Planning and Zoning Board
Agenda
July 12, 2022

Chair Sandy Burgess	**City Manager Mike DaRoza**
Member Joe Hancock	
Member Virginia Johns	
Member William "Bill" Menadier	
Member Dave Ferro	
School Board Member Tina Certain	

Planning and Zoning Board
At 6:00 PM

Meeting Date: July 12, 2022

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 June 14, 2022 PZB Meeting

B. Selection of Vice Chair

C. Small Scale Comprehensive Plan Amendment (SSCPA) – Tomoka Hills Non-Residential: A request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of SSCPA to amend the Future Land Use Map (FLUM) on a ±45.3 acre subject property from Agriculture to Community Commercial; Consisting of Portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000 (Legislative Hearing).

D. Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – Tomoka Hills Non-Residential: A request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Rezoning to amend the Official Zoning Atlas from Agricultural (A) to Community Commercial (CC) on a ±45.3 acre subject property; Consisting of Portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000 (Quasi-Judicial Hearing).

E. Site Plan –Tucker Davis Building Addition : A request by Sergio Reyes, P.E., of eda consultants, inc., applicant and agent, for Tucker Davis Technologies, Inc, property owner, for consideration of a Site Plan to construct a ± 6,630 square foot addition with associated site improvements on a ±2.68 acre subject property located at 11930 Research Circle. Tax Parcel Number 03956-010-011 (Quasi-Judicial Hearing).

F. Site Plan – San Felasco Tech City Phase 4: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan proposing the construction of three (3) nonresidential buildings totaling ±88,413 square feet, 20 attached residential units, ten (10) single family residential units, a ±3,140 square foot neighborhood recreation center, and a ±1,044 square foot amenity center on a ±13.23 acre subject property; Portions of Tax Parcel Numbers 05844-004-001 and 05855-005-000 (Quasi-Judicial Hearing).

G. Large Scale Comprehensive Plan Amendment (LSCPA) – Peggy Road LSCPA: A request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±51.7 acre subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential; Tax Parcel Numbers03924-000-000, 03865-000-000, 03917-200-002(Legislative Hearing).

H. Site-Specific Amendment to the Official Zoning Atlas - Peggy Road PD-R: a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc. , applicant and agent for William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural (“A”) and Agricultural (“A”) (Alachua County) to Planned Development – Residential (“PD-R”) on a ±51.7 acre subject property. Consisting of Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 7/12/2022
SUBJECT: Approval of the Minutes of the June 14, 2022 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Technician

RECOMMENDED ACTION:

Approve the Minutes of the June 14, 2022 PZB Meeting.

Summary

Approval of the Minutes of the June 14, 2022 PZB Meeting.

ATTACHMENTS:

Description

- PZB Minutes June 14, 2022

Planning and Zoning Board
Minutes
June 14, 2022

Chair Sandy Burgess	**City Manager Mike DaRoza**
Member Joe Hancock	
Member Virginia Johns	
Member William "Bill" Menadier	
Member Dave Ferro	
School Board Member Tina Certain	

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

Meeting Date: June 14, 2022

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 Sandy Burgess called the meeting to order. School Board Member Tina Certain was absent.

INVOCATION

Chair Burgess led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Department Director Kathy Winburn advised the Board that the applicant for Item IIB requested to withdraw the item and recommended the item be removed from the agenda.

The agenda was approved by consensus of the Board.

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of the Minutes of the May 10, 2022 PZB Meeting

Member Virginia Johns moved to approve the minutes; seconded by Member Joe Hancock.

Passed by unanimous consent.

B. Convergence Research Park Cottage Neighborhood Preliminary Plat: A request Robert Walpole, P.E., of CHW, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of the preliminary plat of the Convergence Research Park Cottage Neighborhood, which proposes the subdivision of a ±14.82 acre subject property into a total of 72 lots with associated common areas and right-of-way; consisting of portions of Tax Parcel Numbers 03929-000-000 and 03969-000-000 (Quasi-Judicial Hearing).

APPLICATION WITHDRAWN; ITEM REMOVED FROM AGENDA.

C. HighPoint Crossing Small Scale Comprehensive Plan Amendment (SSCPA): A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) from Corporate Park to High Density Residential on a ±27.9 acre subject property; Tax Parcel Number 03049-000-000 (Legislative Hearing).

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

Sergio Reyes, P.E., of eda consultants, inc., provided additional information and availed himself for questions.

Chair Burgess clarified that the analysis of the traffic study showed fewer trips potentially would be generated by future development of the property.

Mr. Reyes responded.

Chair Burgess asked if another traffic study would be required at the time of development of the property.

Mr. Reyes responded.

Chair Burgess inquired about the impact to public schools.

Mr. Reyes responded.

Member Johns moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment submitted by eda consultants, inc. on behalf of Alachua One, LLC to be

consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Dave Ferro.

Motion Passed 5-0 in a roll call vote.

D. HighPoint Crossing Site-Specific Amendment to the Official Zoning Atlas: (Rezoning): A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Rezoning to amend the Official Zoning Atlas from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a ±27.9 acre subject property; consisting of a portion of Tax Parcel Number 03049-000-000 (Quasi-Judicial Hearing).

Planning Technician Kenyata Curtis swore in all parties entering testimony.

Principal Planner Tabor presented the Staff Report.

Mr. Reyes, P.E., of eda consultants, inc., provided additional information and availed himself for questions.

Member Johns moved that based upon the presentation before this Board and 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 Alachua One, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Ferro.

Motion Passed 5-0 in a roll call vote.

E. Special Exception Permit - Alachua Tire – Automobile Repair and Servicing: A request by Ryan Thompson, AICP of CHW, Inc., applicant and agent for Concept Development, LLC, property owner, for consideration of a Special Exception Permit to allow an automobile repair and servicing use in the Commercial Intensive (CI) zoning district, located at northeast of the intersection of US 441 and NW 161st Terrace; Consisting of Tax Parcel Number 03049-003-000; FLUM: Commercial; Zoning: Commercial Intensive (CI). (Quasi-Judicial Hearing)

Planning Technician Curtis swore in all parties entering testimony.

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

Ryan Thompson, of CHW, Inc., accepted conditions and availed himself for questions.

Member Hancock 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 approves the Special Exception Permit for an automobile repair and servicing use on Tax Parcel 03049-003-000, subject to the three (3) conditions provided in Exhibit "A" and located on page 13 of the June14, 2022 Staff Report to the Planning and Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

F. Site Plan – Alachua Tire : A request by Daniel Young, P.E., of CHW, Inc., applicant and agent, for Concept Development, LLC, property owner, for consideration of a Site Plan to construct a ± 6,952 square feet automobile repair and servicing building with associated site improvements on a ±0.89 acre subject property. Tax Parcel Number 03049-003-000 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Member Bill Menadier inquired about a cross access easement to connect this parcel to the east.

Principal Planner Hall responded.

Member Menadier inquired about the timing of interconnection between a developing property and an adjacent developed property.

Principal Planner Hall responded.

Member Menadier asked if Planning considers the required access for delivery vehicles.

Principal Planner Hall responded.

Chair Burgess inquired about the required business deign standards for the overlay district.

Principal Planner Hall responded.

Ryan Thompson, of CHW Inc., accepted conditions and availed himself for questions.

Member Hancock 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 approves the Site Plan for Concept Development, LLC., subject to the four (4) conditions provided in Exhibit "A" and located on page 18 of the June 14, 2022 Staff Report to the Planning and Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

G. LDR Text Amendment: A request by John C Vick III of V3 Capital Group, to amend Article 4, Section 4.3.4 (J) relating to Use-specific Standards for Vehicle Sales and Services (Legislative).

Principal Planner Hall presented the Staff Report.

Member Johns inquired about the proposed buffer requirements between vehicle sales and services uses and residential uses.

Principal Planner Hall responded.

Member Menadier inquired about the minimum distance for fuel stations from schools.

Principal Planner Hall responded.

Member Menadier clarified if the buffer requirements are only for when adjacent to a roadway.

Principal Planner Hall responded.

Member Menadier inquired about the width of a Type D buffer and asked if the plantings could thrive in the buffer.

Bret Dargis, of V3 Capital Group, LLC, availed himself for questions.

Member Menadier moved to find that the proposed text amendments to the Land Development Regulations are 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; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be July 12, 2022 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Ferro 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: 7/12/2022
SUBJECT: Selection of Vice Chair

PREPARED BY: Kathy Winburn, AICP

RECOMMENDED ACTION:

Select a member from among the Planning & Zoning Board's membership to serve as Vice Chair for the remaining term.

Summary

A vacancy of the Vice Chair position has resulted as a result of former Planning & Zoning Board Member's election to the City Commission. As such, it is now necessary to appoint a member of the Planning & Zoning board to serve as the Vice Chair for the remainder of the term.

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 7/12/2022
SUBJECT: Small Scale Comprehensive Plan Amendment (SSCPA) – Tomoka Hills Non-Residential: A request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of SSCPA to amend the Future Land Use Map (FLUM) on a ±45.3 acre subject property from Agriculture to Community Commercial; Consisting of Portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000 (Legislative Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to the City Commission with a recommendation to approve upon making the following motion:

Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.

Summary

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±45.3 acre subject property from Agriculture to Community Commercial.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agricultural (A) to Community Commercial (CC).

The subject property is generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A). The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

Existing FLUM Designation

Objective 1.1 and Policies 1.1.a – 1.1.d of the Future Land Use Element (FLUE) establish the Agriculture land use category. Objective 1.1. states that the Agriculture land use category is established in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua. Permitted uses within the Agriculture land use category are established in Policies 1.1.a – 1.1.d of the FLUE, and include: residential uses such as single family

detached dwelling units, manufactured homes, , accessory dwelling units, and group living, as provided by special exception; supporting community services such as schools, houses of worship, parks and community centers; agri-business and agritourism uses such as equestrian centers and boarding facilities, agriculture production and education, animal husbandry, animal care, animal sales and services, horticulture, event facilities, nurseries, farmers markets, agricultural biotechnological start-ups or incubators, farm produce stands, agriculture support services, agri-tourism related activities, small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities; and conservation subdivisions.

Proposed FLUM Designation

Policy 1.3.a of the FLUE establishes the Community Commercial land use category, and states that this category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category: neighborhood commercial establishments; residential/offices and live-work units; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial uses; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Draft Ordinance
- Application & Supporting Materials
- Public Notice Materials for the 7/12/22 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: July 12, 2022
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation on a ±45.3 acre subject property from Agriculture to Community Commercial
APPLICANT/AGENT:	Craig Brashier, AICP, Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	Tomoka Hills Farms, Inc.
LOCATION:	Generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A)
PARCEL ID NUMBER:	Portions of 03873-000-000 and 03873-001-000
ACREAGE:	±45.3 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±45.3 acre subject property from Agriculture to Community Commercial.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agricultural (A) to Community Commercial (CC).

The subject property is generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A). The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

Existing FLUM Designation

Objective 1.1 and Policies 1.1.a – 1.1.d of the Future Land Use Element (FLUE) establish the Agriculture land use category. Objective 1.1. states that the Agriculture land use category is established in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua. Permitted uses within the Agriculture land use category are established in Policies 1.1.a – 1.1.d of the FLUE, and include: residential uses such as single family detached dwelling units, manufactured homes, , accessory dwelling units, and group living, as provided by special exception; supporting community services such as schools, houses of worship, parks and community centers; agri-business and agritourism uses such as equestrian centers and boarding facilities, agriculture production and education, animal husbandry, animal care, animal sales and services, horticulture, event facilities, nurseries, farmers markets, agricultural biotechnological start-ups or incubators, farm produce stands, agriculture support services, agri-tourism related activities, small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities; and conservation subdivisions.

Proposed FLUM Designation

Policy 1.3.a of the FLUE establishes the Community Commercial land use category, and states that this category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category: neighborhood commercial establishments; residential/offices and live-work units; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial uses; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments.

Table 1. Comparison of Existing / Proposed FLUM Designations

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Community Commercial
Max. Gross Density:	1 dwelling/ 5 acres 9 dwelling units	N/A
Max. Floor Area:	N/A	0.50 Floor Area Ratio (FAR) 986,634 square feet
Typical Uses:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Neighborhood commercial establishments; residential/offices and live-work units; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial uses; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments
Net Increase/ Decrease:	***Decrease of 9 dwellings*** ***Increase of 986,634 square feet non-residential uses***	

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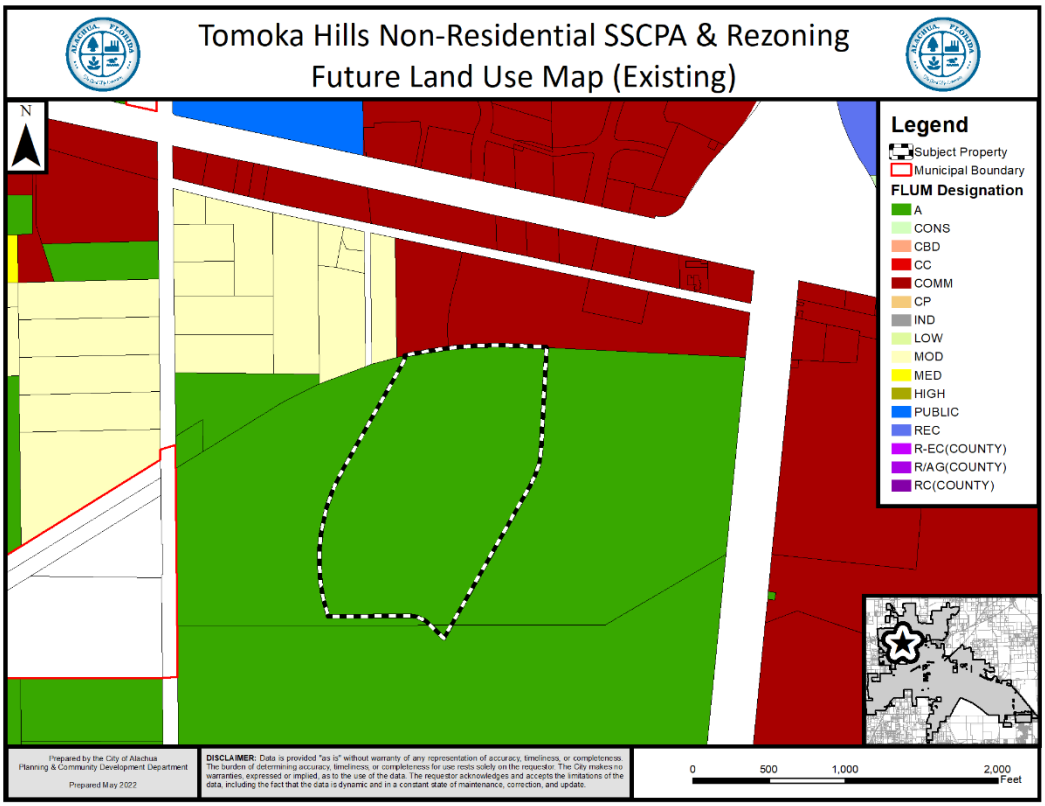
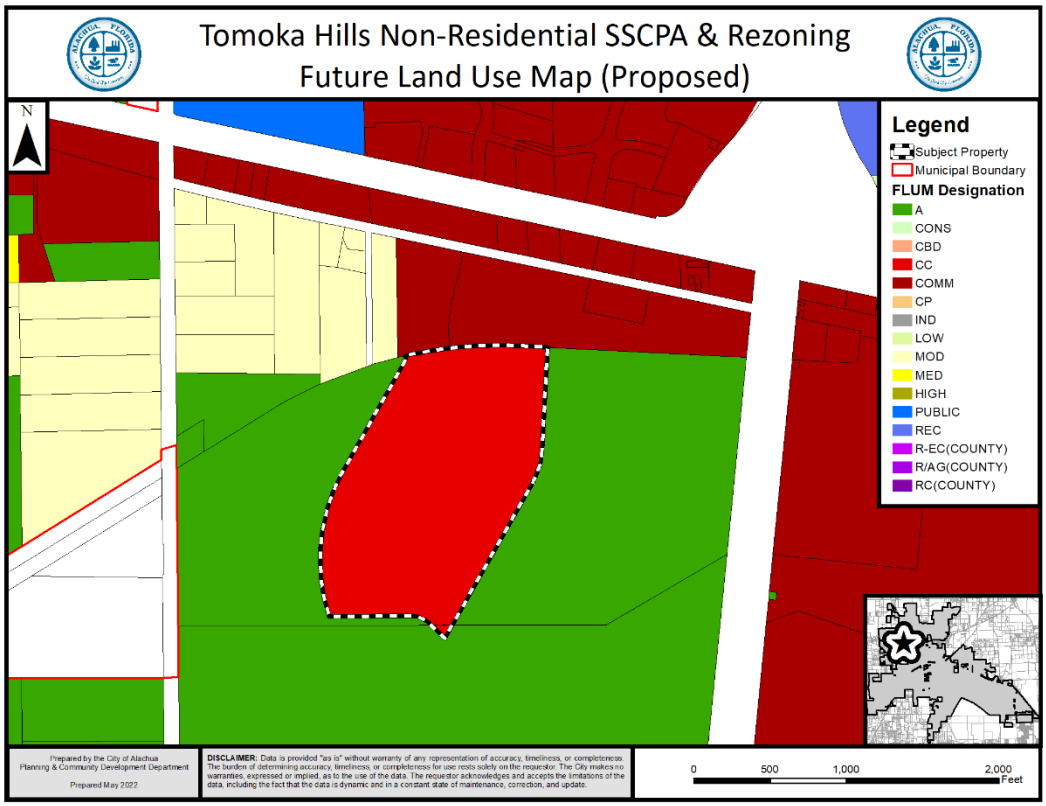
Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

SURROUNDING USES

The existing uses, FLUM Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Map 3. Vicinity Map

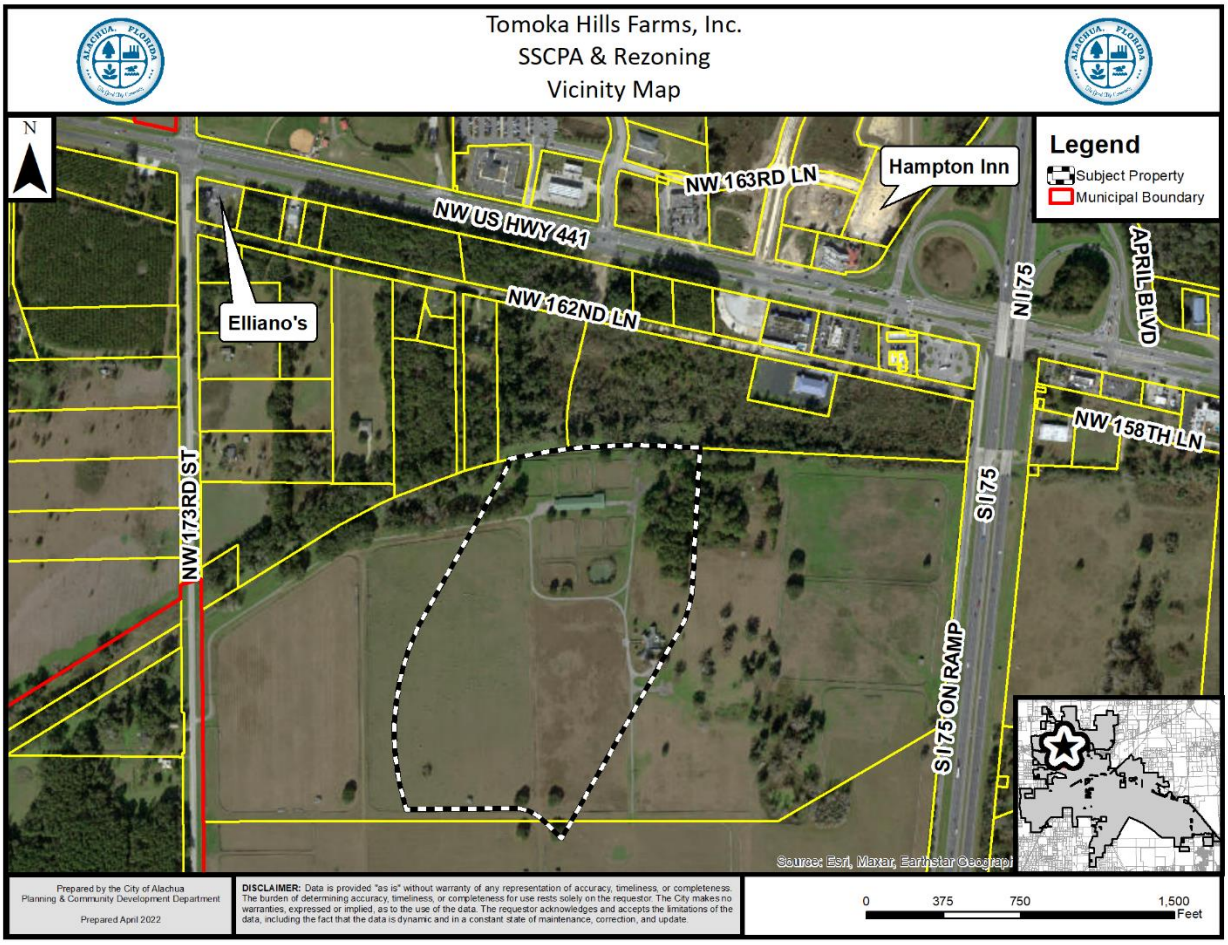


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Commercial	Commercial Intensive (CI)
South	Vacant Lands	Agriculture	Agricultural (A)
East	Vacant Lands	Agriculture	Agricultural (A)
West	Vacant Lands	Agriculture	Agricultural (A)

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

Neighborhood meetings are not required for Comprehensive Plan Amendment applications, but are required for Rezoning applications. Since the applicant has submitted a companion Rezoning application, which includes the LSCPA subject property, a Neighborhood Meeting was held.

As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held on April 20, 2022 at 6:00 p.m. at the offices of Causseaux, Hewett, & Walpole, located at 11801 Research Drive, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, the meeting was unattended.

NEEDS ANALYSIS

Section 163.3177(6)(a)4., Florida Statues, requires the Future Land Use Element of a Comprehensive Plan to ensure that the amount of land designated for future planned uses provides a balance of uses that foster vibrant, viable communities and economic development opportunities. The Future Land Use Element must also address outdated development patterns, and allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business. The amount of land designated for future land uses may not be limited solely by the projected population. Additionally, the Future Land Use Element must provide for at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under Section 380.05, including related rules of the Administration Commission.

The applicant contends that: industries within the City are expanding, resulting in population growth and an increase in demand for goods and services within the City, thus supporting the proposed amendment; the subject property is presently not actively used for agricultural

purposes and is unutilized; and the amendment will increase the amount of land available for commercial development to need consumer needs.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, "[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality…"

An evaluation of each primary indicator is provided below.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The subject property is located proximate to the US Highway 441 / Interstate 75 interchange and near areas within the City that are established commercial and residential uses. The Community Commercial land use category provides for neighborhood and community scale goods and services for adjacent neighborhood and residential areas. Uses permitted within the Community Commercial land use category include: neighborhood commercial establishments; residential/offices and live-work units; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial uses; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The subject property is generally located near existing urban areas. The subject property is contiguous to commercial lands to the north. The applicant contends that the development of the subject property would allow commercial development to occur proximate to a range of existing commercial and residential development.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The applicant contends that the subject property is proximate to urbanized development with nonresidential uses; is proximate to a major highway interchange; a public high school; tools, a shopping center with a grocer; and several quick service restaurants. The applicant contends that this application represents an extension of commercial land use, which abuts the subject property to the north.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: The subject property primarily consists of open pasture and has been historically used as a horse farm. A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area will be necessary prior to development of the subject property. In addition, desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The property is not presently used for an active agricultural or silvicultural operation. The adjacent lands to the north are designated for urban uses on the FLUM.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor, proximate to the subject property, and are available to serve future development of the subject property. Utilities extensions will be required in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor, proximate to the subject property, and are available to serve future development of the subject property. Utilities extensions will be required in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The property is proximate to existing residential and commercial uses along the US 441 corridor and near the Interstate 75/US 441 interchange. The proposed amendment would not result in a significant increase of time, money, or energy to provide public services to the site.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The property is proximate to existing residential and commercial uses along the US 441 corridor and near the Interstate 75/US 441 interchange. The subject property is located within an urbanizing area of the City, proximate to existing residential and nonresidential uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The proposed amendment would have no discernible effect on infill development or redevelopment of existing neighborhoods and facilities.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The subject property is generally located proximate to existing commercial uses and lands designated for urban uses near the US 441/I-75 interchange.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The subject property is adjacent to lands presently designated for commercial uses. The City of Alachua Comprehensive Plan requires interconnectivity between compatible uses. Interconnections to adjacent lands will be provided when development is compatible with the existing uses on developed lands or the allowable uses on vacant lands.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: The proposed amendment would not result in a loss of significant amounts of functional open space.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application's consistency with Section 163.3177 within the application materials, and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: The subject property is located within an urbanizing area of the City, proximate to the Interstate 75/US 441 interchange, and existing residential and nonresidential uses, and nearby the historic urban core of the City. Lands designated for urban uses are located north of the subject property. The subject property primarily consists of open pasture and has been historically used as a horse farm. A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area will be necessary prior to development within the area in order to further evaluate any potential limitations for future development within the area. In addition, desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor, proximate to the subject property, and are available to serve future development of the subject property. Utilities extensions will be required in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The proposed amendment does not appear to meet the criteria of this section.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: The amendment would have no perceivable impact upon the conservation of water and energy resources.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The property is not presently used for an active agricultural or silvicultural operation. The adjacent lands to the north are designated for urban uses on the FLUM.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The amendment would not result in the loss of functional open space nor would it result in the loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The proposed amendment would designate lands for commercial uses. Uses permitted within the Community Commercial land use category include: neighborhood commercial establishments; residential/offices and live-work units; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial uses; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments. The uses permitted within the Community Commercial land use category are supportive of the demands of the residential population by providing areas where nonresidential needs can be fulfilled, either through the provision of goods and services or through the creation of employment opportunities.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The amendment would have no affect or remediation of a development pattern in the vicinity that constitutes sprawl or is supportive of transit-oriented developments or new towns.

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 2035*

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

Objective 1.3: *Commercial*

The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.a: *Community Commercial*:

The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
12. Traditional Neighborhood Planned Developments.

Evaluation & Findings: The proposed amendment would apply the Community Commercial land use category to the subject property.

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

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

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

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

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

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

***Evaluation & Findings*:** A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area will be necessary prior to development within the area in order to further evaluate any potential limitations for future development within the area. In addition, desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

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

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final

development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater system, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.

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 subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

Transportation Element

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

Evaluation and Findings: An analysis of the impacts to transportation facilities is provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

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 subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation and Findings: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards 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 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 subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

Conservation and Open Space Element

Objective 1.2: *Native Communities and Ecosystems*

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

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.

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Evaluation and Findings: The subject property primarily consists of open pasture and has been historically used as a horse farm. There are no known significant natural features which would support habitat for any listed species. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands identified on the subject property.

Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Creeks and Streams

There are no known creeks or streams located on the subject property.

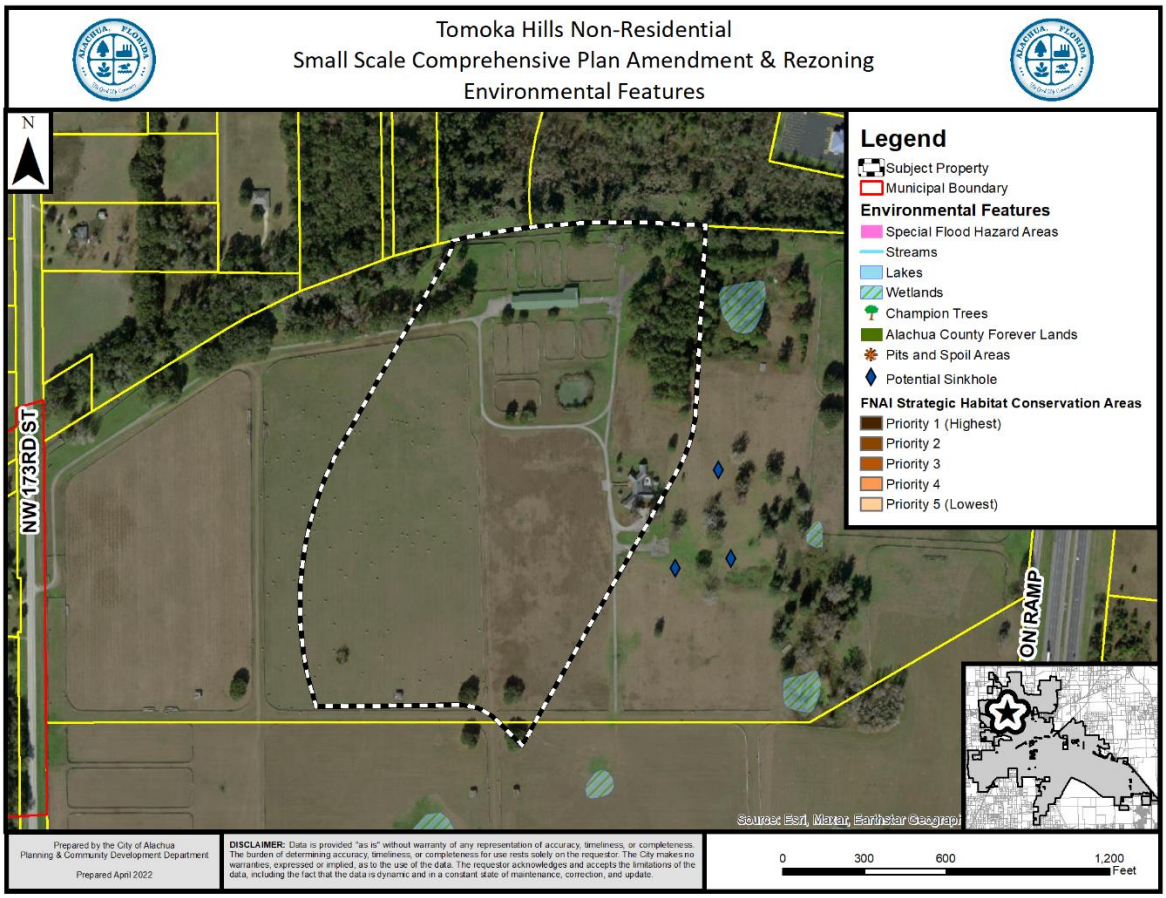
Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

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. Future development of the subject property is not expected to result in any adverse impacts upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 3. Environmental Features



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. 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

Each soil type found on the subject property is identified below. 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 five (5) soil types found on the subject property:

Arredondo Fine Sand (0-5% slopes)
Hydrologic Group: A

> This soil is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Kendrick Sand (5% – 8% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

Millhopper Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: A

This soil type is moderately 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.

Pits & Dumps
Hydrologic Soil Group: N/A

This map unit consists of pits from which limestone has been removed during surface mining operations and dumps where the excavated overburden material has been piled adjacent to the pits. Pits vary in size and are generally about 30 to 70 feet in depth. Dumps mostly consist of large areas of heterogeneous soil material that has been excavated from the surface of the limestone and piled adjacent to the pits. Included within this map unit are some pits in which the soil has been excavated for use in road construction and for fill material on sites and buildings. These pits, locally known as borrow pits, are typically about four (4) to 20 acres in sized and about five (5) to 10 feet in depth. Small piles of limestone that has been excavated and stored on the floor of some of the pits for future use are also included. Under present conditions they are not suited for urban uses.

Evaluation: A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified as 'pits and dumps'. With the exception of these areas, the on-site soil types consist of those which pose only slight limitations for development. Future development will need to consider any limitations presented by soils present on-site, and geotechnical exploration will be necessary prior to development of the subject property.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM") Series, dated June 16, 2006, indicates that the subject property is in Flood Zones X (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain). Therefore, 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. Best available data indicates there are no known geologic features on the subject property.

Evaluation: Desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around 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 Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix.

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Community Commercial
Max. Gross Density:	1 dwelling / 5 acres	N/A
Floor Area Ratio:	N/A	0.50 FAR
Maximum Density:	9 dwellings	N/A
Maximum Intensity:	0 square feet	986,634 square feet

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

The proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any other monitored public facilities. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal.

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (32)	Interstate 75 (From North City Limit to US 441)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (From US 441 to South City Limit)	6/D	Freeway	COMM	C
3 (4127)	US 441 (from MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	COMM	D
4 (106)	US 441 (from CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	COMM	D
6 (106)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR 235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from NW 143rd Place to US 441)	2/U	Major Collector	COMM	D
9 (109)	SR 235 (from US 441 to NW 140th Street)	2/U	Major Collector	COMM	D
13	CR 241 (from CR 25 to South City Limits)	2/U	Major Collector	COMM	D
14	CR 2054 (from SR 235 to West City Limits)	2/U	Major Collector	COMM	D
16	CR 235A (from US 441 to North City Limits)	2/U	Major Collector	COMM	D
17	CR 235A (from US 441 to CR 235)	2/U	Major Collector	COMM	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
3 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.

Table 4. Potential Trip Generation[1]

Land Use[2]	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Office Building[3] (ITE Code 710)	5,451 (2,725/2,726)	773 (680/93)	727 (124/603)
High-Turnover Sit Down Restaurant[3] (ITE Code 932)	4,321 (2,160/2,161)	378 (208/170)	357 (218/139)
Shopping Center[3] (ITE Code 820)	15,138 (7,569/7,569)	343 (213/130)	1,406 (675/731)
Total Potential Trip Generation	**24,820 (12,410/12,410)**	**1,486 (1,101/393)**	**2,480 (1,017/1,473)**

1 Source: ITE Trip Generation, 10th Edition.

2 Development Scenario: 60% of maximum development potential as "General Office Building", 36% of maximum development potential as "Shopping Center", and 4% of maximum development potential as "High-Turnover Site Down Restaurant".

3 Formulas: ITE Code 710: AADT – 9.74 trips per 1,000 square feet x 591,980 square feet (50% entering/50% exiting); AM Peak Hour – 1.16 trips per 1,000 square feet x 591,980 square feet (86% entering/14% exiting); PM Peak Hour – 1.15 trips per 1,000 square feet x 591,980 square feet (16% entering/84% exiting); ITE Code 932: AADT – 112.18 trips per 1,000 square feet x 39,465 square feet (50% entering/50% exiting); AM Peak Hour – 9.94 trips per 1,000 square feet x 39,465 square feet (55% entering/45% exiting); PM Peak Hour – 9.77 trips per 1,000 square feet x 39,465 square feet (62% entering/38% exiting); ITE Code 820: AADT – 37.75 trips per 1,000 square feet x 355,189 square feet (50% entering/50% exiting); AM Peak Hour – 0.94 trips per 1,000 square feet x 355,189 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 355,189 square feet (48% entering/52% exiting);

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Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1 (32): I-75 (From US 441 to North City Limits)[1]	Segment 2 (31): I-75 (From US 441 to South City Limits)[1]	Segment 3 (4127): US 441 (From MPO Boundary to CR 25A East Intersection)[1]	Segment 4 (106): US 441 (From CR 25A East Intersection to SR 235)[1]	Segment 5 (107): US 441 (From SR 235 to I-75)[1]	Segment 6 (4107): US 441 (From I-75 to CR 235A)[1]
Average Annual Daily Trips (AADT)						
Maximum Service Volume[2]	91,600	91,600	43,000	45,700	39,000	39,000
Existing Traffic[3]	29,500	55,956	20,000	18,230	22,581	27,914
Reserved Trips[4]	239	239	43	5,689	2,368	2,052
Available Capacity[4]	61,861	35,405	22,957	21,781	14,051	9,034
Maximum AADT Generated by Amendment[5]	6,205	6,205	2,482	3,723	6,205	24,820
Residual Capacity After Potential Development's Impacts[6]	**55,656**	**29,200**	**20,475**	**18,058**	**7846**	**-15,786**

Traffic System Category	Segment 7 (14): US 441 (From CR 235A to NW 188th St)[1]	Segment 8 (108): SR 235 (From NW 143rd Pl to US 441)[1]	Segment 9 (109): SR 235 (From US 441 to NW 140th St)[1]	Segment 13 CR 241 (From CR 235 to South City Limits)[1]	Segment 14: CR 2054 (From SR 235 to West City Limits)[1]	Segment 16: CR 235A (From US 441 to North City Limits)[1]	Segment 17: CR 235A (From US 441 to CR 235)[1]
Average Annual Daily Trips (AADT)							
Maximum Service Volume[2]	43,000	14,400	14,400	20,880	15,120	15,120	15,120
Existing Traffic[3]	22,250	9,400	7,255	6,025	4,161	1,402	5,302
Reserved Trips[4]	1,565	5	90	1,670	35	816	112
Available Capacity[4]	19,185	4,995	7,055	13,185	10,924	12,902	9,706
Maximum AADT Generated by Amendment[5]	2,482	2,482	1,241	1,241	745	1,241	2,482
Residual Capacity After Potential Development's Impacts[6]	**16,703**	**2,513**	**5,814**	**11,944**	**10,179**	**11,611**	**7,224**

1 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.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2022.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua June 2022 Development Monitoring Report.
5 Trip Distribution: Segment 1 - 25%; Segment 2- 25%; Segment 3 - 10%; Segment 4 - 15%; Segment 5 - 25%; Segment 6 - 100%; Segment 7 - 10%; Segment 8 - 10%; Segment 9 - 5%; Segment 13 - 5%; Segment 14 - 3%; Segment 16 - 5%; Segment 17 - 10%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	Segment 1 (32): I-75 (From US 441 to North City Limits)[1]	Segment 2 (31): I-75 (From US 441 to South City Limits)[1]	Segment 3 (4127): US 441 (From MPO Boundary to CR 25A East Intersection)[1]	Segment 4 (106): US 441 (From CR 25A East Intersection to SR 235)[1]	Segment 5 (107): US 441 (From SR 235 to I-75)[1]	Segment 6 (4107): US 441 (From I-75 to CR 235A)[1]
PM Peak Hour Trips						
Maximum Service Volume[2]	8,250	8,250	3,870	4,110	3,510	3,510
Existing Traffic[3]	3,098	5,875	1,800	1,732	2,145	2,652
Reserved Trips[4]	19	19	5	452	199	171
Available Capacity[4]	5,133	2,356	2,065	1,926	1,166	687
Maximum AADT Generated by Amendment[5]	623	623	249	374	623	2,490
Residual Capacity After Potential Development's Impacts[6]	**4,510**	**1,733**	**1,816**	**1,552**	**792**	**-1,803**

Traffic System Category	Segment 7 (14): US 441 (From CR 235A to NW 188th St)[1]	Segment 8 (108): SR 235 (From NW 143rd Pl to US 441)[1]	Segment 9 (109): SR 235 (From US 441 to NW 140th St)[1]	Segment 13 CR 241 (From CR 235 to South City Limits)[1]	Segment 14: CR 2054 (From SR 235 to West City Limits)[1]	Segment 16: CR 235A (From US 441 to North City Limits)[1]	Segment 17: CR 235A (From US 441 to CR 235)[1]
PM Peak Hour Trips							
Maximum Service Volume[2]	3,870	1,290	1,290	1,881	1,359	1,359	1,359
Existing Traffic[3]	2,114	893	689	572	395	133	504
Reserved Trips[4]	129	1	10	131	0	85	12
Available Capacity[4]	1,627	396	591	1,178	964	1,141	843
Maximum AADT Generated by Amendment[5]	249	249	125	125	75	125	249
Residual Capacity After Potential Development's Impacts[6]	**1,378**	**147**	**466**	**1,053**	**889**	**1,016**	**594**

1 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.

2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2022.

3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.

4 Source: City of Alachua June 2022 Development Monitoring Report.

5 Trip Distribution: Segment 1 - 25%; Segment 2- 25%; Segment 3 - 10%; Segment 4 - 15%; Segment 5 - 25%; Segment 6 - 100%; Segment 7 - 10%; Segment 8 - 10%; Segment 9 - 5%; Segment 13 - 5%; Segment 14 - 3%; Segment 16 - 5%; Segment 17 - 10%.

*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: Policy 1.1.a of the Comprehensive Plan Transportation Element establishes the Level of Service ("LOS") Standards for transportation facilities. For roadways monitored for concurrency, the LOS Standard is evaluated based upon the project's impact to the PM Peak Hour. The proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from I-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	239,932
Available Capacity	750,651
Projected Potable Water Demand from Application[3]	155,888
Residual Capacity	**594,763**
Percentage of Permitted Design Capacity Utilized	**74.14%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua June 2022 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's potable water system will be reevaluated at the site plan or preliminary plat review stage.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	216,718
Available Capacity	525,282
Projected Sanitary Sewer Demand from Application[3]	155,888
Residual Capacity	**369,394**
Percentage of Permitted Design Capacity Utilized	**75.37%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua June 2022 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's wastewater system will be reevaluated at the site plan or preliminary plat review stage.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	73,024	7,851.88
Reserved Capacity[2]	17,933.28	3,272.82
Demand Generated by Application[3]	18,330	3,345.22
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).*
2 *City of Alachua June 2022 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
4 *New River Solid Waste Facility, April 2022.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City's solid waste system will be reevaluated at site plan review or preliminary plat review stage.

Recreational Impacts

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 Impacts

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

TOMOKA HILLS FARMS, INC. (TOMOKA HILLS NON-RESIDENTIAL)
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
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

June 23, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Tomoka Hills Non-Residential SSCPA and Rezoning Applications

Dear Mr. Brashier:

On June 22, 2022, the City of Alachua received your revised applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of on behalf of Tomoka Hills Farms, Inc. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **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 applications are scheduled to be heard.* The applications have been scheduled for the **July 12, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 28, 2022.*** 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 hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, June 28, 2022***. 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 hearings, 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, July 11, 2022***). 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

June 22, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Nonresidential Resubmittal – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning (Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Community Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Community Commercial (CC). The intents of these requests are to allow for the development of nonresidential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

June 8, 2022

Sent via electronic mail

Mr. Justin Tabor, AICP, Principal Planner
City of Alachua, Planning & Community Development Department
Post Office Box 9
Alachua, Florida 32615

RE: Response to Planning Assistance Team (PAT) Comments regarding:
Tomoka Hills Nonresidential Small-scale Comprehensive Plan Amendment (SsCPA) Application
Tomoka Hills Nonresidential Site-specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Justin:

The above-referenced applications have been revised per the comments provided in the PAT letter issued May 23rd, 2022. Detailed responses to these comments are provided below. Original comments are provided in standard font; responses are provided in **bold font.**

---

1. LSCPA & REZONING APPLICATIONS

a. The proposed applications are entitled "Tomoka Hills Office", however, the proposed land use and zoning categories are Commercial and Commercial Intensive (CI), respectively. In addition to office uses, the proposed land use and zoning categories allow several other use types, including but not limited to retail, including large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. As such, the applications should be retitled. Suggestion: "Tomoka Hills Commercial".

Applications were renamed "Tomoka Hills Nonresidential" to reflect the diversity of uses possible in the Commercial land use category and CC zoning district. The Rezoning application has been revised to propose CC rather than CI.

b. General Comment: Throughout the applicant's justification reports, allusions are made to the use of the property for the development of office buildings. While the intent may be to construct office buildings, consideration must be given to and acknowledged within the applicant's reports that there are several other uses permitted within the Commercial land use designation and the Commercial Intensive (CI) zoning district, such as large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. Please address.

Greater emphasis has been put on the diversity of uses possible in the Commercial land use designation and CC zoning district. The rezoning application has been revised to propose CC rather than CI. Revised language throughout is similar to the explanation below.

"The driving factor behind these requests is the construction of office buildings and their associated infrastructure. However, these office buildings will not take up the entire ±45.3-acre property and will be part of a larger master planned development on this project site and potentially beyond in the future. The land area proposed for land use change and rezoning in these applications will allow for cohesive nonresidential mixed-use development that is pedestrian and multi-modal friendly in its design and inclusive of several of the nonresidential uses possible in the Commercial land use district and CC zoning district."

Gainesville | 11801 Research Drive, Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com

c. Executive Summary – Existing Maximum Permitted Intensity: The reports state the maximum permitted intensity is 394,653 square feet, based upon the maximum 20% lot coverage permitted within the Agricultural (A) zoning district per Table 5.1-1. The identification of a 'maximum permitted intensity' of 394,653 square feet appears as though the existing land use/zoning categories would permit commercial uses. Typically, the residential density of lands zoned Agricultural (A) are considered when comparing the existing and proposed zoning districts. Please address.

The executive summary has been revised to reflect the maximum permitted density of the existing land use/zoning, rather than the maximum permitted intensity. Per Table 5.1-1., the max. gross density for the Agricultural (A) district is 0.2 du/acre, which would yield a maximum theoretical density of ±9 dwelling units.

d. *Concurrency Impact Analysis*

a. The Concurrency Impact Analysis considers a 'realistic expectation of intensity' of 100,000 square feet of office space. The maximum permitted intensity within the proposed land use and zoning districts is 986,634 square feet. This yields a FAR of 0.10 for the 'realistic expectation of intensity'. Based upon previous Staff analysis, a more realistic FAR is 0.20 – 0.25. Please address.

Based on previous work by the applicant and agent, a 0.10-0.15 FAR is a more realistic expectation for nonresidential, suburban-style development, once factors including parking, stormwater management, setbacks, and buffers are considered. This FAR range is consistent with the retail shopping centers and out parcels located nearby along US 441. The calculations for the realistic expectation of intensity have been revised to reflect a 0.15 FAR.

b. Please revise the net change to consider the revisions to be made per comment 1.c.

The net change row has been removed in consideration of the revisions to be made per comment 1.c., given a difference between number of dwelling units and commercial square footage cannot be calculated.

c. Please revise Table 3.a. to consider the revisions to be made per comment 1.c.

Table 3.a. has been revised to consider the revisions to be made per comment 1.c.

d. Several other uses are permitted within the Commercial land use category and the Commercial Intensive (CI) zoning district that would generate greater demand than office uses. A mix of commercial uses should be selected when considering the maximum potential trip generation.

The trip generation tables have been revised to consider a mix of possible commercial uses—namely, office, restaurant, and shopping center.

e. Please review the trip distribution of Segment 13. Presently 25% of project trips are distributed to this segment when only 15% of project trips are distributed to connecting road segments.

The trip distribution map and calculations in Tables 4a and 4b will be revised. The map will be revised to a 5% distribution on segment 13; a 10% distribution on Segment 8; and a 0% distribution on Segment 15. The calculations were revised to reflect the changes made to the trip generation table per comment 1.d.d. as well as the new distribution percentages.

e. *Comprehensive Plan Consistency Analysis*

a. Policy 1.3.e, FLUE: In response to this policy, the applicant states *"this extension (of commercial land use) is compatible with the **planned uses** of the surrounding area…"* The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In considering consistency with this policy, the existing uses and existing land use categories of surrounding lands must be considered. Please address how the extension of Commercial land use on the subject property "*is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands."*

The application proposes an extension of the existing Commercial land use, which abuts the property to its north. While the land on the property's east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multimodal-oriented in design. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

Furthermore, one might take a more expansive view of what can be considered "surrounding", beyond the land that is immediately abutting the subject property. In the surrounding area of the project site, uses include a major highway interchange; Santa Fe High School; a shopping plaza, inclusive of a Publix supermarket; a new hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning underway on CR 235A for Santa Fe Crossings, a future mixed-use development. Thus, while the immediately adjacent land abutting the property may be agricultural, the existing land uses and land use categories of the surrounding area are compatible with this request. It also demonstrates how the character and development patterns are changing in this portion of the City.

b. Policy 1.3.e, FLUE: The application states the intent is to develop two (2) office buildings. Please clarify the following statement: "…the requested changes to Commercial FLU and Commercial Intensive (CI) zoning will allow for a ***range and mixture of nonresidential uses and opportunities***…"

Revisions throughout the documents have been made consistent with the text provided below.

"While the creation of two (2) office buildings is the driving factor in these requests, the office buildings will not utilize the entirety of the ±45-acre site. The offices merely represent the beginning of a larger development program. The remainder of the area will be used for the creation of a well-considered, master-planned area. This is possible with the Commercial FLU and CC zoning, as they allow a range and mixture of nonresidential uses and opportunities."

c. Objective 5.2., FLUE: The applicant states, *"As demonstrated (in Section 3), there is adequate capacity in utility facilities to ensure the adopted level of service standards would be maintained in either development scenario of the property."* The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible

during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

d. Policy 5.2.a, FLUE, The applicant states, *"As demonstrated in (Section 3), there is adequate capacity to accommodate any development of the property to follow this land use amendment/rezoning request."*

i. The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

ii. Please clarify the statement "there is adequate capacity to accommodate ***any*** development of the property".

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

e. Please respond to the following Comprehensive Plan GOPs:

i. Policy 1.1.a, Transportation Element;

Comprehensive Plan Transportation Element Policy 1.1.a has been added to the Comprehensive Plan Consistency Analysis section of both applications to address the City's established Level of Service Standards for roadway segments at PM peak. The response addresses how development of the property will not cause a lowering of Level of Service Standards for affected roadway segments.

ii. Objective 1.7, Policy 1.7.a: Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features.

It is assumed that this comment refers to Objective 1.7 and Policy 1.7.a. of the Conservation and Open Space Element of the Comprehensive Plan. These two items have been added to the Comprehensive Plan Consistency Analysis section of both applications.

f. A portion of land located centrally within the subject property is identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area is warranted and shall be required in order to support that commercial uses may potentially be developed within this area.

Based on available topographic data, the "pits and dumps" soil type on the subject property appears to be in a lower-lying area. Development in lower-lying areas is unlikely to occur. The area will instead likely be used for open space or stormwater management. Geotechnical exploration will be performed prior to any development occurring on the property. This exploration will include investigation of this area by the geotechnical engineer, who will be able to provide appropriate recommendations for construction within this area.

2. ***LSCPA APPLICATION***

a. *Urban Sprawl Analysis*

i. The application states the intent is to develop two (2) office buildings. Please clarify the following statement in response to Chapter 163.3177(6)(a)9.a.(I): *"the subject property… is large enough to a allow for a mixed use development, with an urban form…"*

The driving factor behind these requests is the development of two (2) office buildings. However, these office buildings and their required infrastructure will not occupy the entire ±45.3 acres. This can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses. Master planning a property of this size will allow cohesive planning and a pedestrian-friendly urban form, rather than radial, strip, isolated, or ribbon patterns of development.

ii. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(III), please clarify how the proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

The response to Chapter 163.3177(6)(a)9.a.(III) has been expanded upon to explain in greater detail how the proposed amendment will not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

The proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban development by virtue of the fact that the project site is not in an isolated area emanating from existing urban developments. Rather than being isolated, it is immediately proximate to urbanized development, with nonresidential uses including a major highway interchange; a public high school; a hotel; a shopping center inclusive of a major grocer; and a slate of quick service restaurants, both existing and planned. The area of the City the project site is situated within is also seeing multiple potential future developments on the horizon, with pending projects including Santa Fe Crossings, a potential future mixed use project; the Alachua West Subdivision; Camel Car Wash; Alachua Tire; further development of High Point Crossing; a new Alachua County Fire Rescue Station; and development to follow the approval of the Tomoka Hills SsCPA and rezoning applications, which will be heard at second reading on June 13th, 2022.

The application proposes an extension of the existing Commercial land use, which abuts the property to its north. While the land on the property's east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multimodal-oriented in design. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

iii. In response to Chapter 163.3177(6)(a)9.a.(V), the applicant states, "*Land to the project site's west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant, and agriculture is not the primary use of the property*." While not used for an active agricultural operation, Chapter 163.3177(6)(a)9.a.(V) also addresses passive agricultural activities. Please address.

The term "passive agricultural activities" is not defined in the 2021 Florida Statute or by the City of Alachua. The only instance of this term that can be found in the 2021 Florida Statutes is in Chapter 163.3177(6)(a)9.a.(V). It is unclear what activities this term includes. The land in question is not used for any purpose currently. In the future, it may be included in a larger master planned development, but the property owner has no intention of using the property for agriculture. In addition to agricultural uses, the

Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

iv. In response to Chapter 163.3177(6)(a)9.a.(VIII), please clarify the following statement: "*As demonstrated in Section 3 of this report, the Level of Service standards for roads, potable water, sanitary sewer, and solid waste will not be lowered by development*…"

a. Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
b. Please clarify the statement. Any future development would have impacts that will lower the available capacity of public facilities.

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

v. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(IX), please clarify how the proposed amendment provides a separation of rural and urban uses.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding *area* of Alachua is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

The proposed amendment provides a separation of rural and urban uses by virtue of the fact that the context area of the property consists of urban, rather than rural, uses.

vi. The application states the intent is to develop two (2) office buildings. In response to Chapter 163.3177(6)(a)9.a.(XI), please clarify the following statement: "*This SsCPA request will not fail to encourage a functional mix of uses. Commercial FLU designation will allow for a mix of non-residential uses…"*

The driving factor behind these requests is the development of two (2) office buildings. However, these buildings can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses. Master planning a property of this size will allow a cohesive and functional urban form that is multimodal and pedestrian-friendly.

b. *Needs Analysis*

a. Please revise the net change to consider the revisions to be made per comment 1.c.

The net change has been removed in response the revisions to be made per comment 1.c., as calculating the difference between number of dwelling units and square feet of nonresidential development is not possible.

3. ***REZONING APPLICATION***

a. Section 2., Statement of Proposed Change: Please verify the proposed zoning district in paragraph 1.

The proposed zoning district is Community Commercial (CC).

b. *Consistency with LDRs*

a. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(c), please elaborate upon how the proposed amendment would result in a logical and orderly development pattern.

The proposed amendment will result in a logical and orderly development pattern in two primary ways. First, the subject property abuts land in the CI zoning district to its north, and land in the A zoning district to its west, east, and south. The proposed zoning district for the property—CC—will complement the business-oriented uses allowed in CI, while maintaining compatibility with A, due to the reduced number of uses allowed in CC compared to CI. Second, Rezoning the ±45.3-acre area to CC will allow for a holistic and cohesive master plan for the property. A master plan for the ±45.3 acres, as opposed to piecemeal, acre-by-acre development, will allow for a logical, orderly mix of nonresidential uses, all of which allowed and made possible with the CC zoning district.

b. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(e), please elaborate upon how the proposed Commercial Intensive (CI) zoning is not incompatible with the adjacent lands zoned Agricultural (A).

The proposed CC zoning district is not incompatible with the adjacent land zoned Agricultural A for multiple key reasons:

- **The CC zoning district creates a commercial gradient on the property as one moves south and away from US 441. This gradient goes from the broad list of intensive commercial uses permitted in the land zoned CI north of the property to the more narrow, community-focused uses allowed in CC. These focused uses are compatible with the potential uses in A.**
- **In addition to agricultural uses, the Agricultural FLU classification and zoning district allow for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the nonresidential uses allowed by Commercial FLU and CC Zoning.**
- **All agriculturally-zoned land that abuts the subject property is under common ownership by the applicant. The landowner intends to ultimately master-plan their property with a mixture of residential and nonresidential uses that will be entirely compatible with the CC zoning district. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.**

c. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning will not deviate from the development pattern of the surrounding zoning districts.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding *area* of Alachua is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

d. The application states the intent is to develop two (2) office buildings. In response to Section 2.4.2(E)(1)(h), please clarify the following statement: "*The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CI*."

The two (2) office buildings alluded to throughout the presentation are the driving factor behind this request. However, it is correct to state that a range of nonresidential uses are possible in CC, as demonstrated in LDR Table 4.1-1, and that the subject property, at ±45.3 acres, is large enough to accommodate many uses. The office buildings and their associated infrastructure will not occupy all ±45.3 acres. The intent for the remainder of the land area is a master-planned development with a mixture of nonresidential uses, all made possible with CC zoning.

e. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning is related to the adjacent and surrounding Agricultural (A) zoning on lands to the east, south and west.

Section 2.4.2(E)(1)(g) states that a proposed amendment should not deviate from the development pattern, both established and as proposed by surrounding zoning districts. The proposed amendment is in alignment with the established urban development pattern in the area, and complements what is possible on adjacent CI-zoned land. Examples include the new quick service restaurants; plans for new car wash and service establishments; the nearby shopping center inclusive of a Publix supermarket; and the additions to High Point Crossing, including a new hotel. The planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as detailed in the City's 2036 Long Range Transportation Plan, further demonstrates that this is a logical extension of the current development pattern.

The land zoned Agricultural to the site's east, south, and west, has no established development pattern. However, in addition to agricultural uses, the Agricultural FLU and Zoning allow for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

f. In response to Section 2.4.2(E)(1)(j), please clarify the following statement: "*As (Section 3) demonstrates, there is capacity to accommodate the theoretical maximum development scenario based on this proposed amendment.*" Impacts to public facilities must consider the maximum potential demand, not a 'theoretical' development scenario.

Section 3 includes calculations considering both a maximum development scenario and a realistic development scenario. Section 3 indicates that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario.

While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

g. Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features. Please address in response to Section 2.4.2(E)(1)(k).

The project site lies within the Sensitive Karst Area of the County, per publicly-available GIS resources. An Environmental Resource Assessment will be conducted on the property prior to development occurring. Development plans and stormwater calculations will comply with LDR §6.9.3(3) and all applicable Suwannee River Water Management District criteria as necessary.

h. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 3.5.1(A), please clarify the following statement: *"…the property abuts land currently zoned CI, indicating the area has previously been deemed appropriate for CI."*

While the land on the property's east, west, and south is zoned Agricultural (A), the land to the property's north is zoned CI, as is much of the surrounding land. This indicates an intention for the area, proximate to US 441 and I-75, to be developed in a commercial fashion. Though the subject site is not immediately abutting US 441, it is nearby, and the requested zoning district would continue this commercial trend. The planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as detailed in the City's 2036 Long Range Transportation Plan, further demonstrates that this is a logical extension of the current development pattern.

i. Section 3.5.2(E) describes the Commercial Intensive (CI) zoning district as follows: "The CI District is established and intended to provide lands and facilitate **highway-oriented development opportunities** within the City, for uses that require high public visibility and an accessible location. **The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange**." While located proximate to the US 441/I-75 interchange, the subject property does not front a major arterial or highway, nor is it readily accessible from major arterials or other main thoroughfares. Please address.

The rezoning application has been revised to request Community Commercial (CC) zoning, rather than Commercial Intensive (CI) zoning, for the property. Section 3.5.2.(E) in the report has been replaced with Section 3.5.2.(C). The response to this section explains that, while the subject property does not currently have direct access to US 441, a fourth leg of the intersection of US 441 and NW 167th Boulevard is planned, per the Proposed Projects List of the City's 2036 Long Range Transportation Plan. This new leg will extend directly to and through the subject property, making it readily accessible by the major arterial. This connection will be created as part of a larger master plan for the property.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 23, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Tomoka Hills Office (Commercial)
Small Scale Comprehensive Plan Amendment (SSCPA) & Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Mr. Brashier:

On April 28, 2022, the City of Alachua received your application for a SSCPA and Rezoning applications on behalf of Tomoka Hills Farms, Inc. The SSCPA application proposes to amend the Future Land Use Map (FLUM) Designation from Agriculture to Commercial on a ±45.3 acre subject property, and the Rezoning application proposes to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±45.3 acre subject property, comprised of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. A completeness review was performed on May 5, 2022 and the applications were determined to be complete on the same date.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, June 8, 2022**. A total of four (4) copies of each application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the applications may be scheduled for the **July 12, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. ***LSCPA & Rezoning Applications***
   a. The proposed applications are entitled "Tomoka Hills Office", however, the proposed land use and zoning categories are Commercial and Commercial Intensive (CI), respectively. In addition to office uses, the proposed land use and zoning categories allow several other use types, including but not limited to retail, including large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain

industrial uses, etc. As such, the applications should be retitled. Suggestion: "Tomoka Hills Commercial".

b. General Comment: Throughout the applicant's justification reports, allusions are made to the use of the property for the development of office buildings. While the intent may be to construct office buildings, consideration must be given to and acknowledged within the applicant's reports that there are several other uses permitted within the Commercial land use designation and the Commercial Intensive (CI) zoning district, such as large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. Please address.

c. Executive Summary – Existing Maximum Permitted Intensity: The reports state the maximum permitted intensity is 394,653 square feet, based upon the maximum 20% lot coverage permitted within the Agricultural (A) zoning district per Table 5.1-1. The identification of a 'maximum permitted intensity' of 394,653 square feet appears as though the existing land use/zoning categories would permit commercial uses. Typically, the residential density of lands zoned Agricultural (A) are considered when comparing the existing and proposed zoning districts. Please address.

d. Concurrency Impact Analysis

   a. The Concurrency Impact Analysis considers a 'realistic expectation of intensity' of 100,000 square feet of office space. The maximum permitted intensity within the proposed land use and zoning districts is 986,634 square feet. This yields a FAR of 0.10 for the 'realistic expectation of intensity'. Based upon previous Staff analysis, a more realistic FAR is 0.20 – 0.25. Please address.
   b. Please revise the net change to consider the revisions to be made per comment 1.c.
   c. Please revised Table 3.a. to consider the revisions to be made per comment 1.c.
   d. Several other uses are permitted within the Commercial land use category and the Commercial Intensive (CI) zoning district that would generate greater demand than office uses. A mix of commercial uses should be selected when considering the maximum potential trip generation.
   e. Please review the trip distribution of Segment 13. Presently 25% of project trips are distributed to this segment when only 15% of project trips are distributed to connecting road segments.

e. Comprehensive Plan Consistency Analysis

   a. Policy 1.3.e, FLUE: In response to this policy, the applicant states "this extension (of commercial land use) is compatible with the ***planned uses*** of the surrounding area…" The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In considering consistency with this policy, the existing uses and existing land use categories of surrounding lands must be considered. Please address how the extension of Commercial land use on the subject property "*is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands*."
   b. Policy 1.3.e, FLUE: The application states the intent is to develop two (2) office buildings. Please clarify the following statement: "…*the requested changes to Commercial FLU and Commercial Intensive (CI) zoning will allow for a* ***range and mixture of nonresidential uses and opportunities***…"

c. Objective 5.2., FLUE: The applicant states, "*As demonstrated (in Section 3), there is adequate capacity in utility facilities to ensure the adopted level of service standards would be maintained in either development scenario of the property.*" The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

d. Policy 5.2.a, FLUE, The applicant states, "*As demonstrated in (Section 3), there is adequate capacity to accommodate any development of the property to follow this land use amendment/rezoning request."*

i. The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

ii. Please clarify the statement "there is adequate capacity to accommodate ***any*** development of the property".

e. Please respond to the following Comprehensive Plan GOPs:

i. Policy 1.1.a, Transportation Element;

ii. Objective 1.7, Policy 1.7.a: Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features.

f. A portion of land located centrally within the subject property is identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area is warranted and shall be required in order to support that commercial uses may potentially be developed within this area.

2. *LSCPA Application*

a. *Urban Sprawl Analysis*

i. The application states the intent is to develop two (2) office buildings. Please clarify the following statement in response to Chapter 163.3177(6)(a)9.a.(I): "*the subject property… is large enough to a allow for a mixed use development, with an urban form…"*

ii. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(III), please clarify how the proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

iii. In response to Chapter 163.3177(6)(a)9.a.(V), the applicant states, "*Land to the project site's west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant, and agriculture is not the primary use of the property.*" While not used for an active agricultural operation, Chapter 163.3177(6)(a)9.a.(V) also addresses passive agricultural activities. Please address.

iv. In response to Chapter 163.3177(6)(a)9.a.(VIII), please clarify the following statement: "*As demonstrated in Section 3 of this report, the Level of Service standards for roads, potable water, sanitary sewer, and solid waste will not be lowered by development…"*

(a) Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
(b) Please clarify the statement. Any future development would have impacts that will lower the available capacity of public facilities.

v. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(IX), please clarify how the proposed amendment provides a separation of rural and urban uses.

vi. The application states the intent is to develop two (2) office buildings. In response to Chapter 163.3177(6)(a)9.a.(XI), please clarify the following statement: *"This SsCPA request will not fail to encourage a functional mix of uses. Commercial FLU designation will allow for a mix of non-residential uses…"*

a. Needs Analysis

i. Please revise the net change to consider the revisions to be made per comment 1.c.

3. *Rezoning Application*

a. Section 2., Statement of Proposed Change: Please verify the proposed zoning district in paragraph 1.

b. Consistency with LDRs

a. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(b), please elaborate upon how the proposed amendment would result in a logical and orderly development pattern.
b. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(e), please elaborate upon how the proposed Commercial Intensive (CI) zoning is not incompatible with the adjacent lands zoned Agricultural (A).
c. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning will not deviate from the development pattern of the surrounding zoning districts.
d. The application states the intent is to develop two (2) office buildings. In response to Section 2.4.2(E)(1)(h), please clarify the following statement: "*The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CI.*"
e. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning is related to the adjacent and surrounding Agricultural (A) zoning on lands to the east, south and west.
f. In response to Section 2.4.2(E)(1)(j), please clarify the following statement: "*As (Section 3) demonstrates, there is capacity to accommodate the theoretical maximum development scenario based on this proposed amendment*." Impacts to public facilities must consider the maximum potential demand, not a 'theoretical' development scenario.

g. Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features. Please address in response to Section 2.4.2(E)(1)(k).

h. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 3.5.1(A), please clarify the following statement: "*...the property abuts land currently zoned CI, indicating the area has previously been deemed appropriate for CI.*"

i. Section 3.5.2(E) describes the Commercial Intensive (CI) zoning district as follows: "*The CI District is established and intended to provide lands and facilitate* ***highway-oriented development opportunities*** *within the City, for uses that require* ***high public visibility and an accessible location***. ***The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange***." While located proximate to the US 441/I-75 interchange, the subject property does not front a major arterial or highway, nor is it readily accessible from major arterials or other main thoroughfares. Please address.

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

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

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 5, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Tomoka Hills Office Small Scale Comprehensive Plan Amendment (SSCPA) & Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Mr. Brashier:

On April 28, 2022, the City of Alachua received your application for a SSCPA and Rezoning applications on behalf of Tomoka Hills Farms, Inc. The SSCPA application proposes to amend the Future Land Use Map (FLUM) Designation from Agriculture to Commercial on a ±45.3 acre subject property, and the Rezoning application proposes to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±45.3 acre subject property, comprised of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000.

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 applications for completeness and finds that the applications are 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 Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

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

April 28, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Office – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning
(Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find three (3) copies of the following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

Also included in submittal are six (6) sets of mailing labels for all property owners within 400 feet of the subject property boundaries, and six (6) sets of mailing labels for individuals and organizations registered with the City to be notified for workshops and hearings.

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Commercial, Intensive (CI). The intents of these requests are to allow for the development of non-residential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

ORDINANCE 22-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±45.3 ACRE PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Small Scale Comprehensive Plan Amendment ("Amendment"), as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed Amendment on July 12, 2022 by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held duly advertised public hearings on _____, 2022 and _____, 2022 on the proposed Amendment and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the Amendment to be consistent with the City of Alachua Comprehensive Plan; and,

DRAFT

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated herein as findings of fact, that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.
3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Comprehensive Plan Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Agriculture to Community Commercial on a ±45.3 acre subject property, consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto.

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Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

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

Section 5. 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.

Section 6. Effective Date

This Ordinance shall become effective immediately upon passage and adoption. The effective date of this plan Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance in accordance with Chapter 163.3187, Florida Statues. No

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development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this plan Amendment has become effective.

PASSED on first reading the _____ day of _____, 2022.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2022.

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

DRAFT

EXHIBIT "A"

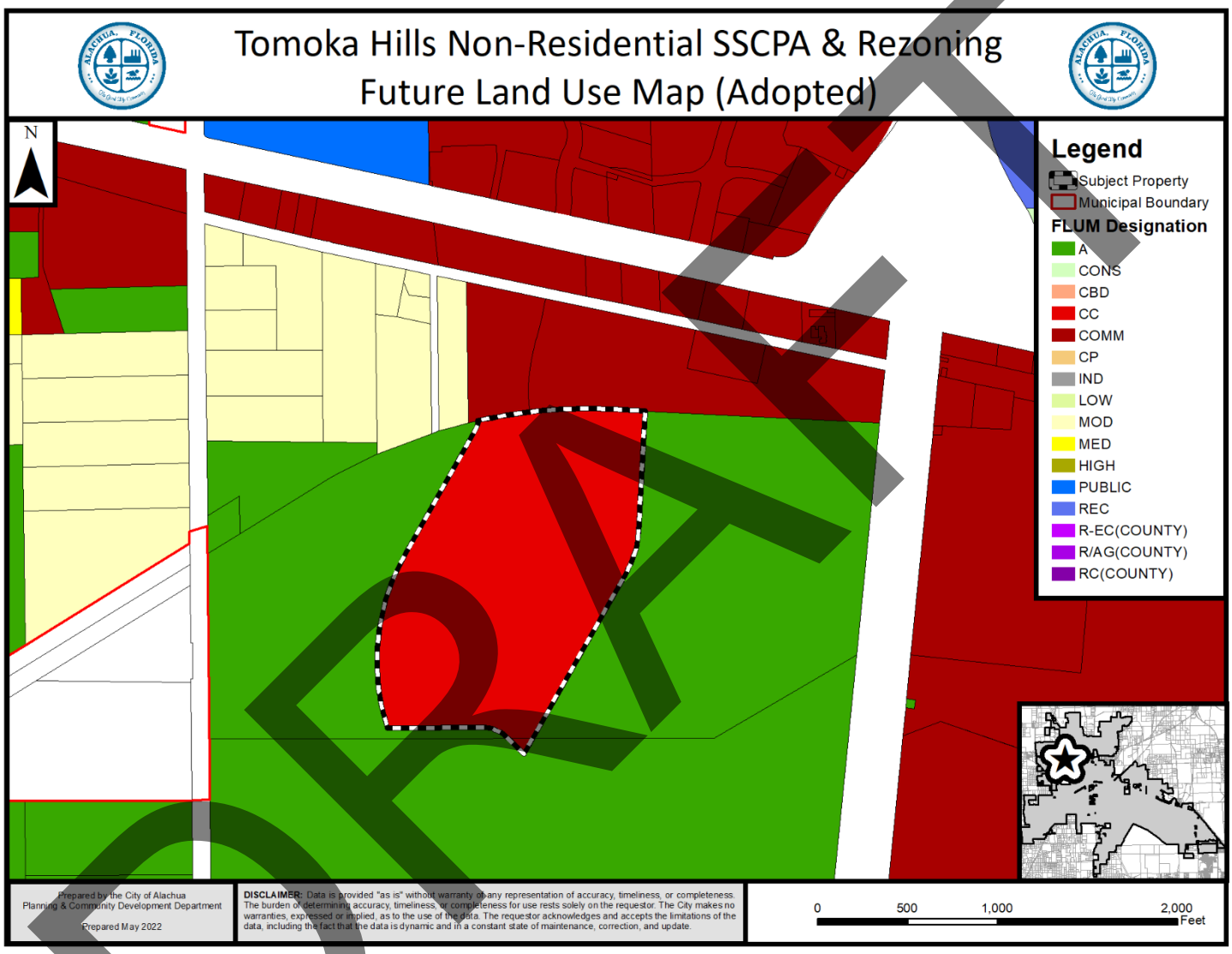
LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 16 AND SECTION 37 (WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN S 01°54'57" W, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N 87°08'33" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1090.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN N 05°41'41" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY; THENCE RUN N 87°08'33" W, ALONG SAID RAILROAD CENTERLINE, A DISTANCE 1308.44 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN S 03°04'31" W, A DISTANCE OF 673.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 26°24'06", AND A CHORD BEARING AND DISTANCE OF S 16°16'34" W, 228.36 FEET; THENCE RUN SOUTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 230.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 29°28'37" W, A DISTANCE OF 1165.48 FEET; THENCE RUN N 45°31'23" W, A DISTANCE OF 127.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 68°01'23" W, 153.07 FEET; THENCE RUN NORTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 89°28'37" W, A DISTANCE OF 524.72 FEET; THENCE RUN N 15°31'23" W, A DISTANCE OF 55.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 06°58'37" E, 918.44 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 942.48 FEET TO THE PINT OF TANGENCY OF SAID CURVE; THENCE RUN N 29°28'37" E, A DISTANCE OF 797.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 30°04'38", AND A CHORD BEARING AND DISTANCE OF N 14°26'18" E, 51.89 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 52.49 TO THE END OF CURVE, ALSO BEING THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 15°14'34", AND A CHORD BEARING AND DISTANCE N 85°14'10" E, 759.90 FEET; THENCE RUN EASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 762.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 87°08'33" E, A DISTANCE OF 172.19 FEET TO THE POINT OF BEGINNING,

DRAFT

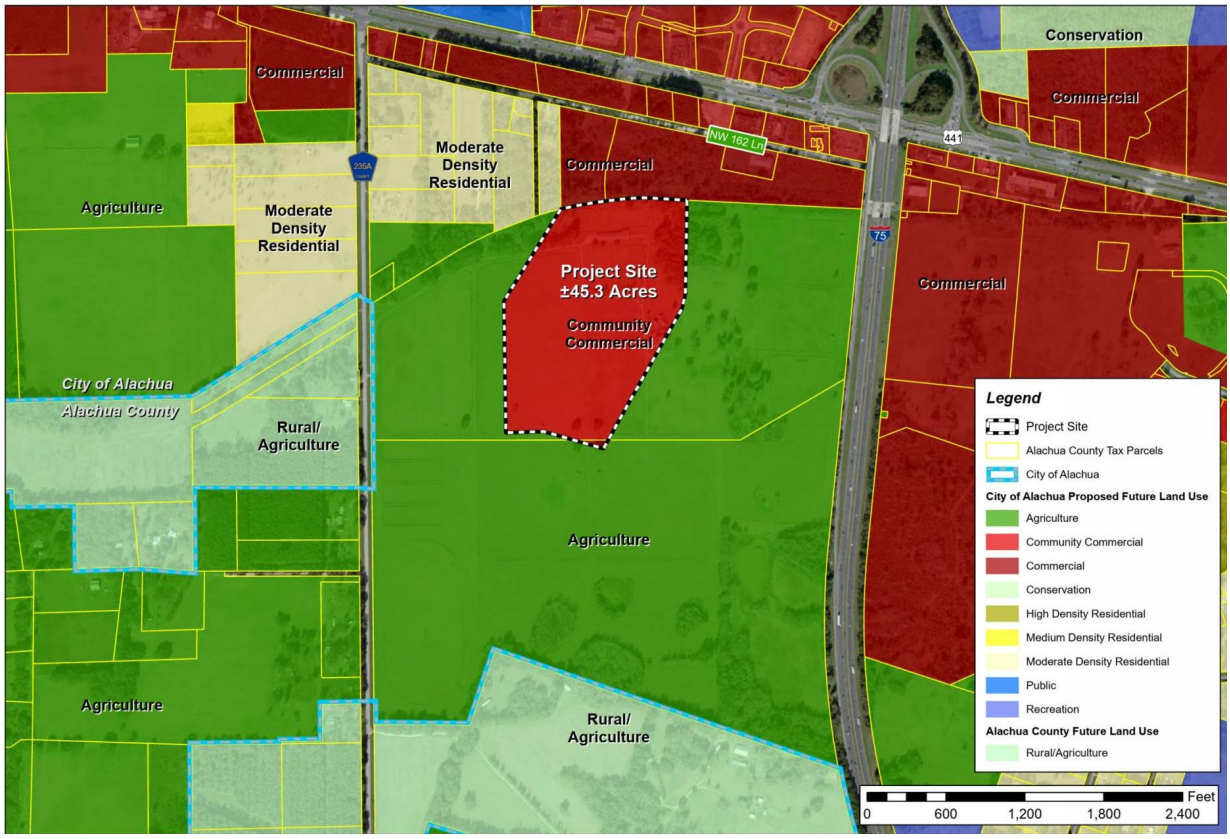
EXHIBIT "B"



DRAFT

Tomoka Hills Nonresidential

Small-scale Comprehensive Plan Amendment Application on Alachua County Tax Parcels # 03873-000-000 and 03873-001-000



Prepared For: City of Alachua, Planning & Community Development

Prepared on behalf of: Tomoka Hills Farms, Inc.

6/22/2022
Date: ~~4/28/2022~~
PN# 21-0025.08

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

Application Package
Table of Contents

1. **Cover Letter**
2. **Small-scale Comprehensive Plan Amendment (SsCPA) Application**
3. **Property Owner Affidavit**
4. **Legal Description**
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. **Neighborhood Meeting Materials**
7. **Justification Report**
8. **Map Set**

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June 22, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Nonresidential Resubmittal – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning (Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Community Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Community Commercial (CC). The intents of these requests are to allow for the development of nonresidential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

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FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

City of Alachua
Comprehensive Plan Amendment Application

☐ **Large** Scale Comprehensive Plan Amendment (greater than 10 acres)

☑ **Small** Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: Tomoka Hills Office
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 03873-000-000 and 03873-001-000
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: Agriculture
6. Proposed Future Land Use Map Designation: ~~Commercial~~ *RESUBMITTED to propose Community Commercial*
7. Acreage: ±45.3

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig Brashier, AICP Title: Director of Planning
   Company (if applicable): CHW Professional Consultants
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: (352) 331-1976 FAX: ( ) e-mail: craigb@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tomoka Hills Farms, Inc.
   Mailing Address: PO Box 147018
   City: Gainesville State: FL ZIP: 32614-7018

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.

2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:

   (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
   (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
   (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
   (IV) Promotes conservation of water and energy;
   (V) Preserves agricultural areas and activities;

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.

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

6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).

7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. **A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Craig Brashier
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 28th day of April, 2022 by Craig Brashier, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

TRINA LEMNAH
Notary Public · State of Florida
Commission # GG 314838
My Comm. Expires Mar 21, 2023
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

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City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: NW 173rd Street, Alachua, FL, 32615

Parcel ID Number(s): 03054-001-002; 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003; 03871-000-000; 03873-000-000; 03873-001-000

Acreage: ±347

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William J Shively Title: Title President, Secretary, Treasurer

Company (if applicable): Tomoka Hills Farms, Inc.

Mailing Address: PO Box 147018

City: Gainesville State: FL ZIP: 32614-7018

Telephone: Contact agent FAX: e-mail:

C. AUTHORIZED AGENT

Name: Craig Brashier Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: N/A e-mail: sethw@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, Florida Department of Environmental Protection, and all other pertinent government agencies.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

William Shively

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Kentucky County of Fayette

The foregoing application is acknowledged before me this 23 day of March, 2022 by William Shively

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

NOTARY SEAL

Sueticia Rodgers

Signature of Notary Public, State of KY

Sueticia Ann Rodgers
Notary Public, ID KYNP36730
State at Large, Kentucky
My Commission Expires on Sept. 22, 2025

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

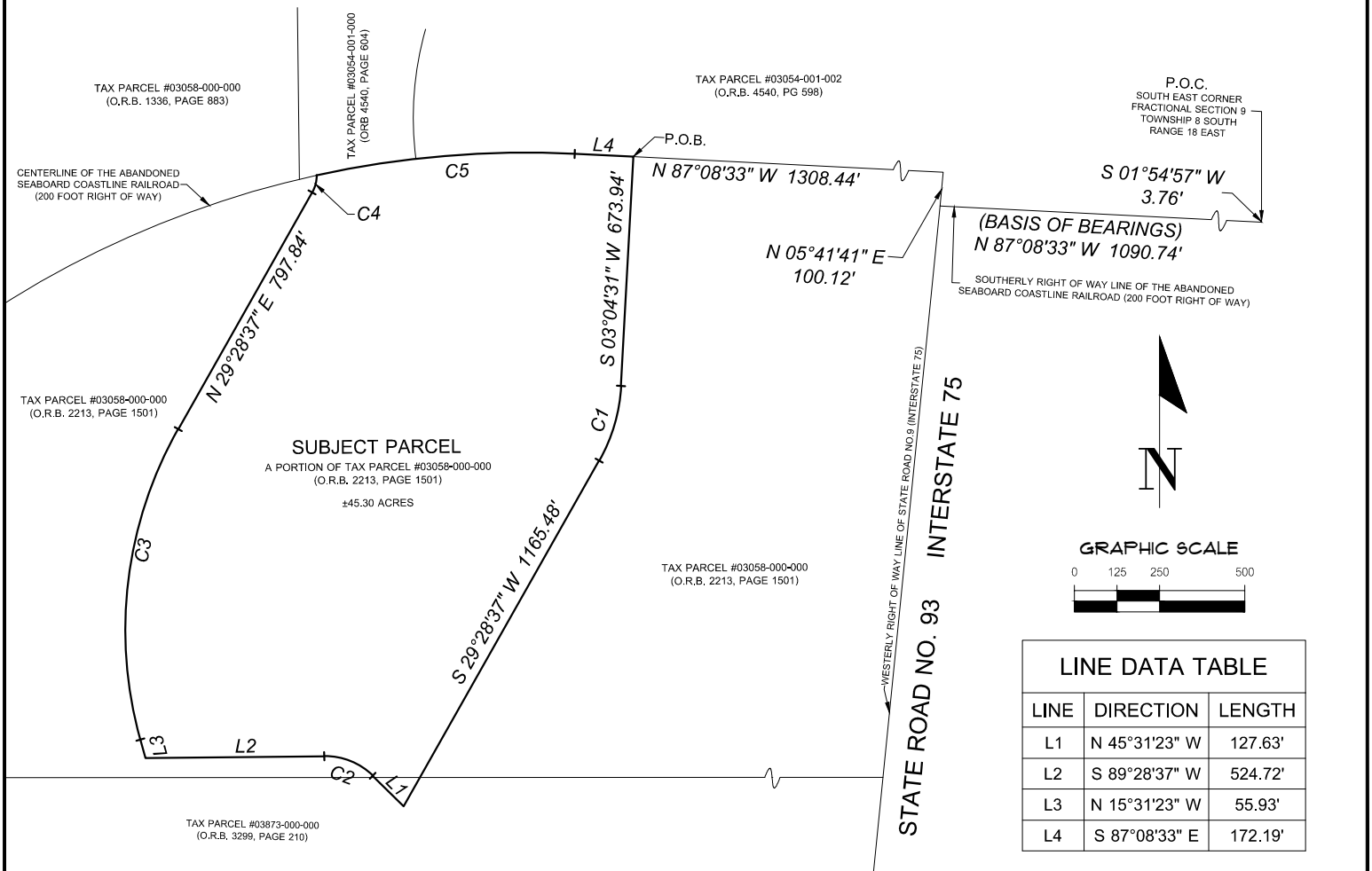
SITUATED IN FRACTIONAL SECTIONS 9, 16 & 37
(WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	230.40'	500.00'	26°24'06"	117.28'	228.36'	S 16°16'34" W
C2	157.08'	200.00'	45°00'00"	82.84'	153.07'	N 68°01'23" W
C3	942.48'	1200.00'	45°00'00"	497.06'	918.44'	N 06°58'37" E
C4	52.49'	100.00'	30°04'38"	26.87'	51.89'	N 14°26'18" E
C5	762.14'	2864.79'	15°14'34"	383.34'	759.90'	N 85°14'10" E

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C 0120 D, EFFECTIVE DATE: JUNE 16, 2006.



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 45°31'23" W	127.63'
L2	S 89°28'37" W	524.72'
L3	N 15°31'23" W	55.93'
L4	S 87°08'33" E	172.19'

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 87°08'33" W OF THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD.

DESCRIPTION:

(SEE SHEET 2 OF 2)

CERTIFIED TO:

TOMOKA FARMS

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ANDREW K. SMITH

Professional Surveyor & Mapper Fla. License No. 7132

DATE: 04-27-2022
TECHNICIAN: WES
CHECKED BY: AKS
PROJECT NUMBER: 21-0025

SCALE: 1" = 500'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1985 FLORIDA CA-5075

PARCEL DESCRIPTION

LEGAL DESCRIPTION:

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CONTAINING ±45.30 ACRES.

CERTIFIED TO:

TOMOKA FARMS

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET ONE OF TWO

DATE: 04-27-2022
TECHNICIAN: WES
CHECKED BY: AKS
PROJECT NUMBER: 21-0025

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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2207220 2 PGS
2006 JAN 18 04:18 PM BK 3299 PG 210
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#268482
Doc Stamp-Deed: 0.70

Prepared by Charles M. Gadd, Jr.
Clayton-Johnston, P.A.
18 NW 33rd Court
Gainesville, FL 32607

Parcel ID Number: 03873-000-000

Warranty Deed

This Indenture, Made this 18th day of January, 2006 A.D., **Between** William J. Shively

of the County of Alachua, State of Florida, **grantor,** and Tomoka Hills Farms, Inc., a corporation existing under the laws of the State of Florida

whose address is: P.O. Box 147018, Gainesville, FL 32614

of the County of Alachua, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Alachua State of Florida to wit:

Those certain lands as are more particularly described in the attached Exhibit "A" which is made apart hereof by reference.

Subject to taxes for 2006 and subsequent years.

Subject to restrictions and easements of record.

This deed is being given by the grantor to a corporation which he owns one hundred percent of the outstanding stock in and is a transfer of unencumbered property to a corporation wholey owned by grantor and is exempt from Florida Documentary Stamp Tax.

The grantor covenants and warrants that the above described property is neither his homestead nor his residence.

2207220

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Charles M. Gadd, Jr.
Witness

Printed Name: Jeannie Brazier
Witness

William J. Shively (Seal)
P.O. Address: P.O. Box 147018, Gainesville, Florida 32614-7018

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 18th day of January, 2006 by William J. Shively

he is personally known to me or he has produced his Florida driver's license as identification.

Comm. number DD 235053
Expires: Aug 16, 2007

Printed Name: Charles M. Gadd, Jr.
Notary Public
My Commission Expires:

Notary Public State of Florida

A50761

Laser Generated by © Display Systems, Inc., 2003 (863) 763-5555 Form FLWD-1

EXHIBIT "A"

A tract of land situated in Fractional Section 16 and the William Garvin Grant, Township 8 South, Range 18 East, Alachua County, Florida, said tract of lane being more particularly described as follows:

Commence at a concrete monument at the Northeast corner of the aforementioned Fractional Section 16, Township 8 South, Range 18 East for a point of reference and run South 00 degs., 27 mins., 55 secs. West, a distance of 3.76 feet to the South right of way line of the Seaboard Coastline Railroad (200 foot right of way abandoned); thence run North 88 degs., 37 mins., 15 secs. West, along said right of way line of Interstate Highway No. 75 (300 foot tight of way); thence run South 04 degs., 11 mins., 43 secs. West along said right of way line , a distance of 1090.69 feet to the West right of way line of Interstate No. 75 a distance pf 1200.36 feet to a concrete monument at the intersection of the South line of that certain parcel of land described in Official Records Book 1195, at page 66 of the Public Records of Alachua County, Florida with said West right of way line, of Interstate Highway No.75 and the True Point of Beginning; thence continue South 04 degs., 11 mins., 43 secs. West, along said right of way line, a distance of 1257.04 feet to a concrete monument at the point of curvature of a 00 degs., 58 mins., 28 sec. curve, having a radius of 5879.58 feet, a total internal angle of 28 degs., 38 mins., 28 secs. and being concave to an Easterly direction; thence run Southeasterly, along the arc of the said right of way curve, an arc distance of 1734.82 feet to a concrete monument, said concrete monument being the Southeast corner of the certain parcel of land described in Official Records Book 742, at page 153 of the Public Records of Alachua County, Florida; thence run North 72 degs., 29 mins., 54 secs. West, along the South line of said parcel of land recorded in Official Records Book 742, at page 153, a distance of 2775.69 feet to a concrete monument; thence run South 17 degs., 05 mins., 50 secs. West, along said South line, a distance of 592.04 feet to a concrete monument; thence run South 89 degs., 04 mins., 44 secs. West, along said South line, a distance of 725.63 feet to the East right of way line of State Road No. S-235-A (100 foot right of way); thence run North 01 degs., 59 mins., 55 secs. West, along said right of way line, a distance of 2164.71 feet to a concrete monument at the Southwest corner of said parcel of land described in Official Records Book 1195, at page 66; thence ruin North 88 degs., 29 mins., 13 secs. East, along the South line of said parcel of land, a distance of 2807.17 feet to a concrete monument; thence run North 58 degs., 14 mins., 10 secs. East, along said South line, a distance of 917.09 feet to the True Point of Beginning.

INSTRUMENT # 2207220
2 PGS

Record 15.00
Doc. Stamps 4,368.00
Int.Tax
Total 4,399.00

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 01/25/1999 16:28
Document ID 1587372
Book/Page 2213/ 1501

DTAX 6,384.00

Prepared by and return to:
Philip A. DeLaney
Attorney at Law
Scruggs & Carmichael, P.A.
3426 N.W. 43rd Street, Suite B
Gainesville, Florida 32606
352-374-4120
File No.: **98-3148**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **January**, **1999** between

New Life Corporation of America, a Tennessee corporation
whose Social Security/FEIN Number is: [redacted]
whose post office address is
123 Walnut Drive, Hendersonville, Tennessee 37075
grantor, and

Tomoka Hills Farms, Inc., a Florida corporation
whose Social Security/FEIN Number(s) are: 59-3551165
whose post office address is
Post Office Box 141150, Gainesville, Florida 32614
grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

Legal Description Labeled Exhibit "A" Attached Hereto and By Reference Incorporated Herein

Parcel Identification Number: 03873-001-000

Subject to taxes for 1999 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TOGETHER WITH: Double Wide Mobile Home MVID numbers GEO729214 and GEO729215, which is permanently affixed to, a part of, and being sold with the real property described above.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998 .

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

New Life Corporation of America
a Tennessee corporation

Connie Olive
Witness Name:

By: Norvell L Olive
Norvell Olive
Executive Director

Carolyn S. Hodges
Witness Name:

(Corporate Seal)

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me this 21st day of January, 1999 by Norvell Olive, Executive Director of New Life Corporation of America, a Tennessee corporation, on behalf of the corporation. He/she is personally known to me or has produced a Driver's License as identification.

[Notary Seal]

Notary Public
Printed Name: Ronald L. Stone
My Commission Expires: 03-25-2000

Exhibit A

A tract of land situated in Fractional Sections 9 & 16 and Section 37 (William Garvin Grant), Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of the aforementioned Fractional Section 9, Township 8 South, Range 18 East for a point of reference and run S. 01° 54'57" W., a distance of 3.76 feet to a concrete monument on the Southerly right of way line of the abandoned Seaboard Coastline Railroad (200 foot right of way); thence run N. 87°08'33" W., along said Southerly right of way line, a distance of 1090.74 feet to a concrete monument on the Westerly right of way line of State Road No. 93, also known as Interstate Highway No. 75 (300 foot right of way); thence run N. 05°41'41" E., along said Westerly right of way line, a distance of 100.12 feet to an iron pipe on the centerline of said railroad right of way and the True Point of Beginning; thence run N. 87°08'33" W., along said centerline, a distance of 1480.63 feet to an iron pipe at the point of curvature of a curve concave Southerly, said curve having a radius of 2864.79 feet, a central angle of 34°35'30", and a chord bearing and distance of S. 75°33'42" W., 1703.44 feet respectively; thence run Southwesterly, with said curve and along said centerline, an arc distance of 1729.58 feet to an iron pipe at the point of tangency of said curve; thence run S. 58°15'57" W., along said centerline, a distance of 716.12 feet to a concrete monument on the Easterly right of way line of County Road No. 235A (100 foot right of way); thence run S. 00°30'42" E., along said right of way line, a distance of 1030.00 feet to a concrete monument; thence run N. 89°58'49" E., a distance of 2807.17 feet to a concrete monument; thence run N. 59°41'41" E., a distance of 917.50 feet to a concrete monument on said Westerly right of way line of State Road No. 93; thence run N. 05°41'41" E., along said right of way line, a distance of 1300.00 feet to the True Point of Beginning.

TOGETHER WITH rights of the "parent tract" (dominant tenement) set forth in the easement recorded in O. R. Book 1195, at Page 68, of the Public Records of Alachua County, Florida.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03873-001-000
Prop ID	15089
Location Address	15403 NW 173RD ST ALACHUA, FL 32615 ⊞ see more addresses...
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	TRACT IN FRAC SECTIONS 9 16 TWP 8 RNG 18 AND GARVIN GRANT COM SE COR OF SEC 9-8-18 RUN S 3.76 FT N 87 DEG W ALONG RR R/W 1090.74 FT TO W R/W I-75 N 5 DEG E 100.12 FT THE POB N 87 DEG W 1480.63 FT SYLY AN ARC DISTANCE OF 1729.58 FT S 58 DEG W 716.12 FT TO (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	16-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	135.000
Homestead	N

View Map

Owner Information

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$368,962	$345,676	$353,867	$412,100	$389,900
Land Value	$9,000	$9,000	$9,000	$9,000	$9,000
Land Agricultural Value	$46,800	$46,800	$46,800	$46,800	$46,800
Agricultural (Market) Value	$234,000	$234,000	$234,000	$234,000	$234,000
Just (Market) Value	**$611,962**	**$588,676**	**$596,867**	**$655,100**	**$632,900**
Assessed Value	$424,762	$401,476	$409,667	$455,170	$418,050
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$424,762	$401,476	$409,667	$455,170	$418,050
Maximum Save Our Homes Portability	$0	$0	$0	$12,730	$27,650

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6550	HAY	130.00	5662800	0	0	A
0115	SFR ACREAGE	5.00	217800	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	7,154	**HC&V**	04-FORCED AIR
Heated Area	5,130	**HVAC**	03-CENTRAL
Exterior Walls	16-TILE/WD STUCCO; 20-FACE BRICK	**Bathrooms**	4.0-Baths
Interior Walls	03-PLASTER; 04-PANEL	**Bedrooms**	3-3 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1981
Floor Cover	14-CARPET	**Effective Year Built**	1981

Type	SOH MISC	**Heat**	
Total Area	34,121	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1981

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	5,130	4	0100	SINGLE FAMILY	$267,777
FDU	FINISHED DET UTILITY	140	4	0100	SINGLE FAMILY	$4,750
FGR	FINISHED GARAGE	858	4	0100	SINGLE FAMILY	$24,633
FOP	FINISHED OPEN PORCH	1,026	4	0100	SINGLE FAMILY	$16,066

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
0222	BARN 2	8,550		R2	RES	$36,081
0241	BARN POLE 1	375		R2	RES	$322
0242	BARN POLE 2	3,307		R2	RES	$5,093
0280	BATH HOUSE	256		R2	RES	$1,850
0959	FP 2	1		R7	RES	$1,310
1020	GATE EL OP	1		R7	RES	$595
1641	PATIO 1	2,200		R1	RES	$2,695
1680	PAVING 1	15,880		R1	RES	$9,131
1762	POOL 2	576		R3	RES	$4,527
1960	SCREEN ENC	2,975		R5	RES	$3,034

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/22/1999	$912,000	WD	2213	1501	Q - QUALIFIED	Improved	* NEW LIFE CORPORATION OF AMER	TOMOKA HILLS FARMS INC	Link (Clerk)
4/10/1998	$100	CT	2162	2267	U - UNQUALIFIED	Improved	* SOUTHERN CROSS OSTRICH FARM	* NEW LIFE CORPORATION OF AMER	Link (Clerk)
12/27/1994	$255,000	WD	2003	236	U - UNQUALIFIED	Improved	* OSTRICH AMERICA CORP	* SOUTHERN CROSS OSTRICH FARM	Link (Clerk)
12/27/1994	$255,000	WD	1994	1479	U - UNQUALIFIED	Improved	* OSTRICH AMERICA CORP	* OSTRICH AMERICA CORP	Link (Clerk)
4/9/1993	$385,000	WD	1902	834	U - UNQUALIFIED	Improved	* DICKINSON HUNT DIC	* OSTRICH AMERICA CORP	Link (Clerk)
3/1/1979	$243,000	WD	1195	66	U - UNQUALIFIED	Vacant		* DICKINSON HUNT DIC	Link (Clerk)

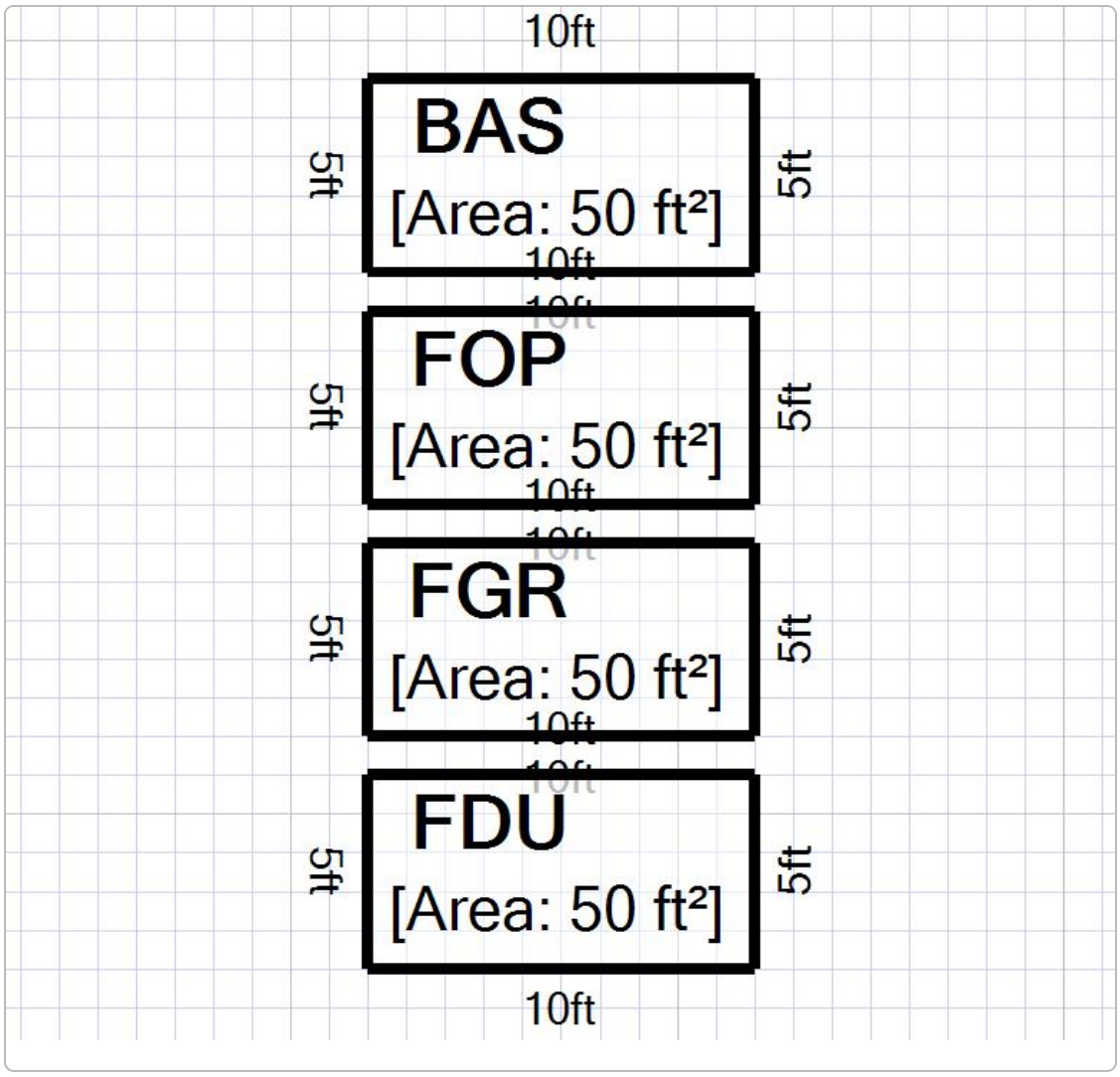
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

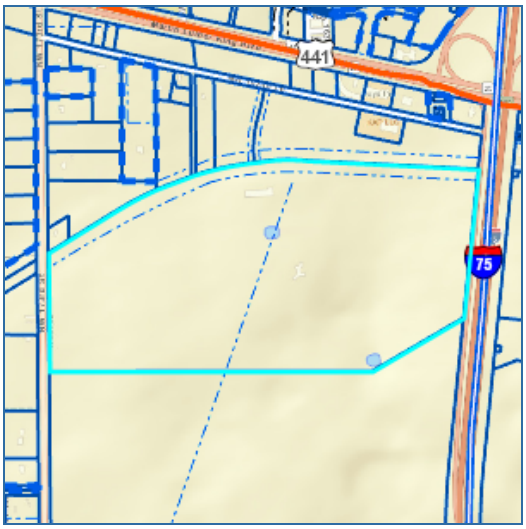
Permit Number	Type	Primary	Active	Issue Date	Value
11-00000	OVER THE COUNTER INSPECT	Yes	No	8/31/2011	$0
06-10835	ROOFING	Yes	No	12/20/2006	$45,240
06-10831	REMODEL SFD	Yes	No	12/18/2006	$20,000
7499	POOL ENCLOSURE	Yes	No	8/18/2000	$11,174
7295	REMODEL RESI.	Yes	No	2/28/2000	$6,000
6009	MECHANICAL	Yes	No	5/14/1996	$800
5333	OVER THE COUNTER INSPECT	Yes	No	9/9/1993	$500
5278	PARK MOBILE HOME	Yes	No	6/3/1993	$0
5279	PARK MOBILE HOME	Yes	No	6/3/1993	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Extra Features, Photos.

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Version 2.3.188

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03873-000-000
Prop ID	15088
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	FRAC SEC & GARVIN GRT COM NE COR SEC S 3.76 FT TO S R/W ACL RR (ABANDONED) W ALG R/W 1090.69 FT TO W R/W I-75 S ALG R/W 1200.36 FT POB S ALG R/W 1257.04 FT SELY ALG R/W 1734.82 FT N 72 DEG W 2775.69 FT S 17 DEG W 592.04 FT W 725.63 FT TO E R/W SR-235A N 2 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	16-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	168.920
Homestead	N

View Map

Owner Information

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,080	$1,080	$1,080	$1,100	$1,100
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$59,700	$59,700	$59,700	$59,700	$58,100
Agricultural (Market) Value	$298,176	$298,176	$298,176	$298,200	$298,200
Just (Market) Value	**$299,256**	**$299,256**	**$299,256**	**$299,300**	**$299,300**
Assessed Value	$60,780	$60,780	$60,780	$60,800	$59,200
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$60,780	$60,780	$60,780	$60,800	$59,200
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6550	HAY	155.00	6751800	0	0	A
5501	TIMBER 2-N	10.00	435600	0	0	A
5930	SWAMP/WATER	3.92	170755.2	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1998

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2400	WELL	1		R5	RES	$1,080

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/18/2006	$100	WD	3299	210	U - UNQUALIFIED	Improved	* SHIVELY WILLIAM J	TOMOKA HILLS FARMS INC	Link (Clerk)
9/23/1998	$98,600	WD	2193	1160	U - UNQUALIFIED	Vacant	* KEFFER & MATTHEWS TRUSTEES M	* SHIVELY WILLIAM J	Link (Clerk)
9/23/1998	$493,000	WD	2193	1126	U - UNQUALIFIED	Vacant	* KEFFER & MATTHEWS TRUSTEES /	* KEFFER & MATTHEWS TRUSTEES M	Link (Clerk)
5/17/1995	$100	WD	2012	1545	U - UNQUALIFIED	Vacant	* MARY JOSEPHINE MATTHEWS	* KEFFER & MATTHEWS TRUSTEES	Link (Clerk)
4/11/1994	$63,500	WD	1959	2058	U - UNQUALIFIED	Vacant	* DONALD G AHEARN & MARILYNN R	* MARY JOSEPHINE MATTHEWS	Link (Clerk)
1/30/1989	$17,000	WD	1725	342	U - UNQUALIFIED	Vacant		* DONALD G AHEARN & MARILYNN R	Link (Clerk)
12/31/1988	$55,000	WD	1723	2020	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)
2/1/1980	$405,500	WD	1262	94	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)

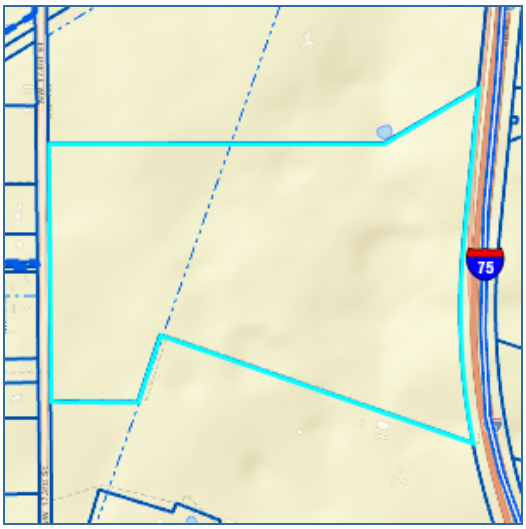
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
05-09826	ROOFING	Yes	No	3/28/2005	$26,820
6896	MECHANICAL	Yes	No	2/16/1999	$2,500

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



No data available for the following modules: Extra Features, Sketches, Photos.

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GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/18/2022, 6:09:15 AM

Version 2.3.188

John Power TAX COLLECTOR Serving Alachua County

Search all services we offer...

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Search > Account Summary

Real Estate Account #03873 000 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$1,286.36**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $1,286.36	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $1,295.16	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $1,334.63	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $1,316.89	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $1,315.56	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $1,402.42	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $1,431.78	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $1,344.51	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $1,346.46	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $1,346.76	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $1,378.81	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $1,371.21	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $1,715.89	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1328		**Redeemed**	07/12/2010	**Face** $1,628.23, **Rate** 6.5%	
		Paid $1,715.89			
2008 Annual Bill	$0.00	**Paid** $1,300.70	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $1,220.08	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $1,372.27	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $1,403.29	11/30/2005	**Receipt** #2005-9051831	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,411.33	12/31/2004	**Receipt** #2004-4018882	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,282.09	11/19/2003	**Receipt** #2003-3014868	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,302.97	11/26/2002	**Receipt** #2002-0216777	Print (PDF)
Total Amount Due	**$0.00**				

John Power TAX COLLECTOR Serving Alachua County

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Search > Account Summary

Real Estate Account #03873 001 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
15403 NW 173RD ST
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 **11/10/2021** for **$9,739.07**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $9,739.07	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $9,220.32	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $9,651.64	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $10,691.43	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $10,199.60	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $9,167.06	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $9,448.28	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $9,279.24	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $10,274.14	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $10,325.36	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $17,003.12	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $18,239.08	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $25,882.78	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1329		**Redeemed**	07/12/2010	**Face** $24,644.31, **Rate** 5.75%	
		Paid $25,882.78			
2008 Annual Bill	$0.00	**Paid** $20,547.34	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $17,254.79	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $18,286.71	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $16,458.78	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $15,337.01	12/31/2004	**Receipt** #2004-4018881	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $13,790.07	11/19/2003	**Receipt** #2003-3014148	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $13,792.99	11/26/2002	**Receipt** #2002-0215517	Print (PDF)
Total Amount Due	**$0.00**				

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Meeting Materials**
7. Justification Report
8. Map Set

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0025.08

Professional Consultants

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection

From: Craig Brashier, AICP

Date: 06 April 2022

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and

2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

Meeting Details:

Date: 20 April 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

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

Mailing Labels

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03055-001-004
ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

03055-010-003
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXON
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

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

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dena Courtney
P.O. Box 1215
High Springs FL 32655

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

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2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

Ukraine

Continued from Page 1A

pulled out only because their aggressor did not hear what they wanted to hear from them," he said, recounting what he described as the worst atrocities since World War II.

Over the past few days, grisly images of what appeared to be civilian massacres carried out by Russian forces in Bucha before they withdrew from the outskirts of Kyiv have caused a global outcry and led Western nations to expel scores of Moscow's diplomats and propose further sanctions, including a ban on coal imports from Russia.

Zelenskyy said that both those who carried out the killings and those who gave the orders "must be brought to justice immediately for war crimes" in front of a tribunal similar to what was used in postwar Germany.

Moscow's U.N. ambassador, Vassily Nebenzia, said that while Bucha was under Russian control, "not a single local person has suffered from any violent action." Reiterating what the Kremlin has contended for days, he said that video footage of bodies in the streets was "a crude forgery" staged by the Ukrainians.

"You only saw what they showed you," he said. "The only ones who would fall for this are Western dilettantes."

Associated Press journalists in Bucha have counted dozens of corpses in civilian clothes and interviewed Ukrainians who told of witnessing atrocities. Also, high-resolution satellite imagery from Maxar Technologies showed that many of the bodies had been lying in the open for weeks, during the time that Russian forces were in the town.

The dead in Bucha included a pile of six charred bodies, as witnessed by AP journalists. It was not clear who they were or under what circumstances they died. One body was probably that of a child, said Andrii Nebytov, head of police in the Kyiv region. One person had a gunshot wound to the head.

The chief prosecutor for the International Criminal Court at The Hague opened an investigation a month ago into possible war crimes in Ukraine.

Zelenskyy stressed that Bucha was only one place and that there are more with similar atrocities – a warning echoed by NATO Secretary-General Jens Stoltenberg.

"When and if they withdraw their troops and Ukrainian troops take over, I'm afraid they will see more mass graves, more atrocities and more examples of war crimes," he said.

Stoltenberg, meanwhile, warned that in pulling back from the capital, Russian President Vladimir Putin's military is regrouping its forces in order to deploy them to eastern and southern Ukraine for a "crucial phase of the war." Russia's stated goal is control of the Donbas, the largely Russian-speaking industrial region in the east that includes the shattered port city of Mariupol.

"Moscow is not giving up its ambitions in Ukraine," Stoltenberg said.

While both Ukrainian and Russian representatives sent optimistic signals following their latest round of talks a week ago, Russian Foreign Minister Sergey Lavrov said Moscow won't accept a Ukrainian demand that a prospective peace deal include an immediate pullout of troops followed by a Ukrainian referendum on the agreement.

In televised remarks Tuesday, Lavrov said a new deal would have to be negotiated if the vote failed, and "we don't want to play such cat and mouse."

Ukrainian officials said that the bodies of at least 410 civilians have been found in towns around Kyiv that were recaptured from Russian forces and that a "torture chamber" was discovered in Bucha.

Zelenskyy told the Security Council there was "not a single crime" that Russian troops hadn't committed in Bucha, and he likened their actions to those of the Islamic State group.

"The Russian military searched for and purposefully killed anyone who served our country. They shot and killed women outside their houses when they just tried to call someone who is alive. They killed entire families, adults and children, and they tried to burn the bodies," he said. They used tanks to crush civilians "just for their pleasure," he said.

On Tuesday, police and other investigators walked the silent streets of Bucha, taking notes on bodies that residents showed them. Survivors who hid in their homes during the monthlong Russian occupation of the town, many of them past middle age, wandered past charred tanks and jagged window panes with plastic bags of food and other humanitarian aid. Red Cross workers checked in on intact homes.

Many of the dead seen by AP journalists appeared to have been shot at close range, and some had their hands bound or their flesh burned.

The AP and the PBS series "Frontline" have jointly verified at least 90 incidents during the war that appear to violate international law. The War Crimes Watch Ukraine project is looking into apparent targeted attacks as well as indiscriminate ones.

U.S. Secretary of State Antony Blinken said the images from Bucha revealed "not the random act of a rogue unit" but "a deliberate campaign to kill, to torture, to rape, to commit atrocities." He said the reports of atrocities were "more than credible."

"Only non-humans are capable of this," said Angelica Chernomor, a refugee from Kyiv who crossed into Poland with her two children and saw the photos from Bucha. "Even if people live under a totalitarian regime, they must retain feelings, dignity, but they do not."

Chernomor is among the more than 4 million Ukrainians who have fled the country in the wake of the Feb. 24 invasion.

Russia has rejected similar accusations of atrocities in the past by accusing its enemies of forging photos and video and using so-called crisis actors.

As Western leaders condemned the killings in Bucha, Romania, Italy, Spain and Denmark expelled dozens of Russian diplomats on Tuesday, following moves by Germany and France. Hundreds of Russian diplomats have been sent home since the start of the invasion, many accused of being spies.

Kremlin spokesperson Dmitry Peskov called the expulsions a "short-sighted" measure that would complicate communication and warned they would be met with "reciprocal steps."

The U.S., in coordination with the European Union and Group of Seven nations, will roll out more sanctions against Russia on Wednesday, including a ban on all new investment in the country, a senior administration official said, speaking on condition to discuss the upcoming announcement.

Also, the EU's executive branch proposed a ban on coal imports from Russia, in what would be the first time the 27-nation bloc has sanctioned the country's lucrative energy industry over the war.

The coal imports amount to an estimated $4.4 billion per year.

EU Commission President Ursula von der Leyen denounced Moscow's "heinous crimes" around Kyiv.



A woman walks near a damaged building Sunday in the eastern city of Kramatorsk, in the Donbas region of Ukraine, amid the Russian invasion. Since Russia announced it would focus its efforts on the "liberation" of Donbas, residents have lived in fear of a major military offensive. FADEL SENNA/AFP VIA GETTY IMAGES

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW Professional Consultants

NOTICE OF PUBLIC HEARING

Alachua County, Florida

The Alachua County Planning Commission will hold a public hearing Wednesday, April 20, 2022, at 6:00 pm or as soon thereafter as it may be heard. The meeting will be held in the John R. "Jack" Durrance Auditorium, Room 209, 12 SE 1st Street, Gainesville, Florida to consider the following quasi-judicial zoning item:

ZOM-05-22 (Miller Electric PD Rezoning)
A request by Chris Gmuer of Gmuer Engineering, LLC, agent, for 4800 GCW, LLC owners, to rezone from the Residential/Professional (RP) zoning district to the non-residential planned development (PD) zoning district. The site has a future land use designation of Office/Residential (2 to 4 dwelling units/acre) and is approximately 5 acres, located on tax parcel number 07213-002-000 at 4800 SW 13th St.

This meeting will allow for in person participation only. The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

COMMENTS/EVIDENCE

The public is encouraged to submit any written or photographic documents prior to the meeting to https://growth-management.alachuacounty.us/PublicComment

No later than 7 (seven) calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to https://growth-management.alachuacounty.us/PublicComment

The Planning Commission shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 (five) calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

General Information: Staff report, application package and other materials of the above items will be available on Friday of the week preceding the meeting by visiting: https://mapgenius.alachuacounty.us/develoment-projects/. For further information call (352) 374-5249. Visit www.alachuacounty.us and click on the meetings tab on the homepage for the most up to date information.

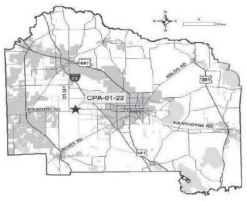
GF-29617082

NOTICE OF PUBLIC HEARING

Alachua County, Florida

Amendments to the Alachua County Comprehensive Plan

The Alachua County Local Planning Agency and Planning Commission will hold a public hearing Wednesday, April 20, 2022 at 6:00 pm or as soon thereafter as it may be heard. The meeting will be held in the John R. "Jack" Durrance Auditorium, room 209, 12 SE 1st Street, Gainesville, Florida to consider the following amendment to the Alachua County Comprehensive Plan:



CPA-01-22 (Large Scale Comprehensive Plan Land Use Amendment)
A request by JBrown Professional Group, Inc., agent, for West End Golf Club, Inc., owner, for an amendment to the Alachua County Comprehensive Plan: 2019-2040 Future Land Use Map from a Recreational land use designation to a Low-Density Residential (1 to 4 dwelling units per acre) designation on portions of approximately 75.18 acres located on tax parcels 04333-001-000 and 04314-000-000 as well as associated Comprehensive Plan text amendments. This property has an address of 12830 West Newberry Road

This meeting will allow for in person participation only. The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

COMMENTS/EVIDENCE

The public is encouraged to submit any written or photographic documents prior to the meeting to **https://growth-management.alachuacounty.us/PublicComment**

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

General Information: Staff report, application package and other materials of the above items will be available on Friday of the week preceding the meeting by visiting: **https://mapgenius.alachuacounty.us/develoment-projects/.** For further information call (352) 374-5249. **Visit www.alachuacounty.us** and click on the meetings tab on the homepage for the most up to date information.

GF-29617385

Workshop Presentation

Tomoka Hills Office

Small-Scale Comprehensive Plan Amendment (SsCPA) & Rezoning Applications

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
April 20, 2022

1

The purpose of the neighborhood meeting:

The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

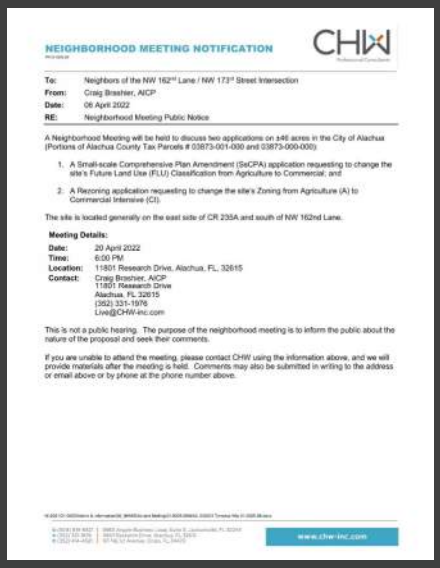
The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.



2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

CHW

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection
From: Craig Brashier, AICP
Date: 06 April 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

Meeting Details:

Date: 20 April 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

www.chw-inc.com



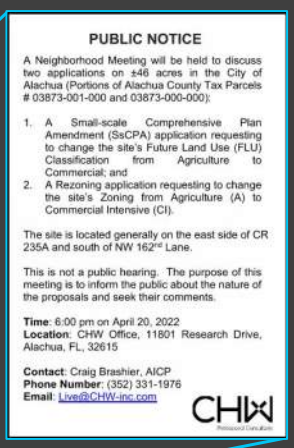
Ukraine

NOTICE OF PUBLIC HEARING

Amendments to the Alachua County Comprehensive Plan

PUBLIC NOTICE

CHW



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Time: 6:00 pm on April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW

CHW

21-0025.08: Tomoka Hills SsCPA & Rezoning

3

INTENT:

To designate appropriate FLU and Zoning for relocation of the Tower Hill Insurance headquarters.

OPPORTUNITIES:

- Expand City of Alachua's economic base;
- Increasing tax revenue in the City of Alachua;
- Promotes master planned, mixed-use development.



21-0025.08: Tomoka Hills SsCPA & Rezoning

4

REQUESTS:

- SsCPA Application
  - *FROM*: Agriculture
  - *TO*: **Commercial**

- Rezoning Application
  - *FROM*: Agriculture (A)
  - *TO*: **Commercial Intensive (CI)**



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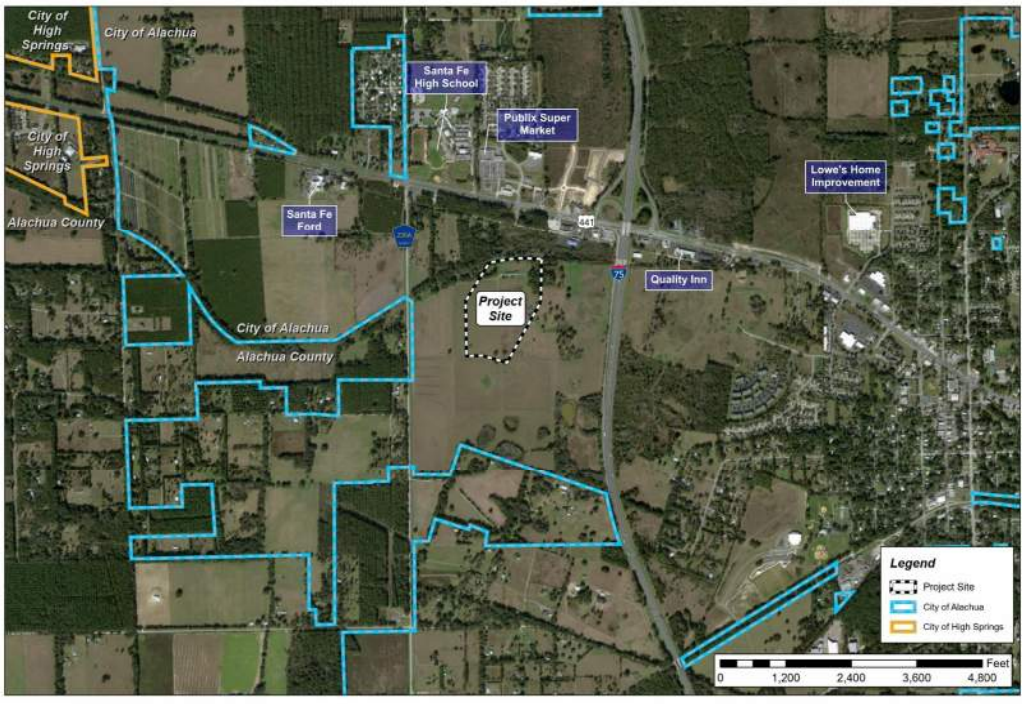
Context Map



CHW

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Aerial Map



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SsCPA & REZONING
ESTIMATED TIMELINE

Preapplication Meeting	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board	City Commission
April 6, 2022	April 20,2022	April 2022 (Tentative)	May - July 2022	July 2022 (Tentative)	August - September 2022 (Tentative)

8

Existing Future Land Use (FLU) Map

Agriculture



9

Proposed Future Land Use Map

Commercial



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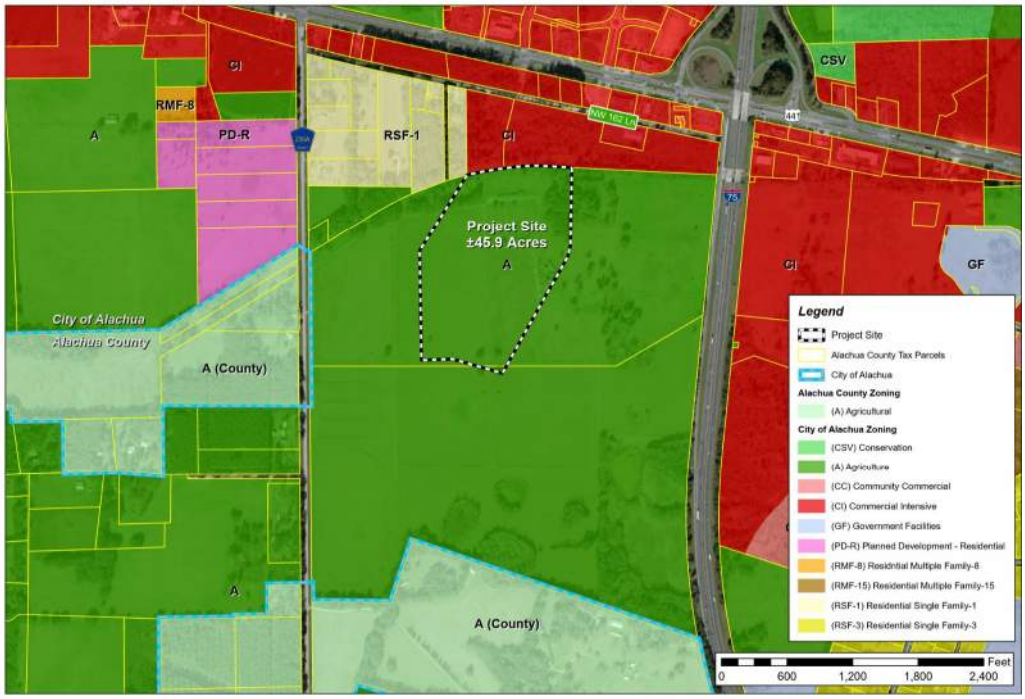
Existing Zoning Map

Agriculture (A)



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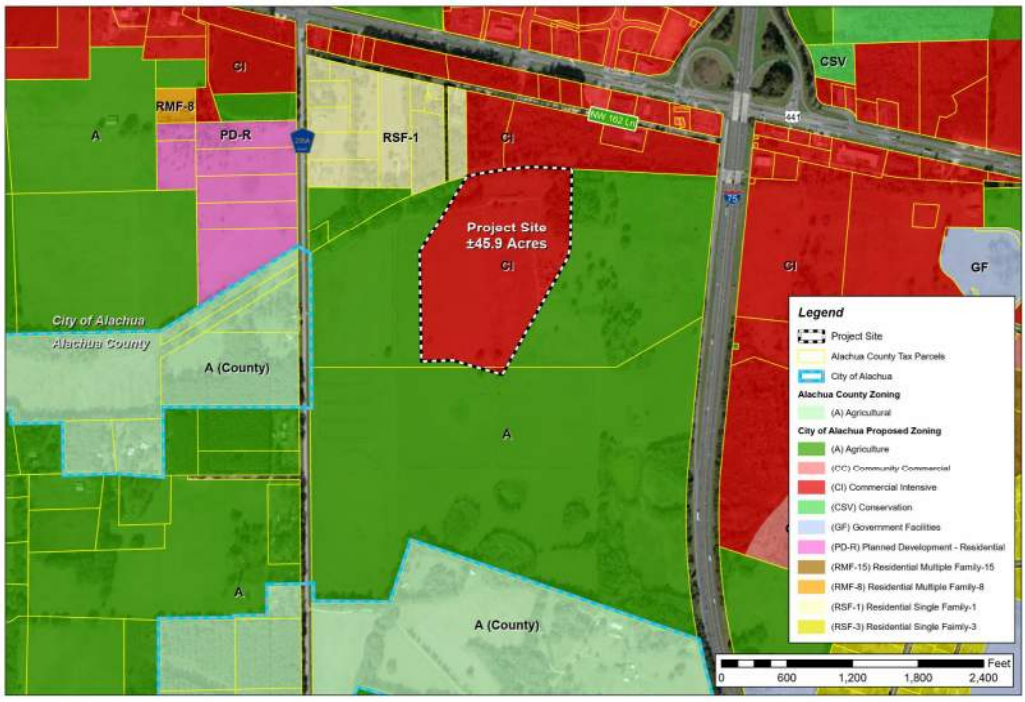
Proposed Zoning Map

Commercial Intensive (CI)



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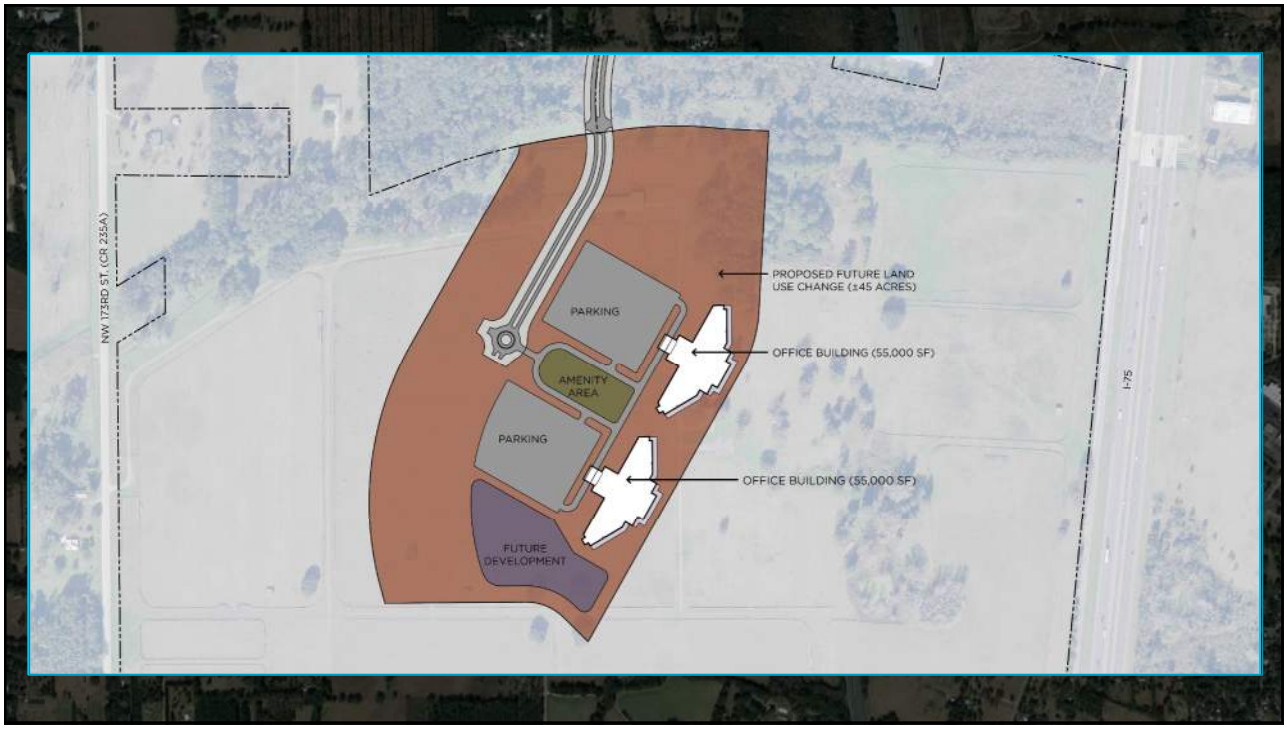
TOMOKA HILLS FARMS | FLU EXHIBIT | 4-18-2022

13


NW 173RD ST. (CR 235A)
PROPOSED FUTURE LAND USE CHANGE (±45 ACRES)
PARKING
OFFICE BUILDING (55,000 SF)
AMENITY AREA
PARKING
OFFICE BUILDING (55,000 SF)
FUTURE DEVELOPMENT
I-75

14



15

Sign-in Sheet

SIGN-IN SHEET

Tomoka Hills Office Comp. Plan Amendment & Rezoning

21-0025.08

Professional Consultants

Event: Neighborhood Meeting

Date/Time: April 20, 2022 @ 6:00 PM

Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615

Re: Small-scale Comprehensive Plan Amendment & Rezoning Applications

	Print Name	**Street Address**	**Signature**
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Tomoka Hills Office Comp. Plan Amendment & Rezoning

21-0025.08

Event:	Neighborhood Meeting
Date/Time:	April 20, 2022 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Applications

CHW (Agent) Attendees: Craig Brashier; Braxton Linton; Seth Wood
Public Attendees: 0

CHW, on behalf of Tomoka Hills Farms, Inc., hosted the required Neighborhood Meeting and prepared a presentation to convey the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the applications; the general application review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a conceptual layout. No members of the public attended the meeting. After a thirty minute grace period, **the meeting was adjourned at approximately 6:30 PM.**

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

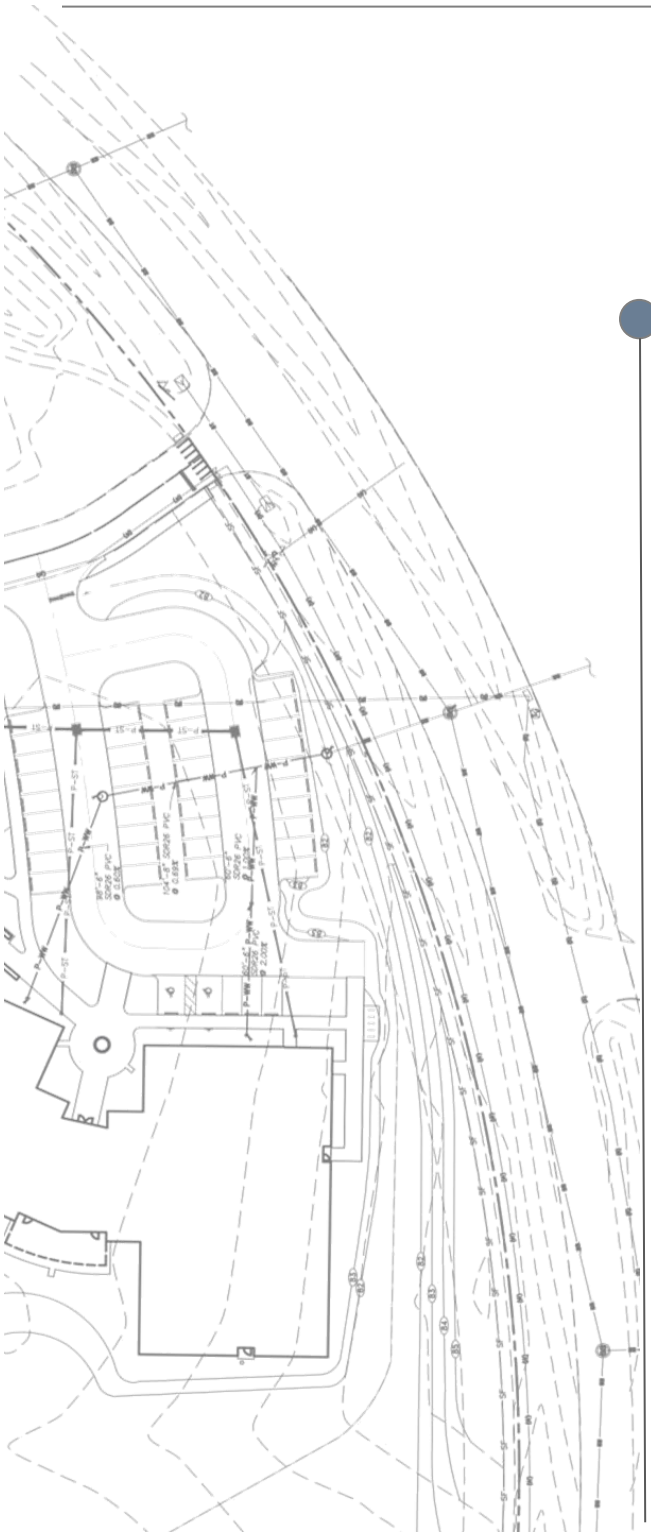
www.chw-inc.com

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. **Justification Report**
8. Map Set

CHW
Professional Consultants

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION



TOMOKA HILLS NONRESIDENTIAL

Small-scale Comprehensive Plan Amendment Application – Justification Report

~~April 28, 2022~~ ~~RESUBMITTED June 8, 2022~~
RESUBMITTED June 22, 2022

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Tomoka Hills Farms, Inc.

Prepared by:
CHW

PN# 21-0025.08
N:\2021\21-0025\Departments\02_Planning\Reports\RPT 220622 Tomoka Hills Nonres LUC.docx

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1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Seth Wood, Project Planner, CHW
Date: ~~April 28, 2022~~ ~~RESUBMITTED June 8, 2022~~ RESUBMITTED June 22, 2022
Re: Tomoka Hills Nonresidential – Small-scale Comprehensive Plan Amendment (SsCPA) Application

Jurisdiction: City of Alachua	**Intent of Application:** To allow development of non-residential uses including new office buildings.
Description of Location: East of County Road 235A and south of NW 162nd Lane.	
Parcel Numbers: 03873-000-000 03873-001-000	**Acres:** ±45.3 acres (Source: CHW Legal Description)
Existing Future Land Use (FLU) Classification: *Agriculture* The Agriculture FLU category provides for land to maintain agriculture operations and preserve rural character.	**Proposed FLU Classification:** *Community Commercial* The Commercial land use category provides for neighborhood- and community-scale goods and services uses adjacent to neighborhood and residential areas.
Existing Zoning District: *A: Agriculture* The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development.	**Proposed Zoning District:** *CC: Community Commercial* The CC district is intended to provide lands for business uses that provide goods and services to residents of the entire community.
Existing Max. Permitted Intensity: ±45.3 acres * 0.2 dwelling units/acre = ±9 dwelling units	**Proposed Max. Permitted Intensity:** ±45.3 acres * 0.5 FAR = ±986,634 sq. ft.

STATEMENT OF PROPOSED CHANGE

This Small-scale Comprehensive Plan Amendment (SsCPA) application requests to amend the City of Alachua Future Land Use (FLU) Map on Alachua County tax parcels 03873-000-000 and 03873-001-000 (hereinafter "the property", "the project site", or "the subject property") from Agriculture to Community Commercial. The subject parcel is located east of County Road (CR) 235A / NW 173rd Street and south of NW 162nd Lane. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

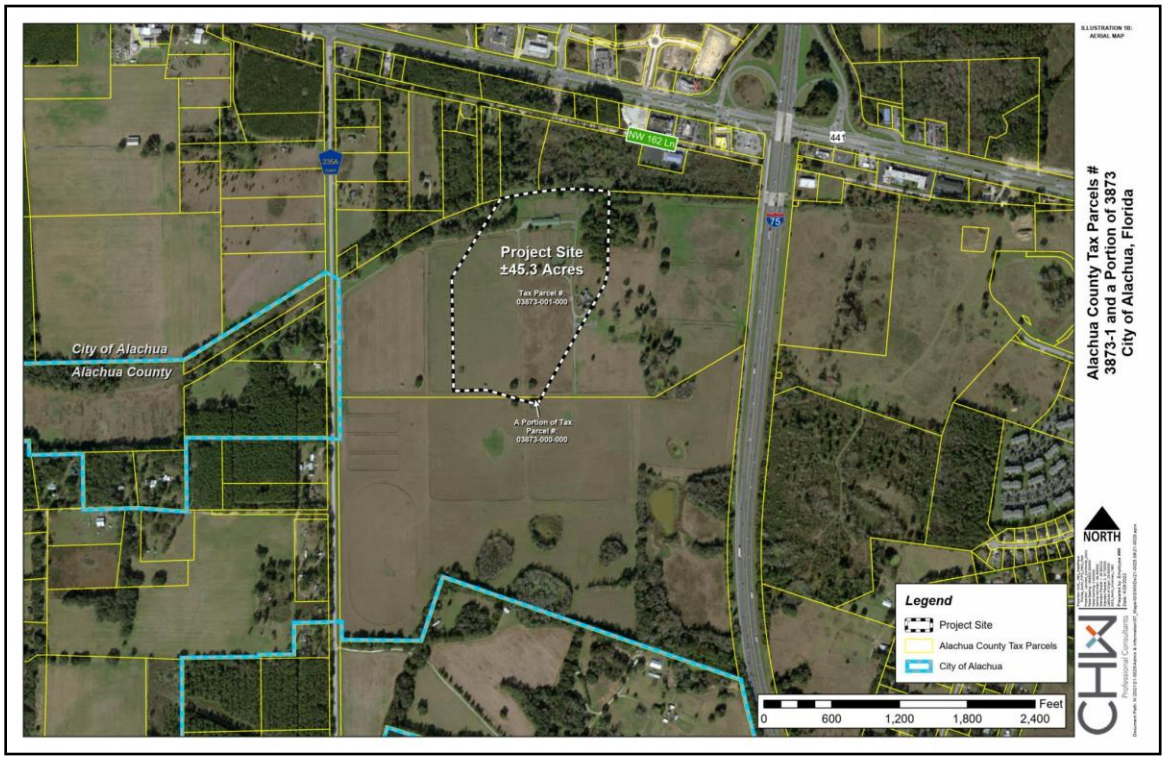


Figure 1: Aerial Map

This application is submitted concurrently with a rezoning application, requesting to change the site's zoning districts from Agricultural (A) to Community Commercial (CC). The development planned to follow these requests is two (2) new office buildings on the property. These office buildings will be used for the relocation of an existing company to the City.

Existing FLU and Zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2** and **4**. The proposed FLU classification is illustrated in **Figure 3.** The proposed Zoning District is illustrated in **Figure 5.**

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Commercial	Commercial Intensive (CI)
East	Agricultural	Agriculture (A)
South	Agricultural	Agriculture (A)
West	Agricultural	Agriculture (A)

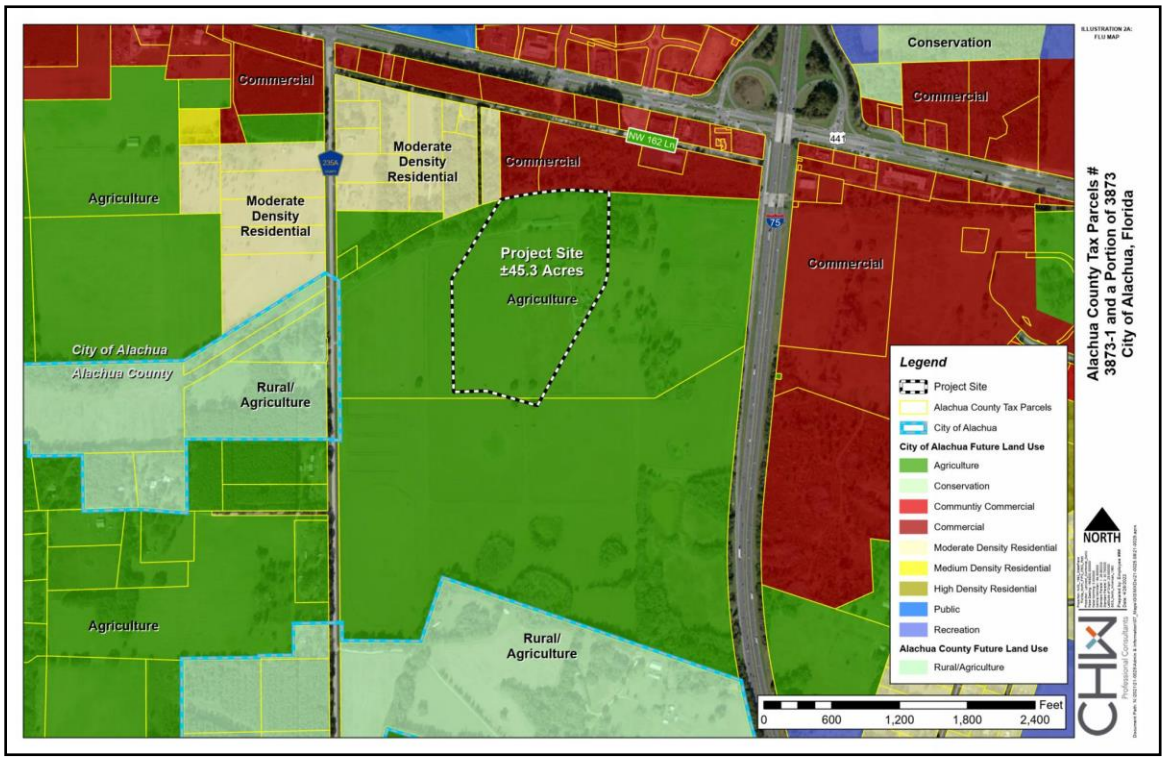


Figure 2: Existing Future Land Use Map

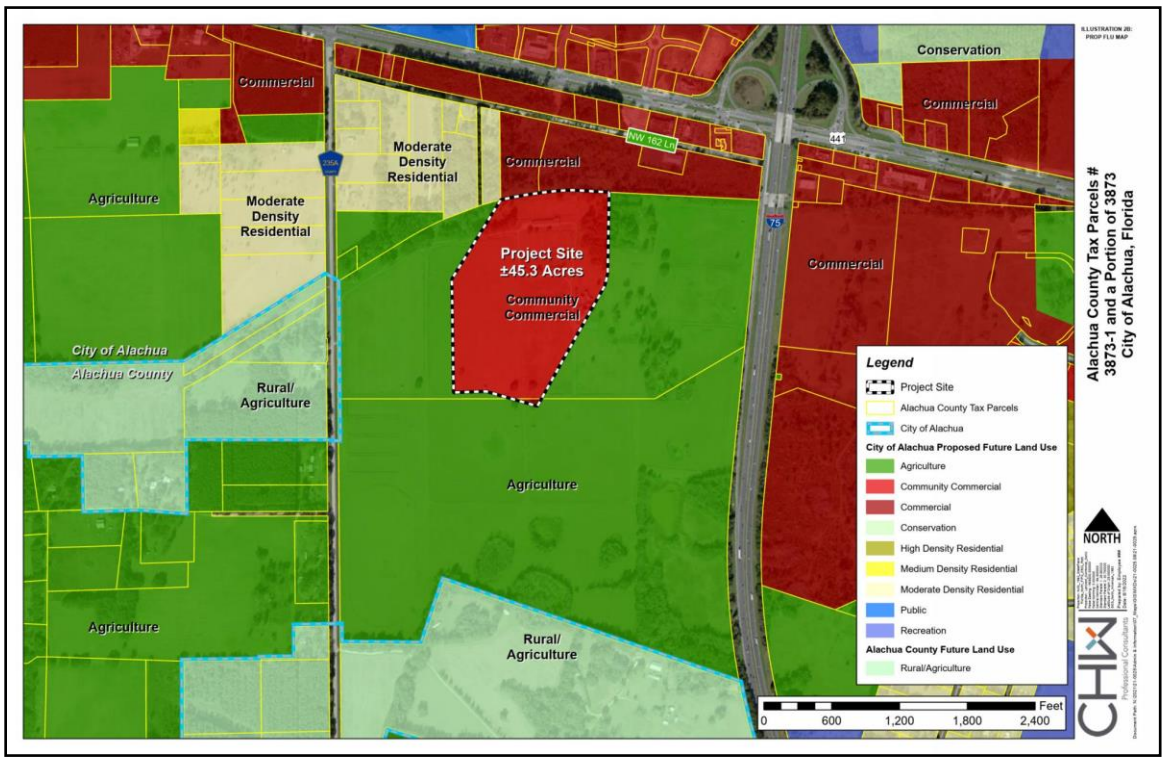


Figure 3: Proposed Future Land Use Map

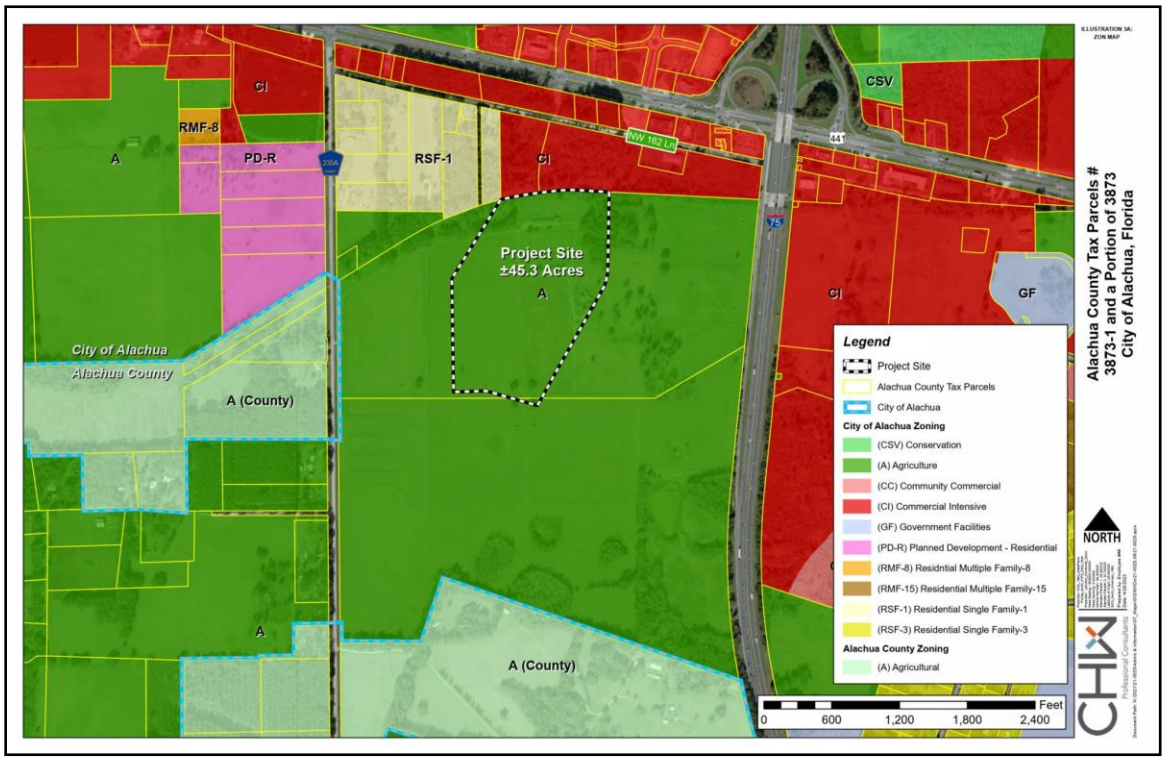


Figure 4: Existing Zoning Map

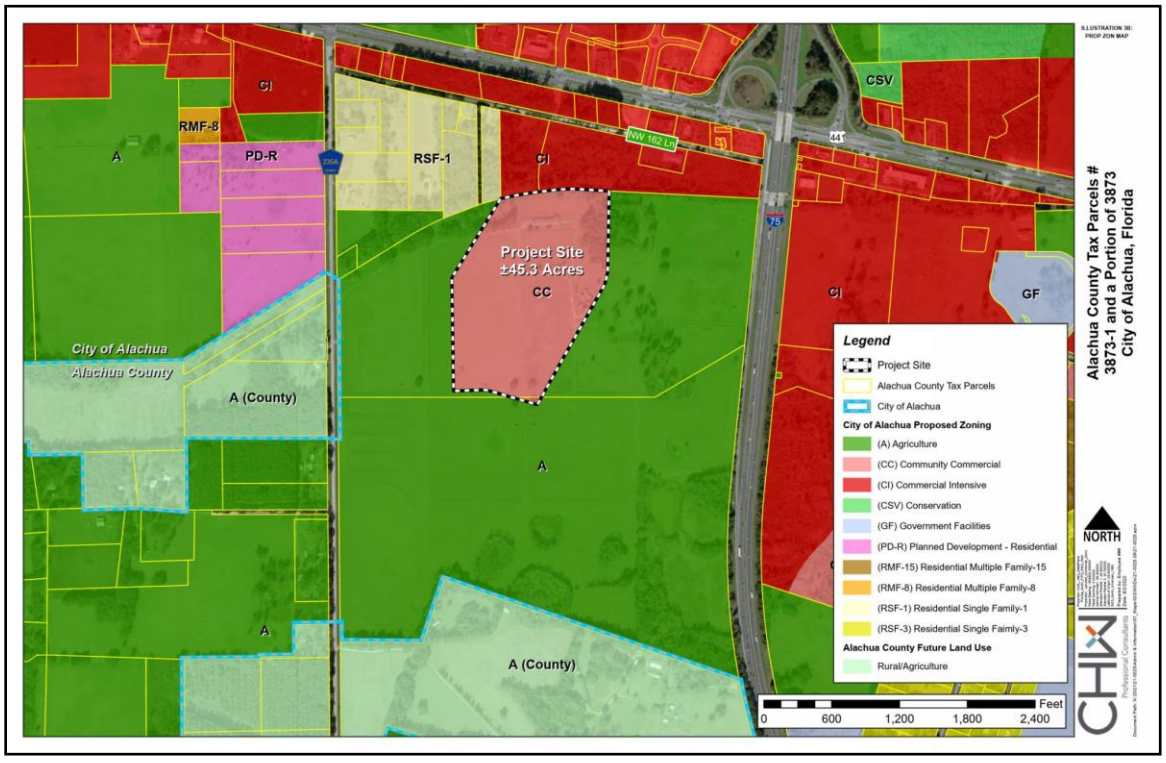


Figure 5: Proposed Zoning Map

3. CONCURRENCY ANALYSIS

This application requests to change the ±45.3-acre site's FLU classification from Agriculture to Community Commercial. Approval of this application will change the site's theoretical maximum permitted intensity.

Existing and proposed maximum intensity for the project site, as well as a realistic expectation of intensity, are as follows:

Table 2. Existing and Proposed Maximum Density Comparison

Existing Maximum Permitted Intensity *Agricultural*	**Proposed Maximum Permitted Intensity** *Community Commercial*	**Realistic Expectation of Intensity** *Community Commercial*
±45.3 acres * 0.2 dwelling units/ acre = ±9 dwelling units	±45.3 acres * 0.5 FAR = ±986,634 sq. ft.	±45.3 acres * 0.15 FAR = ±295,990 sq. ft.
Realistically, the development intent to follow this request is ±100,000 square feet of office space. This planned square footage is substantially lower than the sq. ft. possible in the maximum permitted intensity scenario.		

Roadways / Transportation

Table 3a: Projected Maximum Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
Existing										
Single Family Detached	210	DU	9.000	110	8	2	6	10	6	4
Proposed										
General Office Building	710	KSF	591.980	5,451	773	680	93	727	124	603
High-Turnover Sit Down Restaurant	932	KSF	39.465	4,231	378	208	170	357	218	139
Shopping Center	820	KSF	355.189	15,138	343	213	130	1,406	675	731
Total				24,820	1,494	1,101	393	2,490	1,017	1,473
Net Change				24,710	1,486	1,099	387	2,480	1,011	1,469

Table 3b: Projected Realistic Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
General Office Building	710	KSF	177.594	1,912	274	241	33	267	45	222
High-Turnover Sit Down Restaurant	932	KSF	11.840	1,269	378	208	170	357	218	139
Shopping Center	820	KSF	106.557	8,646	196	122	74	591	284	307
Total				11,827	848	571	277	1,215	547	668

Source: ITE Trip Generation Manual, 11th Edition

Both Tables 3a and 3b consider a development scenario with 60% of the site devoted to office space; 36% of the site devoted to shopping center; and 4% of the site devoted to restaurant.

Conclusion: Approval of this application results in a potential for the number of trips generated by the proposed FLU classifications to be larger than the number of trips generated by the existing FLU classifications.

Per City of Alachua Land Development Regulations §2.4.14.(H)(2)(b), affected roadway segments for developments generating more than 1,000 external Average Daily Trips (ADT) are those on which the development's potential impacts are 5% or greater of the Maximum Service Volume (MSV) of the roadway, as well as all roadway segments located partially or wholly within one-half mile of the developments ingress/egress. Based on this, affected roadway segments in a maximum development scenario were determined to be Segment 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 16, and 17. In a realistic development scenario, affected roadway segments are Segments 5, 6, 8, 9, and 17.

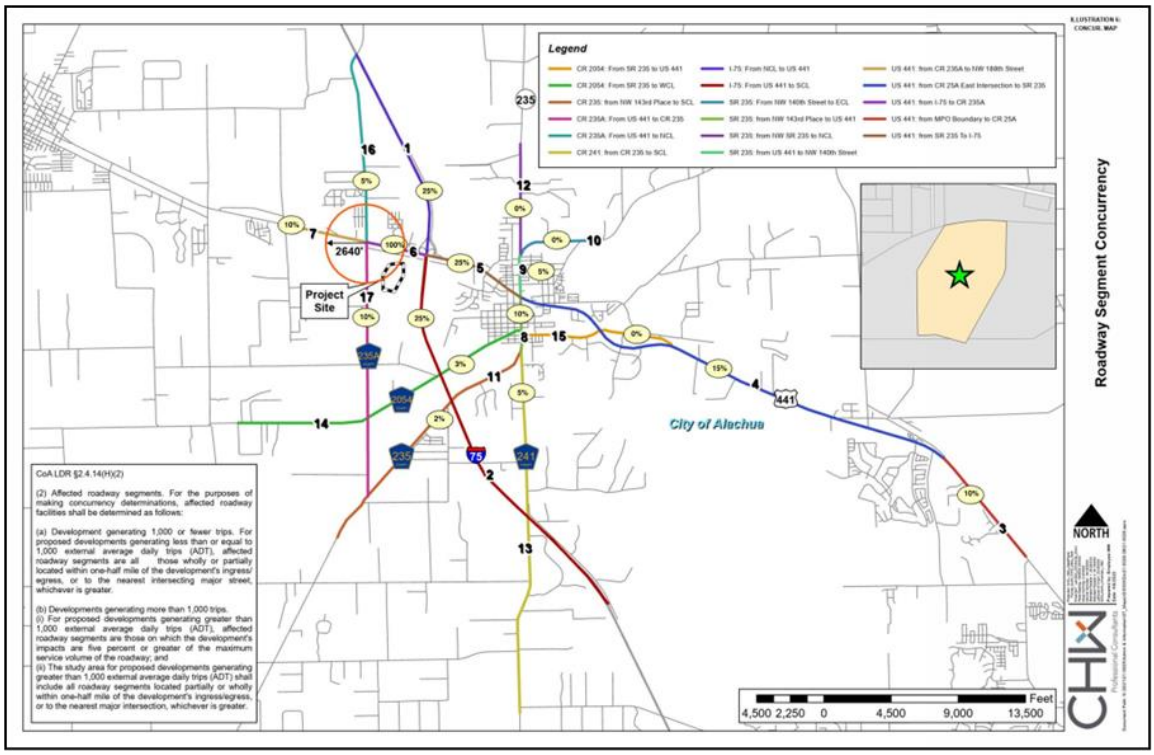


Figure 6: Projected Trip Distribution Map

Table 4a: Projected Maximum Impacts on Affected Roadway Segments

Traffic System Category	Segment 1		Segment 2		Segment 3		Segment 4	
	I-75		I-75		US 441		US 441	
	From North City Limit to US 441		From US 441 to the South City Limit		From MPO Boundary to CR 25A East Intersection		From CR 25A East Intersection to SR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	91,600	8,250	91,600	8,250	43,000	3,870	45,700	4,110
Existing Traffic[1]	38,841	4,078	65,627	6,891	23,536	2,118	20,435	1,941
Reserved Trips[1]	208	15	208	15	43	5	4,323	298
Available Capacity	52,551	4,157	25,765	1,344	19,421	1,747	20,942	1,871
Projected Trip Generation[2]	6,205	623	6,205	623	2,482	249	3,723	374
Residual Capacity with Zoning Approval	**46,346**	**3,535**	**19,560**	**722**	**16,939**	**1,498**	**17,219**	**1,498**

Traffic System Category	Segment 5		Segment 6		Segment 7		Segment 8	
	US 441		US 441		US 441		SR 235	
	From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street		From NW 143rd Place to US 441	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	39,000	3,510	39,000	3,510	43,000	3,870	14,400	1,290
Existing Traffic	24,204	2,299	30,111	2,681	22,250	2,114	10,180	967
Reserved Trips[1]	2,160	170	1,971	154	1,565	129	5	1
Available Capacity	12,636	1,041	6,962	495	19,185	1,627	4,215	322
Projected Trip Generation[2]	6,205	623	24,820	2,490	2,482	249	2,482	249
Residual Capacity with Zoning Approval	**6,431**	**419**	**(17,858)**	**(1,995)**	**16,703**	**1,378**	**1,733**	**73**

Traffic System Category	Segment 9		Segment 13		Segment 14		Segment 16		Segment 17	
	SR 235		CR 241		CR 2054		CR 235A		CR 235A	
	From US 441 to NW 140th Street		From CR 235 to South City Limit		From SR 235 to West City Limit		From US 441 to North City Limit		From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	1,440	1,290	20,880	1,881	15,120	1,359	15,120	1,359	15,120	1,359
Existing Traffic (2008)[1]	8,054	765	6,025	572	2,930	278	1,380	131	5,209	495
Reserved Trips[1]	90	10	765	43	53	-	816	85	287	31
Available Capacity	6,256	515	14,090	1,266	12,137	1,081	12,924	1,143	9,624	833
Projected Trip Generation[2]	1,241	125	1,241	125	745	75	1,241	125	2,482	249
Residual Capacity with Zoning Approval	**5,015**	**391**	**12,849**	**1,141**	**11,392**	**1,006**	**11,683**	**1,018**	**7,142**	**584**

1. Source: City of Alachua March 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 1: 25%
    - Segment 2: 25%
    - Segment 3: 10%
    - Segment 4: 15%
    - Segment 5: 25%
    - Segment 6: 100%
    - Segment 7: 10%
    - Segment 8: 10%
    - Segment 9: 5%
    - Segment 13: 5%
    - Segment 14: 3%
    - Segment 16: 5%
    - Segment 17: 10%

Conclusion: When considering the impact of a maximum theoretical development scenario on affected roadway segments, all but one affected roadway segment—Segment 6—maintain residual capacity. The residual capacity of Segment 6 is shown to be deficient in Table 4a, indicating that, were the entire ±45.3-acre property to be developed at a 0.5 FAR, the number of trips generated would have the potential to exceed the residual capacity of the segment as listed in the March 2022 Development Monitoring Report. *In reality, such a development scenario is not likely, due to realistic constraints on development including setbacks, buffers, and natural features, and market forces such as demand and community character.* Furthermore, a full Traffic Impact Analysis (TIA) will be submitted at time of each site plan application for a phased development of the property, and appropriate improvements and mitigations will be identified based upon the actual impacts of any proposed development. Development of the property will occur in phases, ensuring that roadway capacity is considered throughout development programming.

Additionally, this analysis only considers one access point to the project site from US 441, as that is all that will be constructed to serve the initial phases of development. In reality, a secondary access point to CR 235A will also be constructed as future phases of the project site and surrounding properties continue to develop. A secondary access point would reduce the impacts to Segment 6 as shown in this analysis.

Table 4b: Projected Realistic Impacts on Affected Roadway Segments

Traffic System Category	Segment 5		Segment 6		Segment 8		Segment 9		Segment 17	
	US 441		US 441		SR 235		SR 235		CR 235A	
	From SR 235 to I-75		From I-75 to CR 235A		From NW 143rd Place to US 441		From US 441 to NW 140th Street		From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	39,000	3,510	39,000	3,510	14,400	1,290	14,400	1,290	15,120	1,359
Existing Traffic	24,204	2,299	30,111	2,681	10,180	967	8,054	765	5,209	495
Reserved Trips[1]	2,160	170	1,927	154	5	1	90	10	287	31
Available Capacity	12,636	1,041	6,962	495	4,215	322	6,256	515	9,624	833
Projected Trip Generation[2]	2,957	304	11,827	1,215	1,183	122	591	61	1,183	122
Residual Capacity with Zoning Approval	**9,679**	**737**	**(4,865)**	**(720)**	**3,032**	**201**	**5,665**	**454**	**8,441**	**712**

1. Source: City of Alachua March 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 5: 25%
    - Segment 6: 100%
    - Segment 8: 10%
    - Segment 9: 5%
    - Segment 17: 10%

Conclusion: When considering the impact of a realistic development scenario on affected roadway segments, fewer roadway segments are impacted. Realistic development programming of the property will occur in phases. At each phase, traffic impacts will be taken into account. Permits cannot be obtained for development without a demonstration of adequate roadway capacity.

The first phase of site development, to include two (2) 50,000 sq. ft. office buildings, will occur concurrent with the extension of NW 167th Boulevard south, from its intersection with US 441, to the project site. As phased development of the property and its surroundings continues, a secondary access point to CR 235A will also be constructed. A secondary access point would reduce the impacts to Segment 6 as shown in this analysis.

Potable Water / Sanitary Sewer / Solid Waste

Table 5a: Projected Theoretical Maximum Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	214,194
Residual Capacity[1]	**785,556**
Percentage of Permitted Design Capacity Utilized[1]	**65.85%**
Projected Potable Water Demand from Proposed Project[2]	155,887.9
Residual Capacity after Proposed Project	**629,668.1**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(591,980 sq. ft. * 15 gpd) / 100 = **88,797 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day*
            1. *((39,465 sq. ft.* 60%) / 15 sq. ft.) * 20 gpd = **31,572 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 355,189 sq. ft. = **35,518.9 gpd***

Table 5b: Projected Realistic Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	214,194
Residual Capacity[1]	**785,556**
Percentage of Permitted Design Capacity Utilized[1]	**65.85%**
Projected Potable Water Demand from Proposed Project[2]	46,766.8
Residual Capacity after Proposed Project	**738,789.2**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(177,594 sq. ft. * 15 gpd) / 100 = **26,639.1 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day)*
            1. *((11,840 sq. ft. * 60%) / 15 sq. ft.) * 20 gpd = **9,472 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 106,557 sq. ft. = **10,655.7 gpd***

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. Neither the maximum possible allowable impacts nor the realistic projected impacts from approval of this application will exceed capacity of the City's adopted LOS for potable water.

Table 6a: Projected Theoretical Maximum Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	193,280
Residual Capacity[1]	**629,720**
Percentage of Permitted Design Capacity Utilized[1]	**58.02%**
Projected Sanitary Sewer Demand from Proposed Project[2]	155,887.9
Residual Capacity after Proposed Project	**473,832.1**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(591,980 sq. ft. * 15 gpd) / 100 = **88,797 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day*
            1. *((39,465 sq. ft.* 60%) / 15 sq. ft.) * 20 gpd = **31,572 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 355,189 sq. ft. = **35,518.9 gpd***

Table 6b: Projected Realistic Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	193,280
Residual Capacity[1]	**629,720**
Percentage of Permitted Design Capacity Utilized[1]	**58.02%**
Projected Sanitary Sewer Demand from Proposed Project[2]	46,766.8
Residual Capacity after Proposed Project	**582,953.2**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(177,594 sq. ft. * 15 gpd) / 100 = **26,639.1 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day)*
            1. *((11,840 sq. ft. * 60%) / 15 sq. ft.) * 20 gpd = **9,472 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 106,557 sq. ft. = **10,655.7 gpd***

Conclusion: The project site will be served by existing City of Alachua sanitary sewer infrastructure. Neither the maximum possible allowable impacts nor the realistic projected impacts from approval of this application will exceed capacity of the City's adopted LOS for sanitary sewer.

Table 7a: Projected Theoretical Maximum Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[1]	18,329.99	3,345.22
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**2,160.73**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
    a. *Formula used: Formula used: (((12 lbs. / 1,000 ft^2/day * [986,634]) * 365)/2,000)*

Table 7b: Projected Realistic Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[1]	18,329.99	3,345.22
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**648.22**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
    a. *Formula used: Formula used: (((12 lbs. / 1,000 ft^2/day * [295,990]) * 365)/2,000)*

Conclusion: Solid waste facility capacity exists to adequately serve development of the subject property. Thus, potential impacts from approval of this application will not negatively impact the City's adopted LOS for this system.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Text from the City of Alachua Comprehensive Plan is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Objective 1.3: Commercial

The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship,parks, and community centers; and,
12. Traditional Neighborhood Planned Developments

The intended use of the subject property following the requested FLU classification change is two office buildings. Office is an allowed use in the Community Commercial land use category. These office buildings represent the beginning of a larger development program for the property, which will be used for the creation of a well-considered, master-planned area. Subsequent uses, such as supporting retail and restaurant, will also be consistent with those allowed by the Community Commercial FLU classification.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties

by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Any future development of the property following the requested change in FLU classification will adhere to all required design and performance standards. Per this policy, a 0.5 FAR was utilized to calculate theoretical maximum Level of Service impacts of this request. Those calculations can be found in Section 3 of this report. As demonstrated in Section 3, this request is not anticipated to result in any degradation of established Level of Service standards.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

No strip pattern commercial development is proposed for creation or promotion by this SsCPA application or the concurrently submitted rezoning application.

The subject property is immediately adjacent to land within the Commercial FLU classification. The Community Commercial FLU classification is complementary to the Commercial FLU classification, as both are established as commercial land use categories by Comprehensive Plan Future Land Use Element Objective 1.3. In the surrounding area of the project site, uses include a major highway interchange; Santa Fe High School; a shopping plaza, inclusive of a Publix supermarket; a new hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning underway on CR 235A for Santa Fe Crossings, a future mixed-use development.

The subject property also abuts land with Agricultural land use to its east, west, and south. This land is currently undeveloped and not actively used for agriculture. The Agricultural and Community Commercial land use categories can be compatible with one another, as the Agricultural FLU allows for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the neighborhood- and community-scale goods and service uses allowed by the Community Commercial FLU. These uses are implemented via the Community Commercial (CC) zoning district, which the Community Commercial FLU supports and which is requested for the property in a concurrently-submitted rezoning application. The CC zoning district, compared to the Commercial, Intensive (CI) zoning district, limits the more intense commercial uses, such as car sales and restaurants with drive-through.

Furthermore, this land is under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multi-modal oriented in design.

Thus, this application is requesting an extension of the existing commercial area, allowing for cohesive urban form that is not strip development. This extension is compatible with the planned land uses of the surrounding area, much of which is under common ownership by the applicant. This extension does not encroach into a residential area, as all abutting surrounding land is currently undeveloped.

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

The listed criteria will be considered and adhered to in any development of the property to follow the requested land use amendment.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

Section 5 of this justification report addresses Chapter 163.317(6)(a)9.a. and b. As that section demonstrates, this application does not constitute urban sprawl.

The requested change will not result in "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses" (163.3164(51), FS).

Rather, the requested changes to Community Commercial FLU and Community Commercial (CC) zoning will allow for a range and mixture of nonresidential uses and opportunities. The size of the property allows adequate space for such a development pattern. While the creation of two (2) office buildings is the driving factor in these requests, the office buildings will not utilize the entirety of the property. The offices represent the beginning of a larger development program that will also likely include supporting retail and restaurant uses. The remainder of the area will be used for the creation of a well-considered, master-planned area. This is possible with the Community Commercial FLU and CC zoning because of the range and mixture of nonresidential uses and opportunities they allow.

Public facilities and services are immediately nearby, precluding the costly extension of infrastructure. Given the site's proximity to both US 441 and I-75, as well as the high-intensity zoning to its north, a clear separation of urban and rural uses is established.

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

A preliminary, desktop analysis of the subject property indicates that there are no wetlands within the project area boundary and no portions of the project area are within a documented FEMA floodplain. The topography and soils onsite are suitable to development. Prior to any development occurring, an environmental assessment will be conducted to gain greater detail on these matters.

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

Development that occurs onsite will include techniques to minimize negative impacts on the natural terrain. The project site generally slopes north/northeast. This natural function will be retained to the maximum extent practicable.

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

There are currently six (6) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Gainesville Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group: A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 5 to 8 Percent Slopes (Hydro. Group B)**
- **Pits and Dumps (Hydro. Group N/A)**

Appropriate development techniques and design considerations will be applied to the various soil types on this site when development occurs.

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

The project site is not within any documented FEMA Flood Zone areas.

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

There are no documented wetlands on the project site. Should any be discovered, they will be avoided to the maximum extent practicable or buffered and mitigated consistent with City and County requirements in subsequent development.

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

There are no documented listed wildlife or plant species onsite. When development plans are submitted for the project site, an inventory of listed species will be included per this policy requirement.

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

Section 3 of this report demonstrates the impacts that both a maximum development scenario and a realistic development scenario would have on available facilities and services. As demonstrated in this section, there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum potential and a realistic development scenario of the property.

Calculations do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

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

Section 3 of this report demonstrates the impacts that both a maximum development scenario and a realistic development scenario would have on available facilities and services. As demonstrated in this section, there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum potential and a realistic development scenario of the property.

Calculations do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard. While this

scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be obtained during development plan review, following the approval of this application.

CONSERVATION AND OPEN SPACE ELEMENT

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently six (6) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Gainesville Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group: A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 5 to 8 Percent Slopes (Hydro. Group B)**
- **Pits and Dumps (Hydro. Group N/A)**

Appropriate development techniques and design considerations will be applied to the various soil types on this site.

Objective 1.7: Geological Resources. The City shall identify, protect and conserve significant geological resources and their natural functions.

Policy 1.7.a: The City shall work with the Florida Geological Survey (FGS), Florida Department of Environmental Protection (FDEP), Suwannee River Water Management District, and the Alachua County Environmental Protection Department, to identify and map significant geological resources, including karst features such as sinkholes, caves, and entire stream to sink basins. Significance of a feature should reflect its potential contribution to the area's network of natural resources.

A desktop analysis of available data indicates that the subject property lies within the Alachua County Sensitive Karst Area. Prior to any development of the subject property, an Environmental Resource Assessment will be conducted to identify what, if any, significant geologic resources may be onsite. In development planning and the calculation of stormwater management needs, the findings of this assessment will be taken into account. Subsequent development will comply with LDR §6.9.3(3) and all applicable Suwannee River Water Management District criteria.

Objective 1.10: Wetlands. The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

The National Wetlands Inventory database does not indicate any wetlands onsite. If any wetlands are found onsite, they will be adequately protected in development of the project site.

TRANSPORTATION ELEMENT

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

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Adopted LOS Standard
5	US 441 (From SR 235 to I-75)	4/D	Principle Arterial	Comm	D
6	US 441 (From I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
7	US 441 (From CR 235A to NW 188th St)	4/D	Principle Arterial	Urban Trans	D
8	SR 235 (From NW 143rd Place to US 441)	2/U Bays	Major Collector	Comm	D
9	SR 235 (From US 441 to NW 140th Street)	2/U Bays	Major Collector	Comm	D
11	CR 235 (From NW 143rd Place to South City Limits)	2/U	Major Collector	Comm	D
13	CR 241 (From CR 235 to South City Limits)	2/U	Major Collector	Comm	D
14	CR 2054 (From SR 235 to West City Limit)	2/U	Major Collector	Comm	D
16	CR 235A (From US 441 to North City Limit)	2/U	Major Collector	Comm	D
17	CR 235A (From US 441 to CR 235)	2/U	Major Collector	Comm	D

Section 3 discusses in detail the potential impacts to roadway Level of Service Standards from development of the subject property with the proposed FLU classification and zoning district. Both a maximum potential development scenario and a realistic development scenario are considered.

Calculations in this section do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard of D. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

5. URBAN SPRAWL ANALYSIS

The approval of this SsCPA does not constitute urban sprawl. As defined in Florida Statutes (FS), "urban sprawl" means "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses" (163.3164(51), FS).

Chapter 163.3177(6)(a)9.a, FS, formally identifies the thirteen (13) indicators of urban sprawl. This chapter states that, "the evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendments. . ." meets the indicators, as listed below.

As demonstrated by the following analysis, the proposed SsCPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Alachua or the surrounding area. All indicators are shown in normal font, while consistency statements are provided in **bold font**.

(I) Promotes, allows or designates for substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

This SsCPA request does not promote, allow, or designate substantial areas for development as low-intensity or single-use development.

While the driving factor behind this request is the development of two (2) office buildings and their supporting infrastructure, this immediate development will not be so large to occupy the entire ±45.3-acre subject property. The office building development can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses, made possible by the requested FLU classification of Community Commercial. The size of the subject property will allow for cohesive planning and pedestrian-friendly urban form, rather than low-intensity, single-use, radial, isolated development.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

This SsCPA request does not promote, allow, or designate significant amounts of urban development to occur in a rural area at a substantial distance from existing urban areas.

The proposed amendment promotes urban development in an urbanized area, with residential and nonresidential offerings and in close proximity to both US 441 and Interstate-75 with readily available utility infrastructure to serve the site.

Rather than leaping over undeveloped lands available and suitable for development, development of the land subject to this application would occur immediately proximate to a range of existing development.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

This SsCPA does not promote, allow, or designate urban development in a radial, strip, isolated, or ribbon pattern that emanates from existing urban development, as the subject property is not in an isolated area emanating from existing urban developments.

Rather than being isolated, it is immediately proximate to urbanized development, with nonresidential uses including a major highway interchange; a public high school; a hotel; a shopping center inclusive of a major grocer; and a slate of quick service restaurants, both existing and planned.

The area of the City within which the property is situated is also seeing multiple potential future developments on the horizon, with pending projects including Santa Fe Crossings, a potential future mixed use project; the Alachua West Subdivision; Camel Car Wash; Alachua Tire; further development of High Point Crossing; a new Alachua County Fire Rescue Station; and development to follow the recent approval of the Tomoka Hills SsCPA and rezoning applications.

The application proposes Community Commercial land use, which complements the existing Commercial land use abutting the property to its north. While the land on the property's east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multi-modal oriented in design. In addition to agricultural uses, the Agricultural FLU and zoning allow for a number of residential, educational, institutional, and recreational uses that are compatible with and complimentary to the nonresidential uses allowed by Community Commercial FLU and CC zoning.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

This SsCPA request does not fail to adequately protect and conserve natural resources.

Based on a preliminary desktop analysis, it appears that natural resources such as those listed are not on the property. Prior to any development occurring, an Environmental Resource Assessment will be conducted. Should any natural resources be discovered, all pertinent protection and conservation requirements will be adhered to.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

This SsCPA request does not fail to adequately protect adjacent agricultural areas and activities. A rezoning application, requesting Community Commercial (CC) zoning for the property, is submitted concurrently with this application. This zoning district, in contrast to the more intensive Commercial, Intensive (CI) district to the north of the project site, has a more focused list of permitted uses, prohibiting some of the more intensive commercial uses of CI, and thus improving compatibility between the subject property and its surrounding properties.

Land to the project site's west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant. It is not utilized for any active or passive agricultural activities, though "passive agriculture" is defined neither by the 2021 Florida Statutes or by the City of Alachua's Comprehensive Plan or Land Development Regulations. Additionally, the property owner has no intention of using the property for agriculture.

The land today sits unutilized today. In the future, this land may be included in a larger master planned development.

(VI) Fails to maximize use of existing public facilities and services.

Approval of this request will continue to maximize the use of existing and planned public facilities and services. Future onsite development will utilize public facilities and services provided by the City of Alachua.

(VII) Fails to maximize use of future public facilities and services.

Development on the project site will connect to existing and/or planned City of Alachua public facilities and services.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

This SsCPA request will not allow for a land use pattern that disproportionately increases costs as listed in this indicator. As demonstrated in Section 3 of this report, a realistic development scenario to follow the proposed land use change on the property will not lower the Level of Service standards for potable water, sanitary sewer, and solid waste. This section also indicates that a realistic development scenario would impact far fewer roadway segments compared to a maximum development scenario.

Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service Standard of D. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

The property is in an area already served by utility and roadway infrastructure thus not requiring costly extension.

(IX) Fails to provide a clear separation between rural and urban uses.

This SsCPA request will not fail to provide a clear separation between rural and urban uses.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding area of Alachua is urbanized in

nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible and complimentary with the nonresidential uses allowed by Community Commercial FLU and CI Zoning.

The proposed amendment provides a separation of rural and urban uses by virtue of the fact that the context area of the property consists of urban, rather than rural, uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

This SsCPA request neither discourages nor inhibits infill development or redevelopment of existing neighborhood or communities. The land surrounding the property is undeveloped and is under common ownership with the applicant and does not currently consist of an existing neighborhood. Instead, development to follow this request will encourage development of the area.

(XI) Fails to encourage a functional mix of uses.

This SsCPA amendment will not fail to encourage a functional mix of uses. While the driving factor behind this request is the development of two (2) office buildings and their associated infrastructure, the Community Commercial FLU designation allows for a mix of non-residential uses. The office development can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses, laid out in a cohesive and functional urban form that is multimodal and pedestrian friendly.

(XII) Results in poor accessibility among linked or related land uses.

This SsCPA request will not result in poor accessibility among linked or related uses. Changing the FLU classification of the project site will not hinder access to uses in the area, as much of the land surrounding the project site is undeveloped. The project site is not crossed by any public rights-of-way.

(XIII) Results in the loss of significant amounts of functional open space.

This SsCPA request will not result in the loss of significant amounts of functional open space. The project site is private property and does not currently serve as functional open space.

In addition to the thirteen (13) indicators of urban sprawl, Section 163.3177(6)(a)9.b., FS, identifies eight (8) development pattern or urban form criteria for use when evaluating a future land use or plan amendment. This section states that, if four (4) or more of the criteria are met, one can presume that the amendment discourages urban sprawl.

The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (IV), and (VII).

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The proposed land use amendment expands the economic development potential of the project site, both in terms of intensity and potential uses. The project site is in an area of the City of Alachua that is urbanized and seeing further development. Directing this economic growth to an area that is seeing continual urbanization, proximate to available utilities and transportation infrastructure, precludes economic growth and associated land development from occurring in geographic areas with sensitive natural resources.

A preliminary, desktop analysis of the project site indicates that there are no FEMA flood zones or National Wetlands Inventory wetlands on the property. Prior to any development occurring on the project site, an Environmental Resource Assessment will be conducted. If the results of this assessment indicate there are any natural resources or ecosystems warranting protection, appropriate measures will be taken.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Public infrastructure and services exist immediately proximate to the project site. This proximity allows for efficient and cost-effective extension to the project site.

(IV) Promotes conservation of water and energy.

Public infrastructure and services exist immediately proximate to the project site. This proximity will allow for the conservation of energy by avoiding the costly extension of services.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The requested FLU classification will help create a balance of land uses in this area of the City of Alachua by expanding the development potential of the property. The City's population is growing, and demand for work grows in tandem. The requested FLU classification will make possible a more expansive provision of nonresidential opportunities on the project stie relative to what is possible under the existing Agricultural FLU classification.

6. NEEDS ANALYSIS

INTRODUCTION
This SsCPA application requests to amend the City of Alachua Future Land Use (FLU) Map on Alachua County tax parcels 03873-000-000 and 03873-001-000 from Agriculture to Community Commercial. This requested change will result in the development of ±100,000 square feet of office space, as well as the subsequent master planning of the entire ±45.3-acre property.

Existing Maximum Permitted Intensity *Agricultural*	**Proposed Maximum Permitted Intensity** *Community Commercial*	**Realistic Expectation of Intensity** *Community Commercial*
±45.3 acres * 0.2 dwelling units/acre = ±9 dwelling units	±45.3 acres * 0.5 FAR = ±986,634 sq. ft.	±45.3 * 0.15 FAR = ±295,990 sq. ft.
Realistically, the development intent to follow this request is ±100,000 square feet of office space, substantially less than the sq. ft. possible under both existing and proposed maximum permitted intensity scenarios.		

The intent of this SsCPA application is to change the land use of the property to allow for the development of two (2) new office buildings for the relocation of an existing company to the City of Alachua. This change poses numerous potential benefits for the City, including job opportunities for the people of Alachua, investment in this portion of the City, and an expansion of what is possible on the project site.

POPULATION PROJECTIONS
The United States Census Bureau reported the population of the City of Alachua as 10,574 as of April 1, 2020. From 2010 to 2019, the population of the city had a percent change of 9.5%, exceeding the population change rate of Alachua County overall, which was 8.8% in the same time period (United States Census Bureau, 2021). It is anticipated that the City could grow by approximately 7,100 people by 2035 (City of Alachua Comprehenisve Plan Evaluation and Appraisal).

BUSINESS AND INDUSTRY
The City of Alachua is home to multiple international corporations, several of which are Fortune 500 Companies (City of Alachua Strategic Plan 2021). The City is also home to various research arms of Santa Fe College and the University of Florida. Prominent industries in the City include biotechnology, medical research and technology, and life sciences.

COMMERCIAL POTENTIAL
A Geographic Information Systems (GIS) analysis of the City of Alachua's FLU Map indicates that approximately 6% of the City of Alachua is classified with one of the Commercial FLU classifications. These include Community Commercial, Commercial, and Central Business District. By contrast, this analysis indicates the Agricultural FLU classification accounts for the largest land area of the FLU classifications, at approximately 45%.

Table 8: Future Land Use Classifications by Acreage

Future Land Use Classification	Acreage	Percentage
Agriculture	10,042.04	44.79%
Central Business District	27.74	0.12%
Commercial	1,093.21	4.88%
Community Commercial	172.28	0.77%
Conservation	2,726.12	12.16%
Corporate Park District	390.18	1.74%
Estate (0.5 du/acre)	151.49	0.68%
High Density Residential	87.21	0.39%
Industrial	2,512.11	11.20%
Medium Density Residential	944.46	4.21%
Moderate Density Residential	2,971.21	13.25%
Public	390.31	1.74%
Recreation	376.02	1.68%
Rural Cluster	12.68	0.06%
Rural/Agriculture	524.59	2.34%

1. GIS Analysis conducted using Future Land Use Feature Layer provided by Alachua County GIS. This feature layer was last updated on April 8th,2022, and was accessed for this analysis on April 17th,2022. Data can be downloaded from this source: https://www.arcgis.com/home/item.html?id=928ae3f278cf433f9c79b7cf1d40d734

CONCLUSION

The City's population is growing. The City's various industries are expanding, spurring further population growth as workers move to the City to meet the need. As the population grows, so too does demand for goods and services—both those contributing to and those ancillary to the aforementioned major industries. This demand can be met through commercial development, which is possible via the City's Commercial FLU classifications.

There is no question that agriculture is an important industry to the City of Alachua, Alachua County, the State of Florida, and the United States. It is a stated objective for the City, in Comprehensive Plan Economic Element Objective 1.4., to maintain the community's agricultural character. Much of the City's agricultural land, including the project site and surrounding area owned by Tomoka Hills Farms, LLC, is not being utilized for agricultural purposes. These areas instead sit unutilized.

The change from Agriculture to Community Commercial proposed by this SsCPA will increase the amount of land open to commercial development in the City, allowing the City to proactively meet consumer needs through the provision of developable land, and will not challenge the City's existing agricultural character.

REFERENCES

City of Alachua. (2020, July). City of Alachua Comprehensive Plan Evaluation and Appraisal.

City of Alachua. (2021). City of Alachua Strategic Plan 2021.

United States Census Bureau. (2021). *US Census Quickfacts - Alachua County, FL; Alachua City, FL; United States*. Retrieved from US Census Bureau: https://www.census.gov/quickfacts/fact/table/alachuacountyflorida,alachuacityflorida,US/PST045219

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. **Map Set**

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

City of High Springs

City of Alachua

City of High Springs

Alachua County

235A COUNTY

441

75

Project Site

City of Alachua

Alachua County

Legend

- Project Site
- City of Alachua
- City of High Springs

NORTH

0 1,200 2,400 3,600 4,800 Feet

CHW Professional Consultants

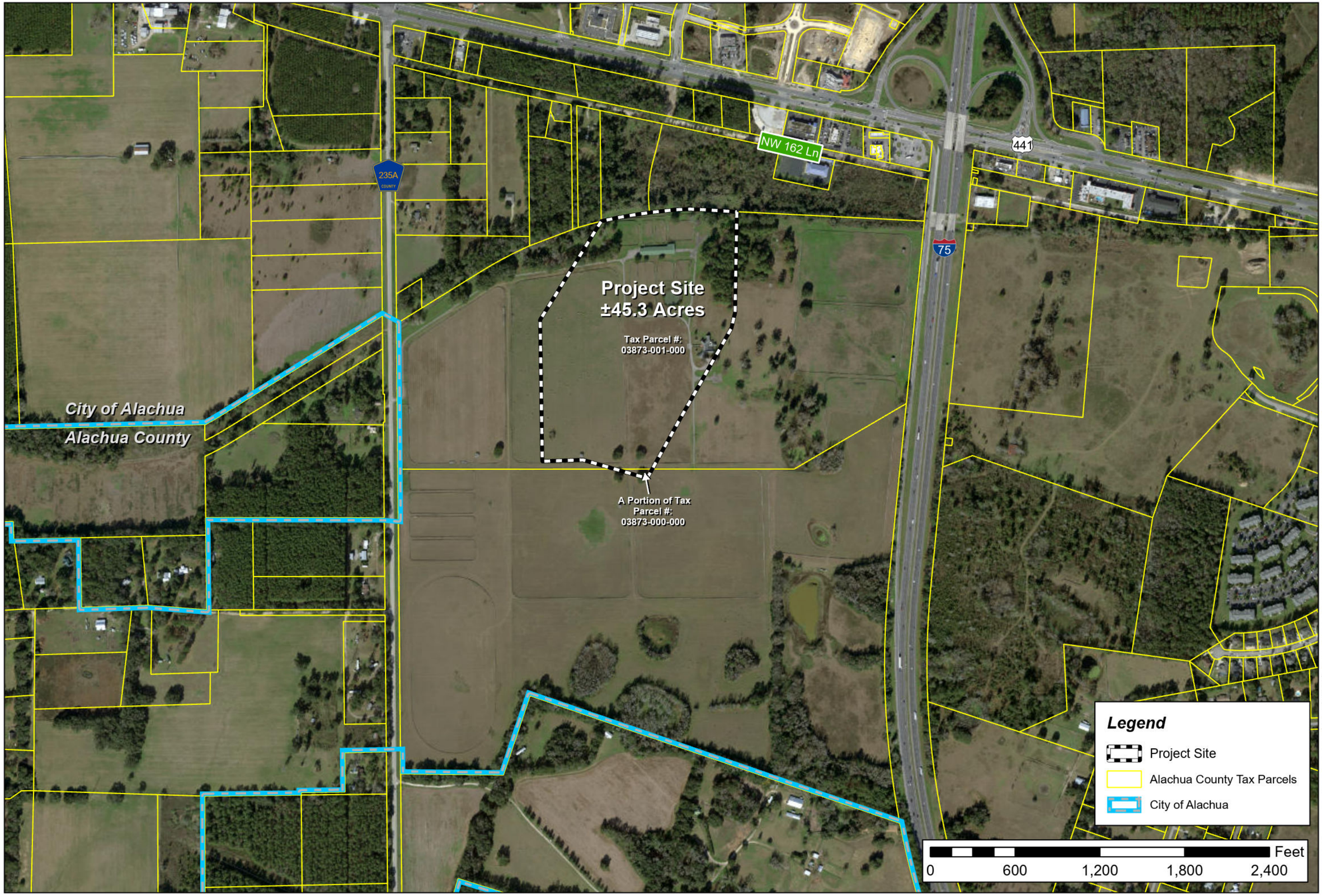
Projection: NAD_1983_StatePlane_Florida_North_FIPS_0902_Feet
Projection_Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude Of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983

Prepared by: Employee ###
Date: 4/18/2022

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873
City of Alachua, Florida



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Standard Parallel 1: 30.750000
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GCS_North_American_1983

Prepared by: Employee ###
Date: 4/28/2022

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

CHW Professional Consultants

ILLUSTRATION 2A:
FLU MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

Commercial
Conservation
Commercial
Moderate Density Residential
Commercial
NW 162 Ln
441
235A
Agriculture
Moderate Density Residential
75
Project Site ±45.3 Acres
Agriculture
Commercial
City of Alachua
Alachua County
Rural/ Agriculture
Agriculture
Rural/ Agriculture

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Future Land Use

- Agriculture
- Conservation
- Communtiy Commercial
- Commercial
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Public
- Recreation

Alachua County Future Land Use

- Rural/Agriculture

0 600 1,200 1,800 2,400 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Datum: North_American_1983
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Linear Unit: Foot_US (0.304801)
GCS_North_American_1983

Prepared by: Employee ###
Date: 4/28/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 2B:
PROP FLU MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

Commercial
Conservation
Commercial
Moderate Density Residential
Commercial
NW 162 Ln
441
235A
Agriculture
Moderate Density Residential
75
Project Site ±45.3 Acres
Community Commercial
Commercial
City of Alachua
Alachua County
Rural/ Agriculture
Agriculture
Agriculture
Rural/ Agriculture

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Future Land Use

- Agriculture
- Community Commercial
- Commercial
- Conservation
- High Density Residential
- Medium Density Residential
- Moderate Density Residential
- Public
- Recreation

Alachua County Future Land Use

- Rural/Agriculture

Feet
0 600 1,200 1,800 2,400

NORTH

Prepared by: Employee ###
Date: 6/16/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 3A:
ZON MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

CI
RMF-8
A
PD-R
235A
RSF-1
CI
NW 162 Ln
441
CSV
75
Project Site
±45.3 Acres
A
CI
GF
City of Alachua
Alachua County
A (County)
A
A (County)

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Zoning

- (CSV) Conservation
- (A) Agriculture
- (CC) Community Commercial
- (CI) Commercial Intensive
- (GF) Government Facilities
- (PD-R) Planned Development - Residential
- (RMF-8) Residntial Multiple Family-8
- (RMF-15) Residential Multiple Family-15
- (RSF-1) Residential Single Family-1
- (RSF-3) Residential Single Family-3

Alachua County Zoning

- (A) Agricultural

Feet
0 600 1,200 1,800 2,400

NORTH

Prepared by: Employee ###
Date: 4/28/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 3B:
PROP ZON MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

CI
RMF-8
A
PD-R
235A
RSF-1
CI
NW 162 Ln
441
CSV
75
Project Site
±45.3 Acres
CC
CI
GF
City of Alachua
Alachua County
A (County)
A
A
A (County)

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Zoning

- (A) Agriculture
- (CC) Community Commercial
- (CI) Commercial Intensive
- (CSV) Conservation
- (GF) Government Facilities
- (PD-R) Planned Development - Residential
- (RMF-15) Residential Multiple Family-15
- (RMF-8) Residential Multiple Family-8
- (RSF-1) Residential Single Family-1
- (RSF-3) Residential Single Faimly-3

Alachua County Future Land Use

- Rural/Agriculture

Feet
0 600 1,200 1,800 2,400

NORTH

Prepared by: Employee ###
Date: 6/2/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 4:
ENV MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873
City of Alachua, Florida

Project Site
±45.3 Acres
Flood Zone: X

Flood Zone: A

NW 162 Ln

441

75

235A
COUNTY

Legend

- Project Site
- Alachua County Tax Parcels
- 10-foot Contours
- 1-foot Contours
- 2006 FEMA 100 Year Floodplain

National Wetlands Inventory

- Permanently Flooded
- Semipermanently Flooded
- Intermittently Exposed
- Seasonally Flooded
- Temporarily Flooded
- Saturated

Feet
0 600 1,200 1,800 2,400

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude Of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983

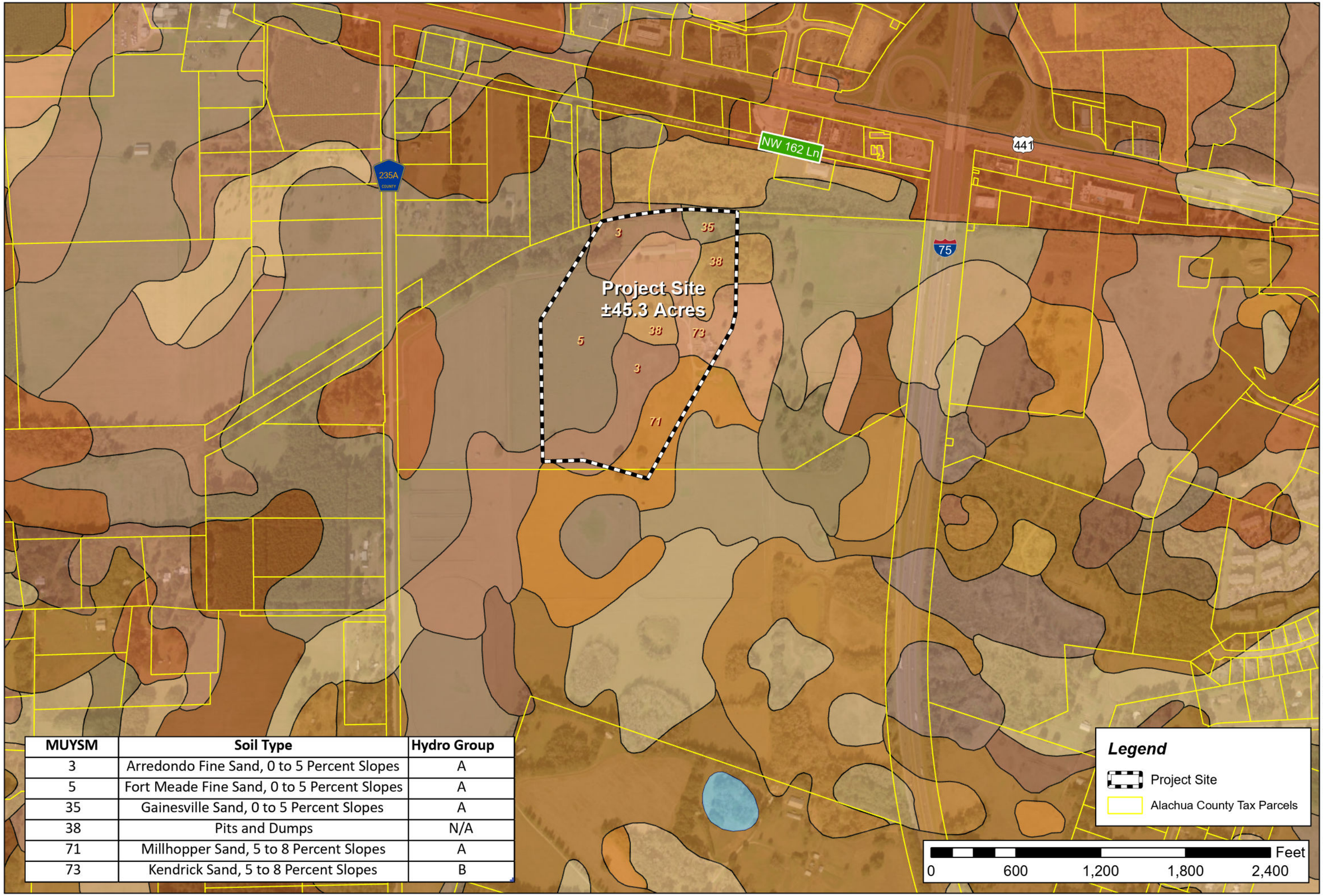
Prepared by: Employee ###
Date: 4/28/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873
City of Alachua, Florida



MUYSM	Soil Type	Hydro Group
3	Arredondo Fine Sand, 0 to 5 Percent Slopes	A
5	Fort Meade Fine Sand, 0 to 5 Percent Slopes	A
35	Gainesville Sand, 0 to 5 Percent Slopes	A
38	Pits and Dumps	N/A
71	Millhopper Sand, 5 to 8 Percent Slopes	A
73	Kendrick Sand, 5 to 8 Percent Slopes	B

Legend

- Project Site
- Alachua County Tax Parcels

0 600 1,200 1,800 2,400 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0902_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude Of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983
Prepared by: Employee ###
Date: 4/28/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency

Legend

- CR 2054: From SR 235 to US 441
- CR 2054: From SR 235 to WCL
- CR 235: from NW 143rd Place to SCL
- CR 235A: From US 441 to CR 235
- CR 235A: From US 441 to NCL
- CR 241: from CR 235 to SCL
- I-75: From NCL to US 441
- I-75: From US 441 to SCL
- SR 235: From NW 140th Street to ECL
- SR 235: from NW 143rd Place to US 441
- SR 235: from NW SR 235 to NCL
- SR 235: from US 441 to NW 140th Street
- US 441: from CR 235A to NW 188th Street
- US 441: from CR 25A East Intersection to SR 235
- US 441: from I-75 to CR 235A
- US 441: from MPO Boundary to CR 25A
- US 441: from SR 235 To I-75

Project Site

2640'

City of Alachua

CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.

NORTH

4,500 2,250 0 4,500 9,000 13,500 Feet

Professional Consultants

Prepared by: Employee ###
Date: 4/8/2022

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.0821-0025.aprx

Challengers take Florida's abortion ban to court, saying it violates privacy right

John Kennedy
Capital Bureau | USA TODAY NETWORK – FLORIDA

TALLAHASSEE — Only days before Florida is poised to ban most abortions after 15 weeks of pregnancy, a Leon County judge was asked this week to block the new law as a violation of the state constitutional right to privacy.

Circuit Judge John Cooper has indicated he expects to rule in the case before Friday, when the new restriction is set to take effect. Planned Parenthood affiliates in Florida and allied organizations sued this month to block the law.

"Abortion is a very common procedure," Dr. Shelly Tien of Jacksonville said, in testimony Monday before Cooper. "It's a very safe procedure."

Tien, among the plaintiffs in the case, is a maternal-fetal medicine specialist who performs abortions with Planned Parenthood of South, East and North Florida. She also travels around the country to provide abortions in regions with limited access.

In mostly party-line votes, Florida's Republican-controlled House and Senate approved overhauling the state's abortion law earlier this year. The legislation, HB 5, was signed by Gov. Ron DeSantis in April.

Florida's law has allowed abortions for up to 24 weeks of pregnancy for most of the decades since the U.S. Supreme Court's Roe v. Wade decision legalizing the procedure in 1973.

The U.S. Supreme Court last Friday overturned Roe v. Wade, stripping away federal constitutional protections for abortion and potentially leading to abortion bans in half the states. In their 6-3 ruling, justices also upheld Mississippi's 15-week abortion limit, which is identical to the Florida law about to take effect.

But Florida's constitutional right to privacy, approved overwhelmingly by voters in 1980, adds certain safeguards that Planned Parenthood and others argue should halt the new 15-week ban.

Attorneys for the state, however, questioned Tien who acknowledged that data showed that 96.4% of abortions in Florida in 2019 occurred before the thirteenth week of pregnancy. When Tien was asked to acknowledge that few women seeking abortions would be affected by the new law, Cooper interrupted, also citing the 2019 statistics.

"Sixteen hundred (women) would be" barred from abortions under the 15-week standard, Cooper said. "And all those who have become pregnant by rape would be affected by HB 5."

The state Supreme Court in 1989 relied on the state's privacy right in striking down a parental consent law for minors seeking abortion, and the constitutional standard was cited by courts blocking other abortion restrictions in subsequent years.

But the current, seven-member state Supreme Court, comprised of three DeSantis appointees and all appointed by Republican governors, is viewed as conservative and potentially poised to reinterpret the privacy right, which states "every natural person has the right to be let alone and free from governmental intrusion."

DeSantis and Republican leaders in the Legislature haven't spoken about what could happen next in Florida, now that federal justices have given states authority to enact event stricter abortion laws or outright bans.

DeSantis in his comments following the Supreme Court ruling said his focus is on defending the state's new restriction "against state court challenges," hinting he is not eager to call lawmakers back into special session to enact tougher limits.

A Florida Atlantic University poll in May found that 67% of Floridians think abortion should be legal in all or most cases. For now, DeSantis and most Florida lawmakers up for election this year appear inclined to gauge how reaction to the Supreme Court ruling plays across the nation and state.

Elections

Continued from Page 3A

Boatner also comes to the office with an impressive resume, Barton added.

The political science major is just 10 credits shy of earning his degree, the least anyone has needed for anyone who held the position prior. He also played a role in helping draw new district lines locally, assisting UF professors Dan Smith and Michael McDonald.

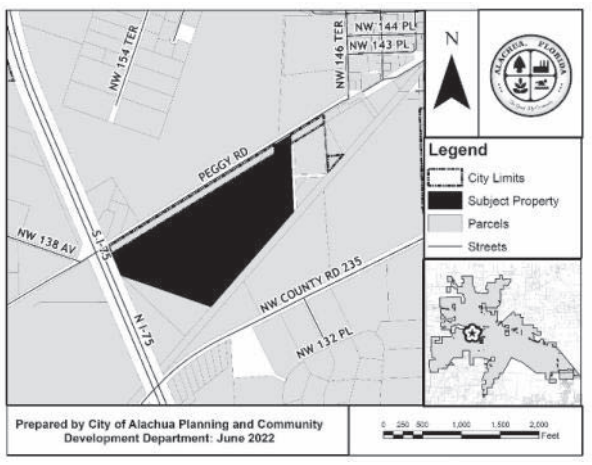
Candidates often rely on UF students to help with campaigns during election years, though many understand the job is only temporary. Those campaign workers then develop experience and skills to move on to careers in politics. Campaign expenses show that Arreola's campaign last paid $750 to Boatner for his help on April 12.

Arreola praised Boatner for his work and congratulated him on his new role, adding that Boatner was immediately removed as treasurer and severed all campaign accounts and activity once he received the job offer.

"I hired him for a reason," Arreola said. "I encourage anybody who wants to know more about elections and politics to work for campaigns. It really is an educational experience."

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±51.7 acre subject property from Agriculture and Rural/ Agriculture (Alachua County) to Moderate Density Residential; located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing FLUM: Agriculture and Rural/ Agriculture (Alachua County); Proposed FLUM: Moderate Density Residential; Existing Zoning: Agricultural (A) and Agricultural (A)(Alachua County).

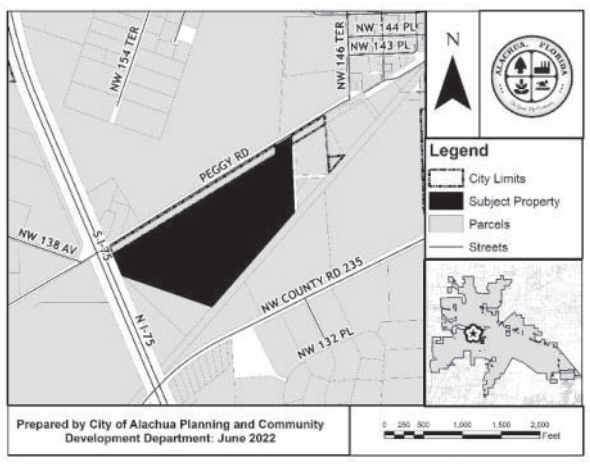


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

GF-30946574

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±51.7 acre subject property from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R); located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing Zoning: Agricultural; (A) and Agricultural (A)(Alachua County); Proposed Zoning: Planned Development – Residential (PD-R); Existing FLUM: Agriculture and Rural/Agriculture (Alachua County).



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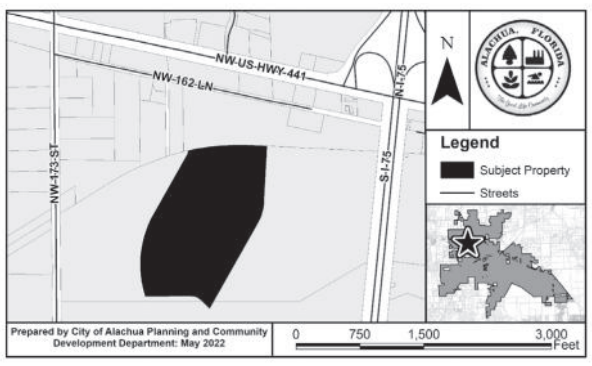
GF-30946532

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC) on a parcel of land generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A); consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial; Existing Zoning: Agricultural (A).



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

GF-30946323

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

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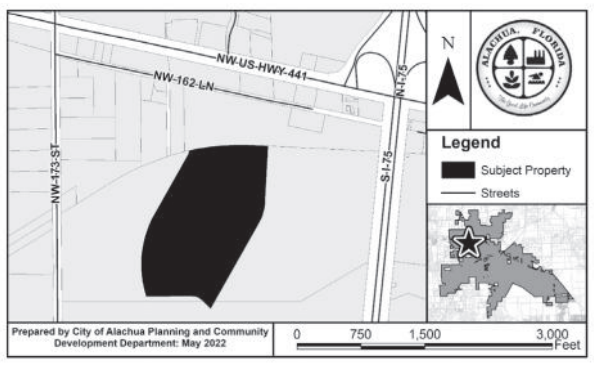

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GF-30946402

-- Sponsored by the City of Alachua at Legacy Park, 15400 Peggy Road, Alachua. Times are 4 – 10 p.m. with a free fireworks display from 9:30 – 10 p.m. Dubbed "The Largest Small Town Fireworks Display in America," this annual event draws thousands of people to Alachua and has great economic impact on area businesses. There will be plenty of activities for the kids at Kids Corner from 4 -7 p.m. Live music will kick off at 6 p.m. Free entry, free parking! Without a doubt, this event has something for everyone and, of course, the best free fireworks show around. For questions call 386-418-0449.

- **July 4: Red, White & Boom Fireworks** – Presented by the City of Archer. The location is Archer Road, 1.5 miles west of the Ron and Norita Davis Center at Santa Fe College. This event will begin at 2 p.m. Expect Watermelon and Pie Eating Contests, Arts and Crafts and Food Vendors, a Kids Zone and Live Music. This event is happening Rain or Shine.
- **July 19: 2022 CRA Social Soiree** - Florida House Representative Chuck Brannan will be the guest speaker at another soiree at 6:30 p.m. upstairs at the Opera House, 18587 High Springs Main Street. In addition, CRA Coordinator David Sutton and High Springs Assistant City Manager Bruce Millingham will be on hand to share information about improvements to downtown High Springs. Light refreshments will be served.
- **July 28-Aug. 7: Peter Pan** at the High Springs Playhouse, 23416 W. U.S. Highway 27, High Springs. This Summer Youth Production is the first play of the 2021 2022 Season. Friday and Saturday shows begin at 8 p.m., Sunday shows begin at 2 p.m. Tickets: Regular $16, Student $11, Senior

City of ALACHUA

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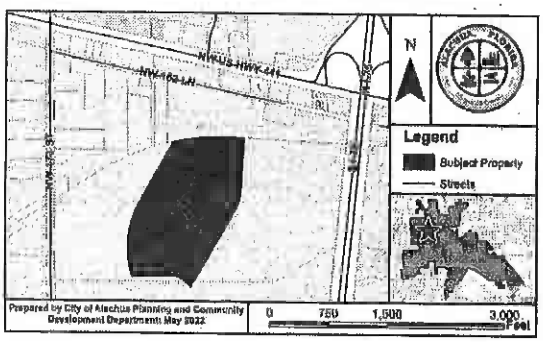

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(Published: Alachua County Today - June 30, 2022)

City of ALACHUA

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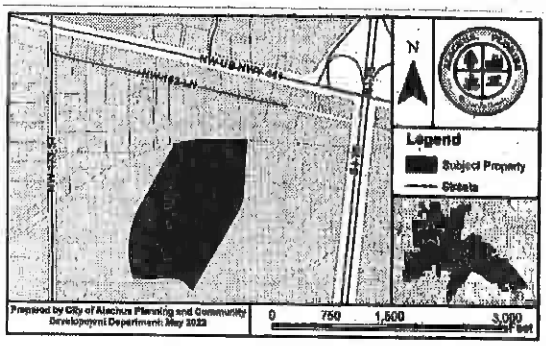

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(Published: Alachua County Today - June 30, 2022)

Heartland Places of Worshin

AFFIDAVIT FOR POSTED LAND USE SIGN

I _____, POSTED THE LAND USE
(name)

SIGN ON 23 Jun 2022 FOR THE Tomoka Hills NonRes SSCPA & RZ - PZB & CCOM1
(date) (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)

Four (4)
(number of signs)

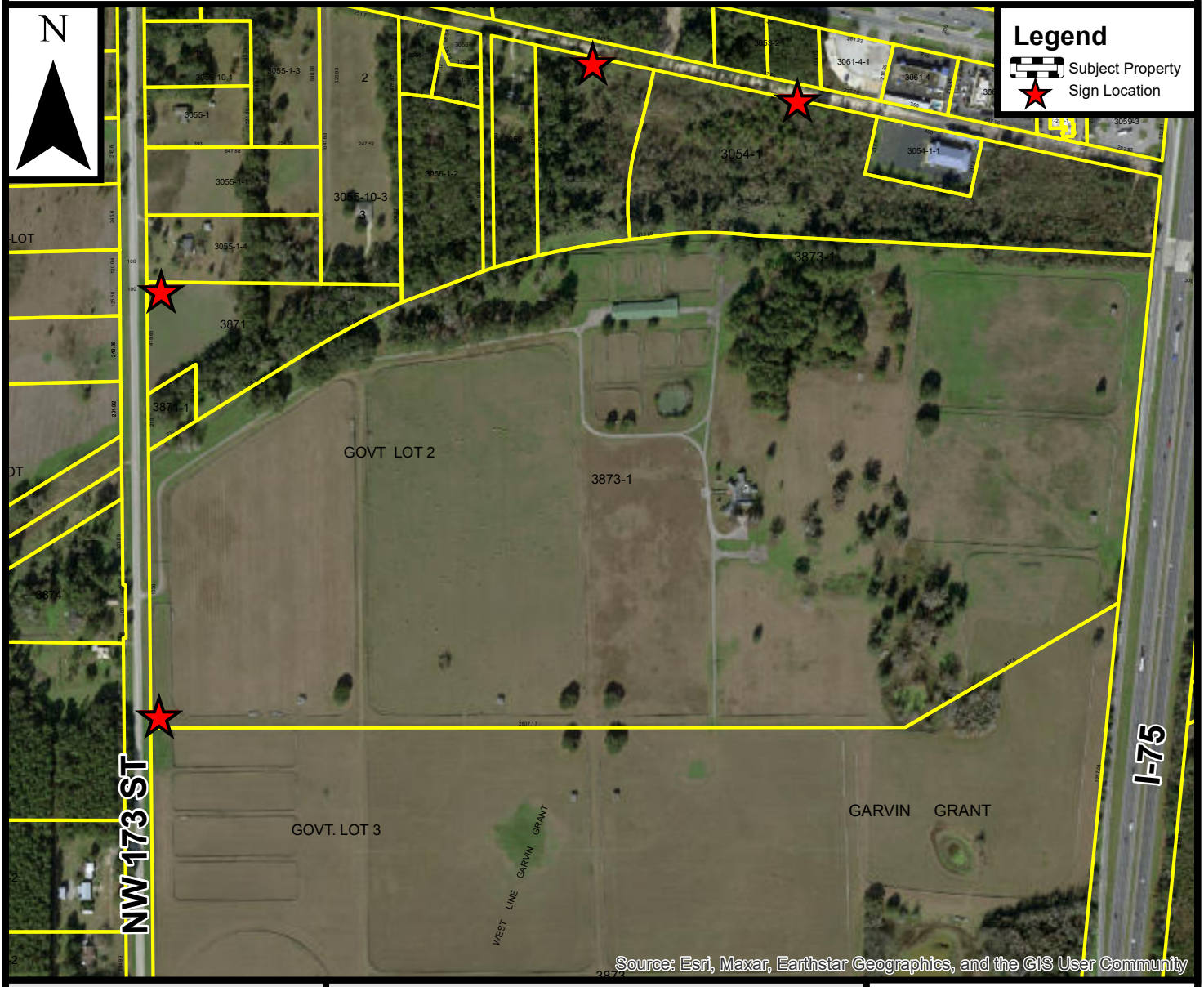
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Tomoka Hills Non-Residential SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

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.

0 200 400 800 Feet

City of
ALACHUA
the good life community

Mailed 6/27/22
KC

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

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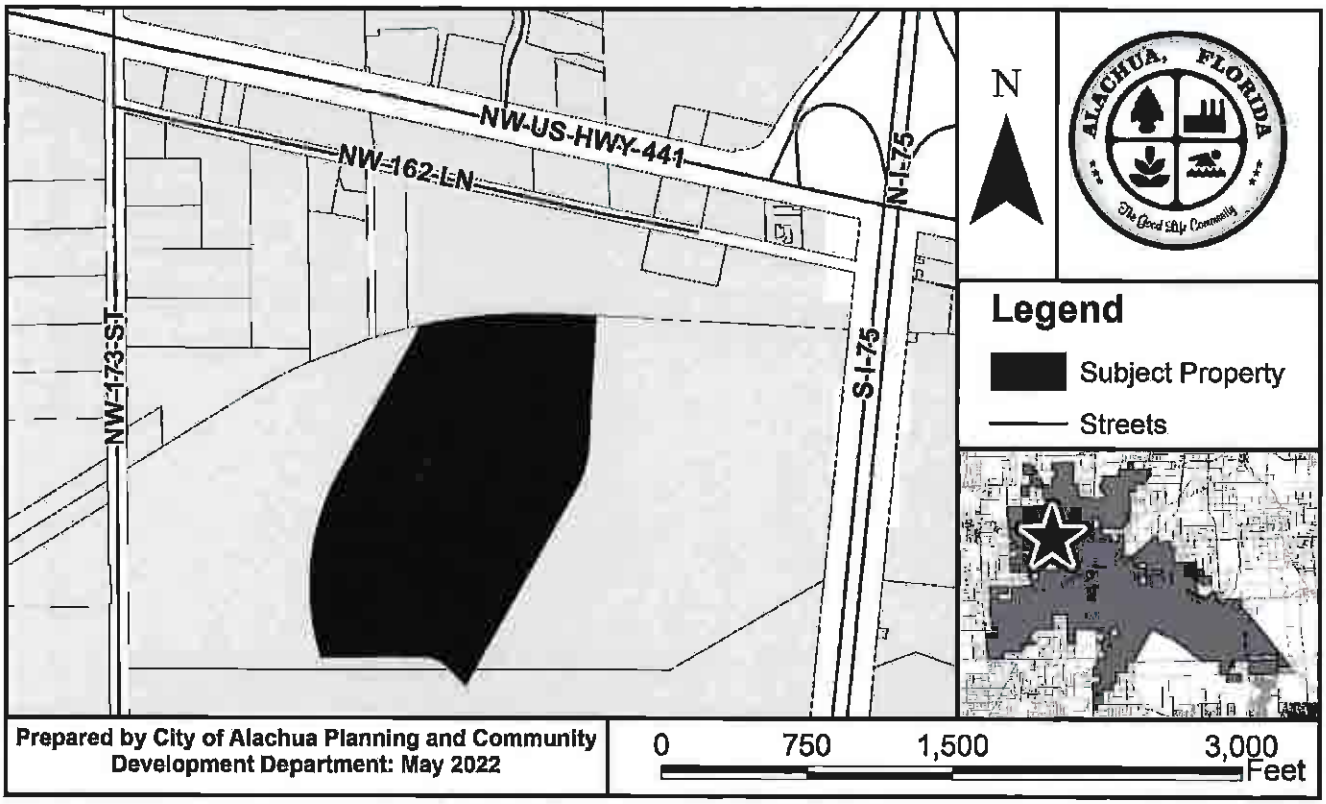

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03055-001-004
ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

03055-010-003
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXOI
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

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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

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dena Courtney
P.O. Box 1215
High Springs FL 32655

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City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 7/12/2022
SUBJECT: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – Tomoka Hills Non-Residential: A request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Rezoning to amend the Official Zoning Atlas from Agricultural (A) to Community Commercial (CC) on a ±45.3 acre subject property; Consisting of Portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to the City Commission with a recommendation to approve 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 for a Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.

Summary

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., for the consideration of an amendment to the Official Zoning Atlas to amend the zoning on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC).

The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Community Commercial.

The subject property is generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A). The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

> 3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;
(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and
(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Community Commercial (CC) zone district is established and described in Section 3.5.2(C) of the City's LDRs:

3.5.2(C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Draft Ordinance
- Application & Supporting Materials
- Public Notice Materials for the 7/12/22 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: July 12, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC)
APPLICANT/AGENT:	Craig Brashier, AICP, Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	Tomoka Hills Farms, Inc.
LOCATION:	Generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A)
PARCEL ID NUMBER:	Portions of 03873-000-000 and 03873-001-000
ACREAGE:	±45.3 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to the City Commission with a recommendation to approve.
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 for a Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

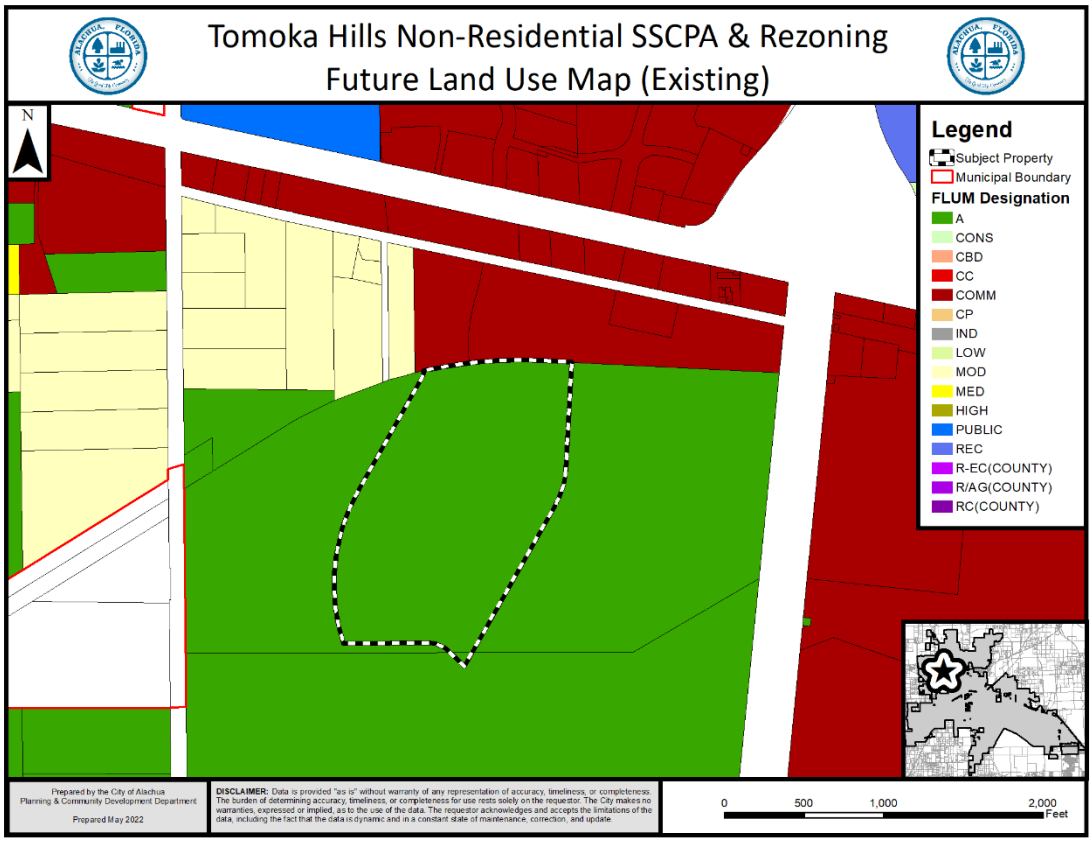
SUMMARY

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., for the consideration of an amendment to the Official Zoning Atlas to amend the zoning on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC).

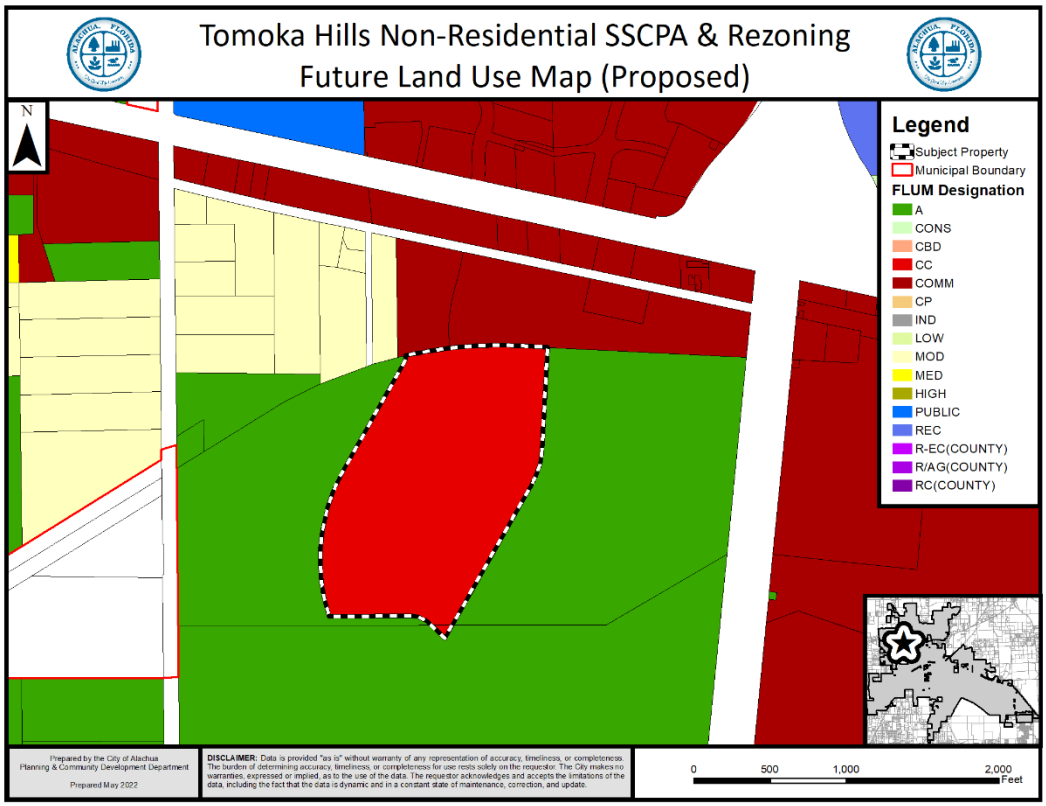
The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Community Commercial.

The subject property is generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A). The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

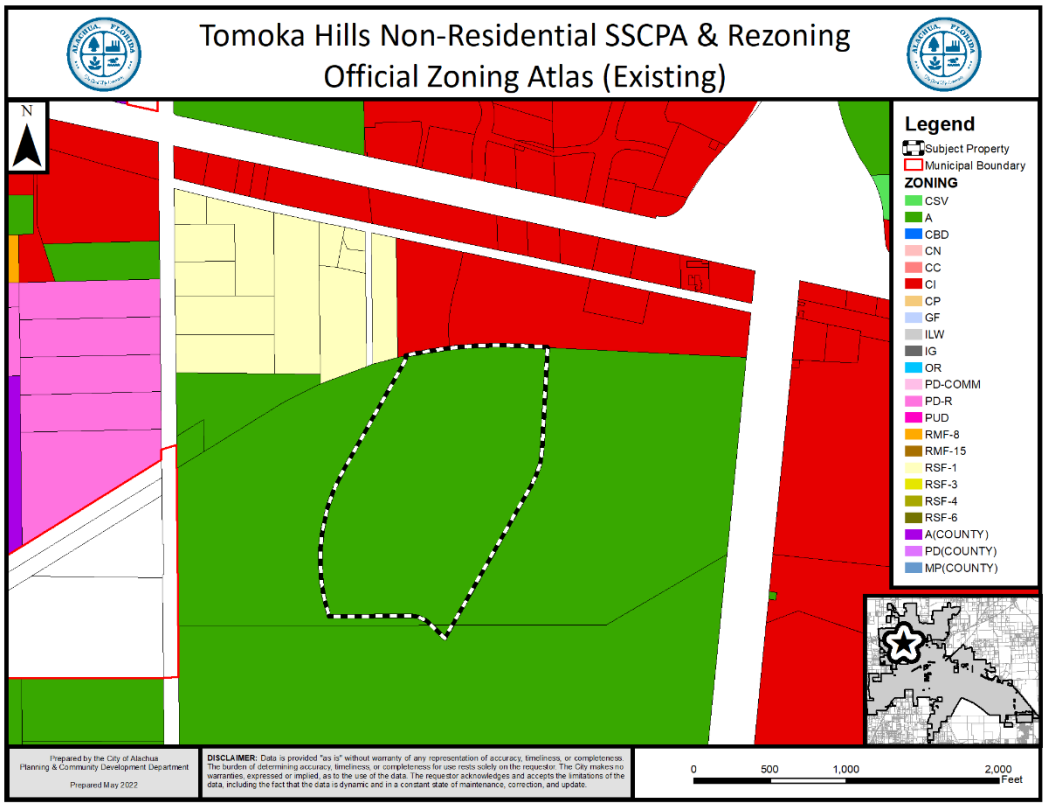
Map 1. Existing Future Land Use Map with Subject Property



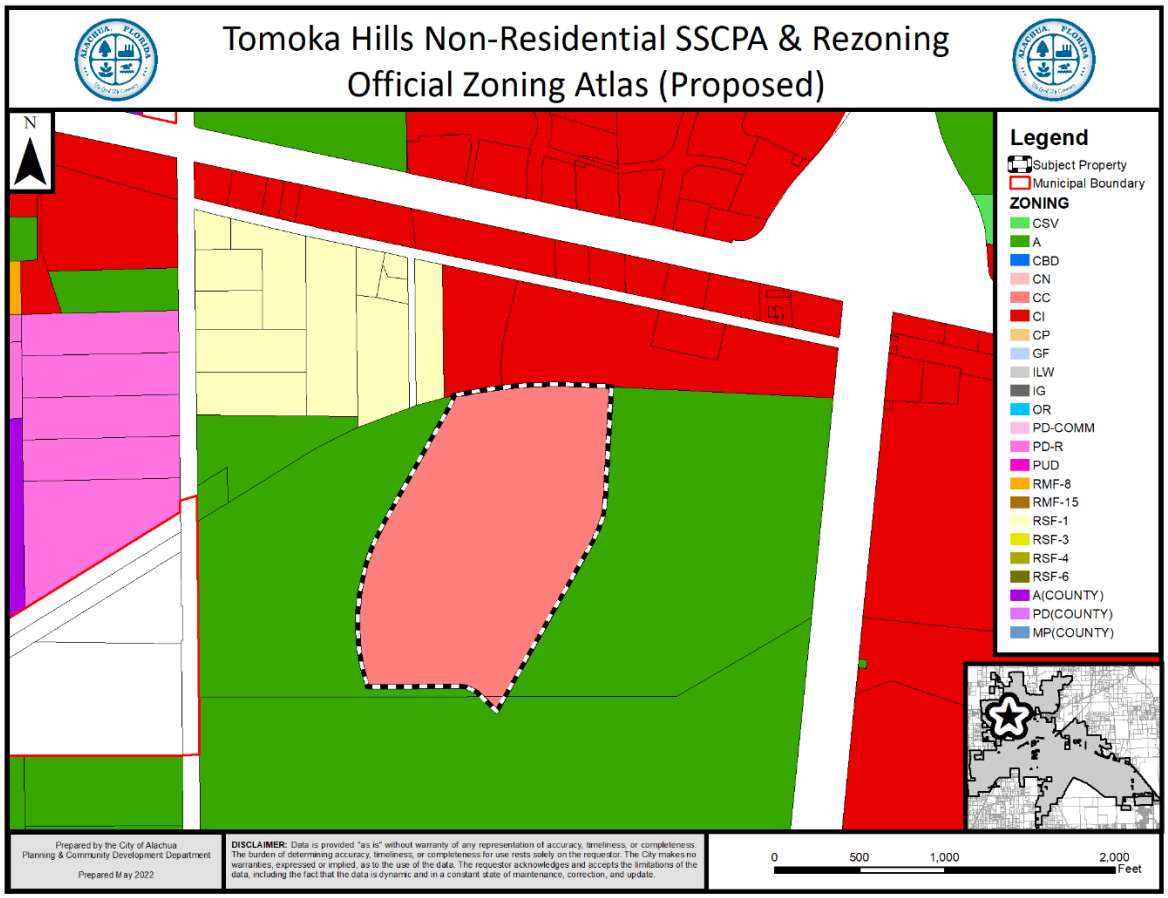
Map 2. Proposed Future Land Use Map with Subject Property



Map 3. Existing Official Zoning Atlas with Subject Property



Map 4. Proposed Official Zoning Atlas with Subject Property



The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Community Commercial (CC) zone district is established and described in Section 3.5.2(C) of the City's LDRs:

3.5.2(C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

Table 1. Comparison of Existing / Proposed Zoning Districts

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agricultural (A)	Community Commercial (CC)
Max. Gross Density:	1 dwelling/ 5 acres 9 dwelling units	N/A
Max. Floor Area:	N/A	0.50 Floor Area Ratio (FAR) 986,634 square feet
Typical Uses:	Agriculture; Animal Husbandry; Agricultural Support and Services; Animal Sales and Care; single family Residential Units	Community Services; Day Cares; Educational Facilities; Health Care Facilities; Institutions; Animal Sales, Services, & Care; Eating Establishments; Offices; Indoor Recreation; Retail Sales & Services; Visitor Accommodations
Net Increase/ Decrease:	***Decrease of 9 dwellings*** ***Increase of 986,634 square feet non-residential uses***	

EXISTING USES

The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

SURROUNDING USES

The existing uses, FLUM Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Map 5. Vicinity Map

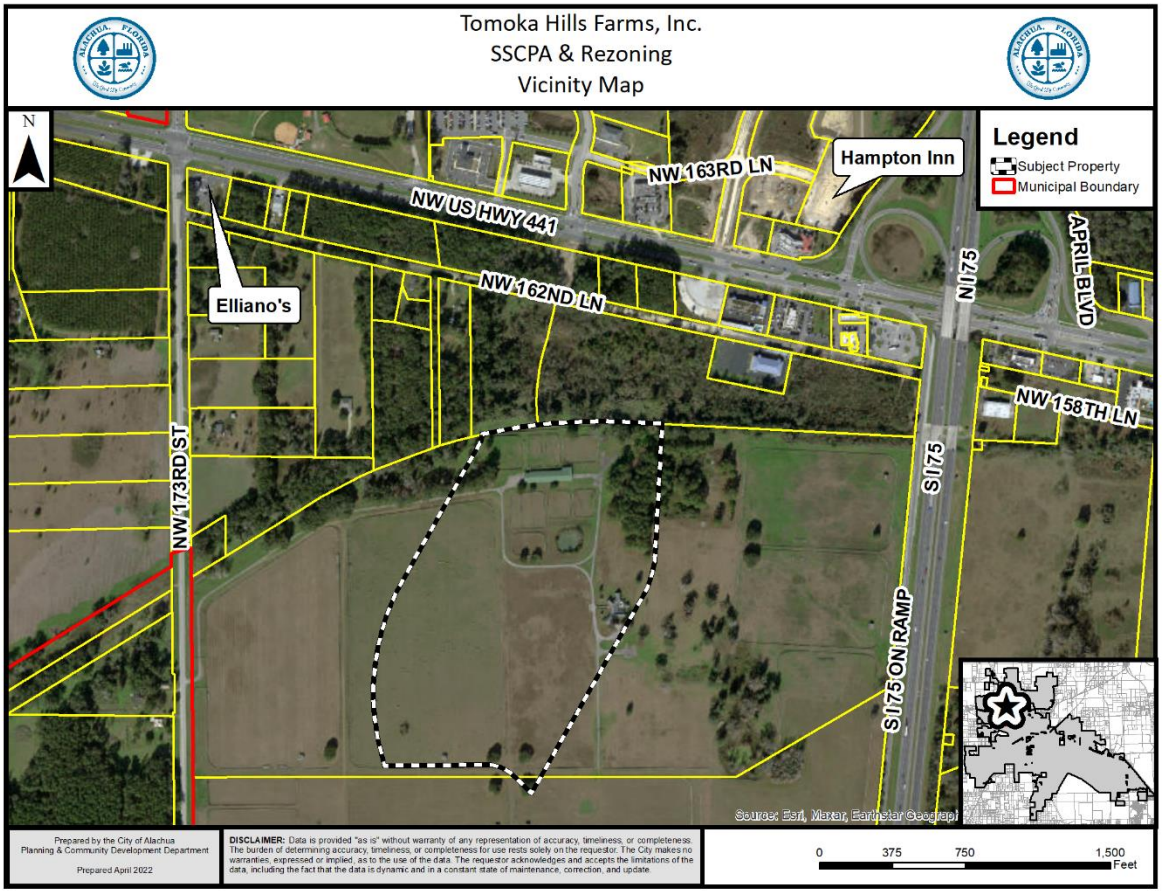


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Commercial	Commercial Intensive (CI)
South	Vacant Lands	Agriculture	Agricultural (A)
East	Vacant Lands	Agriculture	Agricultural (A)
West	Vacant Lands	Agriculture	Agricultural (A)

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 and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held on April 20, 2022 at 6:00 p.m. at the offices of Causseaux, Hewett, & Walpole, located at 11801 Research Drive, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning of the of the ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC).

Table 3 shows the proposed FLUM Designation and the proposed corresponding zoning designation. The proposed zoning designation is consistent with the proposed FLUM Designation for the property subject to this application.

Table 3. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent?
Portions of 03873-000-000 and 03873-001-000	±45.3	Community Commercial	Community Commercial	☑

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

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

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

Objective 1.3: *Commercial*

The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.a: *Community Commercial*:

The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
12. Traditional Neighborhood Planned Developments.

Evaluation & Findings: The proposed amendment would amend the zoning of the subject property to Community Commercial (CC). A companion application proposes to amend the FLUM Designation of the subject property to the Community Commercial land use category. The proposed zoning is consistent with the land use category proposed by the companion application.

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

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

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

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

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

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

***Evaluation & Findings*:** A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area will be necessary prior to development within the area in order to further evaluate any potential limitations for future development within the area. In addition, desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

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

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full

build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater system, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.

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 subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

Transportation Element

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

Evaluation and Findings: An analysis of the impacts to transportation facilities is provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

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 subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation and Findings: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards 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 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 subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

Conservation and Open Space Element

Objective 1.2: *Native Communities and Ecosystems*

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

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.

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Evaluation and Findings: The subject property primarily consists of open pasture and has been historically used as a horse farm. There are no known significant natural features which would support habitat for any listed species. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

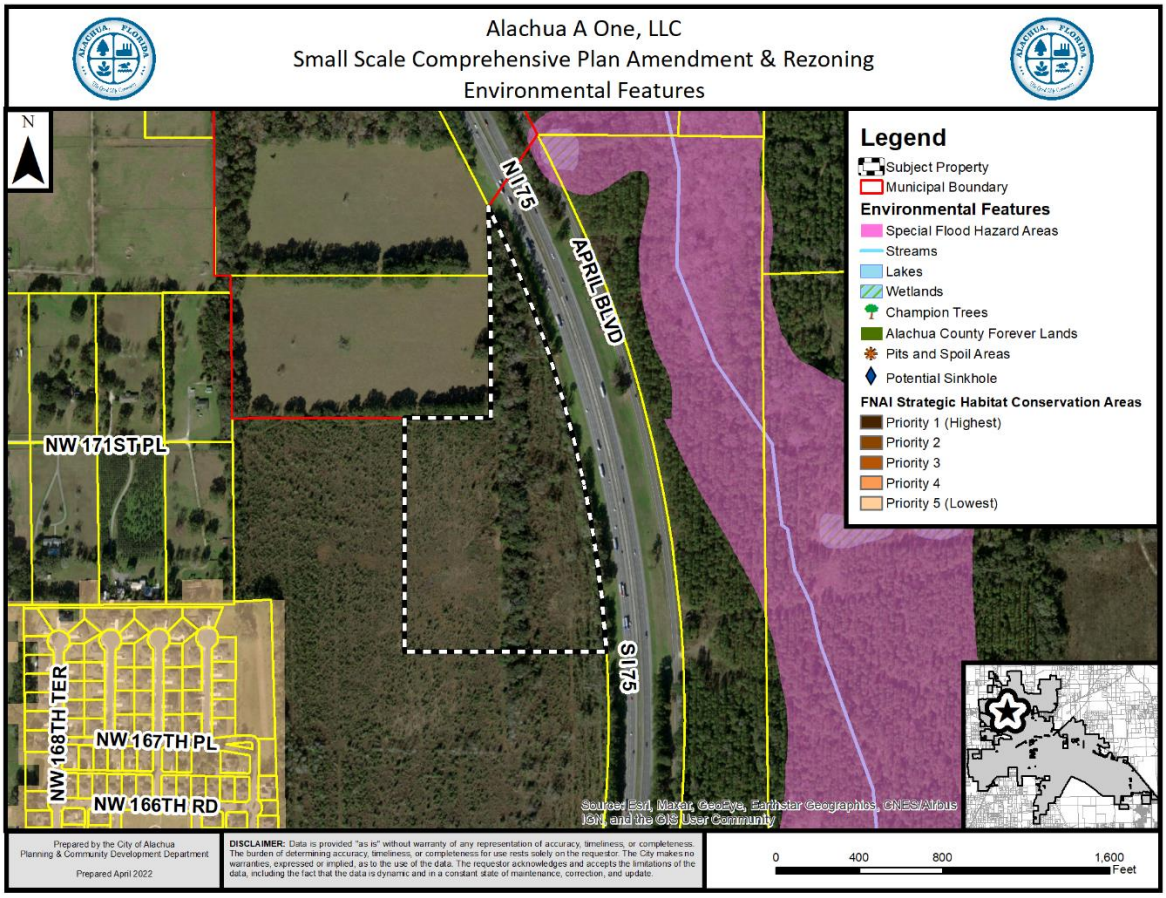
ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands identified on the subject property.

Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Map 6. Environmental Features



Creeks and Streams

There are no known creeks or streams located on the subject property.

Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

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. Future development of the subject property is not expected to result in any adverse impacts 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. 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

Each soil type found on the subject property is identified below. 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 five (5) soil types found on the subject property:

Arredondo Fine Sand (0-5% slopes)
Hydrologic Group: A

This soil is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Kendrick Sand (5% – 8% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

Millhopper Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: A

This soil type is moderately 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.

Pits & Dumps
Hydrologic Soil Group: N/A

This map unit consists of pits from which limestone has been removed during surface mining operations and dumps where the excavated overburden material has been piled adjacent to the pits. Pits vary in size and are generally about 30 to 70 feet in depth. Dumps mostly consist of large areas of heterogeneous soil material that has been excavated from the surface of the limestone and piled adjacent to the pits. Included within this map unit are some pits in which the soil has been excavated for use in road construction and for fill material on sites and buildings. These pits, locally known as borrow pits, are typically about four (4) to 20 acres in sized and about five (5) to 10 feet in depth. Small piles of limestone that has been excavated and stored on the floor of some of the pits for future use are also included. Under present conditions they are not suited for urban uses.

Evaluation: A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified as 'pits and dumps'. With the exception of these areas, the on-site soil types consist of those which pose only slight limitations for development. Future development will need to consider any limitations presented by soils present on-site, and geotechnical exploration will be necessary prior to development of the subject property.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM") Series, dated June 16, 2006, indicates that the subject property is in Flood Zones X (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain). Therefore, 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. Best available data indicates there are no known geologic features on the subject property.

Evaluation: Desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around 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 Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Rezoning Standards

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

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

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan is provided within this report.

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

Evaluation and Findings: An analysis of the application's compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City's Code of Ordinances.

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

Evaluation and Findings: The subject property is located proximate to the US Highway 441 / Interstate 75 interchange and near areas within the City that are established commercial and residential uses. The subject property is contiguous to commercial lands to the north. The applicant contends that the development of the subject property would allow commercial development to occur proximate to a range of existing commercial and residential development.

(d) *Pre-Mature Development* – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation and Findings: The subject property is located proximate to the US Highway 441/Interstate 75 interchange, near existing residential and commercial uses. Lands contiguous to the subject property are zoned for commercial uses. The applicant contends that the subject property is proximate to urbanized development with nonresidential uses; is proximate to a major highway interchange; a public high school; tools, a shopping center with a grocer; and several quick service restaurants. The applicant contends that this application represents an extension of commercial land use, which abuts the subject property to the north.

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

Evaluation and Findings: The property is proximate to existing residential and commercial uses along the US 441 corridor and near the Interstate 75/US 441 interchange. The subject property is located within an urbanizing area of the City, proximate to existing residential and nonresidential uses.

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

Evaluation and Findings: The subject property is located proximate to the US Highway 441/Interstate 75 interchange, near existing residential and commercial uses. Lands contiguous to the subject property are zoned for commercial uses. The proposed amendment would rezone the property to Community Commercial (CC). The commercial lands to the north of the subject property are presently zoned Commercial Intensive (CI). Generally, the Community Commercial (CC) zoning category does not permit commercial uses which could potentially result in a greater effect upon nearby and adjacent properties, such as auto-oriented uses.

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

Evaluation and Findings: The lands located to the north are zoned for commercial uses. The proposed amendment would rezone the property to Community Commercial (CC). The commercial lands to the north of the subject property are presently zoned Commercial Intensive (CI). Generally, the Community Commercial (CC) zoning category does not permit commercial uses which could potentially result in a greater effect upon nearby and adjacent properties, such as auto-oriented uses.

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

Evaluation and Findings: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." Staff finds that the proposed amendment does not constitute urban sprawl.

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

Evaluation and Findings: The lands located to the north are zoned for commercial uses. The proposed amendment would rezone the property to Community Commercial (CC). The commercial lands to the north of the subject property are presently zoned Commercial Intensive (CI). Generally, the Community Commercial (CC) zoning category does not permit commercial uses which could potentially result in a greater effect upon nearby and adjacent properties, such as auto-oriented uses.

(j) *Public Facilities* – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the

private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property is located within the City of Alachua's utility service area. Future development would be served by the City's potable water and wastewater systems. Potable water and sanitary sewer utilities are located within the US 441 right-of-way.

Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any monitored public facilities. Further evaluation of facility capacity will be required at the time of any future development proposal, and capacity must be available to serve such development at that time.

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

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix.

	Existing Zoning District	Proposed Zoning District
Zoning District:	Agricultural (A)	Community Commercial (CC)
Max. Gross Density:	1 dwelling / 5 acres	N/A
Floor Area Ratio:	N/A	0.50 FAR
Maximum Density*:	9 dwellings	N/A
Maximum Intensity:	0 square feet	986,634 square feet

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

The proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of

the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any other monitored public facilities. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal.

Table 4. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (32)	Interstate 75 (From North City Limit to US 441)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (From US 441 to South City Limit)	6/D	Freeway	COMM	C
3 (4127)	US 441 (from MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	COMM	D
4 (106)	US 441 (from CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	COMM	D
6 (106)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR 235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from NW 143rd Place to US 441)	2/U	Major Collector	COMM	D
9 (109)	SR 235 (from US 441 to NW 140th Street)	2/U	Major Collector	COMM	D
13	CR 241 (from CR 25 to South City Limits)	2/U	Major Collector	COMM	D
14	CR 2054 (from SR 235 to West City Limits)	2/U	Major Collector	COMM	D
16	CR 235A (from US 441 to North City Limits)	2/U	Major Collector	COMM	D
17	CR 235A (from US 441 to CR 235)	2/U	Major Collector	COMM	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
3 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.

Table 5. Potential Trip Generation[1]

Land Use[2]	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Office Building[3] (ITE Code 710)	5,451 (2,725/2,726)	773 (680/93)	727 (124/603)
High-Turnover Sit Down Restaurant[3] (ITE Code 932)	4,321 (2,160/2,161)	378 (208/170)	357 (218/139)
Shopping Center[3] (ITE Code 820)	15,138 (7,569/7,569)	343 (213/130)	1,406 (675/731)
Total Potential Trip Generation	**24,820 (12,410/12,410)**	**1,486 (1,101/393)**	**2,480 (1,017/1,473)**

1 Source: ITE Trip Generation, 10th Edition.

2 Development Scenario: 60% of maximum development potential as "General Office Building", 36% of maximum development potential as "Shopping Center", and 4% of maximum development potential as "High-Turnover Site Down Restaurant".

3 Formulas: ITE Code 710: AADT – 9.74 trips per 1,000 square feet x 591,980 square feet (50% entering/50% exiting); AM Peak Hour – 1.16 trips per 1,000 square feet x 591,980 square feet (86% entering/14% exiting); PM Peak Hour – 1.15 trips per 1,000 square feet x 591,980 square feet (16% entering/84% exiting); ITE Code 932: AADT – 112.18 trips per 1,000 square feet x 39,465 square feet (50% entering/50% exiting); AM Peak Hour – 9.94 trips per 1,000 square feet x 39,465 square feet (55% entering/45% exiting); PM Peak Hour – 9.77 trips per 1,000 square feet x 39,465 square feet (62% entering/38% exiting); ITE Code 820: AADT – 37.75 trips per 1,000 square feet x 355,189 square feet (50% entering/50% exiting); AM Peak Hour – 0.94 trips per 1,000 square feet x 355,189 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 355,189 square feet (48% entering/52% exiting);

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Table 6a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1 (32): I-75 (From US 441 to North City Limits)[1]	Segment 2 (31): I-75 (From US 441 to South City Limits)[1]	Segment 3 (4127): US 441 (From MPO Boundary to CR 25A East Intersection)[1]	Segment 4 (106): US 441 (From CR 25A East Intersection to SR 235)[1]	Segment 5 (107): US 441 (From SR 235 to I-75)[1]	Segment 6 (4107): US 441 (From I-75 to CR 235A)[1]
Average Annual Daily Trips (AADT)						
Maximum Service Volume[2]	91,600	91,600	43,000	45,700	39,000	39,000
Existing Traffic[3]	29,500	55,956	20,000	18,230	22,581	27,914
Reserved Trips[4]	239	239	43	5,689	2,368	2,052
Available Capacity[4]	61,861	35,405	22,957	21,781	14,051	9,034
Maximum AADT Generated by Amendment[5]	6,205	6,205	2,482	3,723	6,205	24,820
Residual Capacity After Potential Development's Impacts[6]	**55,656**	**29,200**	**20,475**	**18,058**	**7846**	**-15,786**

Traffic System Category	Segment 7 (14): US 441 (From CR 235A to NW 188th St)[1]	Segment 8 (108): SR 235 (From NW 143rd Pl to US 441)[1]	Segment 9 (109): SR 235 (From US 441 to NW 140th St)[1]	Segment 13 CR 241 (From CR 235 to South City Limits)[1]	Segment 14: CR 2054 (From SR 235 to West City Limits)[1]	Segment 16: CR 235A (From US 441 to North City Limits)[1]	Segment 17: CR 235A (From US 441 to CR 235)[1]
Average Annual Daily Trips (AADT)							
Maximum Service Volume[2]	43,000	14,400	14,400	20,880	15,120	15,120	15,120
Existing Traffic[3]	22,250	9,400	7,255	6,025	4,161	1,402	5,302
Reserved Trips[4]	1,565	5	90	1,670	35	816	112
Available Capacity[4]	19,185	4,995	7,055	13,185	10,924	12,902	9,706
Maximum AADT Generated by Amendment[5]	2,482	2,482	1,241	1,241	745	1,241	2,482
Residual Capacity After Potential Development's Impacts[6]	**16,703**	**2,513**	**5,814**	**11,944**	**10,179**	**11,611**	**7,224**

1 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.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2022.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua June 2022 Development Monitoring Report.
5 Trip Distribution: Segment 1 - 25%; Segment 2- 25%; Segment 3 - 10%; Segment 4 - 15%; Segment 5 - 25%; Segment 6 - 100%; Segment 7 - 10%; Segment 8 - 10%; Segment 9 - 5%; Segment 13 - 5%; Segment 14 - 3%; Segment 16 - 5%; Segment 17 - 10%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 6b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	Segment 1 (32): I-75 (From US 441 to North City Limits)[1]	Segment 2 (31): I-75 (From US 441 to South City Limits)[1]	Segment 3 (4127): US 441 (From MPO Boundary to CR 25A East Intersection)[1]	Segment 4 (106): US 441 (From CR 25A East Intersection to SR 235)[1]	Segment 5 (107): US 441 (From SR 235 to I-75)[1]	Segment 6 (4107): US 441 (From I-75 to CR 235A)[1]
PM Peak Hour Trips						
Maximum Service Volume[2]	8,250	8,250	3,870	4,110	3,510	3,510
Existing Traffic[3]	3,098	5,875	1,800	1,732	2,145	2,652
Reserved Trips[4]	19	19	5	452	199	171
Available Capacity[4]	5,133	2,356	2,065	1,926	1,166	687
Maximum AADT Generated by Amendment[5]	623	623	249	374	623	2,490
Residual Capacity After Potential Development's Impacts[6]	**4,510**	**1,733**	**1,816**	**1,552**	**792**	**-1,803**

Traffic System Category	Segment 7 (14): US 441 (From CR 235A to NW 188th St)[1]	Segment 8 (108): SR 235 (From NW 143rd Pl to US 441)[1]	Segment 9 (109): SR 235 (From US 441 to NW 140th St)[1]	Segment 13 CR 241 (From CR 235 to South City Limits)[1]	Segment 14: CR 2054 (From SR 235 to West City Limits)[1]	Segment 16: CR 235A (From US 441 to North City Limits)[1]	Segment 17: CR 235A (From US 441 to CR 235)[1]
PM Peak Hour Trips							
Maximum Service Volume[2]	3,870	1,290	1,290	1,881	1,359	1,359	1,359
Existing Traffic[3]	2,114	893	689	572	395	133	504
Reserved Trips[4]	129	1	10	131	0	85	12
Available Capacity[4]	1,627	396	591	1,178	964	1,141	843
Maximum AADT Generated by Amendment[5]	249	249	125	125	75	125	249
Residual Capacity After Potential Development's Impacts[6]	**1,378**	**147**	**466**	**1,053**	**889**	**1,016**	**594**

1 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.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2022.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua June 2022 Development Monitoring Report.
5 Trip Distribution: Segment 1 - 25%; Segment 2- 25%; Segment 3 - 10%; Segment 4 - 15%; Segment 5 - 25%; Segment 6 - 100%; Segment 7 - 10%; Segment 8 - 10%; Segment 9 - 5%; Segment 13 - 5%; Segment 14 - 3%; Segment 16 - 5%; Segment 17 - 10%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: Policy 1.1.a of the Comprehensive Plan Transportation Element establishes the Level of Service ("LOS") Standards for transportation facilities. For roadways monitored for concurrency, the LOS Standard is evaluated based upon the project's impact to the PM Peak Hour. The proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from I-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	239,932
Available Capacity	750,651
Projected Potable Water Demand from Application[3]	155,888
Residual Capacity	**594,763**
Percentage of Permitted Design Capacity Utilized	**74.14%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua June 2022 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's potable water system will be reevaluated at the site plan or preliminary plat review stage.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	216,718
Available Capacity	525,282
Projected Sanitary Sewer Demand from Application[3]	155,888
Residual Capacity	**369,394**
Percentage of Permitted Design Capacity Utilized	**75.37%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua June 2022 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's wastewater system will be reevaluated at the site plan or preliminary plat review stage.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	73,024	7,851.88
Reserved Capacity[2]	17,933.28	3,272.82
Demand Generated by Application[3]	18,330	3,345.22
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).*
2 *City of Alachua June 2022 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
4 *New River Solid Waste Facility, April 2022.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City's solid waste system will be reevaluated at site plan review or preliminary plat review stage.

Recreational Impacts

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 Impacts

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

TOMOKA HILLS FARMS, INC. (TOMOKA HILLS NON-RESIDENTIAL)
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)

Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7–14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S											A		
Roominghouse				S	S	S			P	P														
PUBLIC AND INSTITUTIONAL USES																								
Community services																								
Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)

Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Day care																								
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)
Educational facilities																								
College or university							S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																								
Government maintenance,													S	S	P		P	P	P	A			A	4.3.2(D)

storage, and distribution facility																								
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)

Institutions																							
Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S							S	S	P		P	P						A		A		
Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)

area, or with accessory schools, day care centers with more than 50 children, or recreational facilities																								
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P				P					
Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	

Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)

Passenger terminal, surface transportation												S		P	P	P	P	P	A					
Utilities																									
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)

Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								
Non-medical marijuana cultivation																								
Animal husbandry																								
General use category		P																						
Horticulture																								
General use category		P																						
Agriculture support and services (directly related)																								

Agricultural processing		P																					4.3.3(A)(1), (2)
Agri-education		P																					4.3.3(A)(1)
Agri-entertainment		P																					4.3.3(A)(1)
Custom operator		P																					4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																					4.3.3(A)(1), (3)
Equestrian facility		P													S		S						4.3.3(A)(1)
Farm co-op		P																					4.3.3(A)(1)
Farm machinery repair		S																					4.3.3(A)(1)
Farm market		P																		A			4.3.3(A)(1)

Farm produce stand		P																		A				4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																						4.3.3(A)(1)
Nursery, commercial		S																		A				4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S								P									4.3.3(A)(1), (4)
Pet farm		P																						4.3.3(A)(1)
Sawmill		S																						4.3.3(A)(1), (5)
Stable		P																						4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																									
Agricultural research facility		P														P	P	P						4.3.3(B)(1)

Animal care business		P															P							
Auction arena for livestock		S															S	S						
Central farm distribution hub for agricultural products		P															P	P						4.3.3(B)(1)
Equestrian facility		P																						4.3.3(B)(2)
Fair grounds		S																		A				
Farm machinery repair		P													P		P							
Farm machinery sales, rental, and service		P													P		P			A				
Stable		P																						4.3.3(B)(3)
Animal sales, service and care																								
Animal hospital		P											P		S					A				4.3.3(C)(1)

Animal shelter		S										S							A				4.3.3(C)(2)
Animal grooming		P										P	P	P			P		A				
Kennel, indoor		P						S	S		S	P		S	P	P			A		A		4.3.3(C)(3)
Kennel, outdoor		P										P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P										P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																								
Eating establishments																								
Ice cream shop								S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only								S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating								S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service												P		P	S	S			A			A	4.3.4(A)(2)

Specialty eating establishment									S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																								
Conference center		S							S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																						4.3.4(B)(2)
Industrial services																								
Building, heating, plumbing, or electrical contractors																P	P	P		A				
Electric motor repair																		P						4.3.4(C)(1)
Fuel oil distributor																		P						
General industrial service													P	P	P	P	P	P					A	

Heavy equipment sales, rental, or repair														P			P						4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities													P	P	P								A	4.3.4(C)(3)
Machine shop														S			P							4.3.4(C)(1)
Repair of scientific or professional instruments													S	S	P	P	P			A			A	
Tool repair														S	P	P	P							4.3.4(C)(1)
Manufacturing and production																								
Asphalt/concrete batch plant																	S							4.3.4(D)(1)
Manufacturing, heavy [1]																	P							4.3.4(D)(1)
Manufacturing, light															P	P	P			A			A	

Medical marijuana processing																								
Medical radioisotope laboratory															P									
Non-medical marijuana processing																								
Offices																								
Business services										P	P	P	P	P	P				A		A	A		
Financial services										P	P	P	P	P	P				A		A	A		
Professional services									S	P	P	P	P	P	P				A		A	A		
Radio and television broadcasting studio												P	P	P	P	P	P		A			A		
Sales												P	P	P	P				A		A	A		
Parking, commercial																								

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

greater in main activity area																								
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)

Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)
Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P	P		A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								

Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)
Large-scale retail establishments · 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments · 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								

All uses												P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret														P										4.3.4(I)
Sexually oriented media store														P										4.3.4(I)
Sexually oriented motion picture theater														P										4.3.4(I)
Sex shop														P										4.3.4(I)
Vehicles, sales and services																								
Automobile body shop														P		P	P							4.3.4(J)(1)
Automobile parts sales												S		P		P	P		A					
Automobile rental and sales												S		P					A					4.3.4(J)(2)

Automobile repair and servicing		S												S		P	P		A				4.3.4(J)(3)
Automobile service station											S	S	P	P		P	P		A				
Automobile service station with wash and detail														P					A				
Boat and marine rental and sales												P		P					A				4.3.4(J)(4)
Carwash or auto detailing														P					A				4.3.4(J)(5)
Gasoline sales											S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales														P			P		A				4.3.4(J)(2)
Taxicab service												P	P	P					A				
Tire sales and mounting												P		P					A				4.3.4(J)(7)
Towing service														P					A				4.3.4(J)(8)

Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								
Cold storage plant																		P						
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																	S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)

Warehouse (storage)																P	P	P		A				4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																		P						
Incinerator		S																S						
Landfill		S																S	S					
Landspreading of wastes		S																S						
Recycling dropoff center															S		S	S		A		A	A	4.3.4(M)(1)
Recycling and salvage center		S																P						4.3.4(M)(2)

Salvage and junkyard																		P							4.3.4(M)(3)
Tire disposal or recycling																		S							4.3.4(M)(3)
Waste composting		S																P							
Wholesale sales																									
All uses															S	P	P	P							

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

EXHIBIT "B"

TO

TOMOKA HILLS FARMS, INC. (TOMOKA HILLS NON-RESIDENTIAL)
SITE SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
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

June 23, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Tomoka Hills Non-Residential SSCPA and Rezoning Applications

Dear Mr. Brashier:

On June 22, 2022, the City of Alachua received your revised applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of on behalf of Tomoka Hills Farms, Inc. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **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 applications are scheduled to be heard.* The applications have been scheduled for the **July 12, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 28, 2022.*** 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 hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, June 28, 2022***. 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 hearings, 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, July 11, 2022***). 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

June 22, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Nonresidential Resubmittal – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning (Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Community Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Community Commercial (CC). The intents of these requests are to allow for the development of nonresidential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

June 8, 2022

Sent via electronic mail

Mr. Justin Tabor, AICP, Principal Planner
City of Alachua, Planning & Community Development Department
Post Office Box 9
Alachua, Florida 32615

RE: Response to Planning Assistance Team (PAT) Comments regarding:
Tomoka Hills Nonresidential Small-scale Comprehensive Plan Amendment (SsCPA) Application
Tomoka Hills Nonresidential Site-specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Justin:

The above-referenced applications have been revised per the comments provided in the PAT letter issued May 23rd, 2022. Detailed responses to these comments are provided below. Original comments are provided in standard font; responses are provided in **bold font.**

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1. LSCPA & REZONING APPLICATIONS

a. The proposed applications are entitled "Tomoka Hills Office", however, the proposed land use and zoning categories are Commercial and Commercial Intensive (CI), respectively. In addition to office uses, the proposed land use and zoning categories allow several other use types, including but not limited to retail, including large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. As such, the applications should be retitled. Suggestion: "Tomoka Hills Commercial".

Applications were renamed "Tomoka Hills Nonresidential" to reflect the diversity of uses possible in the Commercial land use category and CC zoning district. The Rezoning application has been revised to propose CC rather than CI.

b. General Comment: Throughout the applicant's justification reports, allusions are made to the use of the property for the development of office buildings. While the intent may be to construct office buildings, consideration must be given to and acknowledged within the applicant's reports that there are several other uses permitted within the Commercial land use designation and the Commercial Intensive (CI) zoning district, such as large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. Please address.

Greater emphasis has been put on the diversity of uses possible in the Commercial land use designation and CC zoning district. The rezoning application has been revised to propose CC rather than CI. Revised language throughout is similar to the explanation below.

"The driving factor behind these requests is the construction of office buildings and their associated infrastructure. However, these office buildings will not take up the entire ±45.3-acre property and will be part of a larger master planned development on this project site and potentially beyond in the future. The land area proposed for land use change and rezoning in these applications will allow for cohesive nonresidential mixed-use development that is pedestrian and multi-modal friendly in its design and inclusive of several of the nonresidential uses possible in the Commercial land use district and CC zoning district."

Gainesville | 11801 Research Drive, Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com

c. Executive Summary – Existing Maximum Permitted Intensity: The reports state the maximum permitted intensity is 394,653 square feet, based upon the maximum 20% lot coverage permitted within the Agricultural (A) zoning district per Table 5.1-1. The identification of a 'maximum permitted intensity' of 394,653 square feet appears as though the existing land use/zoning categories would permit commercial uses. Typically, the residential density of lands zoned Agricultural (A) are considered when comparing the existing and proposed zoning districts. Please address.

The executive summary has been revised to reflect the maximum permitted density of the existing land use/zoning, rather than the maximum permitted intensity. Per Table 5.1-1., the max. gross density for the Agricultural (A) district is 0.2 du/acre, which would yield a maximum theoretical density of ±9 dwelling units.

d. *Concurrency Impact Analysis*

a. The Concurrency Impact Analysis considers a 'realistic expectation of intensity' of 100,000 square feet of office space. The maximum permitted intensity within the proposed land use and zoning districts is 986,634 square feet. This yields a FAR of 0.10 for the 'realistic expectation of intensity'. Based upon previous Staff analysis, a more realistic FAR is 0.20 – 0.25. Please address.

Based on previous work by the applicant and agent, a 0.10-0.15 FAR is a more realistic expectation for nonresidential, suburban-style development, once factors including parking, stormwater management, setbacks, and buffers are considered. This FAR range is consistent with the retail shopping centers and out parcels located nearby along US 441. The calculations for the realistic expectation of intensity have been revised to reflect a 0.15 FAR.

b. Please revise the net change to consider the revisions to be made per comment 1.c.

The net change row has been removed in consideration of the revisions to be made per comment 1.c., given a difference between number of dwelling units and commercial square footage cannot be calculated.

c. Please revise Table 3.a. to consider the revisions to be made per comment 1.c.

Table 3.a. has been revised to consider the revisions to be made per comment 1.c.

d. Several other uses are permitted within the Commercial land use category and the Commercial Intensive (CI) zoning district that would generate greater demand than office uses. A mix of commercial uses should be selected when considering the maximum potential trip generation.

The trip generation tables have been revised to consider a mix of possible commercial uses—namely, office, restaurant, and shopping center.

e. Please review the trip distribution of Segment 13. Presently 25% of project trips are distributed to this segment when only 15% of project trips are distributed to connecting road segments.

The trip distribution map and calculations in Tables 4a and 4b will be revised. The map will be revised to a 5% distribution on segment 13; a 10% distribution on Segment 8; and a 0% distribution on Segment 15. The calculations were revised to reflect the changes made to the trip generation table per comment 1.d.d. as well as the new distribution percentages.

e. *Comprehensive Plan Consistency Analysis*

a. Policy 1.3.e, FLUE: In response to this policy, the applicant states *"this extension (of commercial land use) is compatible with the **planned uses** of the surrounding area…"* The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In considering consistency with this policy, the existing uses and existing land use categories of surrounding lands must be considered. Please address how the extension of Commercial land use on the subject property "*is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands."*

The application proposes an extension of the existing Commercial land use, which abuts the property to its north. While the land on the property's east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multimodal-oriented in design. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

Furthermore, one might take a more expansive view of what can be considered "surrounding", beyond the land that is immediately abutting the subject property. In the surrounding area of the project site, uses include a major highway interchange; Santa Fe High School; a shopping plaza, inclusive of a Publix supermarket; a new hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning underway on CR 235A for Santa Fe Crossings, a future mixed-use development. Thus, while the immediately adjacent land abutting the property may be agricultural, the existing land uses and land use categories of the surrounding area are compatible with this request. It also demonstrates how the character and development patterns are changing in this portion of the City.

b. Policy 1.3.e, FLUE: The application states the intent is to develop two (2) office buildings. Please clarify the following statement: "…the requested changes to Commercial FLU and Commercial Intensive (CI) zoning will allow for a ***range and mixture of nonresidential uses and opportunities***…"

Revisions throughout the documents have been made consistent with the text provided below.

"While the creation of two (2) office buildings is the driving factor in these requests, the office buildings will not utilize the entirety of the ±45-acre site. The offices merely represent the beginning of a larger development program. The remainder of the area will be used for the creation of a well-considered, master-planned area. This is possible with the Commercial FLU and CC zoning, as they allow a range and mixture of nonresidential uses and opportunities."

c. Objective 5.2., FLUE: The applicant states, *"As demonstrated (in Section 3), there is adequate capacity in utility facilities to ensure the adopted level of service standards would be maintained in either development scenario of the property."* The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible

during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

d. Policy 5.2.a, FLUE, The applicant states, *"As demonstrated in (Section 3), there is adequate capacity to accommodate any development of the property to follow this land use amendment/rezoning request."*

i. The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

ii. Please clarify the statement "there is adequate capacity to accommodate ***any*** development of the property".

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

e. Please respond to the following Comprehensive Plan GOPs:

i. Policy 1.1.a, Transportation Element;

Comprehensive Plan Transportation Element Policy 1.1.a has been added to the Comprehensive Plan Consistency Analysis section of both applications to address the City's established Level of Service Standards for roadway segments at PM peak. The response addresses how development of the property will not cause a lowering of Level of Service Standards for affected roadway segments.

ii. Objective 1.7, Policy 1.7.a: Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features.

It is assumed that this comment refers to Objective 1.7 and Policy 1.7.a. of the Conservation and Open Space Element of the Comprehensive Plan. These two items have been added to the Comprehensive Plan Consistency Analysis section of both applications.

f. A portion of land located centrally within the subject property is identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area is warranted and shall be required in order to support that commercial uses may potentially be developed within this area.

Based on available topographic data, the "pits and dumps" soil type on the subject property appears to be in a lower-lying area. Development in lower-lying areas is unlikely to occur. The area will instead likely be used for open space or stormwater management. Geotechnical exploration will be performed prior to any development occurring on the property. This exploration will include investigation of this area by the geotechnical engineer, who will be able to provide appropriate recommendations for construction within this area.

2. ***LSCPA APPLICATION***

a. *Urban Sprawl Analysis*

i. The application states the intent is to develop two (2) office buildings. Please clarify the following statement in response to Chapter 163.3177(6)(a)9.a.(I): *"the subject property… is large enough to a allow for a mixed use development, with an urban form…"*

The driving factor behind these requests is the development of two (2) office buildings. However, these office buildings and their required infrastructure will not occupy the entire ±45.3 acres. This can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses. Master planning a property of this size will allow cohesive planning and a pedestrian-friendly urban form, rather than radial, strip, isolated, or ribbon patterns of development.

ii. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(III), please clarify how the proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

The response to Chapter 163.3177(6)(a)9.a.(III) has been expanded upon to explain in greater detail how the proposed amendment will not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

The proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban development by virtue of the fact that the project site is not in an isolated area emanating from existing urban developments. Rather than being isolated, it is immediately proximate to urbanized development, with nonresidential uses including a major highway interchange; a public high school; a hotel; a shopping center inclusive of a major grocer; and a slate of quick service restaurants, both existing and planned. The area of the City the project site is situated within is also seeing multiple potential future developments on the horizon, with pending projects including Santa Fe Crossings, a potential future mixed use project; the Alachua West Subdivision; Camel Car Wash; Alachua Tire; further development of High Point Crossing; a new Alachua County Fire Rescue Station; and development to follow the approval of the Tomoka Hills SsCPA and rezoning applications, which will be heard at second reading on June 13th, 2022.

The application proposes an extension of the existing Commercial land use, which abuts the property to its north. While the land on the property's east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multimodal-oriented in design. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

iii. In response to Chapter 163.3177(6)(a)9.a.(V), the applicant states, "*Land to the project site's west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant, and agriculture is not the primary use of the property*." While not used for an active agricultural operation, Chapter 163.3177(6)(a)9.a.(V) also addresses passive agricultural activities. Please address.

The term "passive agricultural activities" is not defined in the 2021 Florida Statute or by the City of Alachua. The only instance of this term that can be found in the 2021 Florida Statutes is in Chapter 163.3177(6)(a)9.a.(V). It is unclear what activities this term includes. The land in question is not used for any purpose currently. In the future, it may be included in a larger master planned development, but the property owner has no intention of using the property for agriculture. In addition to agricultural uses, the

Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

iv. In response to Chapter 163.3177(6)(a)9.a.(VIII), please clarify the following statement: "*As demonstrated in Section 3 of this report, the Level of Service standards for roads, potable water, sanitary sewer, and solid waste will not be lowered by development*…"

a. Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
b. Please clarify the statement. Any future development would have impacts that will lower the available capacity of public facilities.

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

v. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(IX), please clarify how the proposed amendment provides a separation of rural and urban uses.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding *area* of Alachua is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

The proposed amendment provides a separation of rural and urban uses by virtue of the fact that the context area of the property consists of urban, rather than rural, uses.

vi. The application states the intent is to develop two (2) office buildings. In response to Chapter 163.3177(6)(a)9.a.(XI), please clarify the following statement: "*This SsCPA request will not fail to encourage a functional mix of uses. Commercial FLU designation will allow for a mix of non-residential uses…"*

The driving factor behind these requests is the development of two (2) office buildings. However, these buildings can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses. Master planning a property of this size will allow a cohesive and functional urban form that is multimodal and pedestrian-friendly.

b. *Needs Analysis*

a. Please revise the net change to consider the revisions to be made per comment 1.c.

The net change has been removed in response the revisions to be made per comment 1.c., as calculating the difference between number of dwelling units and square feet of nonresidential development is not possible.

3. ***REZONING APPLICATION***

a. Section 2., Statement of Proposed Change: Please verify the proposed zoning district in paragraph 1.

The proposed zoning district is Community Commercial (CC).

b. *Consistency with LDRs*

a. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(c), please elaborate upon how the proposed amendment would result in a logical and orderly development pattern.

The proposed amendment will result in a logical and orderly development pattern in two primary ways. First, the subject property abuts land in the CI zoning district to its north, and land in the A zoning district to its west, east, and south. The proposed zoning district for the property—CC—will complement the business-oriented uses allowed in CI, while maintaining compatibility with A, due to the reduced number of uses allowed in CC compared to CI. Second, Rezoning the ±45.3-acre area to CC will allow for a holistic and cohesive master plan for the property. A master plan for the ±45.3 acres, as opposed to piecemeal, acre-by-acre development, will allow for a logical, orderly mix of nonresidential uses, all of which allowed and made possible with the CC zoning district.

b. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(e), please elaborate upon how the proposed Commercial Intensive (CI) zoning is not incompatible with the adjacent lands zoned Agricultural (A).

The proposed CC zoning district is not incompatible with the adjacent land zoned Agricultural A for multiple key reasons:

- **The CC zoning district creates a commercial gradient on the property as one moves south and away from US 441. This gradient goes from the broad list of intensive commercial uses permitted in the land zoned CI north of the property to the more narrow, community-focused uses allowed in CC. These focused uses are compatible with the potential uses in A.**
- **In addition to agricultural uses, the Agricultural FLU classification and zoning district allow for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the nonresidential uses allowed by Commercial FLU and CC Zoning.**
- **All agriculturally-zoned land that abuts the subject property is under common ownership by the applicant. The landowner intends to ultimately master-plan their property with a mixture of residential and nonresidential uses that will be entirely compatible with the CC zoning district. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.**

c. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning will not deviate from the development pattern of the surrounding zoning districts.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding *area* of Alachua is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

d. The application states the intent is to develop two (2) office buildings. In response to Section 2.4.2(E)(1)(h), please clarify the following statement: "*The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CI*."

The two (2) office buildings alluded to throughout the presentation are the driving factor behind this request. However, it is correct to state that a range of nonresidential uses are possible in CC, as demonstrated in LDR Table 4.1-1, and that the subject property, at ±45.3 acres, is large enough to accommodate many uses. The office buildings and their associated infrastructure will not occupy all ±45.3 acres. The intent for the remainder of the land area is a master-planned development with a mixture of nonresidential uses, all made possible with CC zoning.

e. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning is related to the adjacent and surrounding Agricultural (A) zoning on lands to the east, south and west.

Section 2.4.2(E)(1)(g) states that a proposed amendment should not deviate from the development pattern, both established and as proposed by surrounding zoning districts. The proposed amendment is in alignment with the established urban development pattern in the area, and complements what is possible on adjacent CI-zoned land. Examples include the new quick service restaurants; plans for new car wash and service establishments; the nearby shopping center inclusive of a Publix supermarket; and the additions to High Point Crossing, including a new hotel. The planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as detailed in the City's 2036 Long Range Transportation Plan, further demonstrates that this is a logical extension of the current development pattern.

The land zoned Agricultural to the site's east, south, and west, has no established development pattern. However, in addition to agricultural uses, the Agricultural FLU and Zoning allow for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

f. In response to Section 2.4.2(E)(1)(j), please clarify the following statement: "*As (Section 3) demonstrates, there is capacity to accommodate the theoretical maximum development scenario based on this proposed amendment.*" Impacts to public facilities must consider the maximum potential demand, not a 'theoretical' development scenario.

Section 3 includes calculations considering both a maximum development scenario and a realistic development scenario. Section 3 indicates that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario.

While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

g. Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features. Please address in response to Section 2.4.2(E)(1)(k).

The project site lies within the Sensitive Karst Area of the County, per publicly-available GIS resources. An Environmental Resource Assessment will be conducted on the property prior to development occurring. Development plans and stormwater calculations will comply with LDR §6.9.3(3) and all applicable Suwannee River Water Management District criteria as necessary.

h. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 3.5.1(A), please clarify the following statement: *"…the property abuts land currently zoned CI, indicating the area has previously been deemed appropriate for CI."*

While the land on the property's east, west, and south is zoned Agricultural (A), the land to the property's north is zoned CI, as is much of the surrounding land. This indicates an intention for the area, proximate to US 441 and I-75, to be developed in a commercial fashion. Though the subject site is not immediately abutting US 441, it is nearby, and the requested zoning district would continue this commercial trend. The planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as detailed in the City's 2036 Long Range Transportation Plan, further demonstrates that this is a logical extension of the current development pattern.

i. Section 3.5.2(E) describes the Commercial Intensive (CI) zoning district as follows: "The CI District is established and intended to provide lands and facilitate **highway-oriented development opportunities** within the City, for uses that require high public visibility and an accessible location. **The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange**." While located proximate to the US 441/I-75 interchange, the subject property does not front a major arterial or highway, nor is it readily accessible from major arterials or other main thoroughfares. Please address.

The rezoning application has been revised to request Community Commercial (CC) zoning, rather than Commercial Intensive (CI) zoning, for the property. Section 3.5.2.(E) in the report has been replaced with Section 3.5.2.(C). The response to this section explains that, while the subject property does not currently have direct access to US 441, a fourth leg of the intersection of US 441 and NW 167th Boulevard is planned, per the Proposed Projects List of the City's 2036 Long Range Transportation Plan. This new leg will extend directly to and through the subject property, making it readily accessible by the major arterial. This connection will be created as part of a larger master plan for the property.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 23, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Tomoka Hills Office (Commercial)
Small Scale Comprehensive Plan Amendment (SSCPA) & Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Mr. Brashier:

On April 28, 2022, the City of Alachua received your application for a SSCPA and Rezoning applications on behalf of Tomoka Hills Farms, Inc. The SSCPA application proposes to amend the Future Land Use Map (FLUM) Designation from Agriculture to Commercial on a ±45.3 acre subject property, and the Rezoning application proposes to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±45.3 acre subject property, comprised of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. A completeness review was performed on May 5, 2022 and the applications were determined to be complete on the same date.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, June 8, 2022**. A total of four (4) copies of each application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the applications may be scheduled for the **July 12, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. ***LSCPA & Rezoning Applications***
   a. The proposed applications are entitled "Tomoka Hills Office", however, the proposed land use and zoning categories are Commercial and Commercial Intensive (CI), respectively. In addition to office uses, the proposed land use and zoning categories allow several other use types, including but not limited to retail, including large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain

industrial uses, etc. As such, the applications should be retitled. Suggestion: "Tomoka Hills Commercial".

b. General Comment: Throughout the applicant's justification reports, allusions are made to the use of the property for the development of office buildings. While the intent may be to construct office buildings, consideration must be given to and acknowledged within the applicant's reports that there are several other uses permitted within the Commercial land use designation and the Commercial Intensive (CI) zoning district, such as large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. Please address.

c. Executive Summary – Existing Maximum Permitted Intensity: The reports state the maximum permitted intensity is 394,653 square feet, based upon the maximum 20% lot coverage permitted within the Agricultural (A) zoning district per Table 5.1-1. The identification of a 'maximum permitted intensity' of 394,653 square feet appears as though the existing land use/zoning categories would permit commercial uses. Typically, the residential density of lands zoned Agricultural (A) are considered when comparing the existing and proposed zoning districts. Please address.

d. Concurrency Impact Analysis

   a. The Concurrency Impact Analysis considers a 'realistic expectation of intensity' of 100,000 square feet of office space. The maximum permitted intensity within the proposed land use and zoning districts is 986,634 square feet. This yields a FAR of 0.10 for the 'realistic expectation of intensity'. Based upon previous Staff analysis, a more realistic FAR is 0.20 – 0.25. Please address.
   b. Please revise the net change to consider the revisions to be made per comment 1.c.
   c. Please revised Table 3.a. to consider the revisions to be made per comment 1.c.
   d. Several other uses are permitted within the Commercial land use category and the Commercial Intensive (CI) zoning district that would generate greater demand than office uses. A mix of commercial uses should be selected when considering the maximum potential trip generation.
   e. Please review the trip distribution of Segment 13. Presently 25% of project trips are distributed to this segment when only 15% of project trips are distributed to connecting road segments.

e. Comprehensive Plan Consistency Analysis

   a. Policy 1.3.e, FLUE: In response to this policy, the applicant states "this extension (of commercial land use) is compatible with the ***planned uses*** of the surrounding area…" The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In considering consistency with this policy, the existing uses and existing land use categories of surrounding lands must be considered. Please address how the extension of Commercial land use on the subject property "*is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands*."
   b. Policy 1.3.e, FLUE: The application states the intent is to develop two (2) office buildings. Please clarify the following statement: "…*the requested changes to Commercial FLU and Commercial Intensive (CI) zoning will allow for a* ***range and mixture of nonresidential uses and opportunities***…"

c. Objective 5.2., FLUE: The applicant states, "*As demonstrated (in Section 3), there is adequate capacity in utility facilities to ensure the adopted level of service standards would be maintained in either development scenario of the property.*" The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

d. Policy 5.2.a, FLUE, The applicant states, "*As demonstrated in (Section 3), there is adequate capacity to accommodate any development of the property to follow this land use amendment/rezoning request."*

i. The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

ii. Please clarify the statement "there is adequate capacity to accommodate ***any*** development of the property".

e. Please respond to the following Comprehensive Plan GOPs:

i. Policy 1.1.a, Transportation Element;

ii. Objective 1.7, Policy 1.7.a: Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features.

f. A portion of land located centrally within the subject property is identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area is warranted and shall be required in order to support that commercial uses may potentially be developed within this area.

2. *LSCPA Application*

a. *Urban Sprawl Analysis*

i. The application states the intent is to develop two (2) office buildings. Please clarify the following statement in response to Chapter 163.3177(6)(a)9.a.(I): "*the subject property… is large enough to a allow for a mixed use development, with an urban form…"*

ii. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(III), please clarify how the proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

iii. In response to Chapter 163.3177(6)(a)9.a.(V), the applicant states, "*Land to the project site's west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant, and agriculture is not the primary use of the property.*" While not used for an active agricultural operation, Chapter 163.3177(6)(a)9.a.(V) also addresses passive agricultural activities. Please address.

iv. In response to Chapter 163.3177(6)(a)9.a.(VIII), please clarify the following statement: "*As demonstrated in Section 3 of this report, the Level of Service standards for roads, potable water, sanitary sewer, and solid waste will not be lowered by development…"*

(a) Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
(b) Please clarify the statement. Any future development would have impacts that will lower the available capacity of public facilities.

v. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(IX), please clarify how the proposed amendment provides a separation of rural and urban uses.

vi. The application states the intent is to develop two (2) office buildings. In response to Chapter 163.3177(6)(a)9.a.(XI), please clarify the following statement: *"This SsCPA request will not fail to encourage a functional mix of uses. Commercial FLU designation will allow for a mix of non-residential uses…"*

a. Needs Analysis

i. Please revise the net change to consider the revisions to be made per comment 1.c.

3. *Rezoning Application*

a. Section 2., Statement of Proposed Change: Please verify the proposed zoning district in paragraph 1.

b. Consistency with LDRs

a. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(b), please elaborate upon how the proposed amendment would result in a logical and orderly development pattern.
b. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(e), please elaborate upon how the proposed Commercial Intensive (CI) zoning is not incompatible with the adjacent lands zoned Agricultural (A).
c. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning will not deviate from the development pattern of the surrounding zoning districts.
d. The application states the intent is to develop two (2) office buildings. In response to Section 2.4.2(E)(1)(h), please clarify the following statement: "*The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CI.*"
e. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning is related to the adjacent and surrounding Agricultural (A) zoning on lands to the east, south and west.
f. In response to Section 2.4.2(E)(1)(j), please clarify the following statement: "*As (Section 3) demonstrates, there is capacity to accommodate the theoretical maximum development scenario based on this proposed amendment*." Impacts to public facilities must consider the maximum potential demand, not a 'theoretical' development scenario.

g. Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features. Please address in response to Section 2.4.2(E)(1)(k).

h. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 3.5.1(A), please clarify the following statement: "*...the property abuts land currently zoned CI, indicating the area has previously been deemed appropriate for CI.*"

i. Section 3.5.2(E) describes the Commercial Intensive (CI) zoning district as follows: "*The CI District is established and intended to provide lands and facilitate* ***highway-oriented development opportunities*** *within the City, for uses that require* ***high public visibility and an accessible location***. ***The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange***." While located proximate to the US 441/I-75 interchange, the subject property does not front a major arterial or highway, nor is it readily accessible from major arterials or other main thoroughfares. Please address.

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

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

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 5, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Tomoka Hills Office Small Scale Comprehensive Plan Amendment (SSCPA) & Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Mr. Brashier:

On April 28, 2022, the City of Alachua received your application for a SSCPA and Rezoning applications on behalf of Tomoka Hills Farms, Inc. The SSCPA application proposes to amend the Future Land Use Map (FLUM) Designation from Agriculture to Commercial on a ±45.3 acre subject property, and the Rezoning application proposes to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±45.3 acre subject property, comprised of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000.

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 applications for completeness and finds that the applications are 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 Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

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

April 28, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Office – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning
(Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find three (3) copies of the following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

Also included in submittal are six (6) sets of mailing labels for all property owners within 400 feet of the subject property boundaries, and six (6) sets of mailing labels for individuals and organizations registered with the City to be notified for workshops and hearings.

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Commercial, Intensive (CI). The intents of these requests are to allow for the development of non-residential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

ORDINANCE 22-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC) ON A ±45.3 ACRE PROPERTY; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City; and

WHEREAS, on June 30, 2022 the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"); and

WHEREAS, on July 14, 2022 the LPA conducted a quasi-judicial public hearing on the proposed Amendment 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, on _____, 2022, and on _____, 2022, the City advertised public hearings to be held before the City Commission; and

WHEREAS, on _____, 2022, and on _____, 2022, the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, 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.

DRAFT

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) to Community Commercial (CC) on portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

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

Section 5. 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.

Section 6. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

DRAFT

PASSED on First Reading the _____ day of _____ 2022.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____ 2022.

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

DRAFT

EXHIBIT "A"

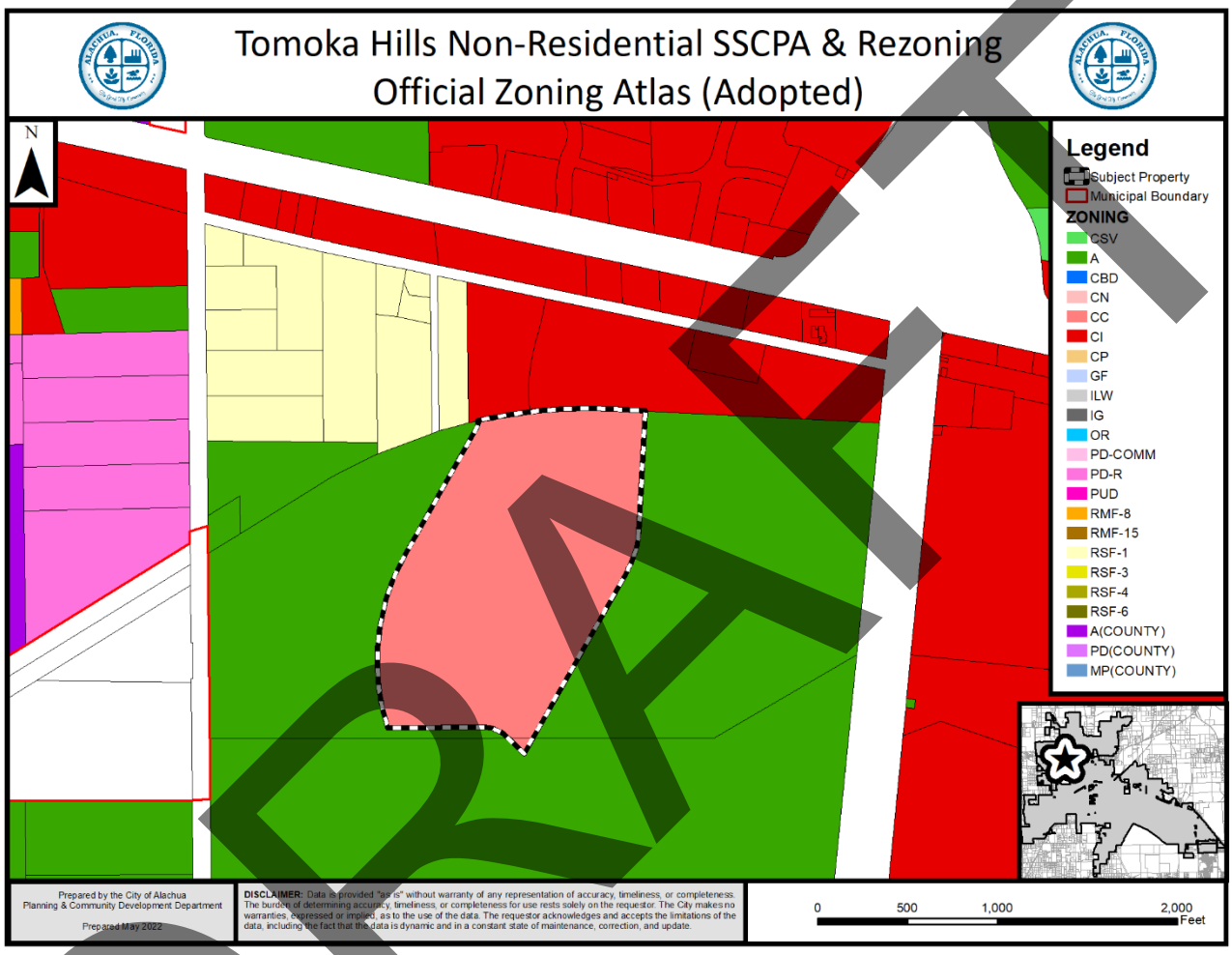
LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 16 AND SECTION 37 (WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN S 01°54'57" W, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N 87°08'33" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1090.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN N 05°41'41" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY; THENCE RUN N 87°08'33" W, ALONG SAID RAILROAD CENTERLINE, A DISTANCE 1308.44 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN S 03°04'31" W, A DISTANCE OF 673.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 26°24'06", AND A CHORD BEARING AND DISTANCE OF S 16°16'34" W, 228.36 FEET; THENCE RUN SOUTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 230.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 29°28'37" W, A DISTANCE OF 1165.48 FEET; THENCE RUN N 45°31'23" W, A DISTANCE OF 127.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 68°01'23" W, 153.07 FEET; THENCE RUN NORTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 89°28'37" W, A DISTANCE OF 524.72 FEET; THENCE RUN N 15°31'23" W, A DISTANCE OF 55.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 06°58'37" E, 918.44 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 942.48 FEET TO THE PINT OF TANGENCY OF SAID CURVE; THENCE RUN N 29°28'37" E, A DISTANCE OF 797.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 30°04'38", AND A CHORD BEARING AND DISTANCE OF N 14°26'18" E, 51.89 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 52.49 TO THE END OF CURVE, ALSO BEING THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 15°14'34", AND A CHORD BEARING AND DISTANCE N 85°14'10" E, 759.90 FEET; THENCE RUN EASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 762.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 87°08'33" E, A DISTANCE OF 172.19 FEET TO THE POINT OF BEGINNING,

DRAFT

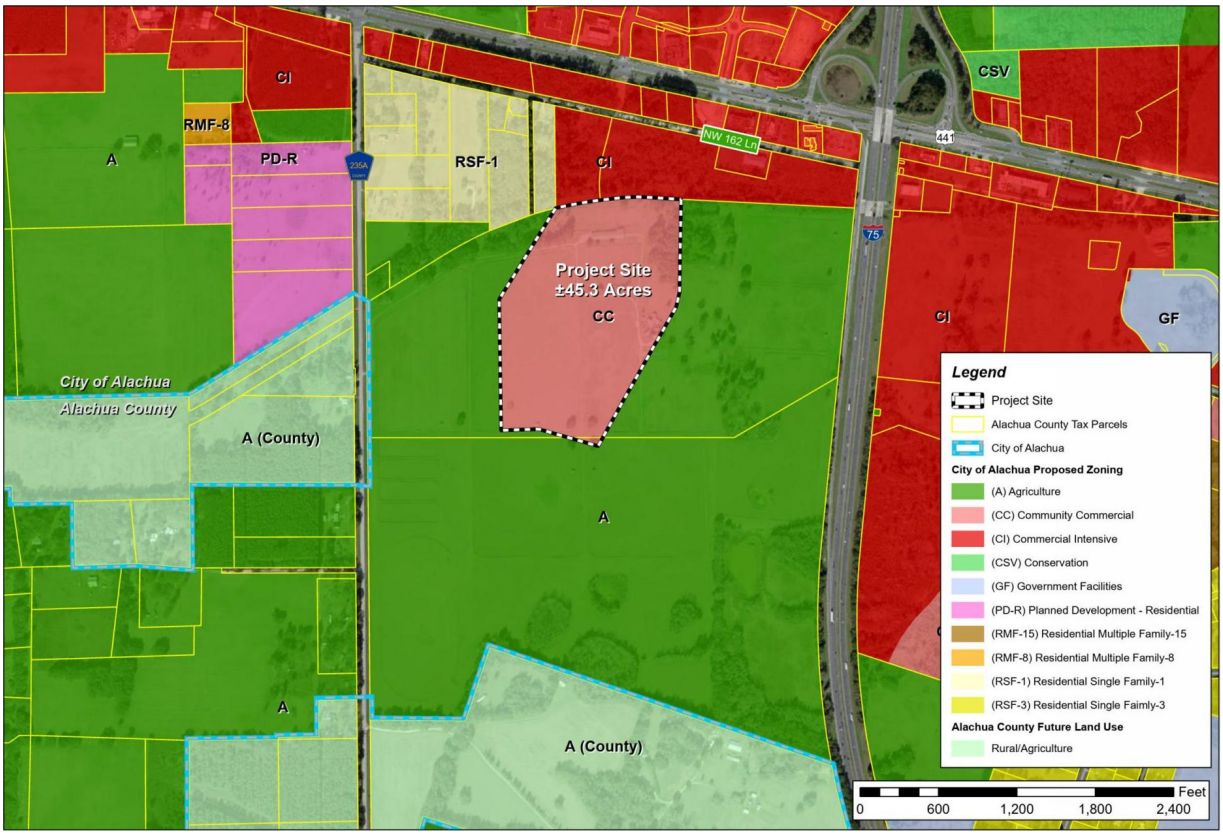
EXHIBIT "B"



DRAFT

Tomoka Hills Nonresidential

Rezoning Application on Alachua County Tax Parcels # 03873-000-000 and 03873-001-000



Prepared For: City of Alachua, Planning & Community Development

Prepared on behalf of: Tomoka Hills Farms, Inc.

Date: 6/22/2022 ~~4/28/2022~~
PN# 21-0025.08

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

Application Package
Table of Contents

1. **Cover Letter**
2. **Rezoning Application**
3. **Property Owner Affidavit**
4. **Legal Description**
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. **Neighborhood Meeting Materials**
7. **Justification Report**
8. **Map Set**

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June 22, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Nonresidential Resubmittal – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning (Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Community Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Community Commercial (CC). The intents of these requests are to allow for the development of nonresidential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

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City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Tomoka Hills Office
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 08373-000-000 and 08373-001-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Agriculture
6. Existing Zoning Designation: Agriculture (A)
7. Proposed Zoning Designation: ~~Commercial, Intensive (CI)~~ *RESUBMITTED to propose Community Commercial (CC)*
8. Acreage: ±45.3 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig Brashier, AICP Title: Director of Planning
   Company (if applicable): CHW Professional Consultants
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: (352) 331-1976 FAX: ( ) e-mail: craigb@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tomoka Hills Farms, Inc.
   Mailing Address: PO Box 147018
   City: Gainesville State: FL ZIP: 32614-7018

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

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

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. Incompatible with Adjacent Lands
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

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

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

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

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

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

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

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

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Craig Brashier

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 28th day of April, 2022 by Craig Brashier

_____, who is/are personally known to me, or who has/have produced _____

as identification.

NOTARY SEAL

TRINA LEMNAH
Notary Public - State of Florida
Commission # GG 314838
My Comm. Expires Mar 21, 2023
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

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City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: NW 173rd Street, Alachua, FL, 32615

Parcel ID Number(s): 03054-001-002; 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003; 03871-000-000; 03873-000-000; 03873-001-000

Acreage: ±347

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William J Shively Title: Title President, Secretary, Treasurer

Company (if applicable): Tomoka Hills Farms, Inc.

Mailing Address: PO Box 147018

City: Gainesville State: FL ZIP: 32614-7018

Telephone: Contact agent FAX: e-mail:

C. AUTHORIZED AGENT

Name: Craig Brashier Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: N/A e-mail: sethw@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, Florida Department of Environmental Protection, and all other pertinent government agencies.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

William Shively

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Kentucky County of Fayette

The foregoing application is acknowledged before me this 23 day of March, 2022 by William Shively

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

NOTARY SEAL

Sueticia Rodgers

Signature of Notary Public, State of KY

Sueticia Ann Rodgers
Notary Public, ID KYNP36730
State at Large, Kentucky
My Commission Expires on Sept. 22, 2025

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

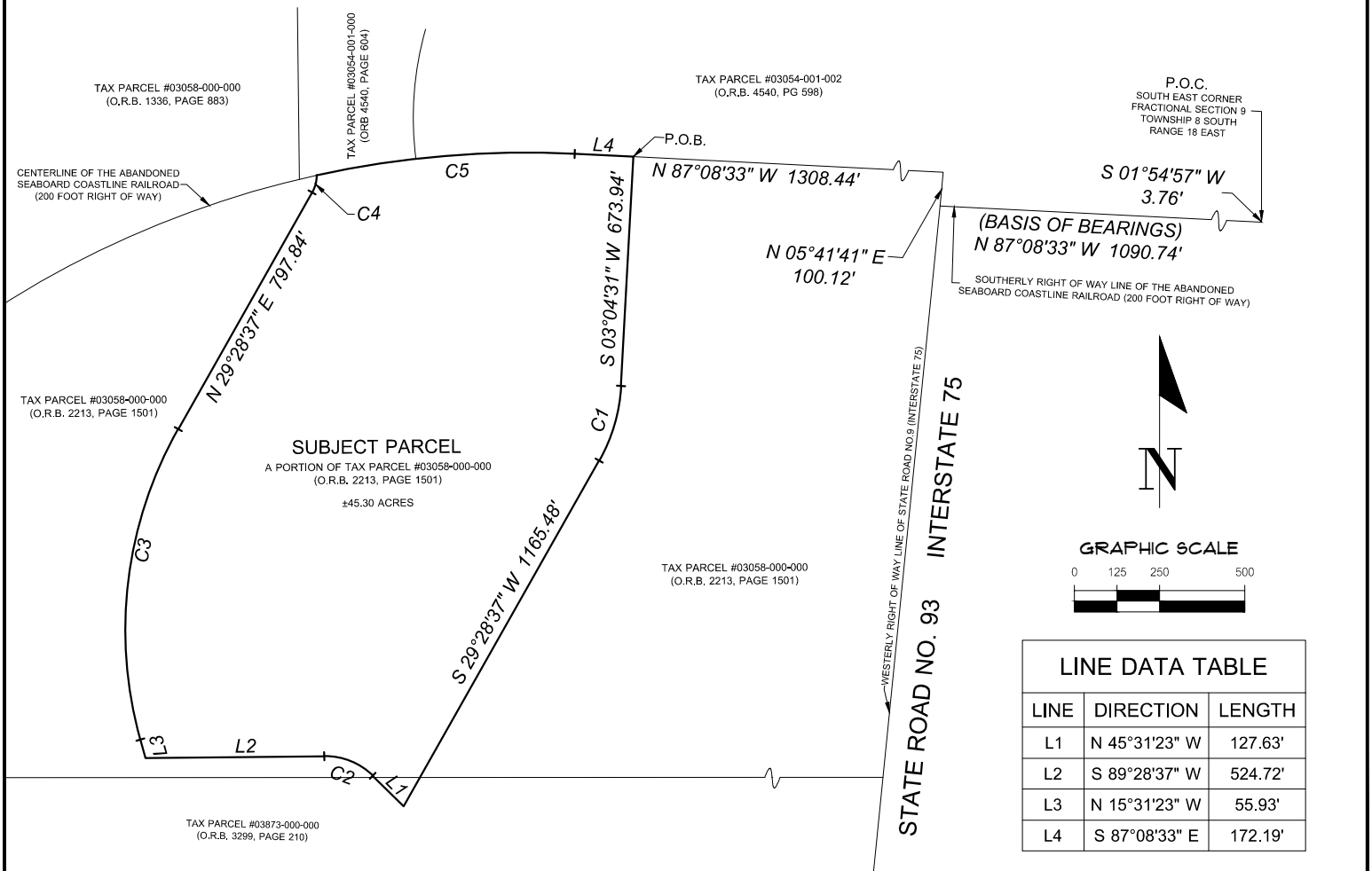
SITUATED IN FRACTIONAL SECTIONS 9, 16 & 37
(WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	230.40'	500.00'	26°24'06"	117.28'	228.36'	S 16°16'34" W
C2	157.08'	200.00'	45°00'00"	82.84'	153.07'	N 68°01'23" W
C3	942.48'	1200.00'	45°00'00"	497.06'	918.44'	N 06°58'37" E
C4	52.49'	100.00'	30°04'38"	26.87'	51.89'	N 14°26'18" E
C5	762.14'	2864.79'	15°14'34"	383.34'	759.90'	N 85°14'10" E

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C 0120 D, EFFECTIVE DATE: JUNE 16, 2006.



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 45°31'23" W	127.63'
L2	S 89°28'37" W	524.72'
L3	N 15°31'23" W	55.93'
L4	S 87°08'33" E	172.19'

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 87°08'33" W OF THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD.

DESCRIPTION:

(SEE SHEET 2 OF 2)

CERTIFIED TO:

TOMOKA FARMS

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ANDREW K. SMITH

Professional Surveyor & Mapper Fla. License No. 7132

DATE: 04-27-2022
TECHNICIAN: WES
CHECKED BY: AKS
PROJECT NUMBER: 21-0025

SCALE: 1" = 500'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1985 FLORIDA CA-5075

PARCEL DESCRIPTION

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 16 AND SECTION 37 (WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN S 01°54'57" W, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N 87°08'33" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1090.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN N 05°41'41" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY; THENCE RUN N 87°08'33" W, ALONG SAID RAILROAD CENTERLINE, A DISTANCE 1308.44 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN S 03°04'31" W, A DISTANCE OF 673.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 26°24'06", AND A CHORD BEARING AND DISTANCE OF S 16°16'34" W, 228.36 FEET; THENCE RUN SOUTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 230.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 29°28'37" W, A DISTANCE OF 1165.48 FEET; THENCE RUN N 45°31'23" W, A DISTANCE OF 127.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 68°01'23" W, 153.07 FEET; THENCE RUN NORTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 89°28'37" W, A DISTANCE OF 524.72 FEET; THENCE RUN N 15°31'23" W, A DISTANCE OF 55.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 06°58'37" E, 918.44 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 942.48 FEET TO THE PINT OF TANGENCY OF SAID CURVE; THENCE RUN N 29°28'37" E, A DISTANCE OF 797.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 30°04'38", AND A CHORD BEARING AND DISTANCE OF N 14°26'18" E, 51.89 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 52.49 TO THE END OF CURVE, ALSO BEING THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 15°14'34", AND A CHORD BEARING AND DISTANCE N 85°14'10" E, 759.90 FEET; THENCE RUN EASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 762.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 87°08'33" E, A DISTANCE OF 172.19 FEET TO THE POINT OF BEGINNING,

CONTAINING ±45.30 ACRES.

CERTIFIED TO:

TOMOKA FARMS

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET ONE OF TWO

DATE: 04-27-2022
TECHNICIAN: WES
CHECKED BY: AKS
PROJECT NUMBER: 21-0025

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1999 FLORIDA CA-5075

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Meeting Materials
7. Justification Report
8. Map Set

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2207220 2 PGS
2006 JAN 18 04:18 PM BK 3299 PG 210
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#268482
Doc Stamp-Deed: 0.70

Prepared by Charles M. Gadd, Jr.
Clayton-Johnston, P.A.
18 NW 33rd Court
Gainesville, FL 32607

Parcel ID Number: 03873-000-000

Warranty Deed

This Indenture, Made this 18th day of January, 2006 A.D., **Between** William J. Shively

of the County of Alachua, State of Florida, **grantor,** and Tomoka Hills Farms, Inc., a corporation existing under the laws of the State of Florida

whose address is: P.O. Box 147018, Gainesville, FL 32614

of the County of Alachua, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Alachua State of Florida to wit:

Those certain lands as are more particularly described in the attached Exhibit "A" which is made apart hereof by reference.

Subject to taxes for 2006 and subsequent years.

Subject to restrictions and easements of record.

This deed is being given by the grantor to a corporation which he owns one hundred percent of the outstanding stock in and is a transfer of unencumbered property to a corporation wholey owned by grantor and is exempt from Florida Documentary Stamp Tax.

The grantor covenants and warrants that the above described property is neither his homestead nor his residence.

2207220

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Charles M. Gadd, Jr.
Witness

Printed Name: Jeannie Brazier
Witness

William J. Shively (Seal)
P.O. Address: P.O. Box 147018, Gainesville, Florida 32614-7018

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 18th day of January, 2006 by William J. Shively

he is personally known to me or he has produced his Florida driver's license as identification.

Comm. number DD 235053
Expires: Aug 16, 2007

Printed Name: Charles M. Gadd, Jr.
Notary Public
My Commission Expires:

Notary Public State of Florida

A50761

Laser Generated by © Display Systems, Inc., 2003 (863) 763-5555 Form FLWD-1

EXHIBIT "A"

A tract of land situated in Fractional Section 16 and the William Garvin Grant, Township 8 South, Range 18 East, Alachua County, Florida, said tract of lane being more particularly described as follows:

Commence at a concrete monument at the Northeast corner of the aforementioned Fractional Section 16, Township 8 South, Range 18 East for a point of reference and run South 00 degs., 27 mins., 55 secs. West, a distance of 3.76 feet to the South right of way line of the Seaboard Coastline Railroad (200 foot right of way abandoned); thence run North 88 degs., 37 mins., 15 secs. West, along said right of way line of Interstate Highway No. 75 (300 foot tight of way); thence run South 04 degs., 11 mins., 43 secs. West along said right of way line , a distance of 1090.69 feet to the West right of way line of Interstate No. 75 a distance pf 1200.36 feet to a concrete monument at the intersection of the South line of that certain parcel of land described in Official Records Book 1195, at page 66 of the Public Records of Alachua County, Florida with said West right of way line, of Interstate Highway No.75 and the True Point of Beginning; thence continue South 04 degs., 11 mins., 43 secs. West, along said right of way line, a distance of 1257.04 feet to a concrete monument at the point of curvature of a 00 degs., 58 mins., 28 sec. curve, having a radius of 5879.58 feet, a total internal angle of 28 degs., 38 mins., 28 secs. and being concave to an Easterly direction; thence run Southeasterly, along the arc of the said right of way curve, an arc distance of 1734.82 feet to a concrete monument, said concrete monument being the Southeast corner of the certain parcel of land described in Official Records Book 742, at page 153 of the Public Records of Alachua County, Florida; thence run North 72 degs., 29 mins., 54 secs. West, along the South line of said parcel of land recorded in Official Records Book 742, at page 153, a distance of 2775.69 feet to a concrete monument; thence run South 17 degs., 05 mins., 50 secs. West, along said South line, a distance of 592.04 feet to a concrete monument; thence run South 89 degs., 04 mins., 44 secs. West, along said South line, a distance of 725.63 feet to the East right of way line of State Road No. S-235-A (100 foot right of way); thence run North 01 degs., 59 mins., 55 secs. West, along said right of way line, a distance of 2164.71 feet to a concrete monument at the Southwest corner of said parcel of land described in Official Records Book 1195, at page 66; thence ruin North 88 degs., 29 mins., 13 secs. East, along the South line of said parcel of land, a distance of 2807.17 feet to a concrete monument; thence run North 58 degs., 14 mins., 10 secs. East, along said South line, a distance of 917.09 feet to the True Point of Beginning.

INSTRUMENT # 2207220
2 PGS

Record 15.00
Doc. Stamps 4,368.00
Int.Tax
Total 4,399.00

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 01/25/1999 16:28
Document ID 1587372
Book/Page 2213/ 1501

DTAX 6,384.00

Prepared by and return to:
Philip A. DeLaney
Attorney at Law
Scruggs & Carmichael, P.A.
3426 N.W. 43rd Street, Suite B
Gainesville, Florida 32606
352-374-4120
File No.: **98-3148**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **January**, **1999** between

New Life Corporation of America, a Tennessee corporation
whose Social Security/FEIN Number is: [redacted]
whose post office address is
123 Walnut Drive, Hendersonville, Tennessee 37075
grantor, and

Tomoka Hills Farms, Inc., a Florida corporation
whose Social Security/FEIN Number(s) are: 59-3551165
whose post office address is
Post Office Box 141150, Gainesville, Florida 32614
grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

Legal Description Labeled Exhibit "A" Attached Hereto and By Reference Incorporated Herein

Parcel Identification Number: 03873-001-000

Subject to taxes for 1999 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TOGETHER WITH: Double Wide Mobile Home MVID numbers GEO729214 and GEO729215, which is permanently affixed to, a part of, and being sold with the real property described above.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998 .

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

New Life Corporation of America
a Tennessee corporation

Connie Olive
Witness Name:

By: Norvell L Olive
Norvell Olive
Executive Director

Carolyn S. Hodges
Witness Name:

(Corporate Seal)

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me this 21st day of January, 1999 by Norvell Olive, Executive Director of New Life Corporation of America, a Tennessee corporation, on behalf of the corporation. He/she is personally known to me or has produced a Driver's License as identification.

[Notary Seal]

Notary Public
Printed Name: Ronald L. Stone
My Commission Expires: 03-25-2000

Exhibit A

A tract of land situated in Fractional Sections 9 & 16 and Section 37 (William Garvin Grant), Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of the aforementioned Fractional Section 9, Township 8 South, Range 18 East for a point of reference and run S. 01° 54'57" W., a distance of 3.76 feet to a concrete monument on the Southerly right of way line of the abandoned Seaboard Coastline Railroad (200 foot right of way); thence run N. 87°08'33" W., along said Southerly right of way line, a distance of 1090.74 feet to a concrete monument on the Westerly right of way line of State Road No. 93, also known as Interstate Highway No. 75 (300 foot right of way); thence run N. 05°41'41" E., along said Westerly right of way line, a distance of 100.12 feet to an iron pipe on the centerline of said railroad right of way and the True Point of Beginning; thence run N. 87°08'33" W., along said centerline, a distance of 1480.63 feet to an iron pipe at the point of curvature of a curve concave Southerly, said curve having a radius of 2864.79 feet, a central angle of 34°35'30", and a chord bearing and distance of S. 75°33'42" W., 1703.44 feet respectively; thence run Southwesterly, with said curve and along said centerline, an arc distance of 1729.58 feet to an iron pipe at the point of tangency of said curve; thence run S. 58°15'57" W., along said centerline, a distance of 716.12 feet to a concrete monument on the Easterly right of way line of County Road No. 235A (100 foot right of way); thence run S. 00°30'42" E., along said right of way line, a distance of 1030.00 feet to a concrete monument; thence run N. 89°58'49" E., a distance of 2807.17 feet to a concrete monument; thence run N. 59°41'41" E., a distance of 917.50 feet to a concrete monument on said Westerly right of way line of State Road No. 93; thence run N. 05°41'41" E., along said right of way line, a distance of 1300.00 feet to the True Point of Beginning.

TOGETHER WITH rights of the "parent tract" (dominant tenement) set forth in the easement recorded in O. R. Book 1195, at Page 68, of the Public Records of Alachua County, Florida.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03873-001-000
Prop ID	15089
Location Address	15403 NW 173RD ST ALACHUA, FL 32615 ⊞ see more addresses...
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	TRACT IN FRAC SECTIONS 9 16 TWP 8 RNG 18 AND GARVIN GRANT COM SE COR OF SEC 9-8-18 RUN S 3.76 FT N 87 DEG W ALONG RR R/W 1090.74 FT TO W R/W I-75 N 5 DEG E 100.12 FT THE POB N 87 DEG W 1480.63 FT SYLY AN ARC DISTANCE OF 1729.58 FT S 58 DEG W 716.12 FT TO (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	16-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	135.000
Homestead	N

View Map

Owner Information

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$368,962	$345,676	$353,867	$412,100	$389,900
Land Value	$9,000	$9,000	$9,000	$9,000	$9,000
Land Agricultural Value	$46,800	$46,800	$46,800	$46,800	$46,800
Agricultural (Market) Value	$234,000	$234,000	$234,000	$234,000	$234,000
Just (Market) Value	**$611,962**	**$588,676**	**$596,867**	**$655,100**	**$632,900**
Assessed Value	$424,762	$401,476	$409,667	$455,170	$418,050
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$424,762	$401,476	$409,667	$455,170	$418,050
Maximum Save Our Homes Portability	$0	$0	$0	$12,730	$27,650

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6550	HAY	130.00	5662800	0	0	A
0115	SFR ACREAGE	5.00	217800	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	7,154	**HC&V**	04-FORCED AIR
Heated Area	5,130	**HVAC**	03-CENTRAL
Exterior Walls	16-TILE/WD STUCCO; 20-FACE BRICK	**Bathrooms**	4.0-Baths
Interior Walls	03-PLASTER; 04-PANEL	**Bedrooms**	3-3 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1981
Floor Cover	14-CARPET	**Effective Year Built**	1981

Type	SOH MISC	**Heat**	
Total Area	34,121	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1981

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	5,130	4	0100	SINGLE FAMILY	$267,777
FDU	FINISHED DET UTILITY	140	4	0100	SINGLE FAMILY	$4,750
FGR	FINISHED GARAGE	858	4	0100	SINGLE FAMILY	$24,633
FOP	FINISHED OPEN PORCH	1,026	4	0100	SINGLE FAMILY	$16,066

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
0222	BARN 2	8,550		R2	RES	$36,081
0241	BARN POLE 1	375		R2	RES	$322
0242	BARN POLE 2	3,307		R2	RES	$5,093
0280	BATH HOUSE	256		R2	RES	$1,850
0959	FP 2	1		R7	RES	$1,310
1020	GATE EL OP	1		R7	RES	$595
1641	PATIO 1	2,200		R1	RES	$2,695
1680	PAVING 1	15,880		R1	RES	$9,131
1762	POOL 2	576		R3	RES	$4,527
1960	SCREEN ENC	2,975		R5	RES	$3,034

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/22/1999	$912,000	WD	2213	1501	Q - QUALIFIED	Improved	* NEW LIFE CORPORATION OF AMER	TOMOKA HILLS FARMS INC	Link (Clerk)
4/10/1998	$100	CT	2162	2267	U - UNQUALIFIED	Improved	* SOUTHERN CROSS OSTRICH FARM	* NEW LIFE CORPORATION OF AMER	Link (Clerk)
12/27/1994	$255,000	WD	2003	236	U - UNQUALIFIED	Improved	* OSTRICH AMERICA CORP	* SOUTHERN CROSS OSTRICH FARM	Link (Clerk)
12/27/1994	$255,000	WD	1994	1479	U - UNQUALIFIED	Improved	* OSTRICH AMERICA CORP	* OSTRICH AMERICA CORP	Link (Clerk)
4/9/1993	$385,000	WD	1902	834	U - UNQUALIFIED	Improved	* DICKINSON HUNT DIC	* OSTRICH AMERICA CORP	Link (Clerk)
3/1/1979	$243,000	WD	1195	66	U - UNQUALIFIED	Vacant		* DICKINSON HUNT DIC	Link (Clerk)

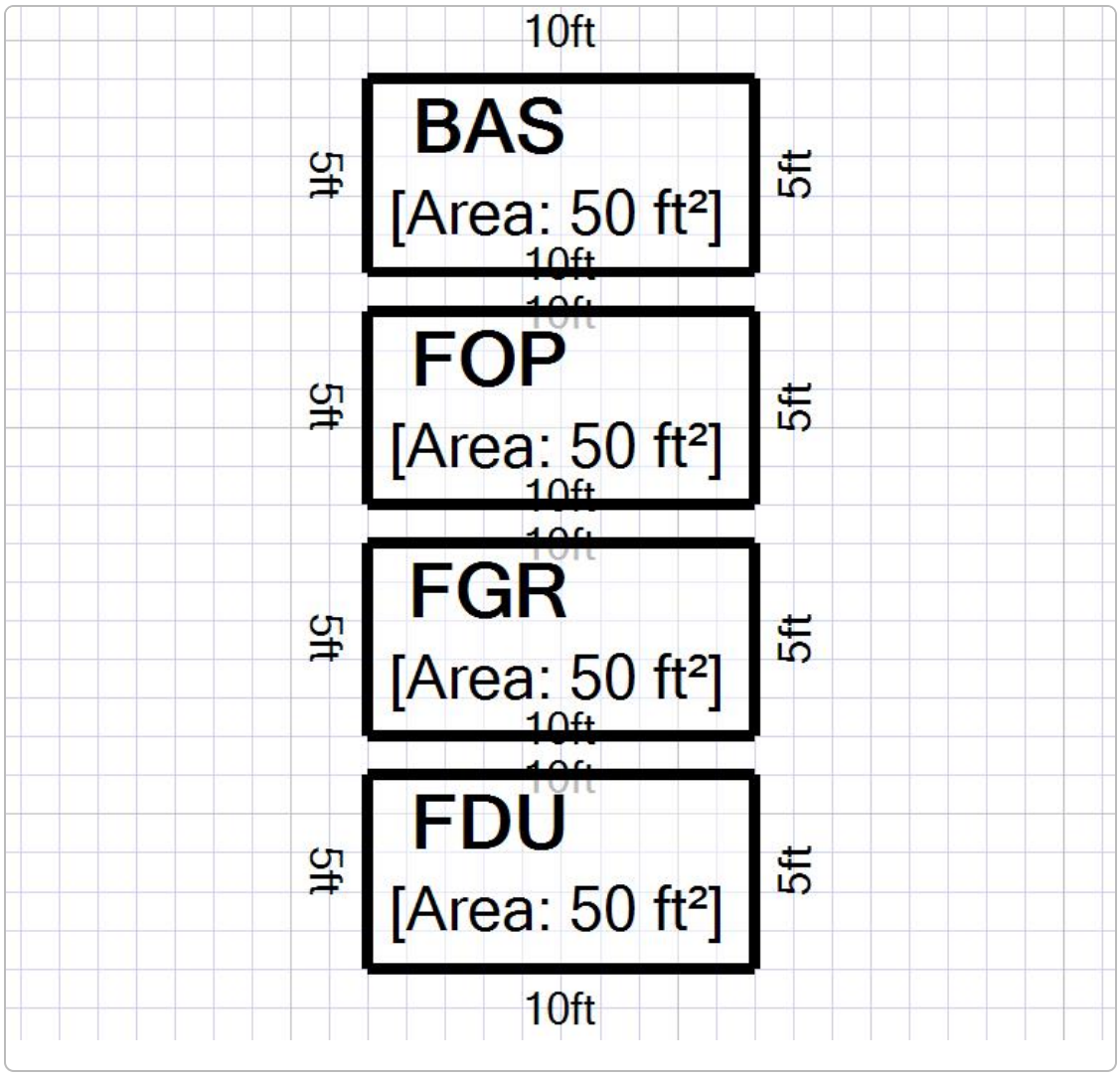
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

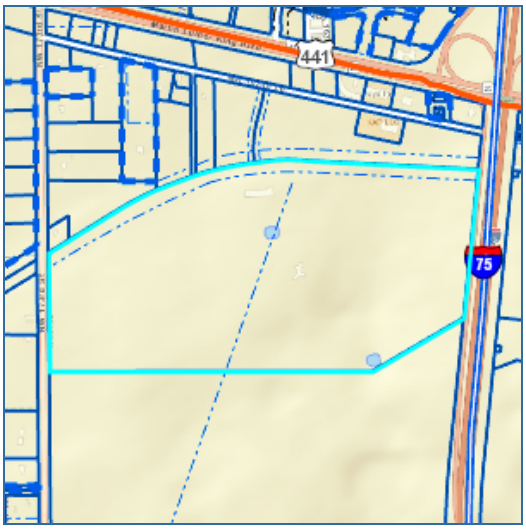
Permit Number	Type	Primary	Active	Issue Date	Value
11-00000	OVER THE COUNTER INSPECT	Yes	No	8/31/2011	$0
06-10835	ROOFING	Yes	No	12/20/2006	$45,240
06-10831	REMODEL SFD	Yes	No	12/18/2006	$20,000
7499	POOL ENCLOSURE	Yes	No	8/18/2000	$11,174
7295	REMODEL RESI.	Yes	No	2/28/2000	$6,000
6009	MECHANICAL	Yes	No	5/14/1996	$800
5333	OVER THE COUNTER INSPECT	Yes	No	9/9/1993	$500
5278	PARK MOBILE HOME	Yes	No	6/3/1993	$0
5279	PARK MOBILE HOME	Yes	No	6/3/1993	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Extra Features, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
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GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/18/2022, 6:09:15 AM

Version 2.3.188

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03873-000-000
Prop ID	15088
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	FRAC SEC & GARVIN GRT COM NE COR SEC S 3.76 FT TO S R/W ACL RR (ABANDONED) W ALG R/W 1090.69 FT TO W R/W I-75 S ALG R/W 1200.36 FT POB S ALG R/W 1257.04 FT SELY ALG R/W 1734.82 FT N 72 DEG W 2775.69 FT S 17 DEG W 592.04 FT W 725.63 FT TO E R/W SR-235A N 2 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	16-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	168.920
Homestead	N

View Map

Owner Information

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,080	$1,080	$1,080	$1,100	$1,100
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$59,700	$59,700	$59,700	$59,700	$58,100
Agricultural (Market) Value	$298,176	$298,176	$298,176	$298,200	$298,200
Just (Market) Value	**$299,256**	**$299,256**	**$299,256**	**$299,300**	**$299,300**
Assessed Value	$60,780	$60,780	$60,780	$60,800	$59,200
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$60,780	$60,780	$60,780	$60,800	$59,200
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6550	HAY	155.00	6751800	0	0	A
5501	TIMBER 2-N	10.00	435600	0	0	A
5930	SWAMP/WATER	3.92	170755.2	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1998

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2400	WELL	1		R5	RES	$1,080

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/18/2006	$100	WD	3299	210	U - UNQUALIFIED	Improved	* SHIVELY WILLIAM J	TOMOKA HILLS FARMS INC	Link (Clerk)
9/23/1998	$98,600	WD	2193	1160	U - UNQUALIFIED	Vacant	* KEFFER & MATTHEWS TRUSTEES M	* SHIVELY WILLIAM J	Link (Clerk)
9/23/1998	$493,000	WD	2193	1126	U - UNQUALIFIED	Vacant	* KEFFER & MATTHEWS TRUSTEES /	* KEFFER & MATTHEWS TRUSTEES M	Link (Clerk)
5/17/1995	$100	WD	2012	1545	U - UNQUALIFIED	Vacant	* MARY JOSEPHINE MATTHEWS	* KEFFER & MATTHEWS TRUSTEES	Link (Clerk)
4/11/1994	$63,500	WD	1959	2058	U - UNQUALIFIED	Vacant	* DONALD G AHEARN & MARILYNN R	* MARY JOSEPHINE MATTHEWS	Link (Clerk)
1/30/1989	$17,000	WD	1725	342	U - UNQUALIFIED	Vacant		* DONALD G AHEARN & MARILYNN R	Link (Clerk)
12/31/1988	$55,000	WD	1723	2020	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)
2/1/1980	$405,500	WD	1262	94	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)

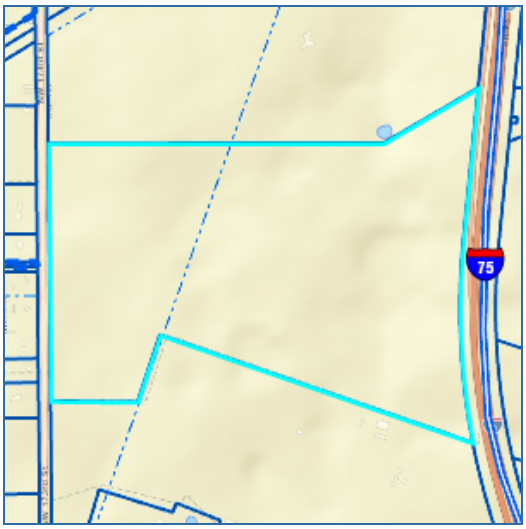
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
05-09826	ROOFING	Yes	No	3/28/2005	$26,820
6896	MECHANICAL	Yes	No	2/16/1999	$2,500

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



No data available for the following modules: Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
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Version 2.3.188

John Power TAX COLLECTOR Serving Alachua County

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Search > Account Summary

Real Estate Account #03873 000 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$1,286.36**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $1,286.36	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $1,295.16	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $1,334.63	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $1,316.89	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $1,315.56	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $1,402.42	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $1,431.78	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $1,344.51	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $1,346.46	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $1,346.76	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $1,378.81	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $1,371.21	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $1,715.89	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1328		**Redeemed**	07/12/2010	**Face** $1,628.23, **Rate** 6.5%	
		Paid $1,715.89			
2008 Annual Bill	$0.00	**Paid** $1,300.70	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $1,220.08	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $1,372.27	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $1,403.29	11/30/2005	**Receipt** #2005-9051831	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,411.33	12/31/2004	**Receipt** #2004-4018882	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,282.09	11/19/2003	**Receipt** #2003-3014868	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,302.97	11/26/2002	**Receipt** #2002-0216777	Print (PDF)
Total Amount Due	**$0.00**				

John Power TAX COLLECTOR Serving Alachua County

Search all services we offer...

Vehicle Registration | Property Tax | Tourist Tax

Search > Account Summary

Real Estate Account #03873 001 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
15403 NW 173RD ST
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 **11/10/2021** for **$9,739.07**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $9,739.07	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $9,220.32	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $9,651.64	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $10,691.43	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $10,199.60	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $9,167.06	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $9,448.28	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $9,279.24	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $10,274.14	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $10,325.36	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $17,003.12	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $18,239.08	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $25,882.78	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1329		**Redeemed**	07/12/2010	**Face** $24,644.31, **Rate** 5.75%	
		Paid $25,882.78			
2008 Annual Bill	$0.00	**Paid** $20,547.34	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $17,254.79	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $18,286.71	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $16,458.78	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $15,337.01	12/31/2004	**Receipt** #2004-4018881	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $13,790.07	11/19/2003	**Receipt** #2003-3014148	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $13,792.99	11/26/2002	**Receipt** #2002-0215517	Print (PDF)
Total Amount Due	**$0.00**				

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Meeting Materials**
7. Justification Report
8. Map Set

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0025.08

Professional Consultants

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection

From: Craig Brashier, AICP

Date: 06 April 2022

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and

2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

Meeting Details:

Date: 20 April 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

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

Mailing Labels

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03055-001-004
ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

03055-010-003
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXON
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

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

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dena Courtney
P.O. Box 1215
High Springs FL 32655

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

Ukraine

Continued from Page 1A

pulled out only because their aggressor did not hear what they wanted to hear from them," he said, recounting what he described as the worst atrocities since World War II.

Over the past few days, grisly images of what appeared to be civilian massacres carried out by Russian forces in Bucha before they withdrew from the outskirts of Kyiv have caused a global outcry and led Western nations to expel scores of Moscow's diplomats and propose further sanctions, including a ban on coal imports from Russia.

Zelenskyy said that both those who carried out the killings and those who gave the orders "must be brought to justice immediately for war crimes" in front of a tribunal similar to what was used in postwar Germany.

Moscow's U.N. ambassador, Vassily Nebenzia, said that while Bucha was under Russian control, "not a single local person has suffered from any violent action." Reiterating what the Kremlin has contended for days, he said that video footage of bodies in the streets was "a crude forgery" staged by the Ukrainians.

"You only saw what they showed you," he said. "The only ones who would fall for this are Western dilettantes."

Associated Press journalists in Bucha have counted dozens of corpses in civilian clothes and interviewed Ukrainians who told of witnessing atrocities. Also, high-resolution satellite imagery from Maxar Technologies showed that many of the bodies had been lying in the open for weeks, during the time that Russian forces were in the town.

The dead in Bucha included a pile of six charred bodies, as witnessed by AP journalists. It was not clear who they were or under what circumstances they died. One body was probably that of a child, said Andrii Nebytov, head of police in the Kyiv region. One person had a gunshot wound to the head.

The chief prosecutor for the International Criminal Court at The Hague opened an investigation a month ago into possible war crimes in Ukraine.

Zelenskyy stressed that Bucha was only one place and that there are more with similar atrocities – a warning echoed by NATO Secretary-General Jens Stoltenberg.

"When and if they withdraw their troops and Ukrainian troops take over, I'm afraid they will see more mass graves, more atrocities and more examples of war crimes," he said.

Stoltenberg, meanwhile, warned that in pulling back from the capital, Russian President Vladimir Putin's military is regrouping its forces in order to deploy them to eastern and southern Ukraine for a "crucial phase of the war." Russia's stated goal is control of the Donbas, the largely Russian-speaking industrial region in the east that includes the shattered port city of Mariupol.

"Moscow is not giving up its ambitions in Ukraine," Stoltenberg said.

While both Ukrainian and Russian representatives sent optimistic signals following their latest round of talks a week ago, Russian Foreign Minister Sergey Lavrov said Moscow won't accept a Ukrainian demand that a prospective peace deal include an immediate pullout of troops followed by a Ukrainian referendum on the agreement.

In televised remarks Tuesday, Lavrov said a new deal would have to be negotiated if the vote failed, and "we don't want to play such cat and mouse."

Ukrainian officials said that the bodies of at least 410 civilians have been found in towns around Kyiv that were recaptured from Russian forces and that a "torture chamber" was discovered in Bucha.

Zelenskyy told the Security Council there was "not a single crime" that Russian troops hadn't committed in Bucha, and he likened their actions to those of the Islamic State group.

"The Russian military searched for and purposefully killed anyone who served our country. They shot and killed women outside their houses when they just tried to call someone who is alive. They killed entire families, adults and children, and they tried to burn the bodies," he said. They used tanks to crush civilians "just for their pleasure," he said.

On Tuesday, police and other investigators walked the silent streets of Bucha, taking notes on bodies that residents showed them. Survivors who hid in their homes during the monthlong Russian occupation of the town, many of them past middle age, wandered past charred tanks and jagged window panes with plastic bags of food and other humanitarian aid. Red Cross workers checked in on intact homes.

Many of the dead seen by AP journalists appeared to have been shot at close range, and some had their hands bound or their flesh burned.

The AP and the PBS series "Frontline" have jointly verified at least 90 incidents during the war that appear to violate international law. The War Crimes Watch Ukraine project is looking into apparent targeted attacks as well as indiscriminate ones.

U.S. Secretary of State Antony Blinken said the images from Bucha revealed "not the random act of a rogue unit" but "a deliberate campaign to kill, to torture, to rape, to commit atrocities." He said the reports of atrocities were "more than credible."

"Only non-humans are capable of this," said Angelica Chernomor, a refugee from Kyiv who crossed into Poland with her two children and saw the photos from Bucha. "Even if people live under a totalitarian regime, they must retain feelings, dignity, but they do not."

Chernomor is among the more than 4 million Ukrainians who have fled the country in the wake of the Feb. 24 invasion.

Russia has rejected similar accusations of atrocities in the past by accusing its enemies of forging photos and video and using so-called crisis actors.

As Western leaders condemned the killings in Bucha, Romania, Italy, Spain and Denmark expelled dozens of Russian diplomats on Tuesday, following moves by Germany and France. Hundreds of Russian diplomats have been sent home since the start of the invasion, many accused of being spies.

Kremlin spokesperson Dmitry Peskov called the expulsions a "short-sighted" measure that would complicate communication and warned they would be met with "reciprocal steps."

The U.S., in coordination with the European Union and Group of Seven nations, will roll out more sanctions against Russia on Wednesday, including a ban on all new investment in the country, a senior administration official said, speaking on condition to discuss the upcoming announcement.

Also, the EU's executive branch proposed a ban on coal imports from Russia, in what would be the first time the 27-nation bloc has sanctioned the country's lucrative energy industry over the war.

The coal imports amount to an estimated $4.4 billion per year.

EU Commission President Ursula von der Leyen denounced Moscow's "heinous crimes" around Kyiv.



A woman walks near a damaged building Sunday in the eastern city of Kramatorsk, in the Donbas region of Ukraine, amid the Russian invasion. Since Russia announced it would focus its efforts on the "liberation" of Donbas, residents have lived in fear of a major military offensive. FADEL SENNA/AFP VIA GETTY IMAGES

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Time: 6:00 pm on April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW Professional Consultants

NOTICE OF PUBLIC HEARING

Alachua County, Florida

The Alachua County Planning Commission will hold a public hearing Wednesday, April 20, 2022, at 6:00 pm or as soon thereafter as it may be heard. The meeting will be held in the John R. "Jack" Durrance Auditorium, Room 209, 12 SE 1st Street, Gainesville, Florida to consider the following quasi-judicial zoning item:

ZOM-05-22 (Miller Electric PD Rezoning)
A request by Chris Gmuer of Gmuer Engineering, LLC, agent, for 4800 GCW, LLC owners, to rezone from the Residential/Professional (RP) zoning district to the non-residential planned development (PD) zoning district. The site has a future land use designation of Office/Residential (2 to 4 dwelling units/acre) and is approximately 5 acres, located on tax parcel number 07213-002-000 at 4800 SW 13th St.

This meeting will allow for in person participation only. The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

COMMENTS/EVIDENCE

The public is encouraged to submit any written or photographic documents prior to the meeting to https://growth-management.alachuacounty.us/PublicComment

No later than 7 (seven) calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to https://growth-management.alachuacounty.us/PublicComment

The Planning Commission shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 (five) calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

General Information: Staff report, application package and other materials of the above items will be available on Friday of the week preceding the meeting by visiting: https://mapgenius.alachuacounty.us/develoment-projects/. For further information call (352) 374-5249. Visit www.alachuacounty.us and click on the meetings tab on the homepage for the most up to date information.

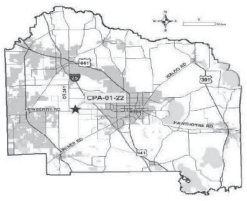
GF-29617082

NOTICE OF PUBLIC HEARING

Alachua County, Florida

Amendments to the Alachua County Comprehensive Plan

The Alachua County Local Planning Agency and Planning Commission will hold a public hearing Wednesday, April 20, 2022 at 6:00 pm or as soon thereafter as it may be heard. The meeting will be held in the John R. "Jack" Durrance Auditorium, room 209, 12 SE 1st Street, Gainesville, Florida to consider the following amendment to the Alachua County Comprehensive Plan:



CPA-01-22 (Large Scale Comprehensive Plan Land Use Amendment)
A request by JBrown Professional Group, Inc., agent, for West End Golf Club, Inc., owner, for an amendment to the Alachua County Comprehensive Plan: 2019-2040 Future Land Use Map from a Recreational land use designation to a Low-Density Residential (1 to 4 dwelling units per acre) designation on portions of approximately 75.18 acres located on tax parcels 04333-001-000 and 04314-000-000 as well as associated Comprehensive Plan text amendments. This property has an address of 12830 West Newberry Road

This meeting will allow for in person participation only. The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

COMMENTS/EVIDENCE

The public is encouraged to submit any written or photographic documents prior to the meeting to **https://growth-management.alachuacounty.us/PublicComment**

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

General Information: Staff report, application package and other materials of the above items will be available on Friday of the week preceding the meeting by visiting: **https://mapgenius.alachuacounty.us/develoment-projects/.** For further information call (352) 374-5249. **Visit www.alachuacounty.us** and click on the meetings tab on the homepage for the most up to date information.

GF-29617385

Workshop Presentation

Tomoka Hills Office

Small-Scale Comprehensive Plan Amendment (SsCPA) & Rezoning Applications

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
April 20, 2022

1

The purpose of the neighborhood meeting:

The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

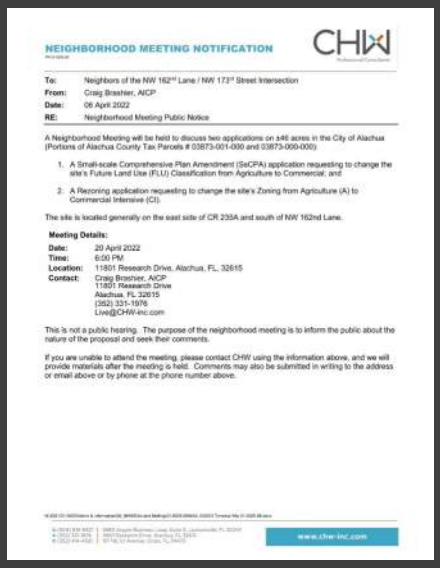
The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.



2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

CHW

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection
From: Craig Brashier, AICP
Date: 06 April 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

Meeting Details:

Date: 20 April 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

www.chw-inc.com



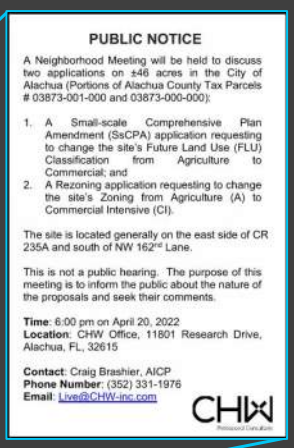
Ukraine

NOTICE OF PUBLIC HEARING

Amendments to the Alachua County Comprehensive Plan

PUBLIC NOTICE

CHW



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW

CHW

21-0025.08: Tomoka Hills SsCPA & Rezoning

3

INTENT:

To designate appropriate FLU and Zoning for relocation of the Tower Hill Insurance headquarters.

OPPORTUNITIES:

- Expand City of Alachua's economic base;
- Increasing tax revenue in the City of Alachua;
- Promotes master planned, mixed-use development.



21-0025.08: Tomoka Hills SsCPA & Rezoning

4

REQUESTS:

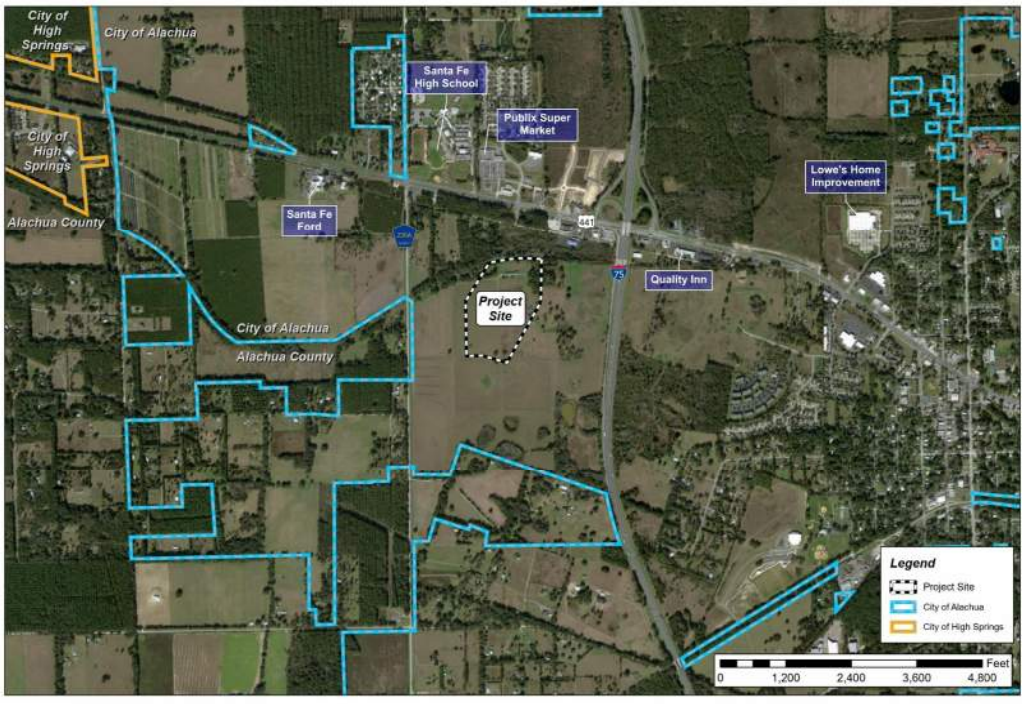
- SsCPA Application
  - *FROM*: Agriculture
  - *TO*: **Commercial**

- Rezoning Application
  - *FROM*: Agriculture (A)
  - *TO*: **Commercial Intensive (CI)**



5

Context Map



CHW

6

Aerial Map



7

SsCPA & REZONING
ESTIMATED TIMELINE

Preapplication Meeting	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board	City Commission
April 6, 2022	April 20,2022	April 2022 (Tentative)	May - July 2022	July 2022 (Tentative)	August - September 2022 (Tentative)

8

Existing Future Land Use (FLU) Map

Agriculture



9

Proposed Future Land Use Map

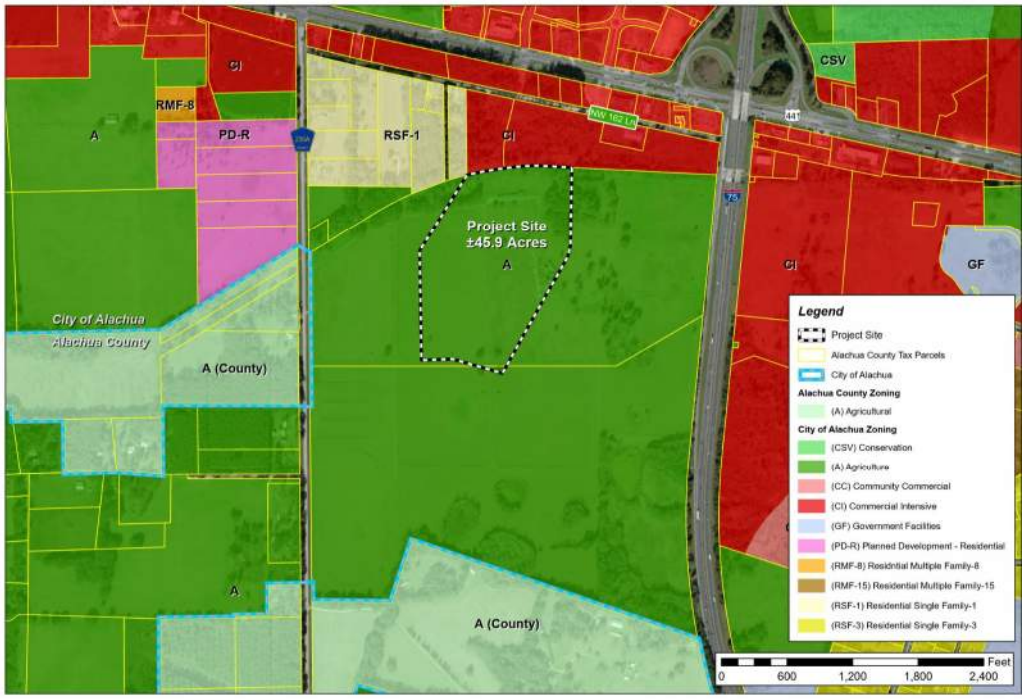
Commercial



10

Existing Zoning Map

Agriculture (A)



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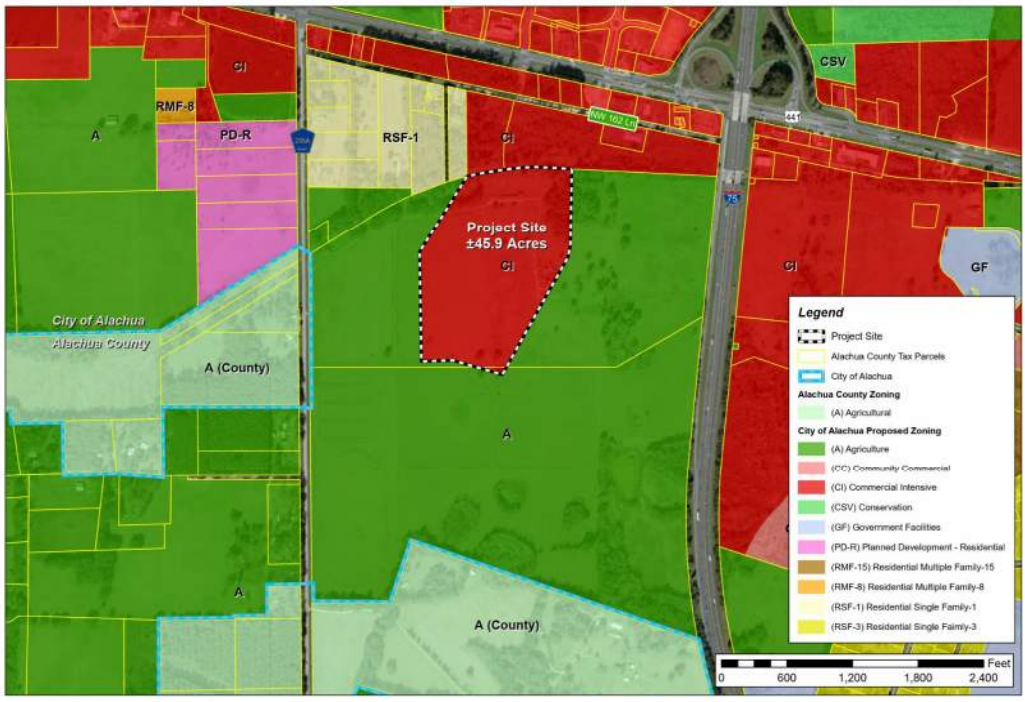
Proposed Zoning Map

Commercial Intensive (CI)



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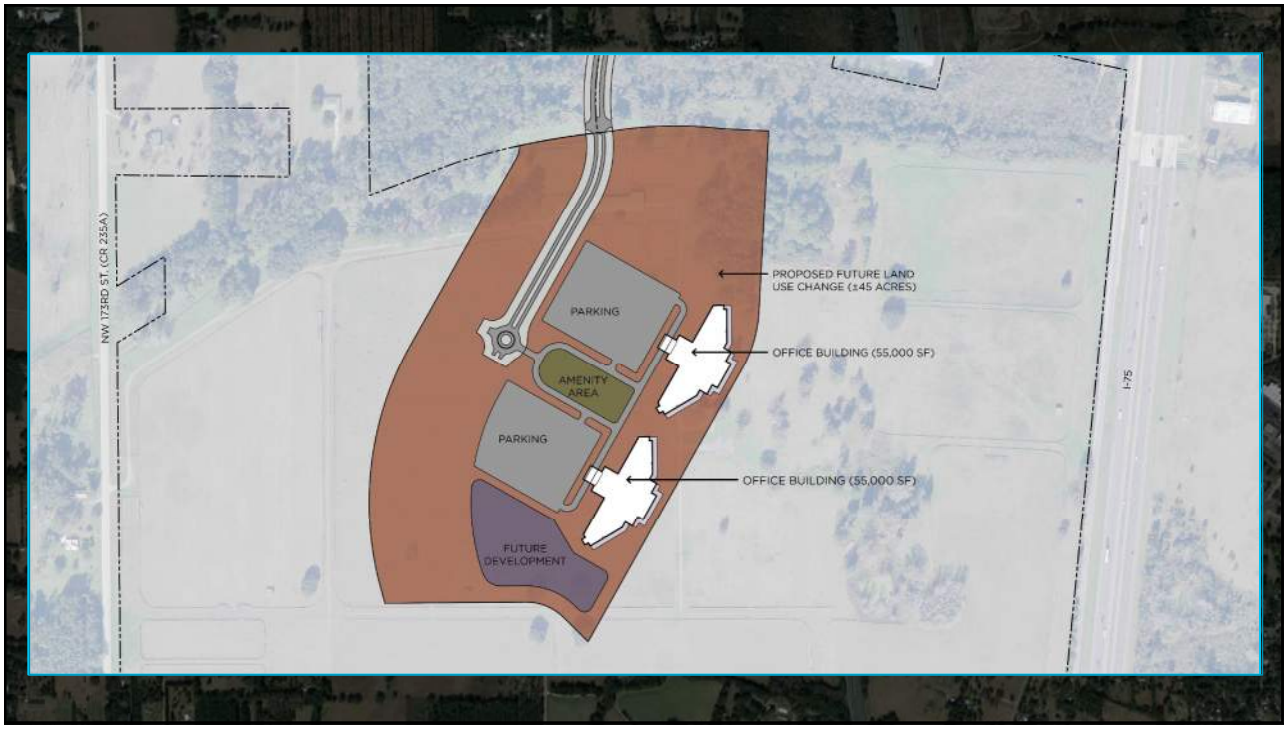
TOMOKA HILLS FARMS | FLU EXHIBIT | 4-18-2022

13


NW 173RD ST. (CR 235A)
PROPOSED FUTURE LAND USE CHANGE (±45 ACRES)
PARKING
OFFICE BUILDING (55,000 SF)
AMENITY AREA
PARKING
OFFICE BUILDING (55,000 SF)
FUTURE DEVELOPMENT
I-75

14



15

Sign-in Sheet

SIGN-IN SHEET

Tomoka Hills Office Comp. Plan Amendment & Rezoning

21-0025.08

Professional Consultants

Event: Neighborhood Meeting

Date/Time: April 20, 2022 @ 6:00 PM

Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615

Re: Small-scale Comprehensive Plan Amendment & Rezoning Applications

	Print Name	**Street Address**	**Signature**
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Tomoka Hills Office Comp. Plan Amendment & Rezoning

21-0025.08

Event:	Neighborhood Meeting
Date/Time:	April 20, 2022 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Applications

CHW (Agent) Attendees: Craig Brashier; Braxton Linton; Seth Wood
Public Attendees: 0

CHW, on behalf of Tomoka Hills Farms, Inc., hosted the required Neighborhood Meeting and prepared a presentation to convey the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the applications; the general application review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a conceptual layout. No members of the public attended the meeting. After a thirty minute grace period, **the meeting was adjourned at approximately 6:30 PM.**

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

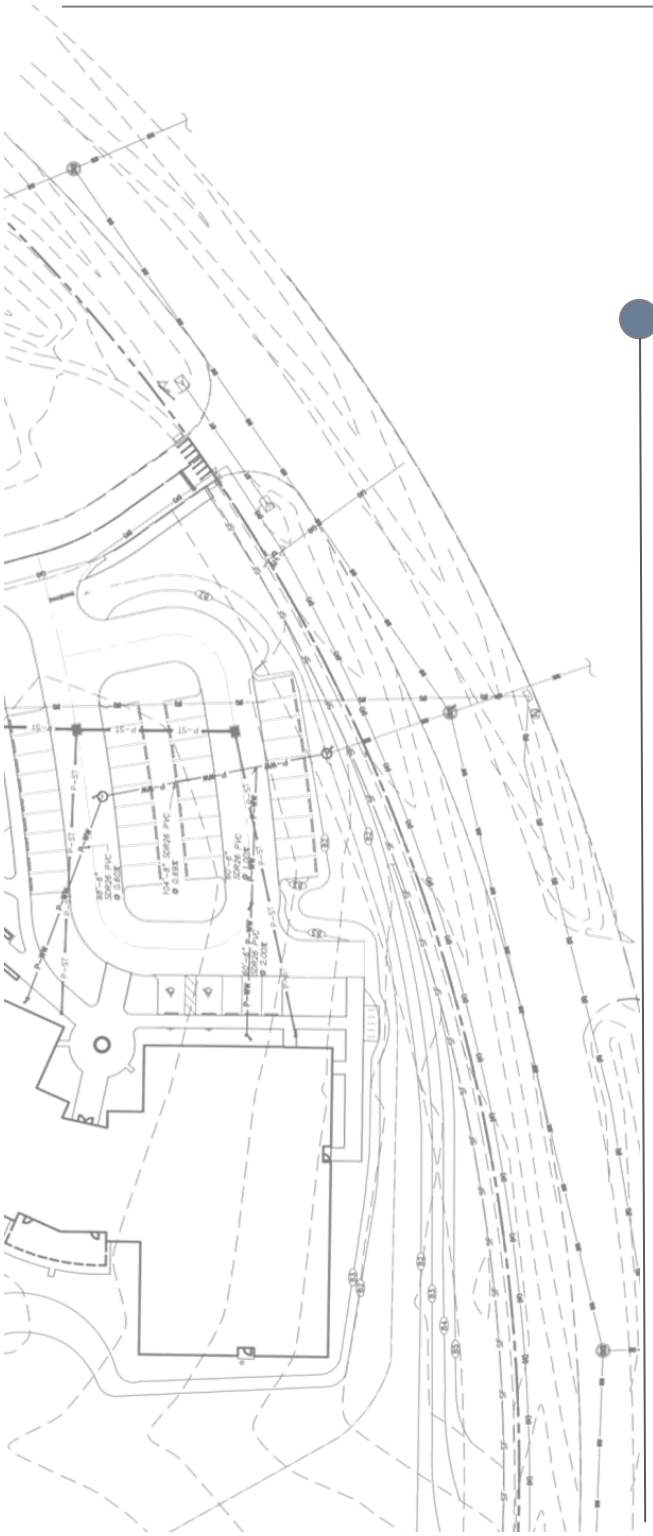
www.chw-inc.com

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. **Justification Report**
8. Map Set

CHW
Professional Consultants

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION



TOMOKA HILLS NONRESIDENTIAL

Rezoning–Justification Report

~~April 28, 2022 RESUBMITTED June 8, 2022~~
RESUBMITTED June 22, 2022

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Tomoka Hills Farms, Inc.

Prepared by:
CHW

PN# 21-0025.08
N:\2021\21-0025\Departments\02_Planning\Reports\RPT DRAFT 220608 Tomoka Hills Nonres REZ.docx

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4. Consistency with City of Alachua Comprehensive Plan 5
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Figure 4: Existing Zoning Map 4
Figure 5: Proposed Zoning Map 4

1. EXECUTIVE SUMMARY

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Seth Wood, Project Planner, CHW
Date: ~~April 28, 2022 RESUBMITTED June 8, 2022~~ RESUBMITTED June 22, 2022
Re: Tomoka Hills Nonresidential – Rezoning Application

Jurisdiction: City of Alachua	**Intent of Application:** To allow development of non-residential uses including new office buildings.
Description of Location: East of County Road 235A and just south of NW 162nd Lane.	
Parcel Numbers: 03873-000-000 03873-001-000	**Acres:** ±45.3 acres (Source: CHW Legal Description)
Existing Future Land Use (FLU) Classification: *Agriculture* The Agriculture FLU category provides for land to maintain agriculture operations and preserve rural character.	**Proposed FLU Classification:** *Community Commercial* The Commercial land use category provides for neighborhood- and community-scale goods and services uses adjacent to neighborhood and residential areas.
Existing Zoning District: *A: Agriculture* The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development.	**Proposed Zoning District:** *CC: Community Commercial* The CC district is intended to provide lands for business uses that provide goods and services to residents of the entire community.
Existing Max. Permitted Intensity: ±45.3 acres * 0.2 dwelling units /acre = ±9 dwelling units	**Proposed Max. Permitted Intensity:** ±45.3 acres * 0.5 FAR = ±986,634 sq. ft.

2. STATEMENT OF PROPOSED CHANGE

This rezoning application requests to change the zoning districts on Alachua County tax parcels 03873-000-000 and 03873-001-000 (hereinafter "the property" or "the project site") from Agricultural (A) to Community Commercial (CC). The subject parcel is located east of County Road (CR) 235A / NW 173rd Street and south of NW 162nd Lane. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

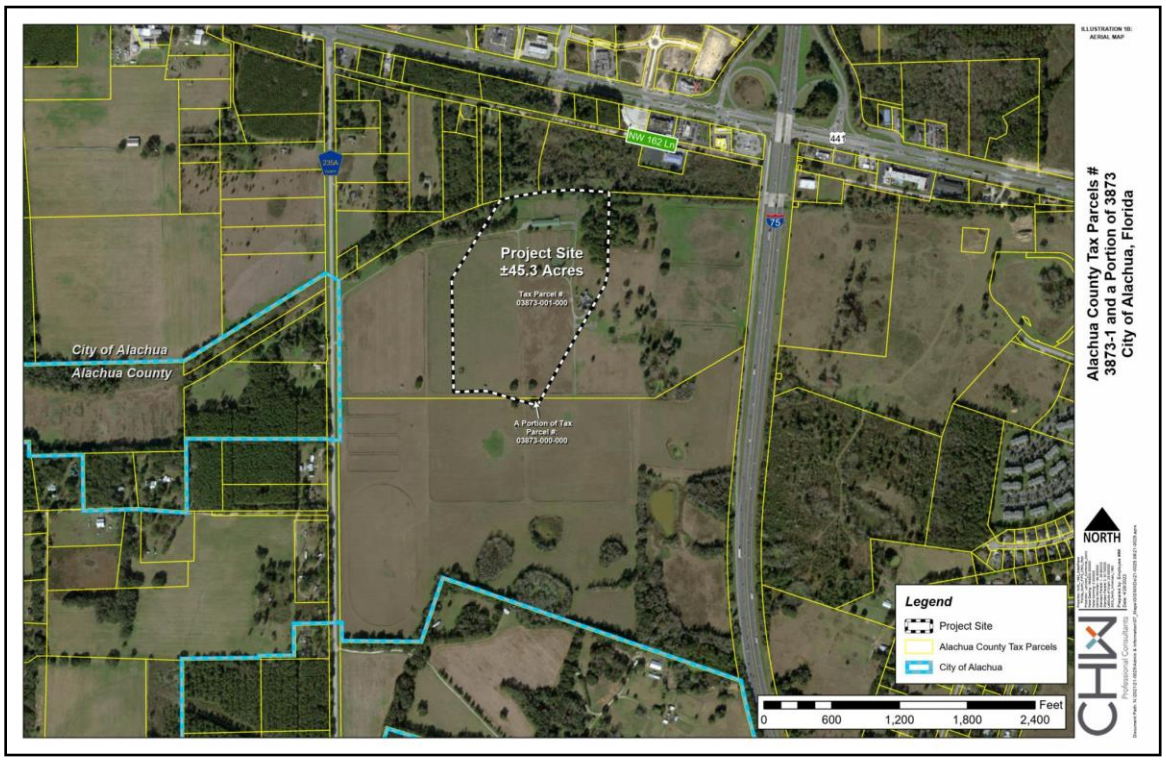

Figure 1: Aerial Map

This application is submitted concurrently with a Small-scale Comprehensive Plan Amendment (SsCPA) application, requesting to amend the City of Alachua Future Land Use (FLU) Map on the project site from Agriculture to Community Commercial. The driving intent of these requests is to allow for the development of two (2) new office buildings on the property. These office buildings will be used for the relocation of an existing company to the City.

Existing FLU and Zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2** and **4**. The proposed FLU classification is illustrated in **Figure 3.** The proposed Zoning District is illustrated in **Figure 5.**

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Commercial	Commercial Intensive (CI)
East	Agricultural	Agriculture (A)
South	Agricultural	Agriculture (A)
West	Agricultural	Agriculture (A)

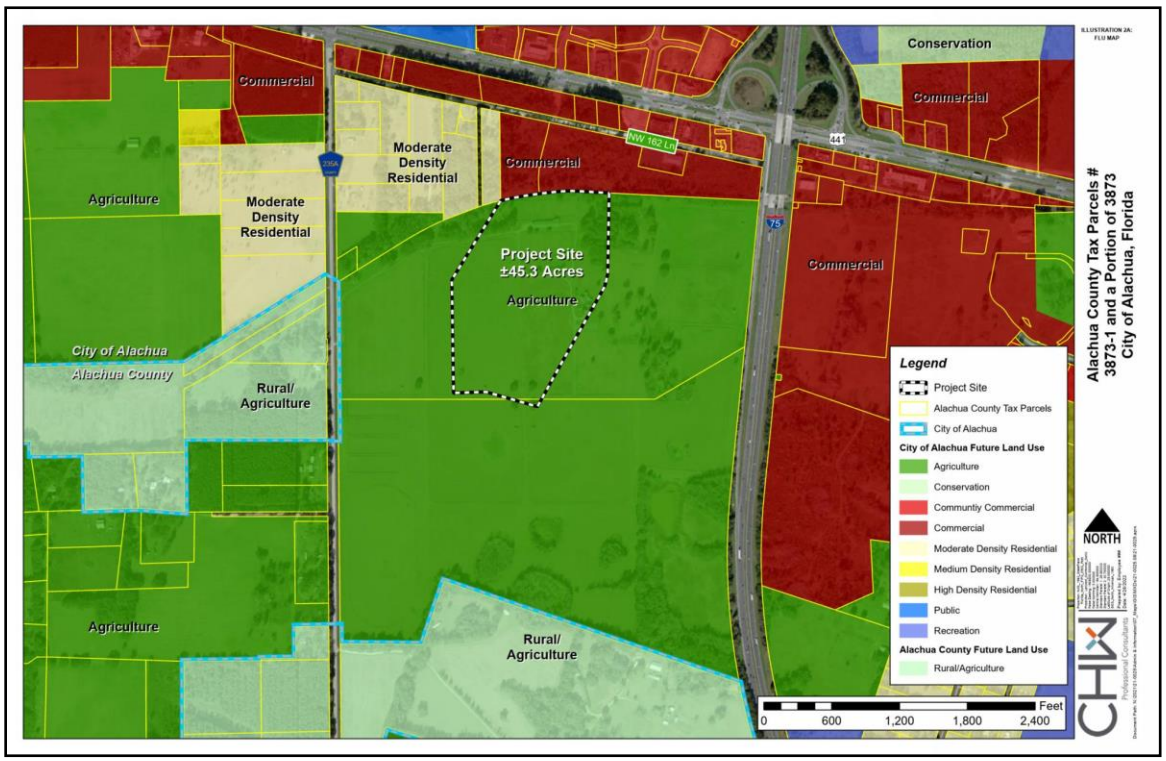

Figure 2: Existing Future Land Use Map

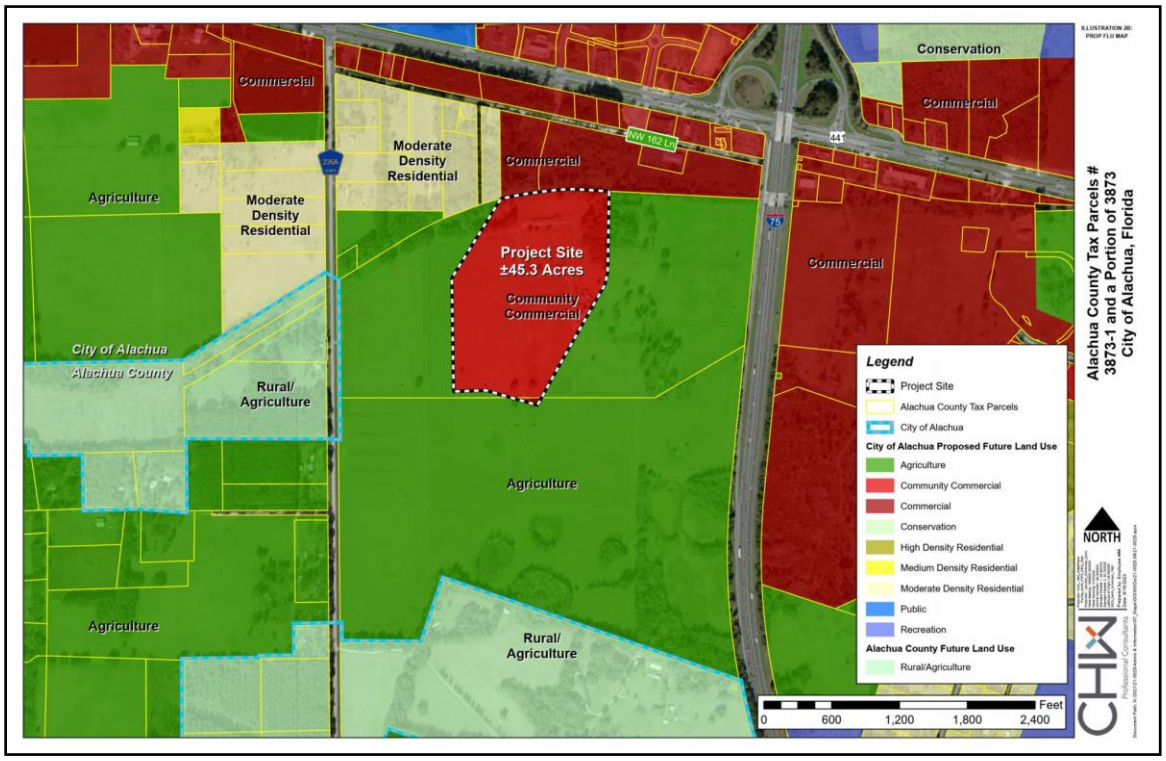

Figure 3: Proposed Future Land Use Map

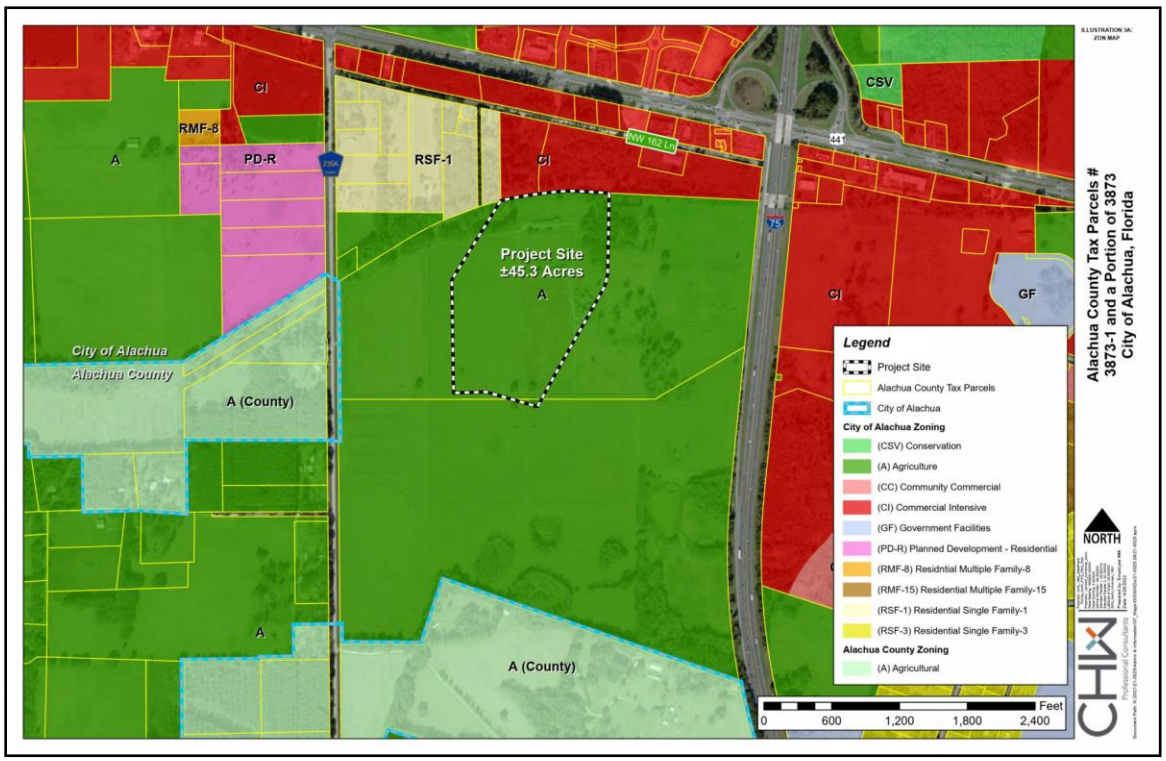

Figure 4: Existing Zoning Map

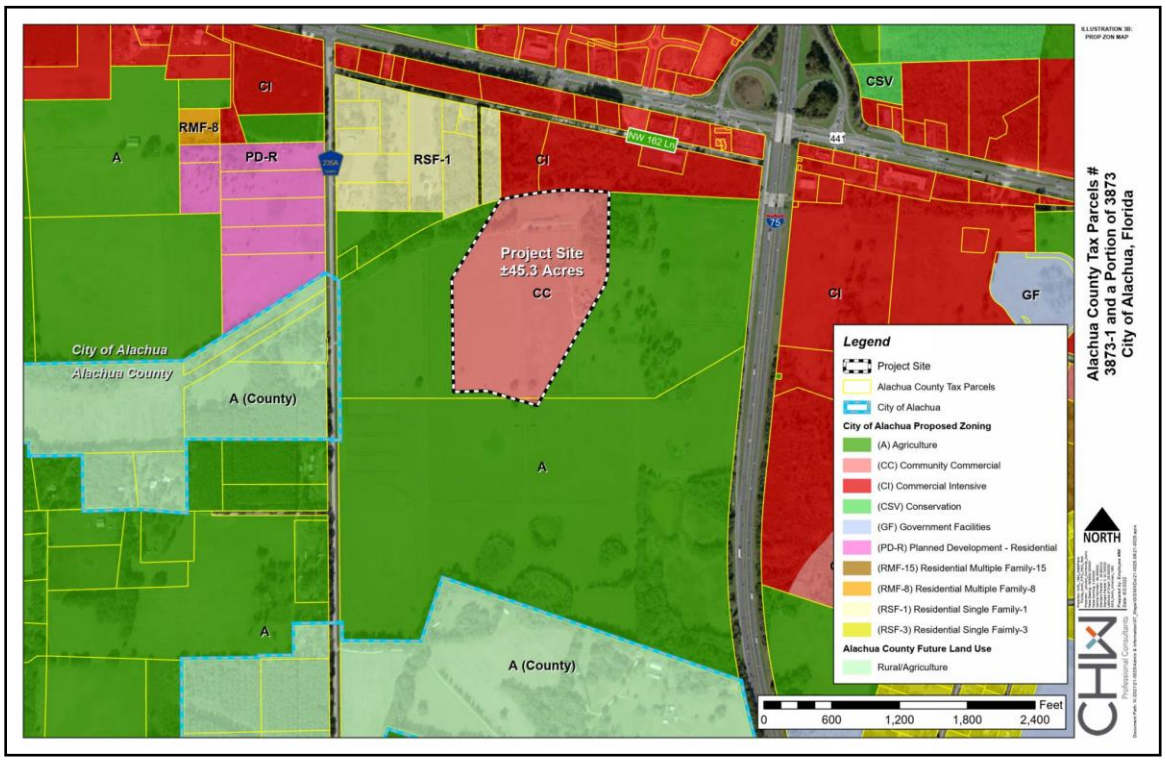

Figure 5: Proposed Zoning Map

3. CONCURRENCY ANALYSIS

This application requests to change the ±45.3-acre site's zoning district from Agriculture (A) to Community Commercial (CC). Approval of this application will change the site's theoretical maximum permitted intensity.

Existing and proposed maximum intensity for the project site, as well as a realistic expectation of intensity, are as follows:

Table 2. Existing and Proposed Maximum Density Comparison

Existing Maximum Permitted Intensity *Agriculture*	**Proposed Maximum Permitted Intensity** *Community Commercial*	**Realistic Expectation of Intensity** *Community Commercial*
±45.3 acres * 0.2 dwelling units/ acre = ±9 dwelling units	±45.3 acres * 0.5 FAR = ±986,634 sq. ft.	±45.3 acres * 0.15 FAR = ±295,990 sq. ft.
Realistically, the development intent to follow this request is ±100,000 square feet of office space. This planned square footage is substantially lower than the sq. ft. possible in the maximum permitted intensity scenario.		

Roadways / Transportation

Table 3a: Projected Maximum Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
Existing										
Single Family Detached	210	DU	9.000	110	8	2	6	10	6	4
Proposed										
General Office Building	710	KSF	591.980	5,451	773	680	93	727	124	603
High-Turnover Sit Down Restaurant	932	KSF	39.465	4,231	378	208	170	357	218	139
Shopping Center	820	KSF	355.189	15,138	343	213	130	1,406	675	731
Total				24,820	1,494	1,101	393	2,490	1,017	1,473
Net Change				24,710	1,486	1,099	387	2,480	1,011	1,469

Table 3b: Projected Realistic Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
General Office Building	710	KSF	177.594	1,912	274	241	33	267	45	222
High-Turnover Sit Down Restaurant	932	KSF	11.840	1,269	378	208	170	357	218	139
Shopping Center	820	KSF	106.557	8,646	196	122	74	591	284	307
Total				11,827	848	571	277	1,215	547	668

Source: ITE Trip Generation Manual, 11th Edition

Conclusion: Approval of this application results in a potential for the number of trips generated by the proposed FLU classifications to be larger than the number of trips generated by the existing FLU classifications. Both Tables 3a and 3b consider a development scenario with 60% of the site devoted to office space; 36% of the site devoted to shopping center; and 4% of the site devoted to restaurant.

Per City of Alachua Land Development Regulations §2.4.14.(H)(2)(b), affected roadway segments for developments generating more than 1,000 external Average Daily Trips (ADT) are

those on which the development's potential impacts are 5% or greater of the Maximum Service Volume (MSV) of the roadway, as well as all roadway segments located partially or wholly within one-half mile of the developments ingress/egress. Based on this, affected roadway segments were determined to be Segment Segments 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 16, and 17.

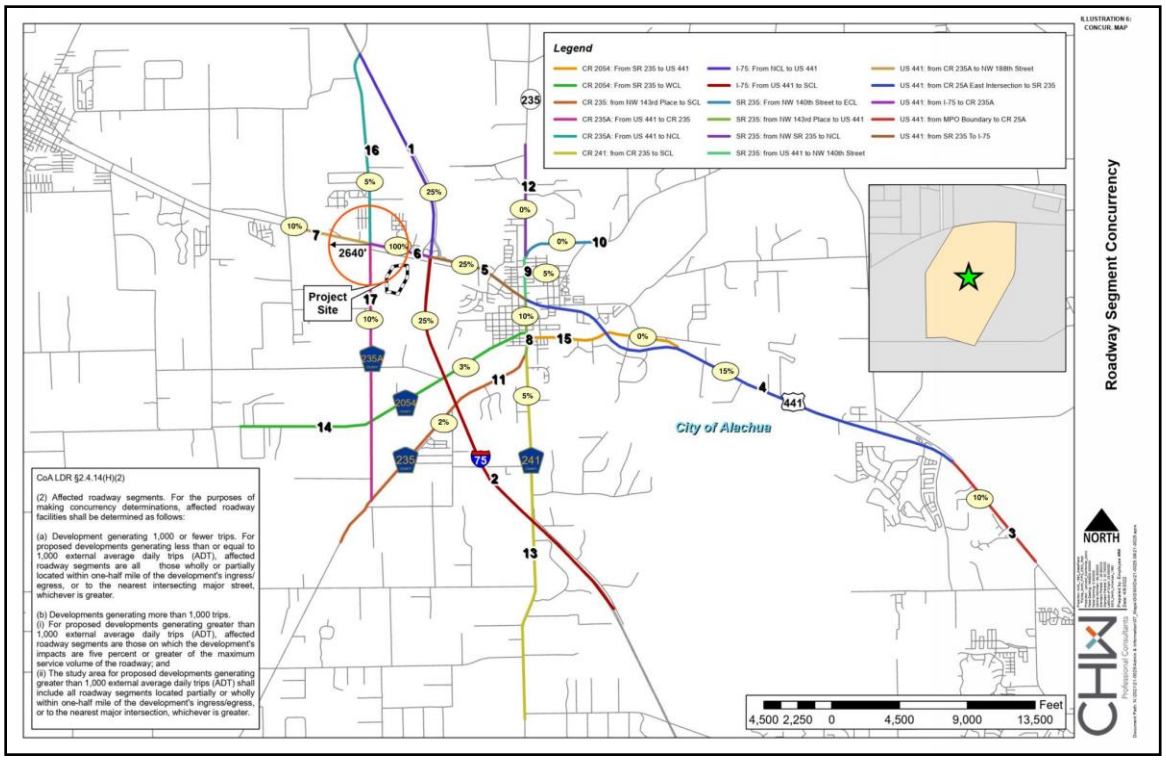

Figure 6: Projected Trip Distribution Map

Table 4a: Projected Maximum Impacts on Affected Roadway Segments

Traffic System Category	Segment 1		Segment 2		Segment 3		Segment 4	
	I-75		I-75		US 441		US 441	
	From North City Limit to US 441		From US 441 to the South City Limit		From MPO Boundary to CR 25A East Intersection		From CR 25A East Intersection to SR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	91,600	8,250	91,600	8,250	43,000	3,870	45,700	4,110
Existing Traffic[1]	38,841	4,078	65,627	6,891	23,536	2,118	20,435	1,941
Reserved Trips[1]	208	15	208	15	43	5	4,323	298
Available Capacity	52,551	4,157	25,765	1,344	19,421	1,747	20,942	1,871
Projected Trip Generation[2]	6,205	623	6,205	623	2,482	249	3,723	374
Residual Capacity with Zoning Approval	**46,346**	**3,535**	**19,560**	**722**	**16,939**	**1,498**	**17219**	**1,498**

Traffic System Category	Segment 5		Segment 6		Segment 7		Segment 8	
	US 441		US 441		US 441		SR 235	
	From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street		From NW 143rd Place to US 441	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	39,000	3,510	39,000	3,510	43,000	3,870	14,400	1,290
Existing Traffic	24,204	2,299	30,111	2,681	22,250	2,114	10,180	967
Reserved Trips[1]	2,160	170	1,971	154	1,565	129	5	1
Available Capacity	12,636	1,041	6,962	495	19,185	1,627	4,215	322
Projected Trip Generation[2]	6,205	623	24,820	2,490	2,482	249	2,482	249
Residual Capacity with Zoning Approval	**6,431**	**419**	**(17,858)**	**(1,995)**	**16,703**	**1,378**	**1,733**	**73**

Traffic System Category	Segment 9 SR 235 From US 441 to NW 140th Street		Segment 13 CR 241 From CR 235 to South City Limit		Segment 14 CR 2054 From SR 235 to West City Limit		Segment 16 CR 235A From US 441 to North City Limit		Segment 17 CR 235A From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	1,440	1,290	20,880	1,881	15,120	1,359	15,120	1,359	15,120	1,359
Existing Traffic (2008)[1]	8,054	765	6,025	572	2,930	278	1,380	131	5,209	495
Reserved Trips[1]	90	10	765	43	53	-	816	85	287	31
Available Capacity	6,256	515	14,090	1,266	12,137	1,081	12,924	1,143	9,624	833
Projected Trip Generation[2]	1,241	125	1,241	125	745	75	1,241	125	2,482	249
Residual Capacity with Zoning Approval	**5,015**	**391**	**12,849**	**1,141**	**11,392**	**1,006**	**11,683**	**1,018**	**7,142**	**584**

1. Source: City of Alachua March 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 1: 25%
    - Segment 2: 25%
    - Segment 3: 10%
    - Segment 4: 15%
    - Segment 5: 25%
    - Segment 6: 100%
    - Segment 7: 10%
    - Segment 8: 10%
    - Segment 9: 5%
    - Segment 13: 5%
    - Segment 14: 3%
    - Segment 16: 5%
    - Segment 17: 10%

Conclusion: When considering the impact of a maximum theoretical development scenario on affected roadway segments, all but one affected roadway segment—Segment 6—maintain residual capacity. The residual capacity of Segment 6 is shown to be deficient in Table 4a, indicating that, were the entire ±45.3-acre property to be developed at a 0.5 FAR, the number of trips generated would have the potential to exceed the residual capacity of the segment as listed in the March 2022 Development Monitoring Report. *In reality, such a development scenario is not likely, due to realistic constraints on development including setbacks, buffers, and natural features, and market forces such as demand and community character.* Furthermore, a full Traffic Impact Analysis (TIA) will be submitted at time of each site plan application for a phased development of the property, and appropriate improvements and mitigations will be identified based upon the actual impacts of any proposed development. Development of the property will occur in phases, ensuring that roadway capacity is considered throughout development programming.

Additionally, this analysis only considers one access point to the project site from US 441, as that is all that will be constructed to serve the initial phases of development. In reality, a secondary access point to CR 235A will also be constructed as future phases of the project site and surrounding properties continue to develop. A secondary access point would reduce the impacts to Segment 6 as shown in this analysis.

Table 4b: Projected Realistic Impacts on Affected Roadway Segments

Traffic System Category	Segment 5		Segment 6		Segment 8		Segment 9		Segment 17	
	US 441		US 441		SR 235		SR 235		CR 235A	
	From SR 235 to I-75		From I-75 to CR 235A		From NW 143rd Place to US 441		From US 441 to NW 140th Street		From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	39,000	3,510	39,000	3,510	14,400	1,290	14,400	1,290	15,120	1,359
Existing Traffic	24,204	2,299	30,111	2,681	10,180	967	8,054	765	5,209	495
Reserved Trips[1]	2,160	170	1,927	154	5	1	90	10	287	31
Available Capacity	12,636	1,041	6,962	495	4,215	322	6,256	515	9,624	833
Projected Trip Generation[2]	2,957	304	11,827	1,215	1,183	122	591	61	1,183	122
Residual Capacity with Zoning Approval	**9,679**	**737**	**(4,865)**	**(720)**	**3,032**	**201**	**5,665**	**454**	**8,441**	**712**

1. Source: City of Alachua March 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 5: 25%
    - Segment 6: 100%
    - Segment 8: 10%
    - Segment 9: 5%
    - Segment 17: 25%

Conclusion: When considering the impact of a realistic development scenario on affected roadway segments, fewer roadway segments are impacted. Realistic development programming of the property will occur in phases. At each phase, traffic impacts will be taken into account. Permits cannot be obtained for development without a demonstration of adequate roadway capacity.

The first phase of site development, to include two (2) 50,000 sq. ft. office buildings, will occur concurrent with the extension of NW 167th Boulevard south, from its intersection with US 441, to the project site. As phased development of the property and its surroundings continues, a secondary access point to CR 235A will also be constructed. A secondary access point would reduce the impacts to Segment 6 as shown in this analysis.

Potable Water / Sanitary Sewer / Solid Waste

Table 5a: Projected Theoretical Maximum Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	214,194
Residual Capacity[1]	**785,556**
Percentage of Permitted Design Capacity Utilized[1]	**65.85%**
Projected Potable Water Demand from Proposed Project[2]	155,887.9
Residual Capacity after Proposed Project	**629,668.1**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(591,980 sq. ft. * 15 gpd) / 100 = **88,797 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day*
            1. *((39,465 sq. ft.* 60%) / 15 sq. ft.) * 20 gpd = **31,572 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 355,189 sq. ft. = **35,518.9 gpd***

Table 5b: Projected Realistic Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	214,194
Residual Capacity[1]	**785,556**
Percentage of Permitted Design Capacity Utilized[1]	**65.85%**
Projected Potable Water Demand from Proposed Project[2]	46,766.8
Residual Capacity after Proposed Project	**738,789.2**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(177,594 sq. ft. * 15 gpd) / 100 = **26,639.1 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day)*
            1. *((11,840 sq. ft. * 60%) / 15 sq. ft.) * 20 gpd = **9,472 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 106,557 sq. ft. = **10,655.7 gpd***

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. Neither the maximum possible allowable impacts nor the realistic projected impacts from approval of this application will exceed capacity of the City's adopted LOS for potable water.

Table 6a: Projected Theoretical Maximum Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	193,280
Residual Capacity[1]	**629,720**
Percentage of Permitted Design Capacity Utilized[1]	**58.02%**
Projected Sanitary Sewer Demand from Proposed Project[2]	155,887.9
Residual Capacity after Proposed Project	**473,832.1**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(591,980 sq. ft. * 15 gpd) / 100 = **88,797 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day*
            1. *((39,465 sq. ft.* 60%) / 15 sq. ft.) * 20 gpd = **31,572 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 355,189 sq. ft. = **35,518.9 gpd***

Table 6b: Projected Realistic Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	193,280
Residual Capacity[1]	**629,720**
Percentage of Permitted Design Capacity Utilized[1]	**58.02%**
Projected Sanitary Sewer Demand from Proposed Project[2]	46,766.8
Residual Capacity after Proposed Project	**582,953.2**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(177,594 sq. ft. * 15 gpd) / 100 = **26,639.1 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day)*
            1. *((11,840 sq. ft. * 60%) / 15 sq. ft.) * 20 gpd = **9,472 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 106,557 sq. ft. = **10,655.7 gpd***

Conclusion: The project site will be served by existing City of Alachua sanitary sewer infrastructure. Neither the maximum possible allowable impacts nor the realistic projected impacts from approval of this application will exceed capacity of the City's adopted LOS for sanitary sewer.

Table 7a: Projected Theoretical Maximum Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[1]	18,329.99	3,345.22
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**2,160.73**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
    a. *Formula used: Formula used: (((12 lbs. / 1,000 ft^2/day * [986,634]) * 365)/2,000)*

Table 7b: Projected Realistic Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[1]	18,329.99	3,345.22
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**648.22**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
    a. *Formula used: Formula used: (((12 lbs. / 1,000 ft^2/day * [295,990]) * 365)/2,000)*

Conclusion: Solid waste facility capacity exists to adequately serve development of the subject property. Thus, potential impacts from approval of this application will not negatively impact the City's adopted LOS for this system.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This rezoning application is submitted concurrently with a SsCPA application, requesting to amend the Future Land Use classification of the property from Agricultural to Commercial. This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how these applications are consistent with each. Text from the City of Alachua Comprehensive Plan is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Objective 1.3: Commercial

The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship,parks, and community centers; and,
12. Traditional Neighborhood Planned Developments
    1.

The intended use of the subject property following the requested FLU classification change is two office buildings. Office is an allowed use in the Community Commercial land use category. These office buildings represent the beginning of a larger development program for the property, which will be used for the creation of a well-considered, master-planned area. Subsequent uses, such as supporting retail and restaurant, will also be consistent with those allowed by the Community Commercial FLU classification.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;

4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Any future development of the property following the requested amendments to the Future Land Use map and Official Zoning Atlas will adhere to all required design and performance standards. Per this policy, a 0.5 FAR was utilized to calculate theoretical maximum Level of Service impacts of this request. Those calculations can be found in Section 3 of this report. As demonstrated in Section 3, this request is not anticipated to result in any degradation of established Level of Service standards.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

No strip pattern commercial development is proposed for creation or promotion by this rezoning application or the concurrently submitted SsCPA application.

The subject property is immediately adjacent to land within the Commercial FLU classification. The Community Commercial FLU classification is complementary to the Commercial FLU classification, as both are established as commercial land use categories by Comprehensive Plan Future Land Use Element Objective 1.3. In the surrounding area of the project site, uses include a major highway interchange; Santa Fe High School; a shopping plaza, inclusive of a Publix supermarket; a new hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning underway on CR 235A for Santa Fe Crossings, a future mixed-use development.

The subject property also abuts land with Agricultural land use to its east, west, and south. This land is currently undeveloped and not actively used for agriculture. The Agricultural and Community Commercial land use categories can be compatible with one another, as the Agricultural FLU allows for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the

neighborhood- and community-scale goods and service uses allowed by the Community Commercial FLU. These uses are implemented via the Community Commercial (CC) zoning district, which the Community Commercial FLU supports and which is requested for the property in this application. The CC zoning district, compared to the Commercial, Intensive (CI) zoning district, limits the more intense commercial uses, such as car sales and restaurants with drive-through.

Furthermore, this land is under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multi-modal oriented in design.

Thus, this application is requesting an extension of the existing commercial area, allowing for cohesive urban form that is not strip development. This extension is compatible with the planned land uses of the surrounding area, much of which is under common ownership by the applicant. This extension does not encroach into a residential area, as all abutting surrounding land is currently undeveloped.

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

The listed criteria will be considered and adhered to in any development of the property to follow the requested land use amendment.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

An application for amendment to the site's land use category was submitted concurrently with this rezoning application. In Section 5 of this justification report, chapter 163.317(6)(a)9.a. and b., Florida Statutes, are addressed in greater detail.

This application does not constitute urban sprawl. The requested change will not result in "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses" (163.3164(51), FS).

Rather, the requested changes to Community Commercial FLU and Community Commercial (CC) zoning will allow for a range and mixture of nonresidential uses and opportunities. The size of the property allows adequate space for such a development

pattern. While the creation of two (2) office buildings is the driving factor in these requests, the office buildings will not utilize the entirety of the property. The offices represent the beginning of a larger development program that will also likely include supporting retail and restaurant uses. The remainder of the area will be used for the creation of a well-considered, master-planned area. This is possible with the Community Commercial FLU and CC zoning because of the range and mixture of nonresidential uses and opportunities they allow.

Public facilities and services are immediately nearby, precluding the costly extension of infrastructure. Given the site's proximity to both US 441 and I-75, as well as the high-intensity zoning to its north, a clear separation of urban and rural uses is established.

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

A preliminary, desktop analysis of the subject property indicates that there are no wetlands within the project area boundary and no portions of the project area are within a documented FEMA floodplain. The topography and soils onsite are suitable to development. Prior to any development occurring, an environmental assessment will be conducted to gain greater detail on these matters.

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

Development that occurs onsite will include techniques to minimize negative impacts on the natural terrain. The project site generally slopes north/northeast. This natural function will be retained to the maximum extent practicable.

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

There are currently six (6) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Gainesville Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group: A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 5 to 8 Percent Slopes (Hydro. Group B)**
- **Pits and Dumps (Hydro. Group N/A)**

Appropriate development techniques and design considerations will be applied to the various soil types on this site when development occurs.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with

flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

The project site is not within any documented FEMA Flood Zone areas.

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

There are no documented wetlands on the project site. Should any be discovered, they will be avoided to the maximum extent practicable or buffered and mitigated consistent with City and County requirements in subsequent development.

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

There are no documented listed wildlife or plant species onsite. When development plans are submitted for the project site, an inventory of listed species will be included per this policy requirement.

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

Section 3 of this report demonstrates the impacts that both a maximum development scenario and a realistic development scenario would have on available facilities and services. As demonstrated in this section, there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum potential and a realistic development scenario of the property.

Calculations do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

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

Section 3 of this report demonstrates the impacts that both a maximum development scenario and a realistic development scenario would have on available facilities and services. As demonstrated in this section, there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum potential and a realistic development

scenario of the property.

Calculations do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be obtained during development plan review, following the approval of this application.

CONSERVATION AND OPEN SPACE ELEMENT

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently six (6) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Gainesville Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group: A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 5 to 8 Percent Slopes (Hydro. Group B)**
- **Pits and Dumps (Hydro. Group N/A)**

Appropriate development techniques and design considerations will be applied to the various soil types on this site.

Objective 1.7: Geological Resources. The City shall identify, protect and conserve significant geological resources and their natural functions.

Policy 1.7.a: The City shall work with the Florida Geological Survey (FGS), Florida Department of Environmental Protection (FDEP), Suwannee River Water Management District, and the Alachua County Environmental Protection Department, to identify and map significant geological resources, including karst features such as sinkholes, caves, and entire stream to sink basins. Significance of a feature should reflect its potential contribution to the area's network of natural resources.

A desktop analysis of available data indicates that the subject property lies within the Alachua County Sensitive Karst Area. Prior to any development of the subject property, an Environmental Resource Assessment will be conducted to identify what, if any, significant geologic resources may be onsite. In development planning and the calculation of stormwater management needs, the findings of this assessment will be taken into account. Subsequent development will comply with LDR §6.9.3(3) and all applicable Suwannee River Water Management District criteria.

Objective 1.10: Wetlands. The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

The National Wetlands Inventory database does not indicate any wetlands onsite. If any wetlands are found onsite, they will be adequately protected in development of the project site.

TRANSPORTATION ELEMENT

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

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Adopted LOS Standard
5	US 441 (From SR 235 to I-75)	4/D	Principle Arterial	Comm	D
6	US 441 (From I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
7	US 441 (From CR 235A to NW 188th St)	4/D	Principle Arterial	Urban Trans	D
8	SR 235 (From NW 143rd Place to US 441)	2/U Bays	Major Collector	Comm	D
9	SR 235 (From US 441 to NW 140th Street)	2/U Bays	Major Collector	Comm	D
11	CR 235 (From NW 143rd Place to South City Limits)	2/U	Major Collector	Comm	D
13	CR 241 (From CR 235 to South City Limits)	2/U	Major Collector	Comm	D
14	CR 2054 (From SR 235 to West City Limit)	2/U	Major Collector	Comm	D
16	CR 235A (From US 441 to North City Limit)	2/U	Major Collector	Comm	D
17	CR 235A (From US 441 to CR 235)	2/U	Major Collector	Comm	D

Section 3 discusses in detail the potential impacts to roadway Level of Service Standards from development of the subject property with the proposed FLU classification and zoning district. Both a maximum potential development scenario and a realistic development scenario are considered.

Calculations in this section do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard of D. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

5. CONSISTENCY WITH CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS

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

Sec. 2.4.2. Site specific amendments to Official Zoning Atlas

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

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

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

As demonstrated in Section 4 of this report, this application's intent is compatible with all applicable goals, objectives, and policies found within the City of Alachua Comprehensive Plan.

In addition, this application is submitted concurrently with a SsCPA application, requesting to change the project site's FLU to Community Commercial. The contents of that application further demonstrate consistency with the City's Comprehensive Plan. The proposed zoning districts are compatible with the proposed Future Land Use map designations.

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

Section 5 of this report demonstrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Specifically, code language regarding site-specific amendments to the City's Official Zoning Atlas and regarding the requested zoning district, CC, are addressed in detail.

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

The proposed amendment would result in a logical and orderly development pattern on the project site in two primary ways.

First, the project site immediately abuts land in the CI district to the north. The proposed amendment will complement this existing, abutting business zoning district, while being compatible with the surrounding Agricultural zoning district, as fewer uses are allowed in CC compared to CI. This creates a commercial gradient, with gradually lowering intensity of uses as one moves further from the major arterial US 441.

Second, rezoning the ±45-acre area to CC will allow for a holistic and cohesive master plan for the property. A master plan for the ±45.3 acres, as opposed to piecemeal, acre-by-acre development, will allow for a logical, orderly mix of nonresidential uses, all of which allowed and made possible with the CC zoning district.

Furthermore, in recent years the area surrounding the project site has seen increased commercial development activity, including the recently-constructed hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning occurring on CR 235A for Santa Fe Crossings, a mixed-use development.

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

The proposed amendment will not create premature development in undeveloped or rural areas. Rather, the proposed amendment will spur development of land in a developing area of the City. The specific development planned to follow this rezoning request will be for the construction of two (2) office buildings, to be occupied by an existing company.

The project site is in a developed portion of the city that is undergoing further development. The site is just south of US 441, a major transportation corridor, and just west of Interstate 75, another major transportation corridor.

Much of the nearby segment of US 441 is developed with commercial uses and has seen new development in recent years. A new hotel was recently constructed next to Interstate 75, and new quick service restaurants have opened in the past couple of years.

In sum, rather than creating premature development in undeveloped or rural areas, the proposed amendment follows the development trend of the surrounding context area and will spur further development.

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

The proposed CC zoning district is compatible with the adjacent land in both the CI and the A zoning districts. CC is compatible with CI by virtue of the fact that both are businesses zoning districts, with similar dimensional standards (as detailed in LDR Table 5.103) and allowed uses (as detailed in LDR Table 4.1-1). CC would complement the CI district, with its broader range of permitted uses, while more narrowly focusing uses on those that are compatible with the potential use of the surrounding A zoning district.

Furthermore, all agriculturally-zoned land that abuts the subject property is under common ownership by the applicant. The landowner intends to ultimately master-plan their property with a mixture of residential and nonresidential uses that will be entirely compatible with the CC zoning district. When considering the fact that all Agriculturally-zone land that is adjacent to and surrounds the project site is owned by the applicant, the issue of compatibility becomes something of a moot point.

Finally, in addition to agricultural uses, the Agricultural FLU classification and zoning district allow for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the nonresidential uses allowed by Community Commercial FLU and CC Zoning.

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

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

The general area can be characterized as developed and developing, with a range of nonresidential uses. The area immediately north of the project site is within the requested zoning district, CI. The proposed amendment will extend the existing character of the area and complement it, rather than have any adverse effect. Development to follow this amendment will adhere to all pertinent regulations surrounding height, bulk, noise, and lights.

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

The uses permitted by the proposed amendment do not deviate from the existing and proposed development pattern of the surrounding area, but rather, expand on it. The zoning district requested complements that of the CI-zoned land that abuts the property immediately to its north as well as the context area surrounding the project site. This context area is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions.

In addition, this proposed amendment will not inherently deviate from the potential development pattern of property to the site's east, west, and south, with Agricultural FLU and zoning. This land has no established development pattern. However, in addition to agricultural uses, the Agricultural FLU and Zoning allow for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Community Commercial FLU and CC Zoning.

Finally, the fact that the surrounding ±260 acres of agriculturally-zoned land is owned by the applicant renders potential issues from potential conflict minimal.

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

The proposed amendment will not encourage urban sprawl. Rather than resulting in low-density, single-dimensional development, the proposed amendment will greatly expand what is possible on the property. Development to follow this proposed amendment will not leap-frog over vacant land, but instead, extend developed land.

The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CC. The list of nonresidential uses possible in CC is expansive, as demonstrated in LDR Table 4.1-1.

This report repeatedly alludes to the planned development of two (2) office buildings on the subject property. These buildings are the driving factor behind this request, but the buildings and their associated infrastructure will not occupy all ±45.3 acres of the property. The intent for the remainder of the land area is a master-planned development with a mixture of nonresidential uses, all made possible with CC zoning.

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

The proposed amendment will not result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts. Property immediately abutting the subject property to its north is another business zoning district, CI, with similar dimensional standards and allowed uses.

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

The proposed amendment is in a location where there are existing public facilities able to serve development.

Current public facilities in the area include:

- **Potable water: an 8" water main along CR 235A in front of the project site and a 12" water main on NW 162nd Lane east of the project site**
- **Wastewater: a 16" force main along CR 235A and a gravity manhole on NW 162nd Lane east of the project site**
- **Electric: The project site is in the service area of Duke Energy.**

Section 3 of this report illustrates the potential impacts of the proposed amendment to utility infrastructure both under a maximum development scenario and a realistic development scenario. As this section demonstrates, there is adequate capacity for both maximum and realistic development scenarios in potable water, sanitary sewer, and solid waste infrastructure.

Section 3 also demonstrates a reduced impact on surrounding roadway segments in a realistic development scenario compared to a maximum development scenario.

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

The proposed amendment will not result in significant adverse impacts on the natural environment. A preliminary desktop analysis indicates that there are no FEMA flood zones or National Wetlands Inventory (NWI)-designated wetlands on the property. Should any be discovered in development programming of the site following development, minimization of adverse impact on the environment will be done to the extent practicable. An environmental resource assessment will be conducted during development programming.

Sec. 3.5. – Business Districts.

3.5.1 *General purposes*. The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

Section 4 of this report demonstrates that this request, as well as the concurrently submitted SsCPA application requesting Community Commercial FLU for the property, is consistent with pertinent goals, objectives, and policies of the Comprehensive Plan. The project site is in an area served by water and sewer.

The project site is an appropriate area for the CC zoning district. The property is within an urbanized context area, with much of the land to the property's north being zoned CI, another business zoning district. This indicates an intention for the area, proximate to US 441 and I-75, to be developed in a commercial fashion.

Though the subject site is not immediately abutting US 441, it is nearby, and the requested zoning district would continue this commercial trend. Furthermore, the planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as delineated in the "Proposed Project List" of the City of Alachua 2036 Long Range Transportation Plan, demonstrates that this is a logical extension of the current development pattern.

(B) *Strengthen economic base*. Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

The proposed amendment greatly increases the nonresidential possibilities on the project site. By allowing commercial development on more land, the City's economic base will be strengthened, as more businesses can be created, started, and placed, and thus employment opportunities can be brought. Furthermore, the development intended to follow this proposed amendment is the creation of two (2) office buildings for the relocation of an existing company to the City of Alachua. This will strengthen the City's economic base through temporary construction jobs as well as permanent employment opportunities in the City, proximate to residential areas.

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

The proposed amendment will create a suitable environment for nonresidential uses including office. The area is suitable due to its proximity to various other nonresidential offerings; its proximity to various housing opportunities for employees; and the major transportation corridors US 441 and Interstate-75. This compatible environment mitigates any adverse effects from incompatible uses.

(D) *Minimize impact of business development on residential districts and uses*. Minimize the impact of business development on residential districts and uses.

The land to the project site's west, south, and east is within the A zoning district. This land is currently undeveloped, but does allow for residential development, as well as a number of educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by the CC zoning district. As the intention of the CC zoning district is to provide land for business uses that serve residents of the entire community, placing the CC zoning district proximate to the A zoning district yields a potential for future residents to live close to businesses that provide needed goods and services.

Additionally, this surrounding Agriculturally-zoned land is under common ownership with the project site and is not currently being used for residential use. This common ownership precludes any adverse impacts, as the property owner will be aware of any upcoming development.

Land to the north of the project site is within the CI zoning district, a nonresidential district.

3.5.2 Business district specific purposes.

(C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

The project site is just off of US 441 and is under a mile from the US 441/Interstate-75 interchange. While the subject property does not currently have direct access to US 441, a fourth leg of the intersection of US 441 and NW 167th Boulevard is planned, as detailed in the City's 2036 Long Range Transportation Plan. This new leg will extend directly to and through the subject property, making it readily accessible by the major arterial.

The development intended to most immediately follow the proposed amendment is office space, which benefits from being in an accessible location. The larger plan for the ±45.3-acre property is a mixed use master plan, which will incorporate the extension of NW 167th Boulevard and benefit from being readily accessible by the major arterial.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. **Map Set**

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

City of High Springs

City of Alachua

City of High Springs

Alachua County

235A COUNTY

441

75

Project Site

City of Alachua

Alachua County

Legend

- Project Site
- City of Alachua
- City of High Springs

NORTH

0 1,200 2,400 3,600 4,800 Feet

CHW Professional Consultants

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0902_Feet
Projection_Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude Of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
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Prepared by: Employee ###
Date: 4/18/2022

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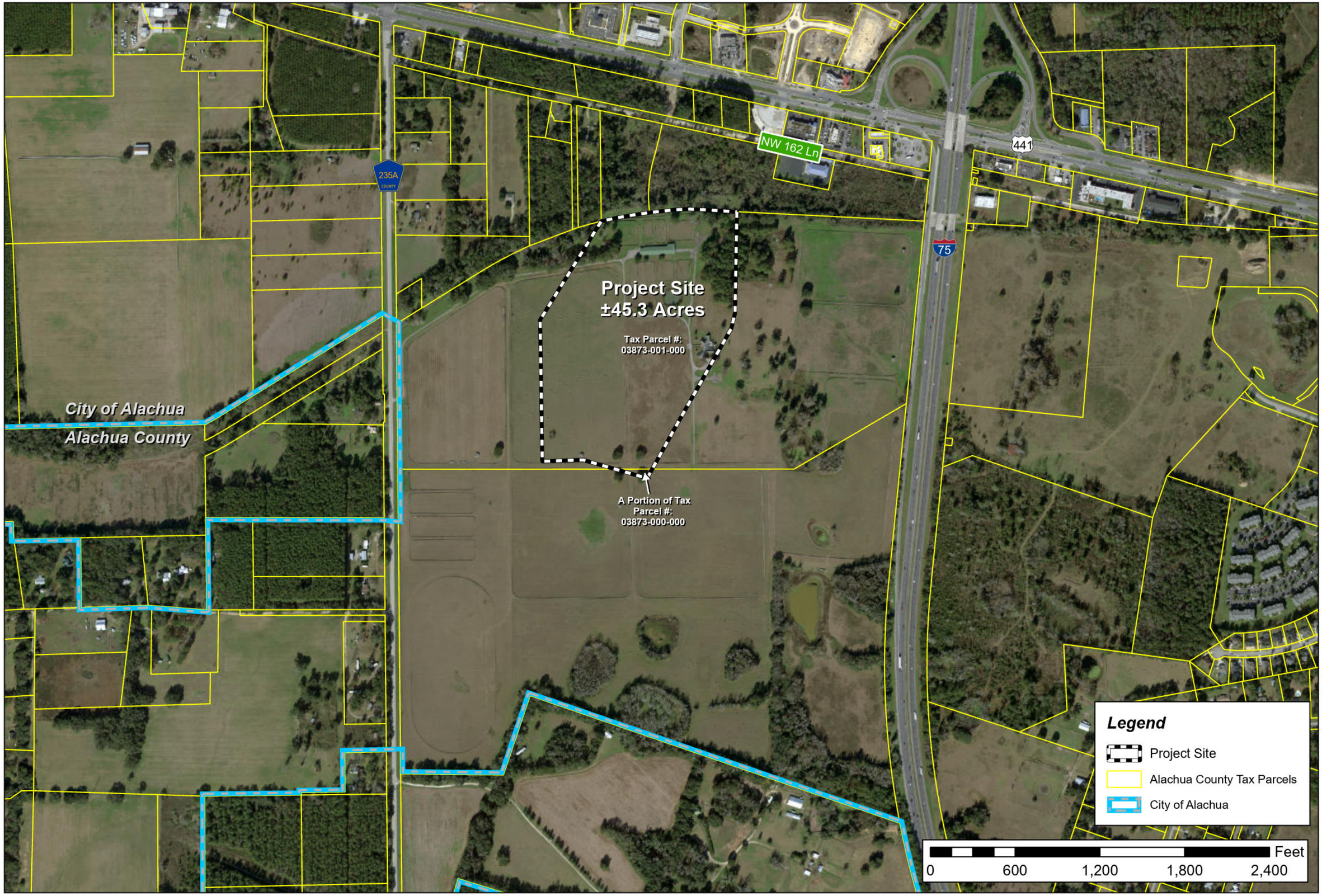
ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873
City of Alachua, Florida



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False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983

Prepared by: Employee ###
Date: 4/28/2022

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CHW Professional Consultants

ILLUSTRATION 2A:
FLU MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

Commercial
Conservation
Commercial
Moderate Density Residential
Commercial
NW 162 Ln
441
235A
Agriculture
Moderate Density Residential
75
Project Site ±45.3 Acres
Agriculture
Commercial
City of Alachua
Alachua County
Rural/ Agriculture
Agriculture
Rural/ Agriculture

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Future Land Use

- Agriculture
- Conservation
- Communtiy Commercial
- Commercial
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Public
- Recreation

Alachua County Future Land Use

- Rural/Agriculture

0 600 1,200 1,800 2,400 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Datum: North_American_1983
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Linear Unit: Foot_US (0.304801)
GCS_North_American_1983

Prepared by: Employee ###
Date: 4/28/2022

Professional Consultants

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ILLUSTRATION 2B:
PROP FLU MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

Commercial
Conservation
Commercial
Moderate Density Residential
Commercial
NW 162 Ln
441
235A
Agriculture
Moderate Density Residential
75
Project Site ±45.3 Acres
Community Commercial
Commercial
City of Alachua
Alachua County
Rural/ Agriculture
Agriculture
Agriculture
Rural/ Agriculture

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Future Land Use

- Agriculture
- Community Commercial
- Commercial
- Conservation
- High Density Residential
- Medium Density Residential
- Moderate Density Residential
- Public
- Recreation

Alachua County Future Land Use

- Rural/Agriculture

Feet
0 600 1,200 1,800 2,400

NORTH

Prepared by: Employee ###
Date: 6/16/2022

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ILLUSTRATION 3A:
ZON MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

CI
RMF-8
A
PD-R
235A
RSF-1
CI
NW 162 Ln
441
CSV
75
Project Site
±45.3 Acres
A
CI
GF
City of Alachua
Alachua County
A (County)
A
A (County)

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Zoning

- (CSV) Conservation
- (A) Agriculture
- (CC) Community Commercial
- (CI) Commercial Intensive
- (GF) Government Facilities
- (PD-R) Planned Development - Residential
- (RMF-8) Residntial Multiple Family-8
- (RMF-15) Residential Multiple Family-15
- (RSF-1) Residential Single Family-1
- (RSF-3) Residential Single Family-3

Alachua County Zoning

- (A) Agricultural

Feet
0 600 1,200 1,800 2,400

NORTH

Prepared by: Employee ###
Date: 4/28/2022

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Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 3B:
PROP ZON MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

CI
RMF-8
A
PD-R
235A
RSF-1
CI
NW 162 Ln
441
CSV
75
Project Site
±45.3 Acres
CC
CI
GF
City of Alachua
Alachua County
A (County)
A
A
A (County)

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Zoning

- (A) Agriculture
- (CC) Community Commercial
- (CI) Commercial Intensive
- (CSV) Conservation
- (GF) Government Facilities
- (PD-R) Planned Development - Residential
- (RMF-15) Residential Multiple Family-15
- (RMF-8) Residential Multiple Family-8
- (RSF-1) Residential Single Family-1
- (RSF-3) Residential Single Faimly-3

Alachua County Future Land Use

- Rural/Agriculture

Feet
0 600 1,200 1,800 2,400

NORTH

Prepared by: Employee ###
Date: 6/2/2022

Professional Consultants

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ILLUSTRATION 4:
ENV MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873
City of Alachua, Florida

Project Site
±45.3 Acres
Flood Zone: X

Flood Zone: A

NW 162 Ln

441

75

235A
COUNTY

Legend

- Project Site
- Alachua County Tax Parcels
- 10-foot Contours
- 1-foot Contours
- 2006 FEMA 100 Year Floodplain

National Wetlands Inventory

- Permanently Flooded
- Semipermanently Flooded
- Intermittently Exposed
- Seasonally Flooded
- Temporarily Flooded
- Saturated

Feet
0 600 1,200 1,800 2,400

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
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Central Meridian: -84.500000
Latitude Of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983

Prepared by: Employee ###
Date: 4/28/2022

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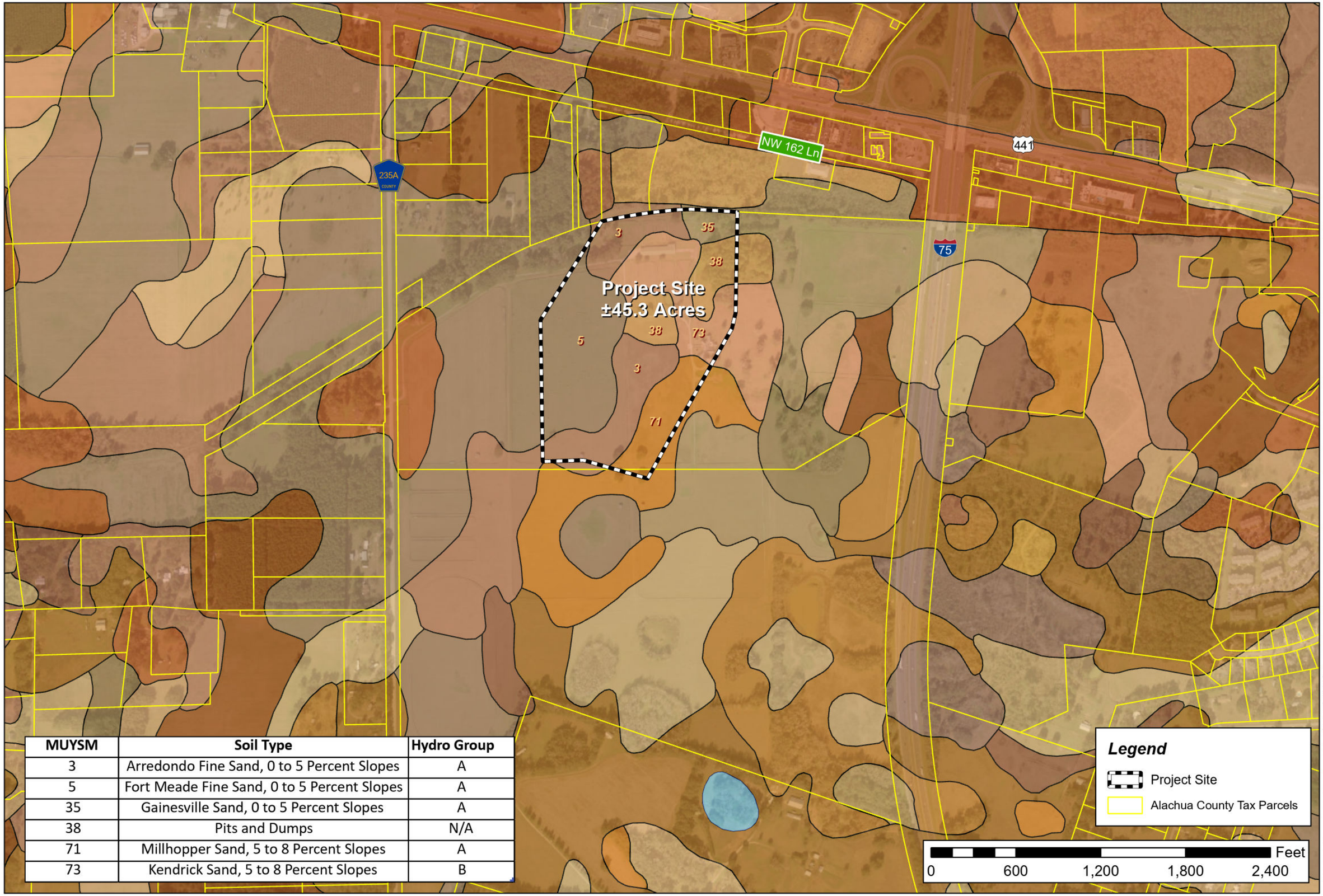
ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873
City of Alachua, Florida



MUYSM	Soil Type	Hydro Group
3	Arredondo Fine Sand, 0 to 5 Percent Slopes	A
5	Fort Meade Fine Sand, 0 to 5 Percent Slopes	A
35	Gainesville Sand, 0 to 5 Percent Slopes	A
38	Pits and Dumps	N/A
71	Millhopper Sand, 5 to 8 Percent Slopes	A
73	Kendrick Sand, 5 to 8 Percent Slopes	B

Legend

- Project Site
- Alachua County Tax Parcels

0 600 1,200 1,800 2,400 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0902_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
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Prepared by: Employee ###
Date: 4/28/2022

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ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency

Legend

- CR 2054: From SR 235 to US 441
- CR 2054: From SR 235 to WCL
- CR 235: from NW 143rd Place to SCL
- CR 235A: From US 441 to CR 235
- CR 235A: From US 441 to NCL
- CR 241: from CR 235 to SCL
- I-75: From NCL to US 441
- I-75: From US 441 to SCL
- SR 235: From NW 140th Street to ECL
- SR 235: from NW 143rd Place to US 441
- SR 235: from NW SR 235 to NCL
- SR 235: from US 441 to NW 140th Street
- US 441: from CR 235A to NW 188th Street
- US 441: from CR 25A East Intersection to SR 235
- US 441: from I-75 to CR 235A
- US 441: from MPO Boundary to CR 25A
- US 441: from SR 235 To I-75

Project Site

2640'

City of Alachua

CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.

NORTH

4,500 2,250 0 4,500 9,000 13,500 Feet

Professional Consultants

Prepared by: Employee ###
Date: 4/8/2022

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.0821-0025.aprx

Challengers take Florida's abortion ban to court, saying it violates privacy right

John Kennedy
Capital Bureau | USA TODAY NETWORK – FLORIDA

TALLAHASSEE — Only days before Florida is poised to ban most abortions after 15 weeks of pregnancy, a Leon County judge was asked this week to block the new law as a violation of the state constitutional right to privacy.

Circuit Judge John Cooper has indicated he expects to rule in the case before Friday, when the new restriction is set to take effect. Planned Parenthood affiliates in Florida and allied organizations sued this month to block the law.

"Abortion is a very common procedure," Dr. Shelly Tien of Jacksonville said, in testimony Monday before Cooper. "It's a very safe procedure."

Tien, among the plaintiffs in the case, is a maternal-fetal medicine specialist who performs abortions with Planned Parenthood of South, East and North Florida. She also travels around the country to provide abortions in regions with limited access.

In mostly party-line votes, Florida's Republican-controlled House and Senate approved overhauling the state's abortion law earlier this year. The legislation, HB 5, was signed by Gov. Ron DeSantis in April.

Florida's law has allowed abortions for up to 24 weeks of pregnancy for most of the decades since the U.S. Supreme Court's Roe v. Wade decision legalizing the procedure in 1973.

The U.S. Supreme Court last Friday overturned Roe v. Wade, stripping away federal constitutional protections for abortion and potentially leading to abortion bans in half the states. In their 6-3 ruling, justices also upheld Mississippi's 15-week abortion limit, which is identical to the Florida law about to take effect.

But Florida's constitutional right to privacy, approved overwhelmingly by voters in 1980, adds certain safeguards that Planned Parenthood and others argue should halt the new 15-week ban.

Attorneys for the state, however, questioned Tien who acknowledged that data showed that 96.4% of abortions in Florida in 2019 occurred before the thirteenth week of pregnancy. When Tien was asked to acknowledge that few women seeking abortions would be affected by the new law, Cooper interrupted, also citing the 2019 statistics.

"Sixteen hundred (women) would be" barred from abortions under the 15-week standard, Cooper said. "And all those who have become pregnant by rape would be affected by HB 5."

The state Supreme Court in 1989 relied on the state's privacy right in striking down a parental consent law for minors seeking abortion, and the constitutional standard was cited by courts blocking other abortion restrictions in subsequent years.

But the current, seven-member state Supreme Court, comprised of three DeSantis appointees and all appointed by Republican governors, is viewed as conservative and potentially poised to reinterpret the privacy right, which states "every natural person has the right to be let alone and free from governmental intrusion."

DeSantis and Republican leaders in the Legislature haven't spoken about what could happen next in Florida, now that federal justices have given states authority to enact event stricter abortion laws or outright bans.

DeSantis in his comments following the Supreme Court ruling said his focus is on defending the state's new restriction "against state court challenges," hinting he is not eager to call lawmakers back into special session to enact tougher limits.

A Florida Atlantic University poll in May found that 67% of Floridians think abortion should be legal in all or most cases. For now, DeSantis and most Florida lawmakers up for election this year appear inclined to gauge how reaction to the Supreme Court ruling plays across the nation and state.

Elections

Continued from Page 3A

Boatner also comes to the office with an impressive resume, Barton added.

The political science major is just 10 credits shy of earning his degree, the least anyone has needed for anyone who held the position prior. He also played a role in helping draw new district lines locally, assisting UF professors Dan Smith and Michael McDonald.

Candidates often rely on UF students to help with campaigns during election years, though many understand the job is only temporary. Those campaign workers then develop experience and skills to move on to careers in politics. Campaign expenses show that Arreola's campaign last paid $750 to Boatner for his help on April 12.

Arreola praised Boatner for his work and congratulated him on his new role, adding that Boatner was immediately removed as treasurer and severed all campaign accounts and activity once he received the job offer.

"I hired him for a reason," Arreola said. "I encourage anybody who wants to know more about elections and politics to work for campaigns. It really is an educational experience."

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

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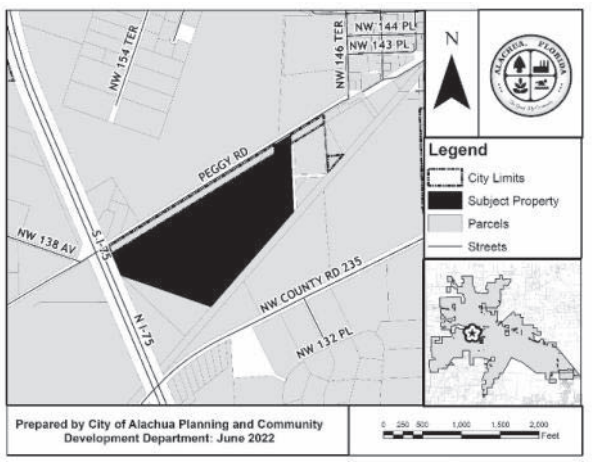

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GF-30946574

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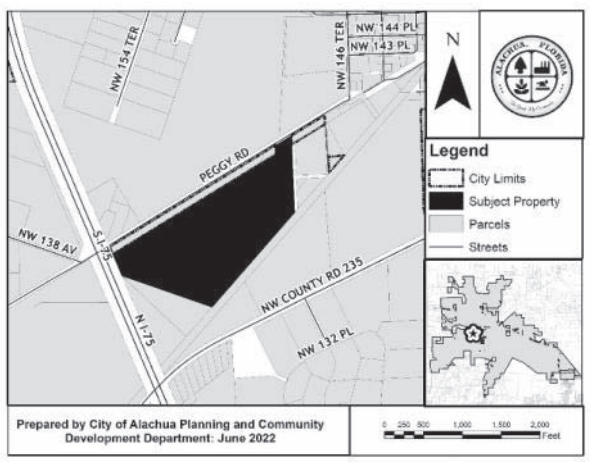

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GF-30946532

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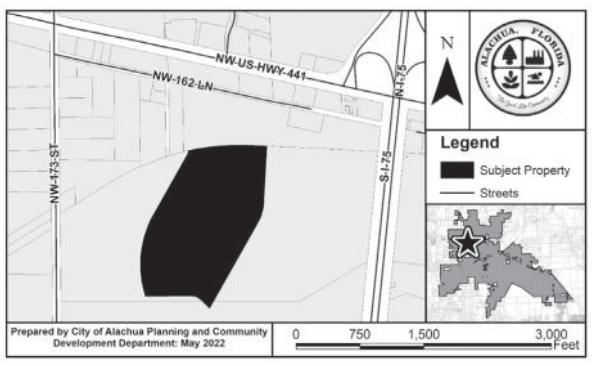

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GF-30946323

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

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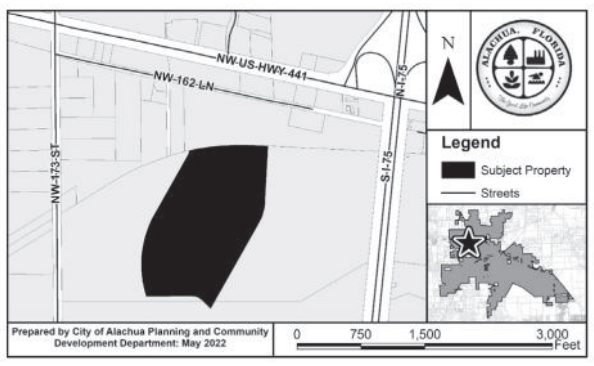

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GF-30946402

-- Sponsored by the City of Alachua at Legacy Park, 15400 Peggy Road, Alachua. Times are 4 – 10 p.m. with a free fireworks display from 9:30 – 10 p.m. Dubbed "The Largest Small Town Fireworks Display in America," this annual event draws thousands of people to Alachua and has great economic impact on area businesses. There will be plenty of activities for the kids at Kids Corner from 4 -7 p.m. Live music will kick off at 6 p.m. Free entry, free parking! Without a doubt, this event has something for everyone and, of course, the best free fireworks show around. For questions call 386-418-0449.

- **July 4: Red, White & Boom Fireworks** – Presented by the City of Archer. The location is Archer Road, 1.5 miles west of the Ron and Norita Davis Center at Santa Fe College. This event will begin at 2 p.m. Expect Watermelon and Pie Eating Contests, Arts and Crafts and Food Vendors, a Kids Zone and Live Music. This event is happening Rain or Shine.
- **July 19: 2022 CRA Social Soiree** - Florida House Representative Chuck Brannan will be the guest speaker at another soiree at 6:30 p.m. upstairs at the Opera House, 18587 High Springs Main Street. In addition, CRA Coordinator David Sutton and High Springs Assistant City Manager Bruce Millingham will be on hand to share information about improvements to downtown High Springs. Light refreshments will be served.
- **July 28-Aug. 7: Peter Pan** at the High Springs Playhouse, 23416 W. U.S. Highway 27, High Springs. This Summer Youth Production is the first play of the 2021 2022 Season. Friday and Saturday shows begin at 8 p.m., Sunday shows begin at 2 p.m. Tickets: Regular $16, Student $11, Senior

City of ALACHUA

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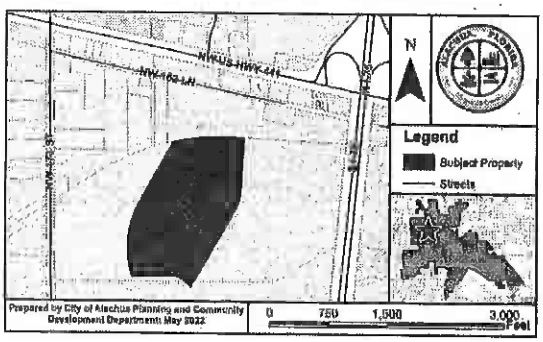

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(Published: Alachua County Today - June 30, 2022)

City of ALACHUA

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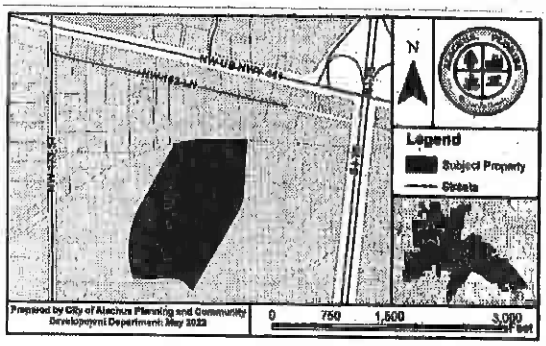

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(Published: Alachua County Today - June 30, 2022)

Heartland Places of Worshin

AFFIDAVIT FOR POSTED LAND USE SIGN

I _____, POSTED THE LAND USE
(name)

SIGN ON 23 Jun 2022 FOR THE Tomoka Hills NonRes SSCPA & RZ - PZB & CCOM1
(date) (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)

Four (4)
(number of signs)

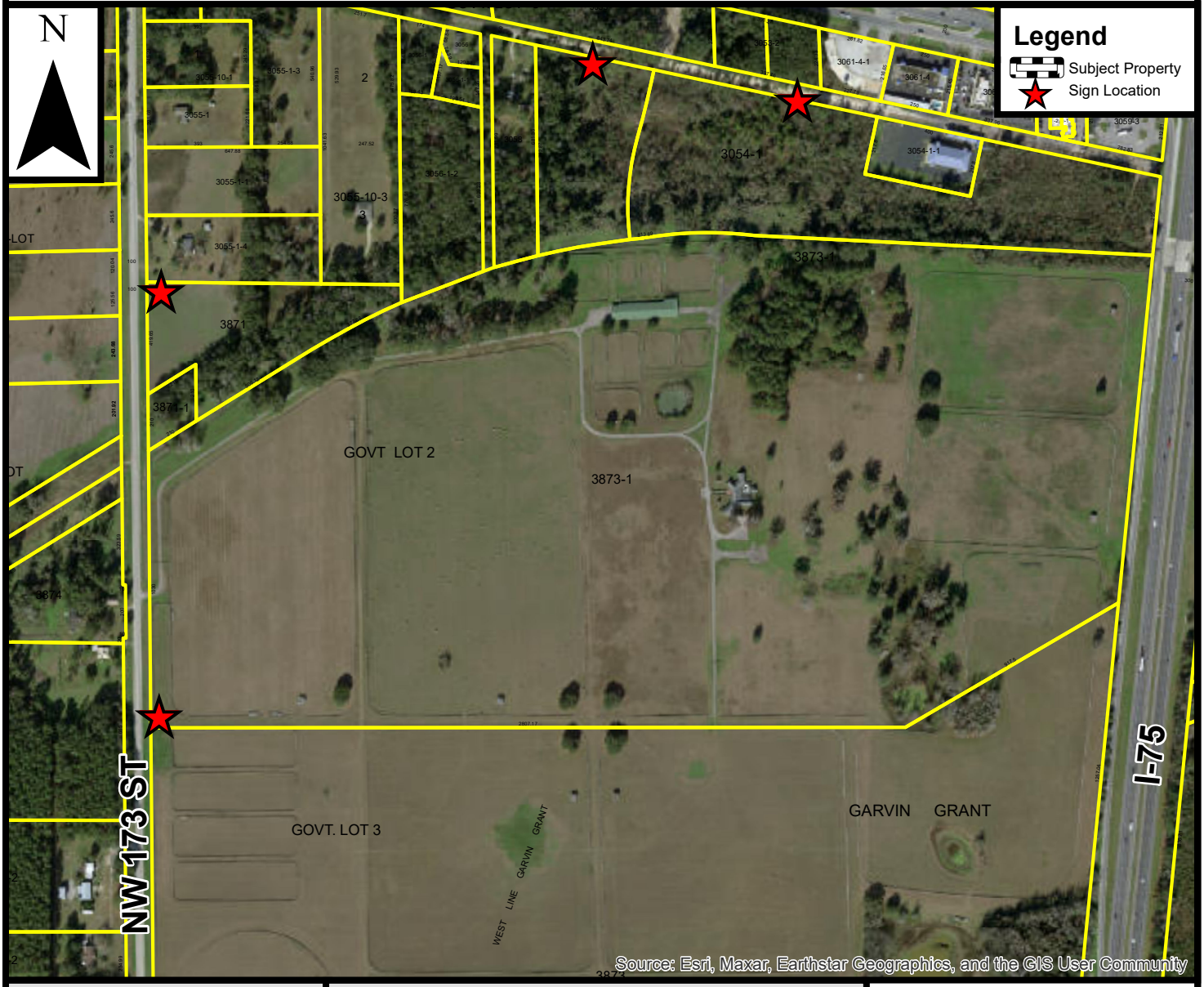
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Tomoka Hills Non-Residential SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

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.

0 200 400 800 Feet

City of
ALACHUA
the good life community

mailed 6/27/22
KC

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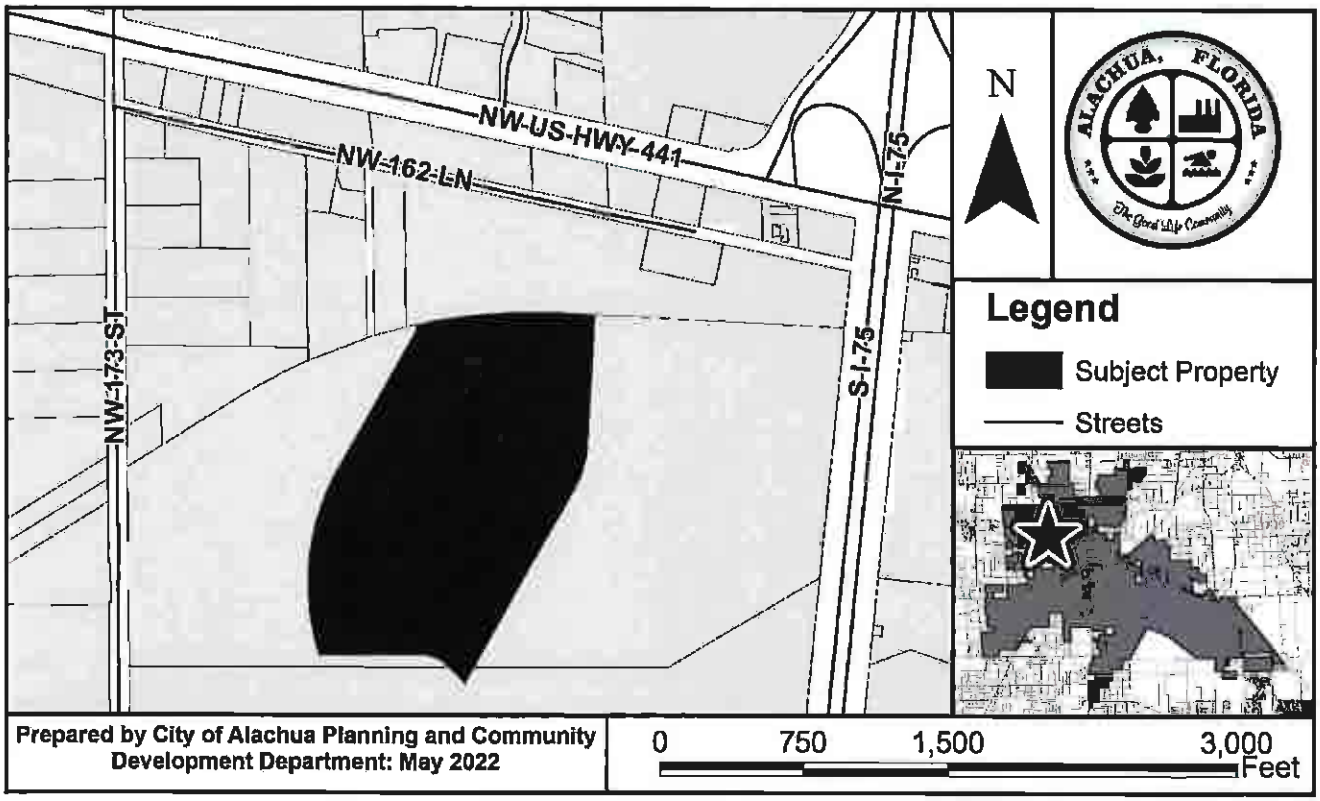

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03055-001-004
ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

03055-010-003
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

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03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXON
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

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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

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FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

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P.O. Box 1156
Alachua FL 32616

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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
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City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 7/12/2022
SUBJECT: Site Plan –Tucker Davis Building Addition : A request by Sergio Reyes, P.E., of eda consultants, inc., applicant and agent, for Tucker Davis Technologies, Inc, property owner, for consideration of a Site Plan to construct a ± 6,630 square foot addition with associated site improvements on a ±2.68 acre subject property located at 11930 Research Circle. Tax Parcel Number 03956-010-011 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board approve the Site Plan for Tucker-Davis Technologies, Inc., subject to the two (2) conditions provided in Exhibit "A" and located on page 17 of the July 12, 2022 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 Tucker-Davis Technologies, Inc., subject to the two (2) conditions provided in Exhibit "A" and located on page 17 of the July 12, 2022 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Sergio Reyes, P.E., of eda consultants, inc., applicant and agent for Tucker-Davis Technologies, Inc., property owner, for consideration of a Site Plan proposing the construction of a building addition approximately 6,630 square feet in size with associated site improvements on a ±2.68 acre subject property. The existing building that is proposed to be expanded is currently ±15,130 square feet in size. The proposed use is an expansion of the existing use, which consists of offices and light manufacturing.

The subject property is located within Progress Park. It is located to the south east of the intersection of Progress Boulevard and Research Circle.

The proposed development will convey the development's stormwater runoff to the existing Progress Park stormwater system. Access to the site will be provided by the existing driveway connection to Research Circle.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Application and Supporting Materials
- Public Notice Materials for the 07/12/22 PZB Hearing
- Site Plan Part 1
- Site Plan Part 2
- Site Plan Part 3
- Site Plan Part 4
- Site Plan Part 5

- Site Plan Part 5
- Site Plan Part 6
- Site Plan Part 7
- Site Plan Part 8
- Site Plan Part 9

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: July 12, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of an ±6,630 square foot building addition with associated site improvements
APPLICANT/AGENT:	Sergio Reyes, P.E., eda consultants, inc.
PROPERTY OWNER:	Tucker Davis Technologies, Inc.
LOCATION:	11930 Research Circle
PARCEL ID NUMBER:	03956-010-011
FLUM DESIGNATION:	Industrial
ZONING:	Planned Unit Development (PUD)
OVERLAY:	N/A
ACREAGE:	±2.68
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Tucker-Davis Technologies, Inc., subject to the two (2) conditions provided in Exhibit "A" and located on page 17 of the July 12, 2022 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 Tucker-Davis Technologies, Inc., subject to the two (2) conditions provided in Exhibit "A" and located on page 17 of the July 12, 2022 Staff Report to the Planning & Zoning Board.*

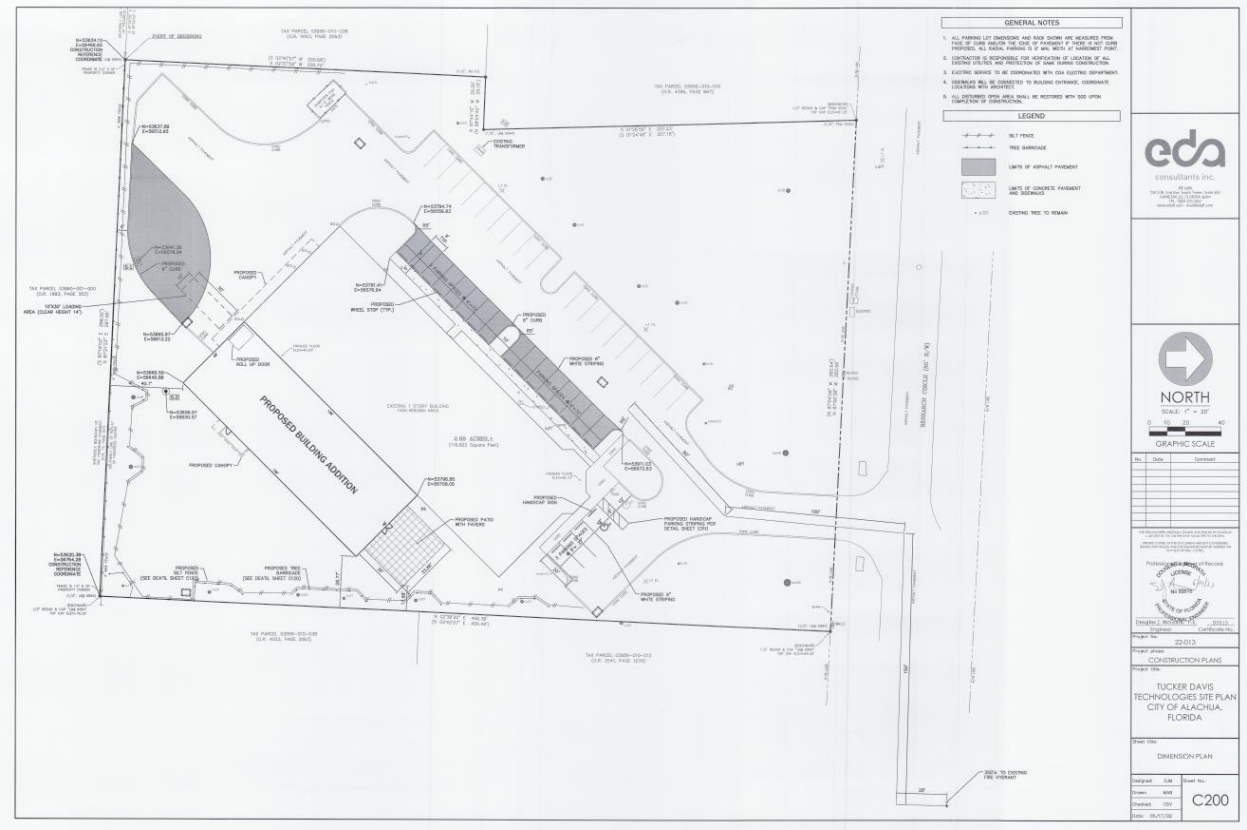
SUMMARY

This application is a request by Sergio Reyes, P.E., of eda consultants, inc., applicant and agent for Tucker-Davis Technologies, Inc., property owner, for consideration of a Site Plan proposing the construction of a building addition approximately 6,630 square foot in size with associated site improvements on a ±2.68 acre subject property. The existing building that is proposed to be expanded is currently ±15,130 square feet in size. The proposed use is an expansion of the existing use, which consists of offices and light manufacturing.

The subject property is located within Progress Park. It is located to the south east of the intersection of Progress Boulevard and Research Circle.

The proposed development will convey the development's stormwater runoff to the existing Progress Park stormwater system. Access to the site will be provided by the existing driveway connection to Research Circle.

Illustration 1. Tucker-Davis Technologies Building Addition Proposed 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

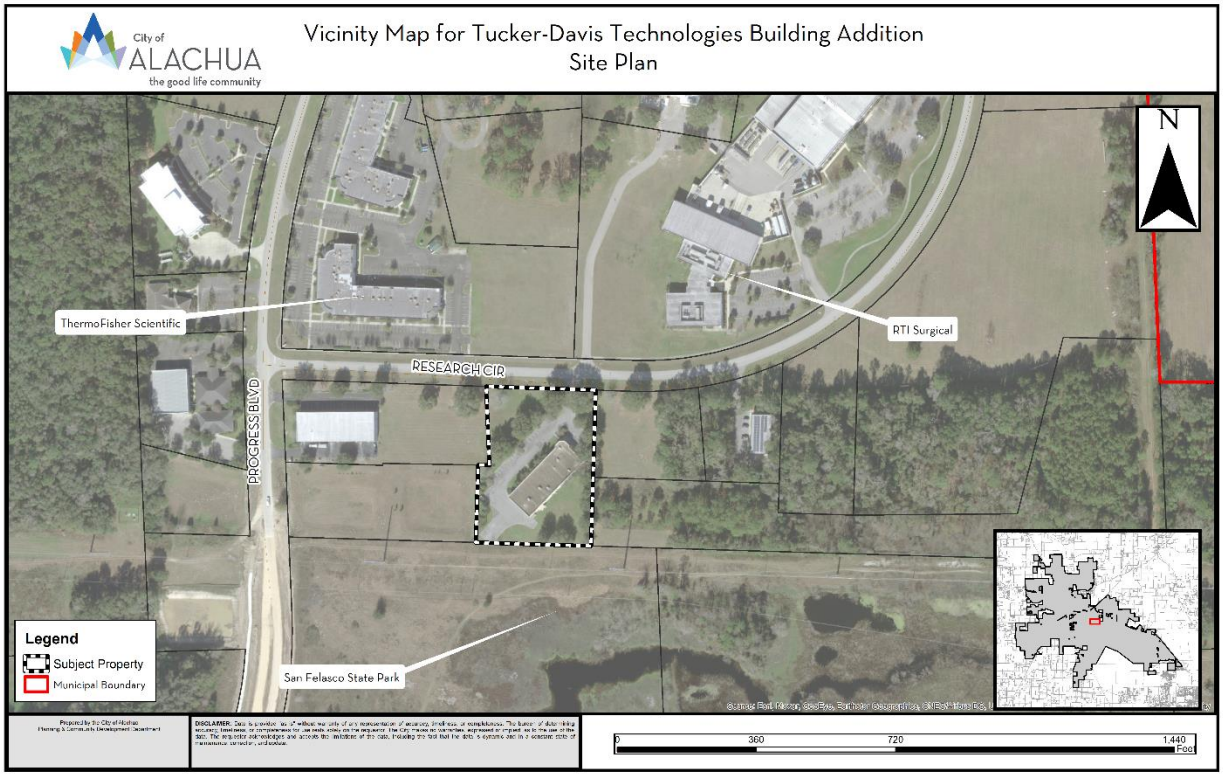


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Industrial	PUD
South	San Felasco State Park	Agriculture	A
East	Vacant Industrial	Industrial	PUD
West	Industrial	Industrial	PUD

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 on March 29, 2022 at the Alachua Branch Library. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was not attended by any 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.

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Maximum Building Size	Maximum Area: Manufacturing	Maximum Building Area Coverage
Regional Warehouse	100,000 sq. ft.	None permitted	50%
Bulk Warehouse	1.5 million sq. ft.	None permitted	50%
Heavy Distribution	500,000 sq. ft.	None permitted	40%

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

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

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

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

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 intended 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 is currently connected 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 is already connected 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 is already connected 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.)

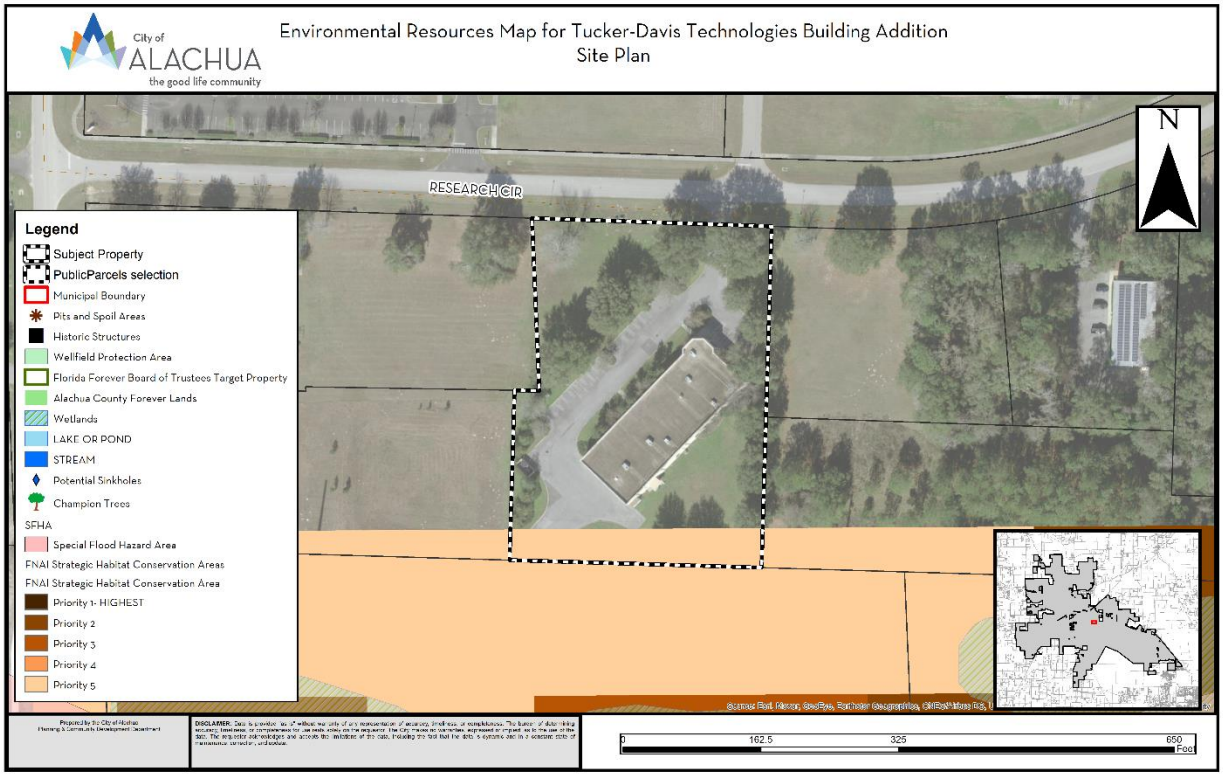
Evaluation: No wetlands have been identified in the area of proposed development, therefore, there are no issues related to wetland protection.

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.

Map 2. Environmental Features



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, and no areas of the site are located within a FNAI PNA priority area of 4 or lower. 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 two (2) soil types found within the development area:

Soil Type	Hydrologic Group	Drainage Class	Small commercial buildings	% of Subject Property (may not total to 100% due to rounding)
Millhopper sand, 0 to5 % slopes	A	Moderately Well drained	Not limited	60.0
Millhopper sand, 5 to 8 % slopes	A	Moderately Well drained	Somewhat limited	40.0

Evaluation: The soil type present on the subject property does not pose any significant limitations for development, therefore, there are no issues related to soil suitability. Limitations can be overcome or minimized through special planning, design and installation.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 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.

Evaluation: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a

medium to high aquifer recharge potential. While 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 other 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: The subject property is zoned Planned Unit Development. The site plan proposes the construction of an addition to an existing light manufacturing use. The PUD for Progress Park was adopted by Ordinance O-00-05. The PUD provides for a mix of uses, primarily industrial (research and development, light industrial, and distribution), office (general and medical), and limited retail uses.

(3) *Zone District Use-Specific Standards*

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

Evaluation & Findings: The proposed use is an extension of an existing light manufacturing use. There are no use-specific requirements for light manufacturing.

(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 (106)	US 441 (from CR25A East Intersection to SR235)	4/D	Principle Arterial	Urban Trans	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 CR25A East Intersection to SR235)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	18,230
Reserved Trips[4]	5,689
Available Capacity[4]	21,781
Increase/Decrease in Daily Trips Generated by Development[5]	72
Residual Capacity After Development's Impacts[6]	21,709

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 2022 Development Monitoring Report.
5 Trip Generation: ITE Code 710, General Office: AADT 10.84 trips ksf x 6.63 ksf = 72; Trip Distribution: Segment 4 – 100%.
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 CR25A East Intersection to SR235)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,732
Reserved Trips[4]	452
Available Capacity[4]	1,926
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	10
Residual Capacity After Development's Impacts[6]	1,916

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 2022 Development Monitoring Report.
5 Trip Generation: ITE Code 710, General Office: PM Peak 1.44 trips ksf x 6.63 ksf = 10; Trip Distribution: Segment 4 – 100%.
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]	1,309,417
Reserved Capacity[2]	239,932
Available Capacity	750,651
Increase/Decrease in Potable Water Demand from Application[3]	995
Residual Capacity	**749,701**
Percentage of Permitted Design Capacity Utilized	**67.40%**

Sources:
1 City of Alachua Public Services Department, April 2022
2 City of Alachua June 2022 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 6,630 square feet

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]	758,000
Reserved Capacity[2]	216,718
Available Capacity	525,282
Increase/Decrease in Sanitary Sewer Demand from Application[3]	995
Residual Capacity	**524,287**
Percentage of Permitted Design Capacity Utilized	**65.01%**

Sources:
1 City of Alachua Public Services Department, April 2022
2 City of Alachua June 2022 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 6,630 square feet

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]	43,024.00	7,851.88
Reserved Capacity[2]	36,992.38	6,751.11
Increase/Decrease in Demand Generated by Application[3]	80.00	14.60
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, 2021; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).*

2 *City of Alachua June 2022 Development Monitoring Report.*

3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*

4 *New River Solid Waste Facility, April 2022.*

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
TUCKER-DAVIS TECHNOLOGIES, INC
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
2. The Applicant agrees that Condition 1 as stated above does 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 and 2 as stated herein.

EXHIBIT "B"

TO

TUCKER-DAVIS TECHNOLOGIES, INC
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

June 22, 2022

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

Also submitted electronically to cvega@edafl.com

RE: Notice of Hearing to be Scheduled for Tucker Davis Technologies Building Addition Site Plan

Dear Ms Vega:

On June 14, 2022 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD *no later 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 **July 12, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, June 27, 2022.*** 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 ***Monday, June 27, 2022.*** . These signs will be ready for pick up after 12 PM on Thursday, June 23, 2022.

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, July 11, 2022).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, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 7, 2022

Also sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
Director of Engineering
eda, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL32601

RE: Project Assistance Team (PAT) Comments for Tucker Davis Building Addition Site Plan

Dear Ms Vega:

On May 18, 2022 the City of Alachua received your revised site plan application for the Tucker Davis Building Addition Site Plan project, which proposes the construction of a ±6,630 building addition with associated site improvements on a ±2.68 acre subject property (Parcel No.03956-010-011).

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Wednesday, June 15, 2022. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

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

E. Outside Review/ Public Services Comments

a. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated June 6, 2022 and attached to this letter.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Principal Planner

/attachments

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **June 6, 2022**

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

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

TR 6/7/2022
3

RE: **Tucker Davis Bldg Addition Site Plan**

Public Services has reviewed the subject project (May 18, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Mar 31, 2022 Submittal** **Sheet C010** • Please add "COA CITY OF ALACHUA" to Abbreviations. Please resubmit this sheet. **Comment on May 18, 2022 Submittal** **Approved**
2.	**Comment on Mar 31, 2022 Submittal** **Sheet C200** • General Note 3: Please replace "GRU ELECTRIC ENGINEERING DEPARTMENT" with "COA ELECTRIC DEPARTMENT". • To the rectangle with text "TRAN", please call out the rectangle as "EXISTING

NO.	COMMENTS
	TRANSFORMER". Please **resubmit** this sheet. **Comment on May 18, 2022 Submittal** **Approved**
3	**Comment on Mar 31, 2022 Submittal** **Sheet E0.3** As per email, COA has advised Mr. Andrew May/McVeigh&Mangum that the existing transformer must be replaced with a larger 300KVA unit. Thus please replace note starting with "COORDINATE WITH UTILITY" with "REPLACE TRANSFORMER WITH LARGER 300KVA UNIT. COORDINATE WITH COA ELECTRIC DEPARTMENT" Please modify concrete pad note so it reads: "AS PER DETAIL 584B, REPLACE CONCRETE PAD IF REQUIRED FOR LARGER TRANSFORMER. COORDINATE WITH COA ELECTRIC DEPARTMENT" Please include text as per Attachment 1 that clarifies electric work scope between Contractor and COA. Please include Detail 584B for transformer concrete pad. Both Autocad & PDF versions are being forwarded. Suggest that the Autocad version be added to this sheet. Please **resubmit** this sheet. **Comment on May 18, 2022 Submittal** This comment does not appear to have been addressed. Please address this comment. Although Attachment 1 & Detail 584B have previously forwarded, they are again attached. **Revise & Resubmit.**
4	**Comment on Mar 31, 2022 Submittal** General Note Please note that there is a parking area between the existing transformer and MDP in the existing building. There is no electrical plane sheet that shows the required work of routing conduit and conductors. The designer may want to consider adding such an electrical plan. This is just a FYI – the secondary load circuit is not being provided by COA so COA does not require an electrical plan. Please **resubmit** this sheet.

NO.	COMMENTS
	Comment on May 18, 2022 Submittal The designer has elected not to submit a sheet showing secondary loads. Since COA will not do any work related to the secondary loads, the COA is not insisting that this sheet be submitted. **No Exceptions Taken**
5.	
6.	
7.	
	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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 9, 2022

Also sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
Director of Engineering
eda, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL32601

RE: Project Assistance Team (PAT) Comments for Tucker Davis Building Addition Site Plan

Dear Ms Vega:

On March 31, 2022 the City of Alachua received your site plan application for the Tucker Davis Building Addition Site Plan project, which proposes the construction of a ±6,630 building addition with associated site improvements on a ±2.68 acre subject property (Parcel No.03956-010-011).

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Wednesday, May 18, 2022. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

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

A. *Concurrency Impact Analysis*
   a. Table 3 of Concurrency Memo Traffic Section does not match separate traffic generation worksheet also provided. The Concurrency memo indicates anticipated AADT is 36 trips, but traffic generation worksheet correctly states AADT for site is 72 trips. Likewise, the PM peak trips are not correctly stated in concurrency memo. Please revise.

B. Section 6.1 – Off street parking and loading standards
   a. Please note: bicycle parking not required for sites under 50 spaces.
   b. Provide dimensions between south property line and proposed new asphalt.
   c. Provide dimensions between east property line and proposed new patio.
   d. Display and dimension loading area(s), including clear height.

C. Section 6.2 – Tree protection and landscaping standards
   a. Per Parking lot perimeter buffer requirements found in Section 6.2.2 (D)(2)(b)(iv), an additional 1 (one) canopy tree and 1 (one) understory tree is required along south side of site.
   b. Per Parking lot perimeter buffer requirements found in Section 6.2.2 (D)(2)(b)(iv), an additional 2 (two) understory trees are required along west side of site.
   c. Additional perimeter buffering plantings required as follows: north perimeter buffer: 2 (two) understory trees; east perimeter buffer: 2 (two) understory trees; west perimeter buffer 3 (three) understory trees; south perimeter buffer: 2 (two) canopy trees, 2 (two) understory trees, and 18 hedge shrubs.
   d. Verify if any new mechanical equipment will be installed and provide detail on landscape screening of equipment.

D. Section 6.4 – Exterior Lighting Standards
   a. Section 6.4.4 (F) – Provide cut sheets for proposed lighting fixtures to ensure compliance with Section 6.4.4 (A).

E. Outside Review
   a. Please address all comments issued by Daniel Young, P.E, of CHW, Inc., in a letter dated April 27, 2022 and attached to this letter.
   b. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated April 20, 2022 and attached to this letter.

F. Miscellaneous/ General Comments
   a. Coversheet states that property owner is NCEER, not Tucker Davis Technologies. Please verify.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP

Principal Planner

/attachments

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

MEMORANDUM

CHW Professional Consultants

To: Adam Hall, AICP

From: Daniel Young, P.E.

Date: April 27, 2022

RE: Tucker Davis Technologies Addition

C000

1. Impervious Area Calculation # 6 and 7 (Total Impervious area and Open Area) does not equal #1 (Total site area). Please explain the discrepancy.
2. Please list the ITE Manual Edition used for Trip Generation

C120

1. Please extend the silt fencing (southwest) around the construction stagging area to dumpster enclosure.
2. Label the concrete sidewalk along the west side of the building to be removed.
3. Provide inlet protection on all inlets within construction area.
4. What ground cover will be used for erosion control (sodding, seed and mulch, etc.)
5. Adjust silt fence and tree barricade for work to existing inlet southeast corner of project.

C200

1. General Notes 3 revise to City of Alachua Public Services.
2. Label curbing on sheet.
3. Label striping on sheet.
4. Missing wheelstop on west side of proposed building.
5. Label accessible symbol and provide reference/detail.
6. Label striping and provide dimensions for parking on north side of building for the accessible space.
7. Existing access aisle does not meet ADA requirements. Revise striping accordingly to provide the required 12' wide accessible space and 5' wide access aisle.

C300

1. Please provide a sidewalk landing (maximum 2% in all direction) at doorway on the west side of the existing building. Please revise grading accordingly.
2. Please provide a proposed invert elevation at the connection to existing inlet (south of the existing building).
3. Contours at new pavement on the south side of the project indicates a wall. Please confirm this intension? If so, please label accordingly.
4. S-2 top is +18" above grade. Revise accordingly.
5. 81 contour at north end of the building addition do not make sense. Please revise accordingly.
6. Provide grading to ensure ADA compliance proposed accessible space and access aisle.

E-1

1. Pavement was added to the south end of the project site. Photometrics should be provided for this area.

City of
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the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Apr 20, 2022**

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

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

TR 4/19/2022

RE: **Tucker Davis Bldg Addition Site Plan**

Public Services has reviewed the subject project (Mar 31, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Mar 31, 2022 Submittal** **Sheet C010** • Please add "COA CITY OF ALACHUA" to Abbreviations. Please **resubmit** this sheet.
2.	**Comment on Mar 31, 2022 Submittal** **Sheet C200** • General Note 3: Please replace "GRU ELECTRIC ENGINEERING DEPARTMENT" with "COA ELECTRIC DEPARTMENT". • To the rectangle with text "TRAN", please call out the rectangle as "EXISTING TRANSFORMER". Please **resubmit** this sheet.

NO.	COMMENTS
3	**Comment on Mar 31, 2022 Submittal** **Sheet E0.3** As per email, COA has advised Mr. Andrew May/McVeigh&Mangum that the existing transformer must be replaced with a larger 300KVA unit. Thus please replace note starting with "COORDINATE WITH UTILITY" with "REPLACE TRANSFORMER WITH LARGER 300KVA UNIT. COORDINATE WITH COA ELECTRIC DEPARTMENT" Please modify concrete pad note so it reads: "AS PER DETAIL 584B, REPLACE CONCRETE PAD IF REQUIRED FOR LARGER TRANSFORMER. COORDINATE WITH COA ELECTRIC DEPARTMENT" Please include text as per Attachment 1 that clarifies electric work scope between Contractor and COA. Please include Detail 584B for transformer concrete pad. Both Autocad & PDF versions are being forwarded. Suggest that the Autocad version be added to this sheet. Please **resubmit** this sheet.
4	**Comment on Mar 31, 2022 Submittal** General Note Please note that there is a parking area between the existing transformer and MDP in the existing building. There is no electrical plane sheet that shows the required work of routing conduit and conductors. The designer may want to consider adding such an electrical plan. This is just a FYI – the secondary load circuit is not being provided by COA so COA does not require an electrical plan. Please **resubmit** this sheet.
5.	
6.	
7.	
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

ATTACHMENT 1

COA ELECTRICAL WORK SCOPE

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

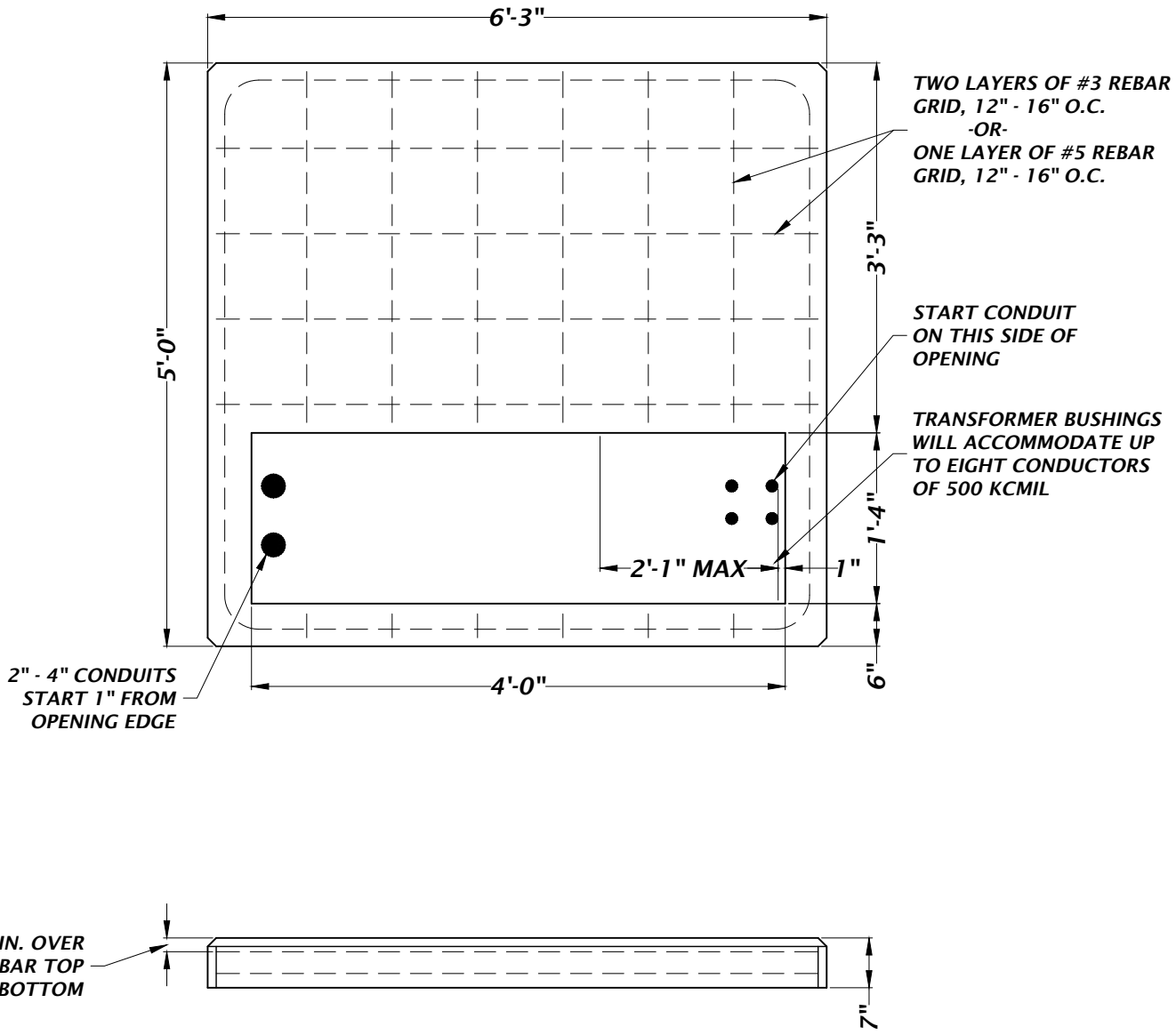
1.2 THE WORK REQUIRED TO MODIFY EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

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

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

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

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



NOTES:

1. *LOCATE TRANSFORMER FRONT 8' TO 15' FROM PAVING FOR LINE TRUCK ACCESS.*
2. *LOCATE TRANSFORMER A MINIMUM OF 4' FROM THE BUILDING DRIP LINE AND 10' FROM ANY WINDOW OR DOOR.*
3. *MAINTAIN 10' SEPARATION FROM FIRE HYDRANT, TRASH DUMPSTER OR TRASH COMPACTOR.*
4. *TERMINATE CONDUITS FLUSH WITH TOP OF PAD.*
5. *CONCRETE SHALL BE 3500 PSI POURED IN PLACE OR COA-APPROVED PRECAST*

584B

CONCRETE MOUNTING PAD AND CONDUIT PLACEMENT FOR THREE-PHASE TRANSFORMERS, 75-500 KVA

NTS

City of ALACHUA public services

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 7, 2022

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

Also submitted electronically to cvega@edafl.com

RE: Conditional Application Acceptance for Tucker Davis Building Addition Site Plan

Dear Ms Vega:

On March 31, 2022 the City of Alachua received your site plan application for the Tucker Davis Building Addition Site Plan project, which proposes the construction of a ±6,630 building addition with associated site improvements on a ±2.68 acre subject property (Parcel No.03956-010-011).

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, subject to the submission of the following information by 5 PM on Tuesday, April 12, 2022.

1. Please submit available fire flow information in form of recent hydrant test or water modeling results from the City of Alachua Public Services Department.
2. Sergio Reyes, P.E. is listed as authorized agent on provided authorized agent affidavit form, however, Section B of the Site Plan application indicates that Claudia Vega, P.E. is the agent for the property owner. Please clarify.
3. Please provide an electronic submittal of application materials and plans.

Failure to provide the information above by 5 PM on Tuesday, April 12, 2022 will render the application incomplete. The contents of the application **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed after receipt of the above information and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter. Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

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: Tucker-Davis Building Addition
2. Pre-Application Conference Date: 2/1/22
3. Neighborhood Meeting Date: 3/29/22
4. Address of Subject Property: 11930 Research Circle
5. Parcel ID Number(s): 03956-010-011
6. Existing Use of Property: Light Industrial
7. Future Land Use Map Designation: Industrial
8. Zoning Designation: Planned Unit Development (PUD)
9. Acreage: 2.68 +/-
10. Total Existing Building Square Footage, if applicable: 15,130
11. Total Existing Impervious Area (not including existing building area), if applicable: 26,833
12. Total Building Square Footage Proposed: 6,630
13. Total New Impervious Area Proposed (not including building area): 7,325

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Sergio Reyes, P.E. Title: President
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Ste 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: 352-373-3541 FAX: e-mail: sreyes@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tucker-Davis Technologies, Inc.
   Mailing Address: 11930 Research Circle
   City: Alachua State: FL ZIP: 32615

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

   Site Plan shall include:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. Proof of payment of taxes.

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

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

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

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

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

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

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

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

Signature of Applicant

Sergio Reyes, P.E. - President

Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 11th day of April, 2022, by Sergio Reyes who executed the same and has _____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

AUDRA BURRELL

Print Name: _____

Notary Public, State of Florida

My Commission Expires: 12/1/23

Notary Public State of Florida
Audra Burrell
My Commission GG 919861
Expires 12/01/2023

March 31, 2022

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

Re: Tucker-Davis Building Addition
Site Plan Application

The proposed project is a 6,630 SF building addition and associated parking located at 11930 Research Circle on Alachua County Tax Parcel 03956-010-011.

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

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

Sincerely,

Claudia Vega, P.E.
Director of Engineering

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 11930 Research Circle

Parcel ID Number(s): 03956-010-011

Acreage: 2.66 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Timothy J. Tucker Title: President/Owner

Company (if applicable): Tucker-Davis Technologies, Inc.

Mailing Address: 11930 Research Circle

City: Alachua State: FL ZIP: 32615

Telephone: 386-462-9622 FAX: 386-518-5028 e-mail: ttucker@tdt.com

C. AUTHORIZED AGENT

Name: Sergio Reyes Title: President

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: sreyes@edafl.com

D. REQUESTED ACTION:

Site Plan

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

Timothy J. Tucker

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 22st day of March, 2022 by Timothy J. Tucker

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

NOTARY SEAL

Notary Public State of Florida
Tammy L Smyder
My Commission GG 300470
Expires 05/05/2023

Signature of Notary Public, State of Florida

Tucker Davis Technologies – Building Addition

Statement of Proposed Uses

The proposed building expansion at Tucker Davis Technologies will help an existing business in the City of Alachua grow. This development plan proposes to construct additional office space and parking for the business to expand.

Comprehensive Plan Consistency

Vision Element:

III. GOALS TO IMPLEMENT THE VISION

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

Consistency: The proposed building addition will support and contribute to continued commercial development in Progress Center along the US 441 corridor. The proposed facility will increase the number of job opportunities in the City and provide services to the city's residents.

Future Land Use Element:

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

Consistency: The proposed building addition will serve the intent of the Industrial Future Land Use designation, as it will provide an expansion of an existing business located within the Progress Center. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.5.d as indicated below:

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;

<u>Consistency:</u> The site plan uses an existing access point to the property within the Progress enter development.

2. Buffering from adjacent existing/potential uses;

<u>Consistency:</u> The site plan complies with all required setbacks and buffers.

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

<u>Consistency</u>: The proposed project site exceeds the 10% required open space and the proposed building is less than the maximum 0.75 floor area ratio, as demonstrated on the Site Plan.

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

<u>Consistency:</u> The site plan is consistent with the existing stormwater permit for the Progress Center development.

5. Placement of signage;

<u>Consistency:</u> No signage is proposed at this time.

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

<u>Consistency:</u> Site lighting proposed will meet all city regulations.

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

<u>Consistency:</u> The expansion to the parking area follows a logical pattern within the existing development site and does not create points of conflict.

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

<u>Consistency</u>: The Site Plan includes a landscape plan prepared by a registered landscape architect that complies with all applicable elements of the Comprehensive Plan and Land Development Regulations.

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

<u>Consistency:</u> There are no unique features or resources that may constrain site development.

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

<u>Consistency</u>: No specific performance based zoning requirements apply to this project, other than the standard requirements found in the Land Development Code.

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 by 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.

<u>Consistency:</u> The proposed development has less than a 0.75 floor area ratio, as demonstrated on the Site Plan.

Concurrency Impact Analysis
Tucker Davis

The proposed project includes a building addition of 6,630 SF office space to expand the existing Tucker Davis Technologies business within the Progress Center.

Stormwater:

A detailed stormwater management plan is included with this submittal. This project is a part of the master stormwater system for the Progress Center and is in compliance with the existing Suwannee River Water Management District permit.

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:

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Total (GPD)
Office Building - Per 100 SF of floor space	15.0	66.3	994.5

Table 3a. Potable Water Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Tucker Davis Building Addition	995
Reserved Capacity[2]	214,194
Residual Capacity	**784,562**
Percentage of Permitted Design Capacity Utilized	**65.89%**

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.
Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Project Impact:

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Total (GPD)
Office Building - Per 100 SF of floor space	15.0	66.3	994.5

Table 4a. Sanitary Sewer Impacts - Final Development Orders

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Tucker Davis Building Addition	995
Reserved Capacity[2]	193,280
Residual Capacity	**628,726**
Percentage of Permitted Design Capacity Utilized	**58.08%**

Solid Waste:

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

Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed restaurant will generate approximately 80 pounds of solid waste per day 6,630 SF / 1,000 SF x 12 = 80 pounds per day).

As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

Table 6a. Solid Waste Impacts - Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296.00	7,719.02
Reserved Capacity[2]	18,329.99	3,345.22
New River Solid Waste Facility Capacity[3]	**50 years**	

Traffic:

The proposed building addition for this existing business will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (US Highway 441).

TABLE 1 – PROJECT TRIP GENERATION

ITE LAND USE: 710 GENERAL OFFICE BUILDING PROPOSED: 6,630 S.F. OFFICE BUILDING ADDITION							
				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.52	6.63	10	88%	12%	9	1
PM	1.44	6.63	10	17%	83%	2	8
ADT	10.84	6.63	72	50%	50%	36	36
SOURCE: ITE TRIP GENERATION, 11TH EDITION							

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
U.S. Hwy 441 (106,4)	100%	72

No other road segments will be impacted more than 5% of their maximum service volume.

TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

			Comp Plan			Projected	
Segment ID:	Segment Limits:	MSV		Existing	Res'vd	Trips	Available
U.S. Hwy 441 (106,4)	CR 25A East Intersection to SR 235	AADT	45,700	20,435	5,690	72	19,503
		Peak Hour	4,110	1,941	452	10	1,707

Record 10.50
Doc. Stamps 1,228.50
Int.Tax
Total 1,239.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1827012 2 PGS
2002 APR 04 04:40 PM BK 2433 PG 1287
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY,FLORIDA
CLERK1 Receipt#088811
Doc Stamp-Deed: 1,228.50
By: Sandra L. Copeland D.C.

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14706 Main Street
P.O. Box 519
Alachua, FL 32616

Parcel ID Number: 03956-010-000

Warranty Deed

This Indenture, Made this 1st day of April, 2002 A.D., **Between** Innovation Partners, Ltd., a Florida limited partnership

of the County of Alachua, State of Florida, **grantor,** and Tucker-Davis Technologies, Inc, a corporation existing under the laws of the State of Florida
whose address is: 4637 NW 6th Street, Gainesville, FL 32609

of the County of Alachua, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Alachua State of Florida to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO THE FOLLOWING:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or common to the subdivision;
C. Taxes for the year 2002 and subsequent years.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Innovation Partners, Ltd., a Florida limited partnership
By: Alachua Innovation, Inc., a Florida corporation, GENERAL PARTNER

Seana Pittman
Printed Name: Seana Pittman
Witness

By: _____ (Seal)
James W. Shaw, Vice President
P.O. Address: P.O. Box 19903, Alachua, FL 32616

Seal

Rebecca Fuller
Printed Name: Rebecca Fuller
Witness

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 1st day of April, 2002 by James W. Shaw, Vice President of Alachua Innovation, Inc., a Florida corporation and a general partner of Innovation Partners, Ltd., a Florida limited partnership, limited partnership, on behalf of the corporation and the partnership
he is personally known to me or he has produced his Florida driver's license as identification.

REBECCA FULLER
Notary Public, State of Florida
My comm. exp. Dec. 17, 2004
Comm. No. CC 988811

Rebecca Fuller
Printed Name: Rebecca Fuller
Notary Public
My Commission Expires:

Innovation/Tuck

Laser Generated by © Display Systems, Inc., 2000 (863) 763-5555 Form FLWD-1

Exhibit "A"

A portion of "Replat of Progress Center" as per plat thereof, recorded in Plat Book "P", pages 48 and 49 of the Public Records of Alachua County, Florida; also being a portion of Government Lots 2 and 3 of Section 24, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of northeast 1/4 of northeast 1/4 of Section 23, Township 8 South, Range 18 East, Alachua County, Florida, and run thence South 01°24'48" East along the west boundary of Section 24, Township 8 South, Range 18 East, Alachua County, Florida, and the west line of "Replat of Progress Center", as per plat thereof recorded in Plat Book "P", pages 48 and 49 of the Public Records of Alachua County, Florida, a distance of 1651.01 feet to the southwest corner of said "Replat of Progress Center"; thence South 87°19'03" East, along the southerly line of said "Replat of Progress Center", 856.75 feet to the POINT OF BEGINNING; thence continue South 87°19'03" East, along said southerly line, 298.00 feet; thence North 02°40'57" East, 406.49 feet to a point on the southerly right-of-way line of Research Circle (80' R/W); thence North 87°04'08" West, along said southerly right-of-way line, 283.64 feet; thence South 01°24'48" East, 207.18 feet; thence North 88°04'45" West, 29.16 feet; thence South 02°40'57" West, 200.68 feet to the POINT OF BEGINNING.

Containing 2.68 acres (116,822 square feet), more or less.

ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		**Date:**	**3/30/2022**
Project:	Tucker Davis Technologies	**Engineer:**	**DJM**
		Checked By:	**DJM**
Location:	11930 Research Circle		
	Alachua, FL 32615		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 21671 **sq.ft.**

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

Effective Area (A_i) (p. 9) : 21,671 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **2119.83456**

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

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

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Back:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Left:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Right:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

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

Calculation of Needed Fire Flow (p. 1)

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

NFF= 2000 x 0.85 x [1 + (0 + 0)

NFF= 1700 gpm

NFF= 1750 gpm (rounded to nearest 250 gpm per ISO requirements)

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

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

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

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

consultants inc.

Worksheet for Needed Fire Flow

Project Name: Tucker Davis Technologies
Owner/Developer: Tucker Davis Technologies, inc.
Property Address: 11930 Research Circle, Alachua, FL 32615

NFPA Calculation

Fire Flow Area (SF)	=	21,671	
Occupancy Class	=	C-2	
Construction Type	=	II (000)	
Sprinkler System	=	Yes	
Required Fire Flow Per NFPA	=	3,000	gpm
Flow Duration (hours)	=	3	
Sprinkler Reduction, per 18.4.5.2.1	=	75%	
Reduction per 18.4.5.2.1		2,250	gpm
Needed Fire Flow	=	750	gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)			

REQUIRED Needed Fire Flow	**1,000**	**gpm**

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

ALACHUA COUNTY TODAY
Serving the Heartland Communities
P.O. Box 2135
Alachua, FL 32616

INVOICE

Phone: 386.462.3355
Fax: 386.462.4569
Email: ads@alachuatoday.com

I N V O I C E

No.: 3/10/22-AT71379-001

EDA
Ashley Scannella
720 SW 2nd Ave
Suite 300
Gainesville, FL 32601

Customer No.	Salesperson	Invoice Period	Invoice Date
5962		3/10/22 - 3/10/22	3/11/22

Date	Reference	Description	Rate	Quantity	Charge
3/10/22	AT71379-001 AT	Display Ad, Run of Paper Dis. ad 2x2.8 - Neighborhood Workshop - Tucker Davis	10.250		$57.40

Charges	$57.40
Total Transactions	$57.40

PAYMENT DUE 30 DAYS FROM INVOICE DATE

Please include reference number(s) with payment

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

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

Sworn to and subscribed before me this **10th day of March 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a development plan for a proposed 6,120 SF building addition and associated parking located 11930 Research Circle on Alachua County Tax Parcel 03956-010-011. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 5:00 pm on Tuesday, March 29, 2022 in the Meeting Room of the Alachua Library Branch, located at 14913 NW 140 Street, Alachua, Florida 32615.

Contact: Sergio Reyes of eda consultants inc.

Ph: 352-373-3541 E-mail: sreyes@edafl.com

(Published: Alachua County Today - March 10, 2022)

NEIGHBORHOOD WORKSHOP NOTICE

Date: Tuesday, March 29, 2022

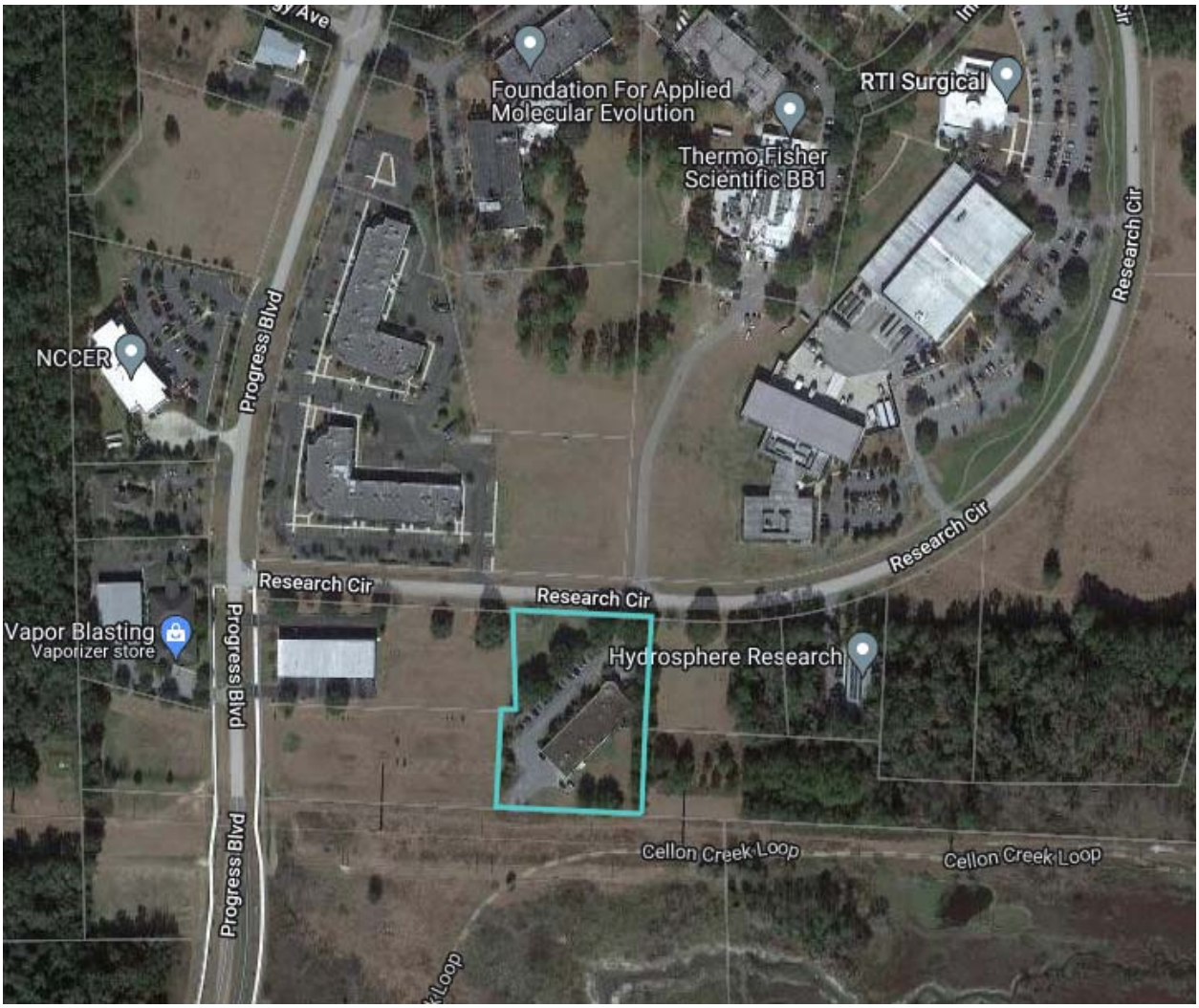
Time: 5:00 p.m.

Place: Alachua Library Branch Meeting Room
14913 NW 140 Street, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a development plan for a proposed 6,120 SF building addition and associated parking located at 11930 Research Circle on Alachua County Tax Parcel 03956-010-011. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments.

Contact:

Sergio Reyes, P.E. eda consultants, inc.
sreyes@edafl.com (352) 373-3541



03956-010-008
RTI OEM LLC
11621 RESEARCH CIRCLE
ALACHUA, FL 32615

03956-010-013
HYDROSPHER RESEARCH
ENVIRONMENTAL SERVICES INC
11842 RESEARCH CIR
ALACHUA, FL 32615

03956-010-012
TUCKER-DAVIS TECHNOLOGIES INC
11930 RESEARCH CIR
ALACHUA, FL 32615-6826

03956-010-011
TUCKER-DAVIS TECHNOLOGIES INC
11930 RESEARCH CIRCLE
ALACHUA, FL 32615

03956-010-010
RD PROGRESS LLC
13301 US HIGHWAY 441
ALACHUA, FL 32615

03956-010-026
ALACHUA COPELAND PARK
INVESTMENTS LLC
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

03956-010-031
CONCEPT DEVELOPMENT INC
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

03956-000-000
STATE OF FLORIDA IIF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03960-001-000
STATE OF FLA IIF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

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

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 of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Craig Parenteau
FL Dept. 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

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

Neighborhood Meeting Minutes

Project: Tucker Davis Site Plan

Meeting Date & Time: March 29, 2022, 5 PM

Location: Alachua Branch Library

Community Participants: 0

Project Representatives: Sergio Reyes, eda
Ashley Scannella, eda

Meeting Minutes:

The project representatives waited until 5:15. No participants arrived. The meeting was dismissed.

GARDCO by signify

Wall Mount

LED Wall Sconce

101L



Gardco 101 LED wall sconces feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 101L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 12,000 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

example: 101L-32L-700-NW-G2-3-120-BL-IMRI2-BZ

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Emergency	Voltage
101L	**16L** 16 LEDs (1 module)	**200** 200mA **400** 400mA **530** 530mA **700** 700mA **1000** 1000mA **1200** 1200mA	**CW-G2** Cool White 5000K, 70 CRI Generation 2 **NW-G2** Neutral White 4000K, 70 CRI Generation 2 **WW-G2** Warm White 3000K, 70 CRI Generation 2 **WY-G2** Warm Yellow 2700K, 80 CRI Generation 2[2] **BW-G2** Balanced White 3500K 80CRI Generation 2[2] **AM-G2** Direct Amber (590nm) Generation 2[2]	**2** Type 2 **3** Type 3 **4** Type 4	**EBPC** Emergency Battery Pack Cold Weather[1,3,12] Leave blank to omit an emergency option	**UNV** 120-277V **HVU** 347-480V **120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V
	32L 32 LEDs (2 module)	**530** 530mA **700** 700mA **1000** 1000mA				

Options

Dimming Controls	Motion Sensing lens	Photo-sensing	Electrical	Finish
DD 0-10V External dimming (controls by others)[4] **DCC** Dual Circuit Control[4,5,6,9] **FAWS** Field Adjustable Wattage [4,5] **BL** Bi-level functionality with motion sensor[4,7,11] **DynaDimmer: Automatic Profile Dimming**[4,7,13] **CS50** Security 50% Dimming, 7 hours **CM50** Median 50% Dimming, 8 hours **CS30** Security 30% Dimming, 7 hours **CM30** Median 30% Dimming, 8 hours	**IMRI2** Integral with #2 lens[10] **IMRI3** Integral with #3 lens[10]	**PCB** Photocontrol Button[7,8] **TLRD5** Twist Lock Receptacle 5-Pin[14] **TLRD7** Twist Lock Receptacle 7-Pin[14] **TLRPC** Twist Lock Receptacle w/ Photocell[8,15]	**Fusing** **F1** Single (120, 277, 347VAC)[8] **F2** Double (208, 240, 480VAC)[8] **F3** Canadian Double Pull (208, 240, 480VAC)[8] **Surge Protection (10kA standard)** **SP2** Increased 20kA	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. Only 16L up to 700mA can be used with battery backup (EBPC) configuration.
2. Extended lead times apply. Contact factory for details.
3. Available in 120 or 277V only.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Not available in 347 or 480V.
8. Must specify input voltage.
9. Available with two modules (32L) at 530mA.
10. Not available with DD, DCC, and FAWS dimming control options.
11. Must specify a motion sensor lens. Limited to 30°C ambient if combined with 32L-1000mA (107W).
12. Not available with DCC and FAWS.
13. Not available with DCC.
14. Dimming will not be connected to NEMA receptacle if ordering with other control options.
15. Not available in 480V. Order photocell separately with TLRD5/7.

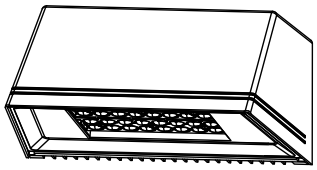
101L LED wall sconce

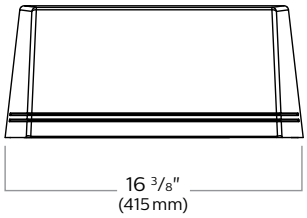
Luminaire Accessories[1] (order separately)

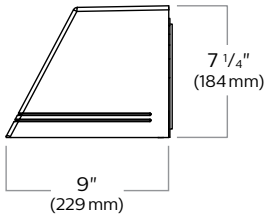
Mounting accessories	
Wall Mount	
WS	Wall Mounted Box for Surface Conduit

1. Consult Signify to confirm whether specific accessories are BAA-compliant.

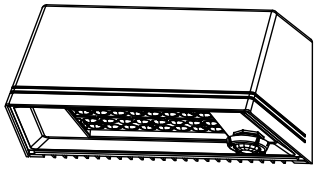
Dimensions

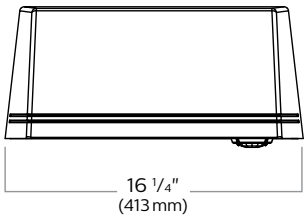


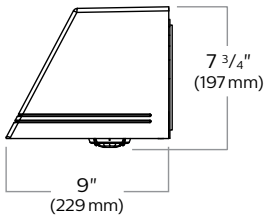




Motion Response



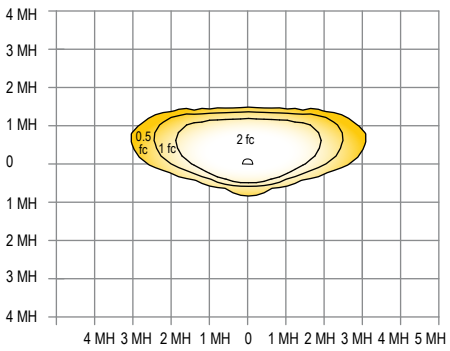




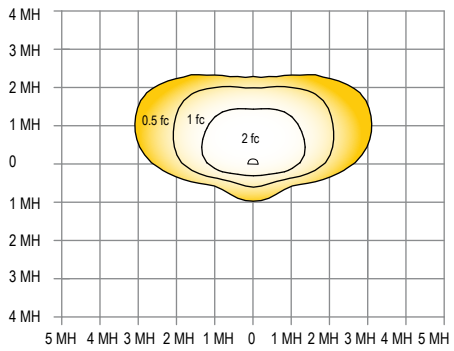
Luminaire Weights	
LED Wall Sconce 101L	**Weight**
Luminaire	13.5 lbs
Luminaire - EBPC (EM battery pack)	17.0 lbs

Optical Distributions

Based on configuration 101L-32L-530-NW-G2 (52W) mounted at 15ft.



Type 2



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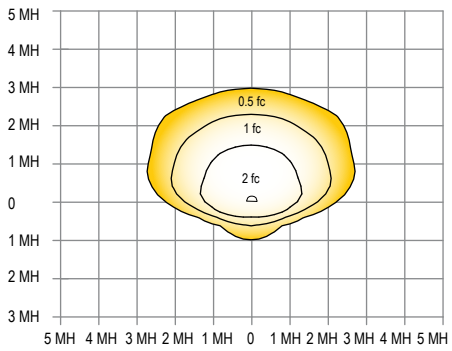


Type 4

101L LED wall sconce

3000K LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts (W)	Type 2			Type 3			Type 4		
					Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating
101L-16L-200-WW-G2-x	16	200	3000	12	1488	124	B1-U0-G0	1358	113	B0-U0-G0	1388	116	B0-U0-G0
101L-16L-400-WW-G2-x	16	400	3000	22	2840	129	B1-U0-G0	2592	118	B1-U0-G1	2650	120	B1-U0-G1
101L-16L-530-WW-G2-x	16	530	3000	28	3439	122	B1-U0-G0	3138	112	B1-U0-G1	3208	114	B1-U0-G1
101L-16L-700-WW-G2-x	16	700	3000	38	4425	115	B1-U0-G1	4038	105	B1-U0-G1	4129	108	B1-U0-G1
101L-16L-1000-WW-G2-x	16	1000	3000	55	5899	108	B2-U0-G1	5383	98	B1-U0-G2	5502	100	B1-U0-G2
101L-16L-1200-WW-G2-x	16	1200	3000	66	6709	102	B2-U0-G1	6123	93	B1-U0-G2	6259	95	B1-U0-G2
101L-32L-530-WW-G2-x	32	530	3000	52	6655	128	B2-U0-G1	6073	117	B1-U0-G2	6208	119	B1-U0-G2
101L-32L-700-WW-G2-x	32	700	3000	70	8458	120	B2-U0-G1	7719	110	B1-U0-G2	7892	112	B1-U0-G2
101L-32L-1000-WW-G2-x	32	1000	3000	107	11443	107	B3-U0-G2	10442	98	B2-U0-G2	10675	100	B2-U0-G2

4000K LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts (W)	Type 2			Type 3			Type 4		
					Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating
101L-16L-200-NW-G2-x	16	200	4000	12	1567	131	B1-U0-G0	1429	119	B0-U0-G0	1461	122	B0-U0-G0
101L-16L-400-NW-G2-x	16	400	4000	22	2990	136	B1-U0-G0	2728	124	B1-U0-G1	2789	127	B1-U0-G1
101L-16L-530-NW-G2-x	16	530	4000	28	3620	129	B1-U0-G1	3303	118	B1-U0-G1	3377	120	B1-U0-G1
101L-16L-700-NW-G2-x	16	700	4000	38	4658	121	B1-U0-G1	4251	111	B1-U0-G1	4346	113	B1-U0-G1
101L-16L-1000-NW-G2-x	16	1000	4000	55	6209	113	B2-U0-G1	5666	103	B1-U0-G2	5792	106	B1-U0-G2
101L-16L-1200-NW-G2-x	16	1200	4000	66	7062	108	B2-U0-G1	6445	98	B1-U0-G2	6588	100	B1-U0-G2
101L-32L-530-NW-G2-x	32	530	4000	52	7005	135	B2-U0-G1	6393	123	B1-U0-G2	6535	126	B1-U0-G2
101L-32L-700-NW-G2-x	32	700	4000	70	8903	127	B2-U0-G1	8125	116	B1-U0-G2	8307	118	B2-U0-G2
101L-32L-1000-NW-G2-x	32	1000	4000	107	12045	113	B3-U0-G2	10992	103	B2-U0-G2	11237	105	B2-U0-G2

5000K LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts (W)	Type 2			Type 3			Type 4		
					Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating
101L-16L-200-CW-G2-x	16	200	5000	12	1567	131	B1-U0-G0	1429	119	B0-U0-G0	1461	122	B0-U0-G0
101L-16L-400-CW-G2-x	16	400	5000	22	2990	136	B1-U0-G0	2728	124	B1-U0-G1	2789	127	B1-U0-G1
101L-16L-530-CW-G2-x	16	530	5000	28	3620	129	B1-U0-G1	3303	118	B1-U0-G1	3377	120	B1-U0-G1
101L-16L-700-CW-G2-x	16	700	5000	38	4658	121	B1-U0-G1	4251	111	B1-U0-G1	4346	113	B1-U0-G1
101L-16L-1000-CW-G2-x	16	1000	5000	55	6209	113	B2-U0-G1	5666	103	B1-U0-G2	5792	106	B1-U0-G2
101L-16L-1200-CW-G2-x	16	1200	5000	66	7062	108	B2-U0-G1	6445	98	B1-U0-G2	6588	100	B1-U0-G2
101L-32L-530-CW-G2-x	32	530	5000	52	7005	135	B2-U0-G1	6393	123	B1-U0-G2	6535	126	B1-U0-G2
101L-32L-700-CW-G2-x	32	700	5000	70	8903	127	B2-U0-G1	8125	116	B1-U0-G2	8307	118	B2-U0-G2
101L-32L-1000-CW-G2-x	32	1000	5000	107	12045	113	B3-U0-G2	10992	103	B2-U0-G2	11237	105	B2-U0-G2

LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Avg. System Watts		Lumen Outputs by Optic Type					
						Type 2		Type 3		Type 4	
				Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode
101L-16L-200-NW-G2-x-EBPC	16	200	4000	12	14	1567	1654	1429	1510	1461	1543
101L-16L-400-NW-G2-x-EBPC	16	400	4000	22	14	2990	1654	2728	1510	2789	1543
101L-16L-530-NW-G2-x-EBPC	16	530	4000	28	14	3620	1654	3303	1510	3377	1543
101L-16L-700-NW-G2-x-EBPC	16	700	4000	38	14	4658	1654	4251	1510	4346	1543

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

For emergency EBPC option, published values are based on initial lumens.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Drive current	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
40°C	**up to 1200 mA**	**>100,000 hours**	**>42,000 hours**	**>99%**

101L LED wall sconce

Specifications

Housing

Main body cast housing and back plate made of a low copper die cast Aluminum alloy for a high resistance to corrosion, 0.100" (2.5mm) minimum thickness. Hinged door allows access to driver and LED compartment.

Light Engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 1 and 2 modules or 16 and 32 LEDs. Module is RoHS compliant. Standard color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. Also available in 2700K, 3500K, and Amber (590nm) with extended lead times. Contact factory for details. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy Saving Benefits

System efficacy up to 130 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Mounting

Mounting is completed through integral back plate that features a separate recessed feature for hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire width and 3.5" above the luminaire bottom (lens down position). Luminaire ships fully assembled, ready to install.

Optical System

Type 2, 3, and 4 distributions available. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Control Options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of 2 modules each at 530mA (32L models), controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Automatic Profile Dimming (CS/CM): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM - 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM - 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 2, or 3 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

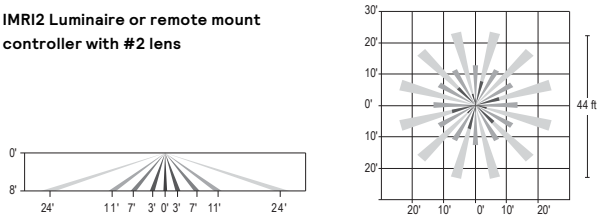
Emergency Battery Backup Cold Pack (EBPC): Emergency battery pack is cold weather rated down to -20°C (-4°F) and integral to the luminaire, allowing for a consistent look between emergency and non-emergency sconces. A separate surface mount accessory box is not required. Emergency battery pack is used with 16L configuration from 200mA to 700mA, operating in emergency mode to meet various redundancy requirements. Secondary driver with relay immediately detects AC power loss and powers luminaire for a minimum of 90 minutes from the time power is lost. Available in 120 or 277V only.

Motion Response Options

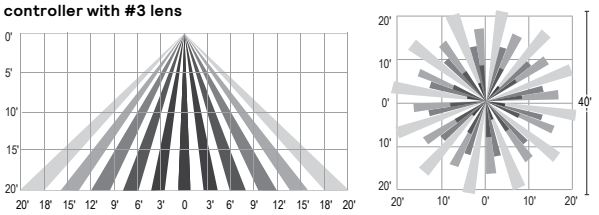
Bi-Level Infrared Motion Response (BL-IMRI3): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

Infrared Motion Response with Other Controls (IMRI3): When used in combination with other controls (Automatic Dimming Profile), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be reprogrammed via the controller. Infrared Motion Response Lenses (IMRI2/IMRI3): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #2 (IMRI2) is designed for lower mounting heights up to 8' with larger coverage areas up to 44' diameter coverage area. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. See charts for approximate detection patterns:

IMRI2 Luminaire or remote mount controller with #2 lens



IMRI3 Luminaire or remote mount controller with #3 lens



101L LED wall sconce

Specifications

Electrical

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering Twist-lock receptacle (TLRD5 or TLRD7), photocell or shorting cap is not included. TLRPC is shipped standard with 5 pin.

Surge protection (SP1/SP2): Each luminaire is provided as standard with surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/ IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA. Optional 20kV is available for additional protection.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint 2.5 mils minimum. The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. RAL and custom color matching available.

Listings

cULus Listed for Canada and USA suitable for wet locations when mounted downward facing. cULus Listed for Canada and USA suitable for damp locations when inverted upward facing when mounted in covered ceiling application. Emergency Battery Pack option is tested per UL924 and CSA C22.2 No. 141-10 DesignLights Consortium qualified on models as listed on DLC QPL. CCTs 3000K and warmer are Dark Sky Approved. Luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F).

Warranty

101L LED sconce luminaires feature a 5-year limited warranty.
See signify.com/warranties for complete details and exclusions.

Buy American Act of 1933 (BAA):

This product is manufactured in one of our US factories and, as of the date of this document, this product was considered a commercially available off-the-shelf (COTS) item meeting the requirements of the BAA. This BAA designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Prior to ordering, please visit www.signify.com/baa to view a current list of BAA-compliant products to confirm this product's current compliance.

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GARDCO by signify

Site & Area

EcoForm

ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S						
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules)	**365** 365 mA **530** 530 mA **700** 700 mA **1A** 1050 mA **1.2A** 1200 mA	**WW-G2** Warm White 3000K, 70 CRI Generation 2 **NW-G2** Neutral White 4000K, 70 CRI Generation 2 **CW-G2** Cool White 5000K, 70 CRI Generation 2	**AR**[2] Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) **SF**[3] Slip Fitter Mount (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM**[2] Retrofit arm mount kit	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270° **BLC** Back Light Control **BLC-90** Back Light Control rotated at 90° **BLC-270** Back Light Control rotated at 270° **LCL**[19] LEED Corner Optic Left **RCL**[19] LEED Corner Optic Right	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)
	48L 48 LEDs (3 modules)	**900** 900 mA **1A** 1050 mA **1.2A**[19] 1200 mA				
	64L 64 LEDs (4 modules)	**900** 900 mA **1A**[19] 1050 mA				

Options

Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD[4,18] 0-10V External dimming (for controls by others) **DCC**[4,5,6,18] Dual Circuit Control **FAWS**[4,5,18] Field Adjustable Wattage Selector **LLC**[4,6,7,8,18] Integral wireless module **BL**[1,4,7,18] Bi-level functionality **SRDR**[4,5,6,8,17] SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming **CS50**[4,8] Safety 50% Dimming, 7 hours **CM50**[4,8] Median 50% Dimming, 8 hours **CS30**[4,8] Safety 30% Dimming, 7 hours **CM30**[4,8] Median 30% Dimming, 8 hours	**IMRI3**[15] Integral with #3 lens **IMRI7**[16] Integral with #7 lens	**PCB**[8,9] Photocontrol Button **TLRD5**[10,17] Twist Lock Receptacle 5 Pin **TLRD7**[10,17] Twist Lock Receptacle 7 Pin **TLRPC**[9,10,11,17] Twist Lock Receptacle w/ Photocell	**Fusing** **F1**[9] Single (120, 277, 347VAC) **F2**[9] Double (208, 240, 480VAC) **Pole Mount Fusing** **FP1**[9] Single (120, 277, 347VAC) **FP2**[9] Double (208, 240, 480VAC) **FP3**[9] Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included in standard product **TB**[12] Terminal Block **RPA**[13] Round Pole Adapter (fits to 3"- 3.9" O.D. pole) **HIS**[14] Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRD5, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRD5 or TLRPC.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 48L-1.2A or 64L-1A.

ECF-S EcoForm small

Area luminaire

EcoForm Accessories[21] (ordered separately, field installed)

Shielding Accessories

House Side shield

Standard optic orientation:
HIS-32-H [20] Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-H [20] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-H [20] Internal House Side Shield for 64 LEDs (4 modules)

Optic at 90 or 270 orientation:
HIS-32-V [20] Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-V [20] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-V [20] Internal House Side Shield for 64 LEDs (4 modules)

Luminaire Accessories

ECF-BD-G2 Bird deterrent
ECF-RAM-G2-(F) Retrofit Arm mount kit
ECF-SF-G2-(F) Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
ECF-WS-G2-(F) Wall mount with surface conduit rear entry permitted

EcoForm PTF2
(pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF2-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF2-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF2-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF2-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF2-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF3
(pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF3-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF3-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF3-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF3-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF3-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF4
(pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF4-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF4-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF4-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF4-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF4-ECF-S/L-3-120-(F) 3 luminaires at 120°

(**F**) = Specify finish

Footnotes

20. Not available with Type 5 or 5W optics
21. Consult Signify to confirm whether specific accessories are BAA-compliant.

Ready to Go configurations (when ordered with the "RS-" catalog code, the following configurations will ship in 2 weeks):

Catalog Number	12NC
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BZ	912401466002
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-MGY	912401466003
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BK	912401534554
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-BZ	912401466004
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-MGY	912401466005
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-BK	912401534555
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BZ	912401466006
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-MGY	912401466007
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BK	912401534556
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-BZ	912401466008
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-MGY	912401466009
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-BK	912401534557
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BZ	912401466010
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-MGY	912401466011
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BK	912401534558
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-BZ	912401466012
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-MGY	912401466013
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-BK	912401534559
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BZ	912401466014
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-MGY	912401466015

Catalog Number	12NC
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BK	912401534560
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BZ	912401466016
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-MGY	912401466017
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BK	912401534561
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BZ	912401466018
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-MGY	912401466019
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BK	912401534562
RS-ECF-RAM-G2-DGY	912401466487
RS-ECF-RAM-G2-MGY	912401466488
RS-ECF-RAM-G2-WH	912401466485
RS-ECF-RAM-G2-BZ	912401466486
RS-ECF-RAM-G2-BK	912401466484
RS-HIS-32-H	912401466489
RS-HIS-48-H	912401466491
RS-HIS-64-H	912401466493

ECF-S EcoForm small

Area luminaire

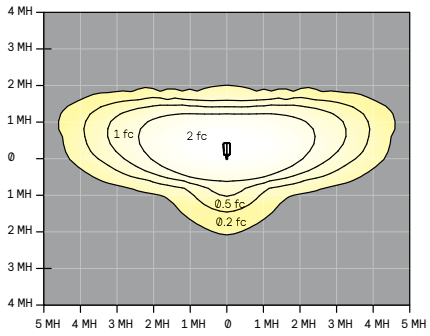
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>120,000 hours	>99%

Optical Distributions

Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



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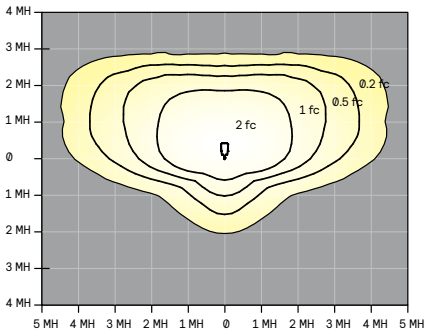

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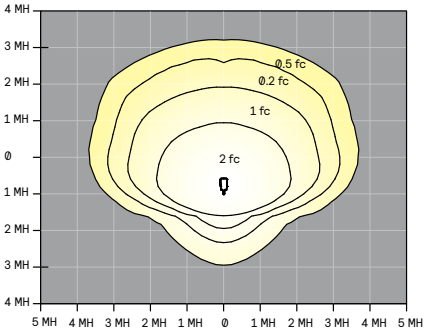

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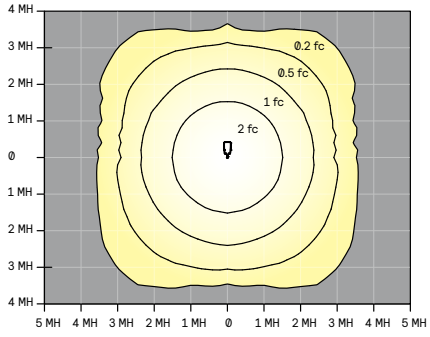

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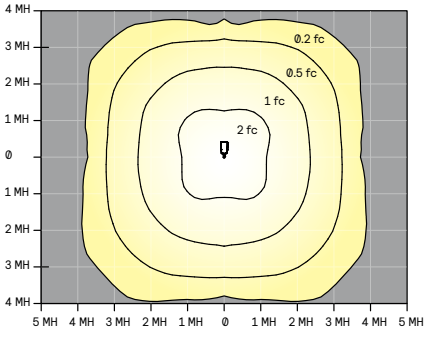
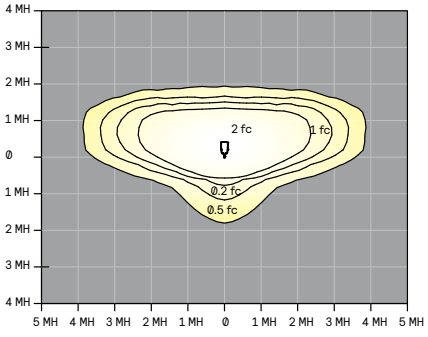
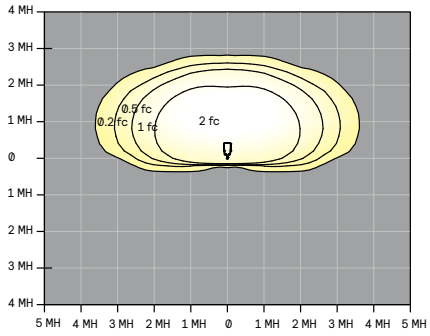


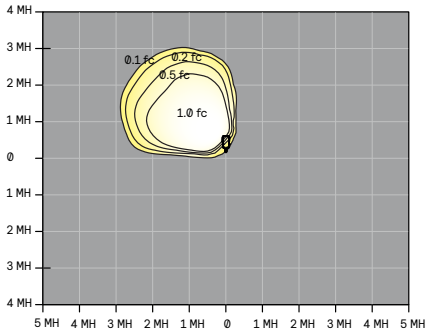
Type 5W



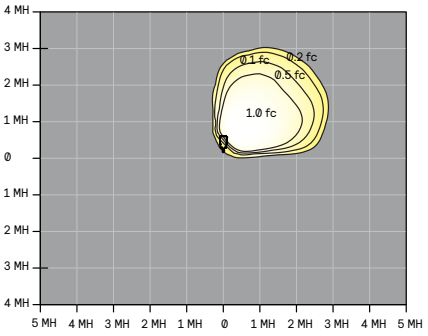
AFR



BLC



LCL



RCL

ECF-S EcoForm small

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-WW-G2-x	32	365	3000	40	5,508	B1-U0-G1	138	5,428	B1-U0-G2	136	5,637	B1-U0-G2	141	5,790	B3-U0-G1	145	5,604	B3-U0-G1	140
ECF-S-32L-530-WW-G2-x	32	530	3000	56	7,159	B2-U0-G2	129	7,055	B1-U0-G2	127	7,327	B1-U0-G2	132	7,526	B3-U0-G2	135	7,284	B3-U0-G2	131
ECF-S-32L-700-WW-G2-x	32	700	3000	73	9,234	B2-U0-G2	127	9,034	B2-U0-G2	124	9,452	B2-U0-G2	130	9,707	B4-U0-G2	133	9,395	B4-U0-G2	129
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	13,001	B3-U0-G2	123	12,719	B2-U0-G2	120	13,306	B2-U0-G3	126	13,665	B4-U0-G2	129	13,227	B4-U0-G2	125
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	14,421	B3-U0-G3	119	14,108	B2-U0-G3	116	14,760	B2-U0-G3	121	15,158	B4-U0-G2	125	14,671	B4-U0-G2	121
ECF-S-48L-900-WW-G2-x	48	900	3000	135	17,115	B3-U0-G3	127	16,744	B3-U0-G3	124	17,518	B2-U0-G3	130	17,990	B4-U0-G2	133	17,413	B5-U0-G3	129
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	19,381	B3-U0-G3	122	18,960	B3-U0-G3	119	19,836	B3-U0-G4	125	20,372	B5-U0-G3	128	19,717	B5-U0-G3	124
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	21,515	B3-U0-G3	118	21,048	B3-U0-G4	115	22,020	B3-U0-G4	121	22,616	B5-U0-G3	124	21,888	B5-U0-G3	120
ECF-S-64L-900-WW-G2-x	64	900	3000	178	22,652	B3-U0-G3	127	22,161	B3-U0-G4	125	23,185	B3-U0-G4	130	23,810	B5-U0-G3	134	23,045	B5-U0-G3	130
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	25,520	B3-U0-G3	124	24,966	B3-U0-G4	121	26,120	B3-U0-G4	127	26,150	B5-U0-G3	127	25,964	B5-U0-G4	126

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-WW-G2-x	32	365	3000	40	5,706	B2-U0-G1	143	3,691	B0-U0-G1	94	2,449	B0-U0-G1	62
ECF-S-32L-530-WW-G2-x	32	530	3000	56	7,417	B2-U0-G1	133	5,005	B0-U0-G2	91	3,183	B0-U0-G1	58
ECF-S-32L-700-WW-G2-x	32	700	3000	73	9,567	B2-U0-G2	131	6,409	B0-U0-G2	89	4,106	B0-U0-G1	57
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	13,467	B3-U0-G2	128	9,024	B1-U0-G2	87	5,793	B0-U0-G2	56
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	14,939	B3-U0-G2	123	10,010	B1-U0-G2	84	6,426	B0-U0-G2	54
ECF-S-48L-900-WW-G2-x	48	900	3000	135	17,731	B3-U0-G2	131	11,880	B1-U0-G2	89	7,626	B0-U0-G2	57
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	20,076	B3-U0-G2	127	13,453	B1-U0-G2	86	8,636	B0-U0-G2	55
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	22,288	B3-U0-G2	122	14,934	B1-U0-G3	83			
ECF-S-64L-900-WW-G2-x	64	900	3000	178	23,465	B3-U0-G2	132	15,723	B1-U0-G3	90	10,093	B0-U0-G2	58
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	26,437	B4-U0-G3	128	17,714	B1-U0-G3	87			

4000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-NW-G2-x	32	365	4000	40	5,798	B1-U0-G1	145	5,713	B1-U0-G2	143	5,934	B1-U0-G2	148	6,094	B3-U0-G1	152	5,898	B3-U0-G2	147
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,536	B2-U0-G2	135	7,426	B1-U0-G2	133	7,713	B1-U0-G2	138	7,922	B3-U0-G2	142	7,667	B3-U0-G2	138
ECF-S-32L-700-NW-G2-x	32	700	4000	73	9,720	B2-U0-G2	133	9,509	B2-U0-G2	130	9,949	B2-U0-G2	136	10,218	B4-U0-G2	140	9,889	B4-U0-G2	136
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	13,685	B3-U0-G2	130	13,388	B2-U0-G3	127	14,006	B2-U0-G3	133	14,384	B4-U0-G2	136	13,923	B4-U0-G2	132
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	15,180	B3-U0-G3	125	14,851	B2-U0-G3	122	15,537	B2-U0-G3	128	15,956	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-900-NW-G2-x	48	900	4000	135	18,016	B3-U0-G3	133	17,625	B3-U0-G3	130	18,440	B3-U0-G3	136	18,937	B4-U0-G3	140	18,329	B5-U0-G3	136
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	20,401	B3-U0-G3	129	19,958	B3-U0-G4	126	20,880	B3-U0-G4	132	21,444	B5-U0-G3	135	20,755	B5-U0-G3	131
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	22,647	B3-U0-G3	124	22,156	B3-U0-G4	121	23,179	B3-U0-G4	127	23,806	B5-U0-G3	130	23,040	B5-U0-G3	126
ECF-S-64L-900-NW-G2-x	64	900	4000	178	23,844	B3-U0-G3	134	23,327	B3-U0-G4	131	24,405	B3-U0-G4	137	25,063	B5-U0-G3	141	24,258	B5-U0-G4	136
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	26,863	B3-U0-G3	130	26,280	B3-U0-G4	128	27,495	B3-U0-G4	134	27,526	B5-U0-G3	134	27,330	B5-U0-G4	133

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-NW-G2-x	32	365	4000	40	6,006	B2-U0-G1	150	3,991	B0-U0-G1	101	2,633	B0-U0-G1	67
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,807	B2-U0-G1	140	5,412	B0-U0-G2	99	3,423	B0-U0-G1	62
ECF-S-32L-700-NW-G2-x	32	700	4000	73	10,070	B2-U0-G2	138	6,930	B0-U0-G2	96	4,415	B0-U0-G1	61
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	14,176	B3-U0-G2	134	9,756	B1-U0-G2	94	6,229	B0-U0-G2	60
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	15,725	B3-U0-G2	129	10,822	B1-U0-G2	90	6,910	B0-U0-G2	58
ECF-S-48L-900-NW-G2-x	48	900	4000	135	18664,	B3-U0-G2	138	12,843	B1-U0-G2	96	8,200	B0-U0-G2	62
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	21,133	B3-U0-G2	133	14,544	B1-U0-G3	93	9,286	B0-U0-G2	59
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	23,461	B3-U0-G2	128	16,145	B1-U0-G3	90			
ECF-S-64L-900-NW-G2-x	64	900	4000	178	24,700	B3-U0-G2	139	16,998	B1-U0-G3	97	10,853	B0-U0-G2	62
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	27,828	B4-U0-G3	135	19,150	B1-U0-G3	94			

ECF-S EcoForm small

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-CW-G2-x	32	365	5000	40	5,798	B1-U0-G1	145	5,713	B1-U0-G2	143	5,934	B1-U0-G2	148	6,094	B3-U0-G1	152	5,898	B3-U0-G2	147
ECF-S-32L-530-CW-G2-x	32	530	5000	56	7,536	B2-U0-G2	135	7,426	B1-U0-G2	133	7,713	B1-U0-G2	138	7,922	B3-U0-G2	142	7,667	B3-U0-G2	138
ECF-S-32L-700-CW-G2-x	32	700	5000	73	9,720	B2-U0-G2	133	9,509	B2-U0-G2	130	9,949	B2-U0-G2	136	10,218	B4-U0-G2	140	9,889	B4-U0-G2	136
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	13,685	B3-U0-G2	130	13,388	B2-U0-G3	127	14,006	B2-U0-G3	133	14,384	B4-U0-G2	136	13,923	B4-U0-G2	132
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	15,180	B3-U0-G3	125	14,851	B2-U0-G3	122	15,537	B2-U0-G3	128	15,956	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-900-CW-G2-x	48	900	5000	135	18,016	B3-U0-G3	133	17,625	B3-U0-G3	130	18,440	B3-U0-G3	136	18,937	B4-U0-G3	140	18,329	B5-U0-G3	136
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	20,401	B3-U0-G3	129	19,958	B3-U0-G4	126	20,880	B3-U0-G4	132	21,444	B5-U0-G3	135	20,755	B5-U0-G3	131
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	22,647	B3-U0-G3	124	22,156	B3-U0-G4	121	23,179	B3-U0-G4	127	23,806	B5-U0-G3	130	23,040	B5-U0-G3	126
ECF-S-64L-900-CW-G2-x	64	900	5000	178	23,844	B3-U0-G3	134	23,327	B3-U0-G4	131	24,405	B3-U0-G4	137	25063	B5-U0-G3	141	24258	B5-U0-G4	136
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	26,863	B3-U0-G3	130	26,280	B3-U0-G4	128	27,495	B3-U0-G4	134	27526	B5-U0-G3	134	27330	B5-U0-G4	133

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-CW-G2-x	32	365	5000	40	6,006	B2-U0-G1	150	3,991	B0-U0-G1	101	2,633	B0-U0-G1	67
ECF-S-32L-530-CW-G2-x	32	530	5000	56	7,807	B2-U0-G1	140	5,412	B0-U0-G2	99	3,423	B0-U0-G1	62
ECF-S-32L-700-CW-G2-x	32	700	5000	73	10,070	B2-U0-G2	138	6,930	B0-U0-G2	96	4,415	B0-U0-G1	61
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	14,176	B3-U0-G2	134	9,756	B1-U0-G2	94	6,229	B0-U0-G2	60
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	15,725	B3-U0-G2	129	10,822	B1-U0-G2	90	6,910	B0-U0-G2	58
ECF-S-48L-900-CW-G2-x	48	900	5000	135	18,664	B3-U0-G2	138	12,843	B1-U0-G2	96	8,200	B0-U0-G2	62
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	21,133	B3-U0-G2	133	14,544	B1-U0-G3	93	9,286	B0-U0-G2	59
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	23,461	B3-U0-G2	128	16,145	B1-U0-G3	90			
ECF-S-64L-900-CW-G2-x	64	900	5000	178	24,700	B3-U0-G2	139	16,998	B1-U0-G3	97	10,853	B0-U0-G2	62
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	27,828	B4-U0-G3	135	19,150	B1-U0-G3	94			

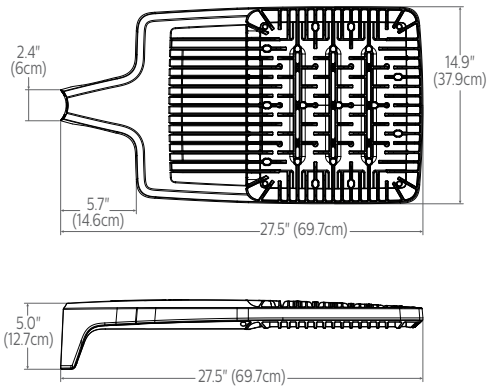
ECF-S EcoForm small

Area luminaire

Dimensions

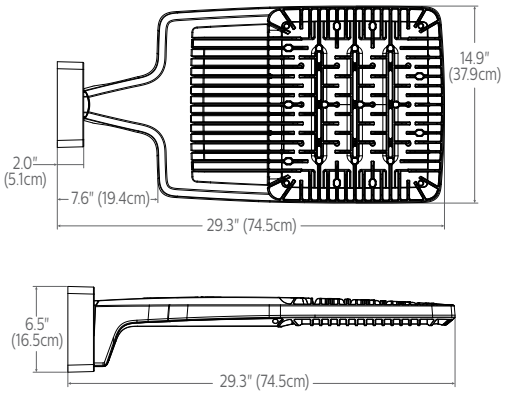
Standard Arm (**AR**)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



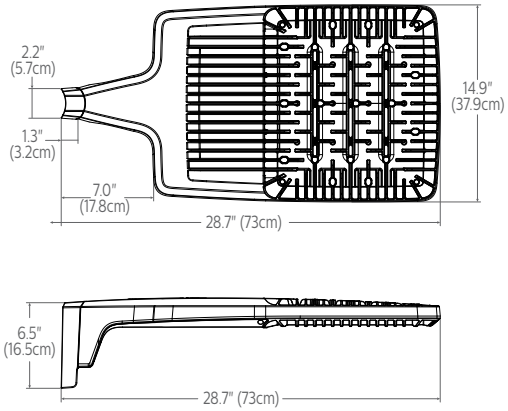
Wall (**WS**)

Weight: 27 Lbs. (12. 2Kg)EPA: 0.27ft² (.025m²)



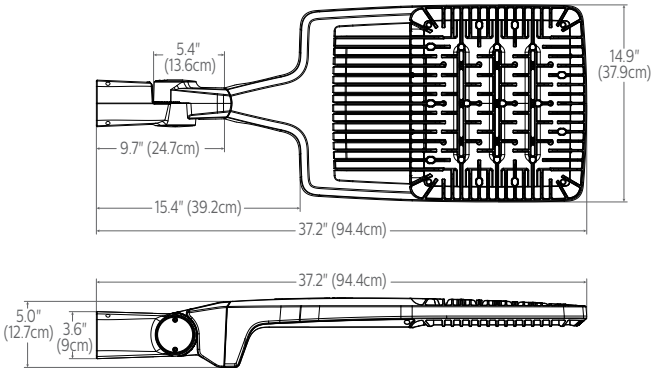
Retrofit Arm (**RAM**)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

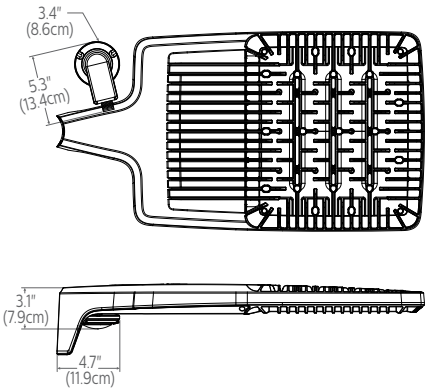


Slip fitter (**SF**)

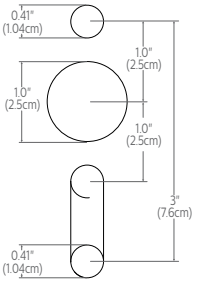
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



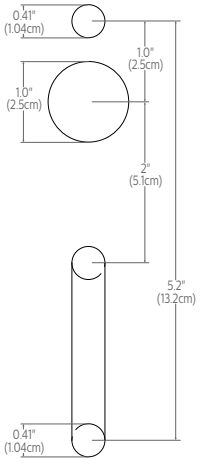
Outboard **IMR-HVU** sensor



Standard Arm (**AR**) drill pattern



Retrofit Arm (**RAM**) drill pattern



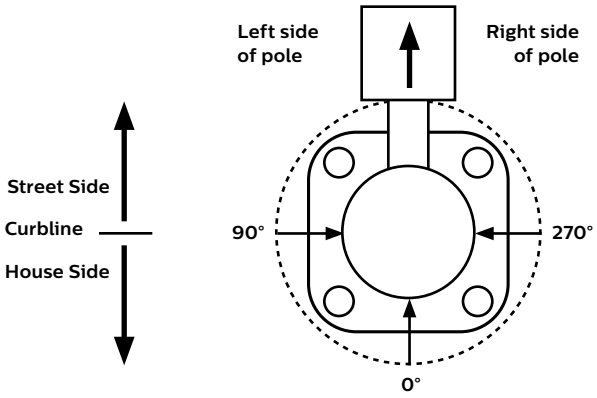
ECF-S EcoForm small

Area luminaire

Optical Orientation Information

Standard Optic Position

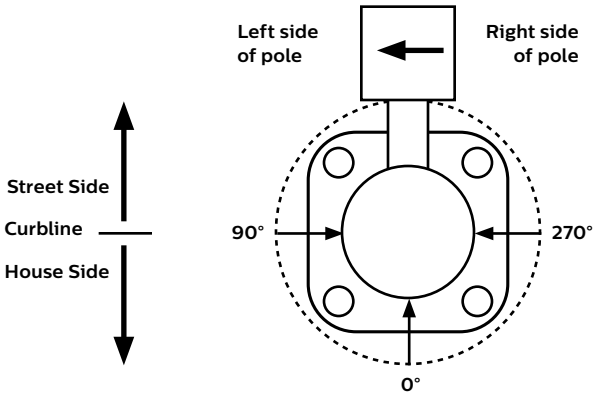
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

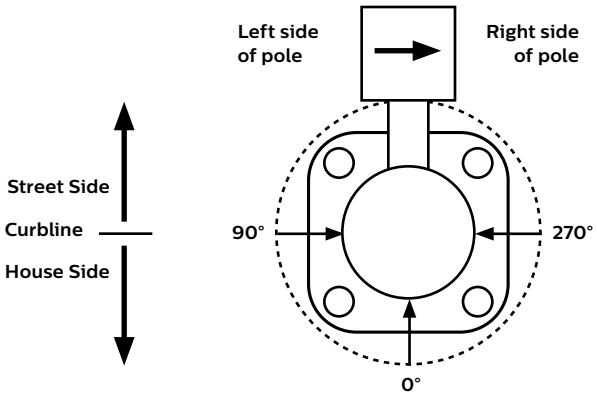
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

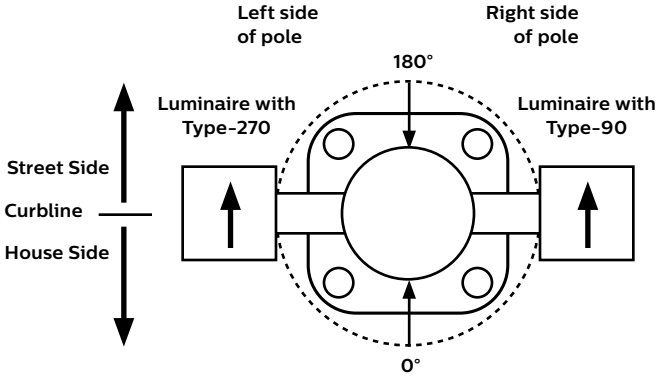
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

ECF-S EcoForm small

Area luminaire

Specifications

Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2018. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 2, 3, and 4 modules or 32, 48, and 64 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 152 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions, including a dedicated BLC, LCL, and RCL optics to provide the best backlight control possible for those stringent requirements around property lines. Types 2, 3, 4, AFR, and BLC when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet IDA compliance. SF mounting will not meet IDA.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

Sensor Ready Zhaga Socket Connector (SRDR): Product equipped with Sensor Ready drivers connected to 4-pin Zhaga Book 18 compliant receptacle designed for sensor and other control system applications. Receptacle is rated IP66 assembly in a compact design that provides a sealed electrical interface and rated UV resistance, mounted on underside of the luminaire, protective dust cap included. When a controller not provided by Signify is used with Sensor Ready Zhaga socket connector, the controller must be certified to work with the Xitanium SR LED drivers as part of the SR certified program. SRDR can be used with NEMA 7-pin twist lock receptacle, which is mounted on top of the luminaire.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic diming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM – 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM – 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

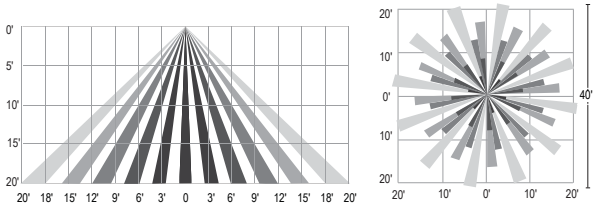
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC wireless controller with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

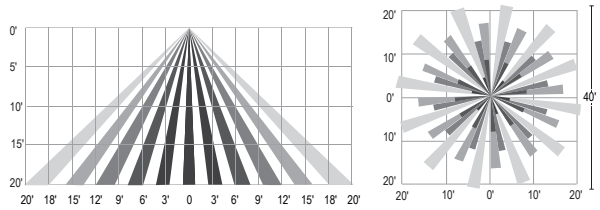
ECF-S EcoForm small

Area luminaire

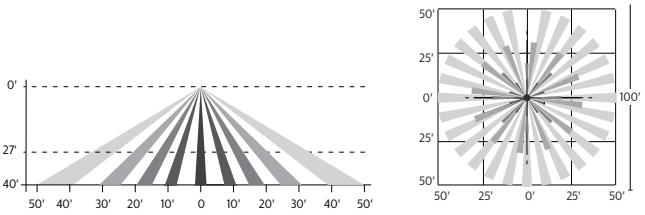
Specifications

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

IMRI3 Luminaire or remote mount controller with #3 lens



IMRI7 Luminaire or remote mount controller with #7 lens



Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering 7-pin Twist-lock receptacle (TLRD7), all 7 pins are wired to respective pins with the Sensor Ready (SR) driver, and photocell or shorting cap is not included. When ordering a twist-lock receptacle with a photocell (TLRPC), the receptacle used is a 5-pin receptacle, so pins 6 and 7 are not available (no SR driver). 0-10V dimming leads (pins 4 and 5) are connected if not ordered with any other dimming option.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. All drivers are 0-10V dimming to 10% power standard, except when using Sensor Ready (SR) drivers, which uses DALI protocol (options CS50/CM50/CS30/CM30, SRDR, and TR7). Drivers are RoHS and FCC Title 47 CFR Part 15 compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

EcoForm luminaires feature a 5-year limited warranty
See signify.com/warranties for complete details and exclusions.

Buy American Act of 1933 (BAA):

This product is manufactured in one of our US factories and, as of the date of this document, this product was considered a commercially available off-the-shelf (COTS) item meeting the requirements of the BAA. This BAA designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Prior to ordering, please visit www.signify.com/baa to view a current list of BAA-compliant products to confirm this product's current compliance.

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Real Estate Account #03956 010 011

Owner:
TUCKER-DAVIS TECHNOLOGIES INC

Situs:
11930 RESEARCH CIR
ALACHUA 32615

Parcel details
Property Appraiser
Installments

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 **03/25/2022** for **$13,150.92**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021					
2021 Installment Bill #4	$0.00	**Paid** $13,150.92	03/25/2022	**Receipt** #21-0135335	Print (PDF)
2021 Installment Bill #3	$0.00	**Paid** $12,756.40	12/22/2021	**Receipt** #21-0069656	Print (PDF)
2021 Installment Bill #2	$0.00	**Paid** $6,627.87	09/20/2021	**Receipt** #20-0250348	Print (PDF)
2021 Installment Bill #1	$0.00	**Paid** $6,523.77	06/21/2021	**Receipt** #20-0192895	Print (PDF)
		Paid $39,058.96			
2020					
2020 Installment Bill #4	$0.00	**Paid** $6,536.64	03/24/2021	**Receipt** #20-0134029	Print (PDF)
2020 Installment Bill #3	$0.00	**Paid** $6,340.54	12/17/2020	**Receipt** #20-0064706	Print (PDF)
2020 Installment Bill #2	$0.00	**Paid** $7,013.25	09/18/2020	**Receipt** #19-0240322	Print (PDF)
2020 Installment Bill #1	$0.00	**Paid** $6,903.10	06/18/2020	**Receipt** #19-0184009	Print (PDF)
		Paid $26,793.53			
2019					
2019 Installment Bill #4	$0.00	**Paid** $7,812.10	03/20/2020	**Receipt** #19-0133846	Print (PDF)
2019 Installment Bill #3	$0.00	**Paid** $7,577.75	12/17/2019	**Receipt** #19-0063511	Print (PDF)
2019 Installment Bill #2	$0.00	**Paid** $6,875.33	11/01/2019	**Receipt** #19-0000427	Print (PDF)
2019 Installment Bill #1	$0.00	**Paid** $6,462.81	06/17/2019	**Receipt** #18-0194045	Print (PDF)
		Paid $28,727.99			
2018					
2018 Installment Bill #4	$0.00	**Paid** $7,096.65	03/20/2019	**Receipt** #18-0132924	Print (PDF)
2018 Installment Bill #3	$0.00	**Paid** $6,883.76	12/17/2018	**Receipt** #18-0061624	Print (PDF)
Total Amount Due	**$0.00**				

BILL	AMOUNT DUE	STATUS			ACTION
2018 Installment Bill #2	$0.00	**Paid** $6,354.58	09/18/2018	**Receipt** #17-0252552	Print (PDF)
2018 Installment Bill #1	$0.00	**Paid** $6,254.77	06/21/2018	**Receipt** #17-0197449	Print (PDF)
		Paid $26,589.76			
2017					
2017 Installment Bill #4	$0.00	**Paid** $7,686.04	03/21/2018	**Receipt** #17-0135016	Print (PDF)
2017 Installment Bill #3	$0.00	**Paid** $7,455.47	12/19/2017	**Receipt** #17-0065694	Print (PDF)
2017 Installment Bill #2	$0.00	**Paid** $5,368.98	09/22/2017	**Receipt** #16-0246953	Print (PDF)
2017 Installment Bill #1	$0.00	**Paid** $5,284.65	06/20/2017	**Receipt** #16-0188603	Print (PDF)
		Paid $25,795.14			
2016					
2016 Installment Bill #4	$0.00	**Paid** $5,466.51	03/20/2017	**Receipt** #16-0127372	Print (PDF)
2016 Installment Bill #3	$0.00	**Paid** $5,302.51	12/21/2016	**Receipt** #16-0064701	Print (PDF)
2016 Installment Bill #2	$0.00	**Paid** $5,517.45	09/21/2016	**Receipt** #15-0227914	Print (PDF)
2016 Installment Bill #1	$0.00	**Paid** $5,430.78	06/22/2016	**Receipt** #15-0175661	Print (PDF)
		Paid $21,717.25			
2015 Annual Bill	$0.00	**Paid** $22,647.53	01/21/2016	**Receipt** #15-0078485	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $22,431.96	12/31/2014	**Receipt** #14-0067556	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $23,302.58	03/18/2014	**Receipt** #13-0112070	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $22,528.09	11/26/2012	**Receipt** #12-0033375	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $21,421.75	11/30/2011	**Receipt** #2011-3020839	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $22,393.32	11/30/2010	**Receipt** #2010-3019008	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $24,380.04	11/18/2009	**Receipt** #2009-1007445	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $22,297.38	11/30/2008	**Receipt** #2008-9019304	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $22,765.66	01/23/2008	**Receipt** #2007-9040622	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $22,390.04	11/20/2006	**Receipt** #2006-9080695	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $23,101.94	01/31/2006	**Receipt** #2005-9061152	Print (PDF)
2004					
2004 Annual Bill	$0.00	**Paid** $23,514.01	01/31/2005	**Receipt** #2004-4021094	Print (PDF)
Refund		**Processed** $470.28	02/22/2005	**To** TUCKER-DAVIS TECHNOLOGIES	
		Paid $23,514.01			
2003 Annual Bill	$0.00	**Paid** $20,676.28	01/20/2004	**Receipt** #2003-3059487	Print (PDF)
Total Amount Due	**$0.00**				

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SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

May 3, 2022

Timothy J. Tucker
Tucker-Davis Technologies, Inc.
11930 Research Circle
Alachua, FL,32615

Subject: Environmental Resource Permit (ERP) No Permit Required, ERP-001-214387-2, Tucker-Davis Technologies Building Addition

Dear Timothy Tucker,

The above mentioned proposed activity does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted by Douglas McGrath, P.E., EDA on March 31, 2022. The development consists of the construction of approximately 0.3 acres of impervious area on a total project area of 2.68 acres. The activity is covered under the master permit ERP-001-205370-1 which allows up to 65% of the parcel to be impervious. The design engineer has certified that the proposed conditions do not exceed the allowable conditions of the master system. The project shall be constructed in a manner consistent with the application package submitted by Douglas McGrath, P.E. on or before May 2, 2022, and in accordance with ERP Applicant's Handbook Volume I (AHVI), Section 3.1.2(c), F.A.C.

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007*)* (https://www.flrules.org/Gateway/reference.asp?No=Ref-02530), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (https://www.flrules.org/Gateway/reference.asp?No=Ref-02531).

In addition, construction, alteration, and operation shall not:

- Exceed any of the thresholds as found in 62-330.020(2), F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.

- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.
Sincerely,

Sara Zybell

Sara Zybell, E.I.

Engineer III
Division of Resource Management

Countywide Stormwater Code Affidavit of Compliance.

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

Part 1. Applicant Information

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

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

Part 2. Project Location Information

Project Name: Tucker-Davis Building Addition Tax Parcel: 03956-010-011
Project Location (Unincorporated Alachua County or Municipality): City of Alachua

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

Part 3. Stormwater Discharge Information

Watershed Name:
Waterbody ID Number (WBID#):

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

Please briefly describe the Best Management Practices used:
There is an existing stormwater basin.

Part 4. Exemption and Waiver Information

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

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

Part 5. Signatures

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

Applicant/Owner Signature: Date: 3/31/22

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

Registered Professional Signature: Date: 3/31/22

Florida Registration Number: 51532

CHARLES S. MEGA LICENSE No 51532 STATE OF FLORIDA PROFESSIONAL ENGINEER

Memorandum

TO: **Suwanee River WMD** **DATE:** **3/31/2022**

FROM: DJ McGrath, PE

SUBJECT: **Tucker Davis Technologies Site Plan**

The existing master stormwater system was originally permitted and approved under Permit Number ERP97-0031 on 2/6/1997. The proposed development includes the construction of a 6,630 SF building addition with associated pavement and sidewalk improvements for a total of 13,153 SF of additional impervious area. The proposed improvements bring the total impervious area on the project parcel to 55,117 SF. The existing master stormwater system allocated a total of 75,898 SF of impervious area for the project parcel therefore the proposed improvements are within the allowable amount per the approved design.

	Impervious Area (SF)			
	Existing	**Proposed**	**Total Post-Development**	**Allowed**
Impervious Area (SF)	41,964	13,153	55,117	75,898

Worksheet for Trip Generation

Project Name :	Tucker Davis Technologies
Customer / Builder Name :	The National Center For Construction Education Reasearch LTD
Property Address :	11930 Research Circle, Alachua, FL 32615

EXISTING

EXISTING: 15,130 S.F. OFFICE SPACE
ITE LAND USE: 710 GENERAL OFFICE BUILDING
SOURCE: ITE TRIP GENERATION, 11TH EDITION

15,130 SF

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.52	15.13	23.00	88%	12%	20.24	2.76
PM	1.44	15.13	21.79	17%	83%	3.70	18.08
ADT	10.84	15.13	164.01	50%	50%	82.00	82.00

PROPOSED

PROPOSED: 6,630 S.F. OFFICE BUILDING ADDITION
ITE LAND USE: 710 GENERAL OFFICE BUILDING
SOURCE: ITE TRIP GENERATION, 11TH EDITION

6,630 SF

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.52	6.63	10.08	88%	12%	8.87	1.21
PM	1.44	6.63	9.55	17%	83%	1.62	7.92
ADT	10.84	6.63	71.87	50%	50%	35.93	35.93

TOTAL

	AM	PM	AVG
Existing	23	22	164
Proposed	10	10	72
Total	33	31	236

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

consultants inc.

Worksheet for Commercial Water Demand

Project Name : Tucker Davis Technologies

Customer / Builder Name : The National Center For Construction Education Research LTD

Property Address : 11930 Research Circle, Alachua, FL 32615

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Office Building - Per 100 SF of floor space	15.00	66	100 SF	995
TOTAL DEMAND				995
Peaking Factor				2.5
Operating Period (hrs)				12
Peak Demand				**3 gpm**
TOTAL DEMAND				**3 gpm**

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

ts planned

# # #

Email cwalker@
alachuatoday.com

PUBLIC
BY CITY
SION
LORIDA

ested ordinance whose title
reading on the 11th day of
nission meeting starting at
heard. The public is hereby
ill conduct in-person public
rough the use of telephonic
m., or as soon thereafter as

ted by any member of the
. All interested parties may
proposed ordinance.

FLORIDA

ER 07-2022

ING TO UNSAFE
ND LANDS IN THE
ING DEFINITIONS;
FOR CITATION OF
ND LANDS DEFINED
OR AN APPELLATE
ERS CITED FOR
URES, AND LANDS;
OF ARCHER TO ACT
NGS, STRUCTURES,
OR DEMOLITION;
NCY POWERS FOR
VIDING DIRECTION
THIS ORDINANCE;
ES IN CONFLICT;
TY; AND PROVIDING

tend and be heard. Written
ity Managers Office for

cide to appeal any decision
they will need a record of
, they may need to ensure
gs is made, which record
on which the appeal is to

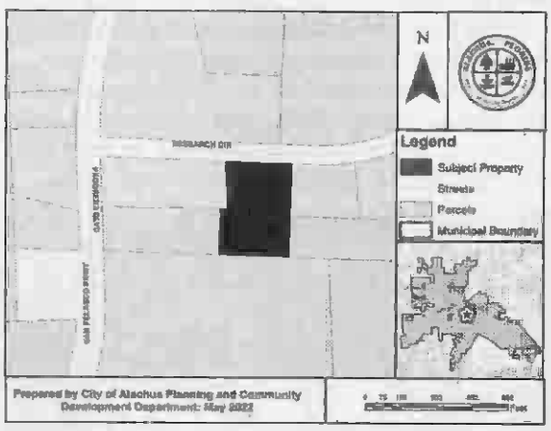
Florida Statutes)

y - June 30, 2022)

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 July 12, 2022 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 Sergio Reyes, P.E., of eda consultants, inc, applicant, on behalf of Tucker-Davis Technologies, Inc, property owner, for consideration of a Site Plan to construct a ±6,630 square foot building addition with associated site improvements on a ±2.68 acre subject property located at 11930 Research Circle (Tax Parcel No. 03956-010-011) ; FLUM: Industrial; Zoning: PUD (Planned Unit Development).



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

(Published: Alachua County Today - June 30, 2022)

vices Directory

Alachua County, FL

City of ALACHUA
the good life community

Mailed 6/27/22 RC

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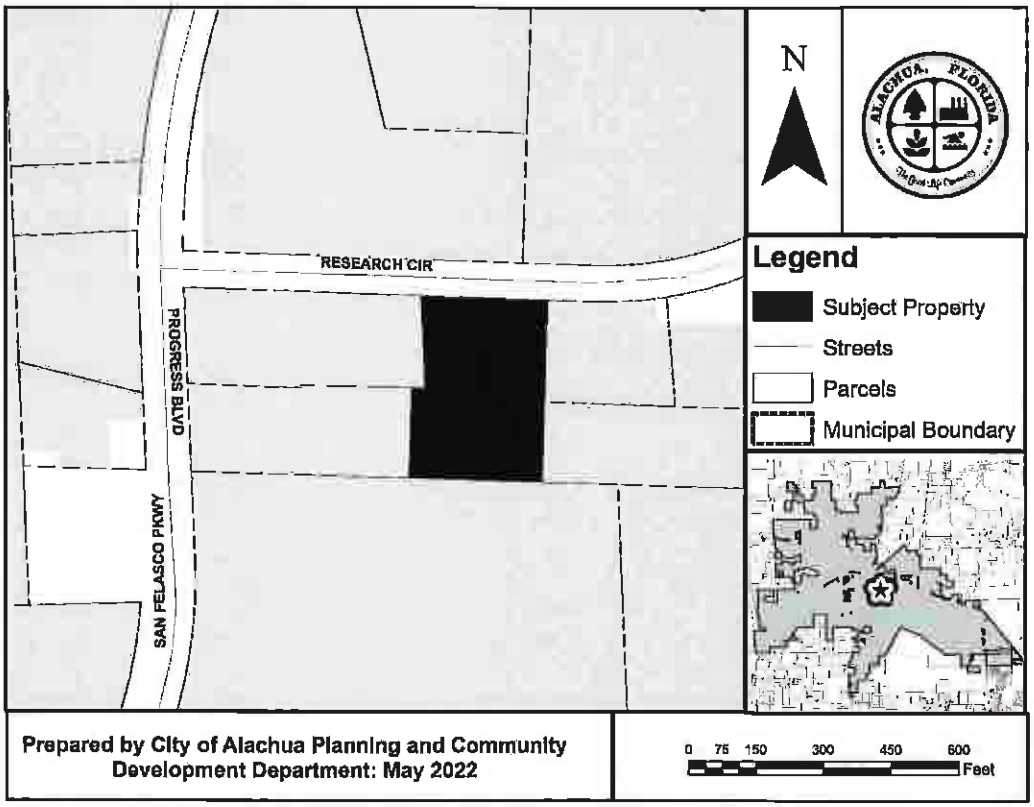

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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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 of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Craig Parenteau
FL Dept. 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

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

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03956-010-008
RTI OEM LLC
11621 RESEARCH CIRCLE
ALACHUA, FL 32615

03956-010-013
Hydrospher Research Environmental Services Inc
11842 RESEARCH CIR
ALACHUA, FL 32615

03956-010-012
TUCKER-DAVIS TECHNOLOGIES INC
11930 RESEARCH CIR
ALACHUA, FL 32615-6826

03956-010-011
Tucker-Davis Technologies INC
11930 RESEARCH CIRCLE
ALACHUA, FL 32615

03956-010-010
RD PROGRESS LLC
13301 US HIGHWAY 441
ALACHUA, FL 32615

03956-010-026
Alachua Copeland Park Investments LLC
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

03956-010-031
CONCEPT DEVELOPMENT INC
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

03956-000-000
STATE OF FLORIDA IIF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03960-001-000
STATE OF FLA IIF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03956-010-038
Progress Center Property Owners Association Inc
PO BOX 969
ALACHUA, FL 32616

Pat[illegible] avery.com/patents
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Utilisez le Gabarit Avery 5160

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/27/2022 FOR THE Site Plan – Tucker Davis Building Addition
(Date) (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.

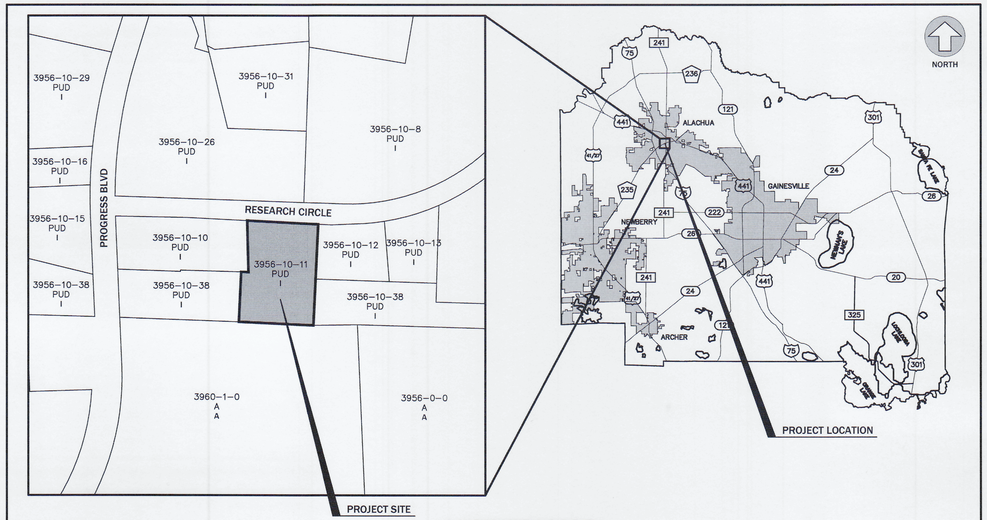
Melissa Watson
(Signature)

One (1)
(Number of signs)

TUCKER DAVIS TECHNOLOGIES SITE PLAN

CITY OF ALACHUA, FLORIDA

DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	TUCKER DAVIS TECHNOLOGIES, INC.
2.	NAME OF PROJECT:	TUCKER DAVIS TECHNOLOGIES SITE PLAN
3.	PROJECT DESCRIPTION:	A PROPOSED BUILDING ADDITION TO THE EXISTING OFFICE BUILDING WITH ASSOCIATED PARKING AND DRAINAGE IMPROVEMENTS.
4.	PROJECT ADDRESS:	11930 RESEARCH CIR, ALACHUA, FL 32615
5.	TAX PARCEL NUMBER:	03956-010-011
6.	SECTION/TOWNSHIP/RANGE:	SECTION 24, TOWNSHIP 08 SOUTH, RANGE 18 EAST
7.	ZONING:	PLANNED UNIT DEVELOPMENT
8.	FUTURE LAND USE DESIGNATION:	INDUSTRIAL
9.	THIS SITE IS NOT LOCATED IN A FLOOD PLAIN.	
10.	IRRIGATION SYSTEM IS PROVIDED FOR LANDSCAPED AREAS.	
11.	THERE IS AN EXISTING STORMWATER SYSTEM WHICH INCLUDE FUTURE PHASES AND IT WAS PERMITTED WITH THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND ALACHUA COUNTY. (SRWMD PERMIT NO. 03956-010-011)	
12.	UTILITY SERVICES WILL BE CONNECTED INTERNAL TO THE EXISTING BUILDING.	
13.	NO SPECIAL FIRE PROTECTION CONCERNS ARE PROPOSED ON THIS BUILDING ADDITION. THE BUILDING ADDITION SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE.	
14.	THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.	
15.	TRASH AND RECYCLING FACILITIES ARE EXISTING AND LOCATED ON SITE.	
16.	FIRE HYDRANTS AND STABILIZED SURFACES MUST BE IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES ON SITE.	
17.	THE PROPOSED BUILDING SHALL COMPLY WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE.	



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

LEGEND:

ZONING:
PUD – PLANNED UNIT DEVELOPMENT
I – INDUSTRIAL

FUTURE LAND USE:
A – AGRICULTURAL

IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA:	116,767	2.68	100%
2.	EXISTING BUILDING COVERAGE:	15,130	0.35	12.96%
3.	EXISTING PAVEMENT AND SIDEWALK AREA:	26,833	0.6	22.98%
4.	PROPOSED BUILDING COVERAGE:	6,630	0.15	5.68%
5.	PROPOSED PAVEMENT AND SIDEWALK AREA:	7,325	0.17	6.27%
6.	TOTAL IMPERVIOUS AREA:	55,918	1.28	47.89%
7.	OPEN AREA:	60,849	1.40	52.11%

PARKING CALCULATIONS				
#	DESCRIPTION	CRITERIA	REQUIRED	PROVIDED
1.	VEHICULAR PARKING	1 PARKING SPACE(S) PER 350 S.F. OF OFFICE SPACE	1 SPACE PER 350 S.F. X 11,500 S.F. = 33 SPACES	43 INCLUDING 2 HANDICAP SPACES
		1 PARKING SPACE(S) PER 1,000 S.F. OF FLOOR AREA FOR LIGHT MANUFACTURING	1 SPACE PER 1,000 S.F. X 10,260 S.F. = 10 SPACES	
2.	BICYCLE PARKING	N/A	N/A	N/A
3.	MOTORCYCLE PARKING	N/A	N/A	N/A

BUILDING INFORMATION	
BUILDING HEIGHT:	20'
SPRINKLERED:	NO
OCCUPANCY CLASS:	B
CONSTRUCTION TYPE:	II-B
NUMBER OF STORIES:	1
GROSS FLOOR AREA	
EXISTING	15,130
PROPOSED	6,630
TOTAL	21,760
BUILDING AREA	
EXISTING:	15,130
PROPOSED	6,630
TOTAL	21,760

TRIP GENERATION

ITE LAND USE: 710 GENERAL OFFICE BUILDING
EXISTING: 15,130 S.F. OFFICE SPACE

				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.52	15.13	23	88%	12%	20	3
PM	1.44	15.13	22	17%	83%	4	18
ADT	10.84	15.13	164	50%	50%	82	82

SOURCE: ITE TRIP GENERATION, 11TH EDITION

ITE LAND USE: 710 GENERAL OFFICE BUILDING
PROPOSED: 6,630 S.F. OFFICE BUILDING ADDITION

				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.52	6.63	10	88%	12%	9	1
PM	1.44	6.63	10	17%	83%	2	8
ADT	10.84	6.63	72	50%	50%	36	36

SOURCE: ITE TRIP GENERATION, 11TH EDITION

	AM	PM	AVG				
EXISTING	23	22	164				
PROPOSED	10	10	72				
TOTAL	33	31	236				

LEGAL DESCRIPTION

A PORTION OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; ALSO BEING A PORTION OF GOVERNMENT LOTS 2 AND 3 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°24'48" EAST ALONG THE WEST BOUNDARY OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND THE WEST LINE OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID "REPLAT OF PROGRESS CENTER"; THENCE SOUTH 87°19'03" EAST, ALONG THE SOUTHERLY LINE OF SAID "REPLAT OF PROGRESS CENTER", 856.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°19'03" EAST, ALONG SAID SOUTHERLY LINE, 298.00 FEET; THENCE NORTH 02°40'57" EAST, 406.49 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE (80' R/W); THENCE NORTH 87°04'08" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 283.64 FEET; THENCE SOUTH 01°24'48" EAST, 207.18 FEET; THENCE NORTH 88°04'45" WEST, 29.16 FEET; THENCE SOUTH 02°40'57" WEST, 200.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.68 ACRES (116,822 SQUARE FEET), MORE OR LESS.

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
C010	LEGEND, SYMBOLS AND NOTES
C120	DEMOLITION PLAN
C130	EROSION CONTROL DETAILS
C200	DIMENSION PLAN
C300	PAVING, GRADING AND DRAINAGE PLAN
C310	PAVING AND GRADING DETAILS
C320	STORMWATER POLLUTION PREVENTION PLAN
A-SERIES	ARCHITECTURAL PLANS
L-SERIES	LANDSCAPE PLANS
V001~V002	BOUNDARY AND TOPOGRAPHIC SURVEY
E	PHOTOMETRIC PLAN

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

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DOUGLAS J. MCGRATH, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:
DOUGLAS J. MCGRATH LICENSE No 93515 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/14/22

Douglas J. McGrath, P.E. 93515
Engineer Certificate No.

Project No: 22-013

Project phase: CONSTRUCTION PLANS

Project title: TUCKER DAVIS TECHNOLOGIES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET

Designed: DJM
Drawn: MAB
Checked: CSV
Date: 05/17/22

Sheet No.: C000

J:\ER3\engprojects\Tucker Davis Technologies- Alachua - Scherer Construction\Plans\Current DWG\T220131J.dwg, C000 - COVER, 5/18/2022 12:617 PM, engineer13

EXISTING SYMBOLS & ABBREVIATIONS

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

TREE LEGEND

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

LOCATION	SPECIES	DIAMETER AT BREAST HEIGHT IN INCHES		SIZE/COMMON NAME
*	ba10.		=	10" BAY
*	ch11.		=	11" CHINABERRY
*	ce11.		=	11" CEDAR
*	ch12.		=	12" CHERRY
*	ch110.		=	10" CHINESE TALLOW
*	hi11.		=	11" HICKORY
*	laa12.		=	12" LAUREL OAK
*	li15.		=	15" LIVE OAK
*	mb12.		=	12" MULBERRY
•	mg18.		=	18" MAGNOLIA
•	pa18.		=	18" PALM
•	pi14.		=	14" PINE
*	po9.		=	9" POST OAK
*	sb11.		=	11" SUGARBERRY
•	sg17.		=	17" SWEETGUM
*	tko11.		=	11" TURKEY OAK
•	tree18.		=	18" UNIDENTIFIED TREE
•	wo14.		=	14" WATER OAK

LEGEND

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

PROPOSED UTILITY SYMBOLS

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

GENERAL NOTES

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

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

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

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

NOTE:
PLEASE REFER TO DEMOLITION PLAN FOR DEMOLITION NOTES.

CONSTRUCTION NOTES

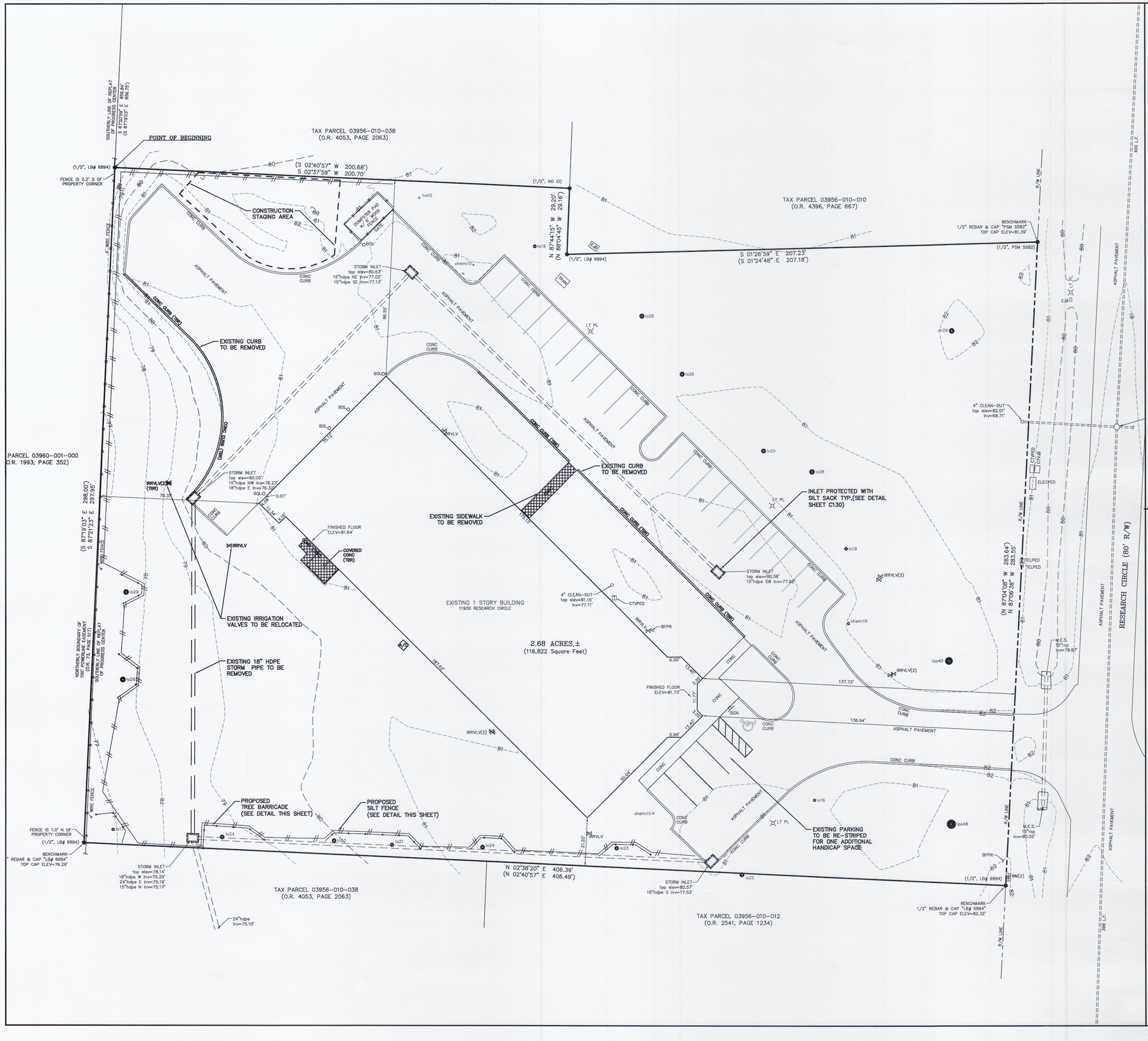
1. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES', AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S 'ROADWAY AND TRAFFIC DESIGN STANDARDS' INDEXES 600 THROUGH 685 (LATEST EDITIONS).
2. SAFE PEDESTRIAN TRAFFIC IS TO BE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

EROSION CONTROL NOTES

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

PAVING, GRADING, AND DRAINAGE NOTES

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



DEMOLITION NOTES

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

LEGEND

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

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

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DOUGLAS J. MCGRATH, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:
DOUGLAS J. MCGRATH LICENSE No 93515 STATE OF FLORIDA PROFESSIONAL ENGINEER
6/14/22

Douglas J. McGrath, P.E. 93515
Engineer Certificate No.

Project No: 22-013

Project phase: CONSTRUCTION PLANS

Project title: TUCKER DAVIS TECHNOLOGIES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DEMOLITION PLAN

Designed: DJM	Sheet No.: C120
Drawn: MAB	
Checked: CSV	
Date: 05/17/22	

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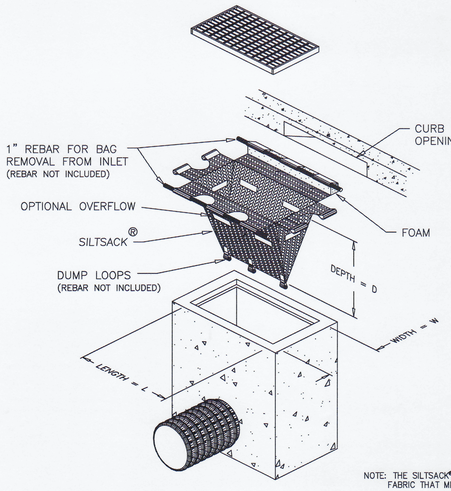
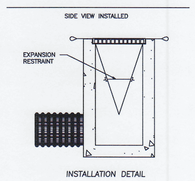




INSTALLATION DETAIL

SILTSACK®

SPECIFICATIONS

NOTE: THE SILTSACK® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

REGULAR FLOW SILTSACK®

(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

HI-FLOW SILTSACK®

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

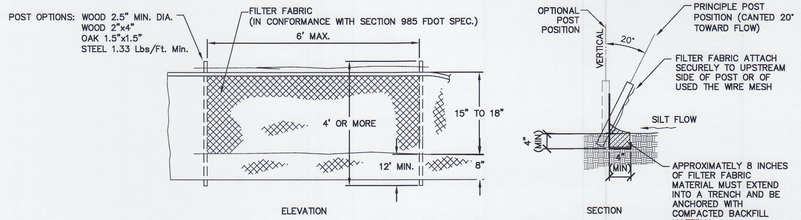
OIL-ABSORBANT SILTSACK®

(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK®, WITH A WOVEN PILLOW INSERT.

DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB DEFLECTOR

N.T.S.



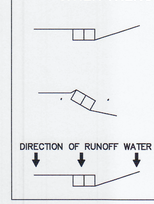
ELEVATION

SECTION

TYPE III SILT FENCE DETAIL

N.T.S.

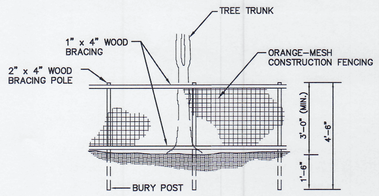
ATTACHING TWO SILT-FENCES WHEN TRENCHING IS USED



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

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

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



ELEVATION

NOTES:

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

TREE BARRICADE FENCING DETAIL

N.T.S.

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

SCALES:
AS SHOWN

No.	Date	Comment

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Professional Engineer of Record:

DOUGLAS J. McGRATH LICENSE No 93515 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/16/22

Douglas J. McGrath, P.E. — Engineer
93515 — Certificate No.

Project No: 22-013

Project phase: CONSTRUCTION PLANS

Project title: TUCKER DAVIS TECHNOLOGIES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: EROSION CONTROL DETAILS

Designed: DJM	Sheet No.: C130
Drawn: MAB	
Checked: CSV	
Date: 05/17/22	

J:\ERS\engprojects\Tucker Davis Technologies- Alachua - Scherer Construction\Plans\Current DWG\T220131.dwg, C130 - EROSION CONTROL DETAILS, 5/18/2022 9:48:02 AM, engineer13

GENERAL NOTES

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

LEGEND

- SILT FENCE
- TREE BARRICADE
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- • p120 EXISTING TREE TO REMAIN

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

No.	Date	Comment

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Professional Engineer of Record:
DOUGLAS J. MCGRATH LICENSE No 93515 STATE OF FLORIDA PROFESSIONAL ENGINEER
6/N/22

Douglas J. McGrath, P.E. 93515
Engineer Certificate No.

Project No: 22-013

Project phase: CONSTRUCTION PLANS

Project title: TUCKER DAVIS TECHNOLOGIES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DIMENSION PLAN

Designed: DJM
Drawn: MAB
Checked: CSV
Date: 05/17/22

Sheet No.: C200

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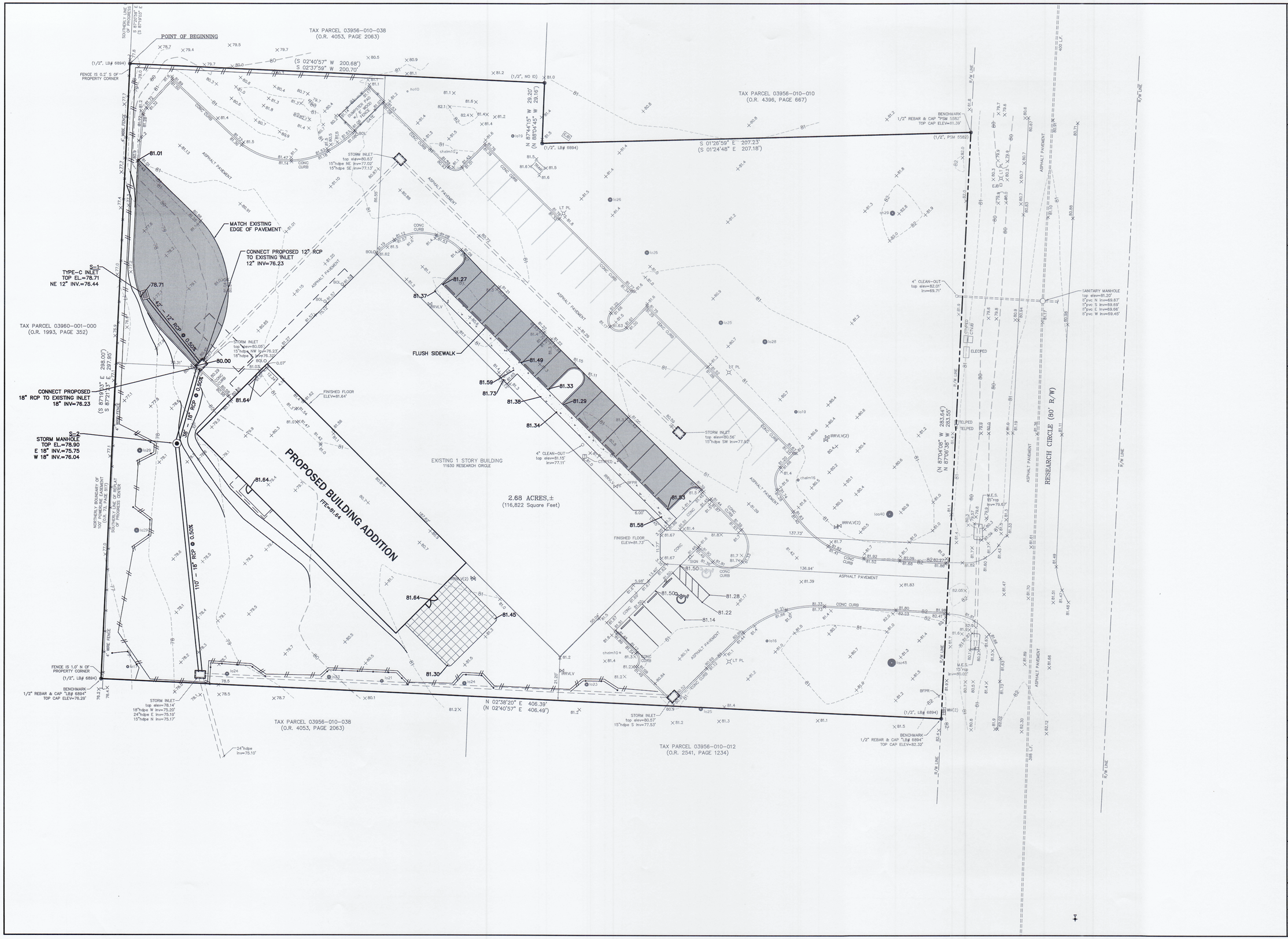

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NORTH
SCALE: 1" = 20'
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GRAPHIC SCALE

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Professional Engineer of Record:

DOUGLAS J. MCGRATH LICENSE No 93515 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/14/22

Douglas J. McGrath, P.E. 93515
Engineer Certificate No.

Project No: 22-013

Project phase: CONSTRUCTION PLANS

Project title: TUCKER DAVIS TECHNOLOGIES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: PAVING, GRADING AND DRAINAGE PLAN

Designed: DJM	Sheet No.: C300
Drawn: MAB	
Checked: CSV	
Date: 05/17/22	

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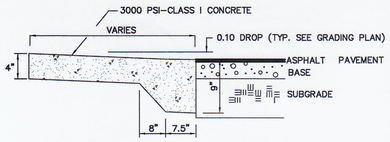
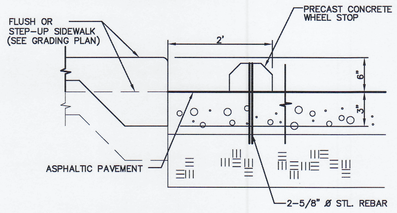


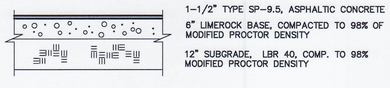
TYPICAL FLUSH SIDEWALK DETAIL

N.T.S.



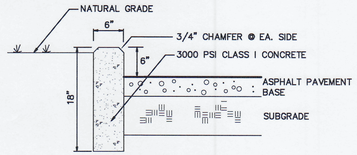
SIDEWALK W/ PREFAB WHEEL STOP

N.T.S.



TYPICAL ASPHALT PAVEMENT DETAIL

N.T.S.



6" STANDARD CURB DETAIL

N.T.S.

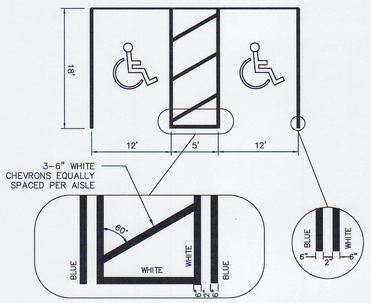


SIGN NOTES:

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

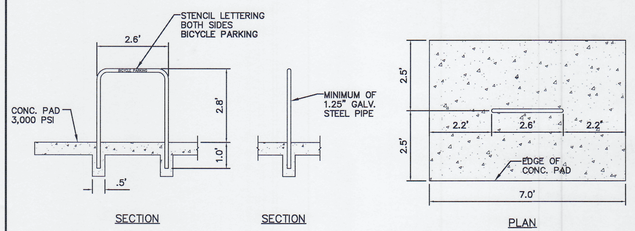
HANDICAP PARKING SIGN DETAIL

N.T.S.



HANDICAP STRIPING DETAIL

N.T.S.



BIKE RACK DETAIL

N.T.S.

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. GENERAL: ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE PREPARED AFTER SITE DEMOLITION. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.
3. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
   A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A–1, A–3, OR A–2–4 AND SHALL BE PLACED IN 6"–12" LOOSE LIFTS AND COMPACTED TO 98% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T–180).
   B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 18" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
   C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL BE TYPE 'B' CONFORMING TO SECTION 914–3 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUES AND DENSITIES AS SHOWN IN THE TYPICAL SECTIONS.
   D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 6" MINIMUM COMPACTED LIFT OR DOUBLE COMPACTED LIFT. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T–180). THE PRIME COAT SHALL CONFORM TO SECTION 300.
   E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE AS PER DESIGN SECTIONS AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330. ASPHALT PAVEMENT SHALL BE SUPERPAVE SP–PG 67–22 ASPHALT BINDER.
4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, AND CURBING SHALL BE CLASS I CONFORMING TO SECTION 346.
5. REINFORCED CONCRETE PIPE SHALL CONFORM TO SECTION 430.
6. ALL PAVEMENT MARKINGS REQUIRED IN THE R/W SHALL BE THERMOPLASTIC AND INCLUDE RAISED PAVEMENT MARKERS, WHERE REQUIRED CONFORMING TO SECTION 711.
7. ALL PAVEMENT MARKING, SYMBOLS AND STRIPING WITHIN THE SITE SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE. PAVEMENT MARKING SHALL BE 4" BLUE/WHITE (HANDICAP) OR WHITE (REGULAR) AND SHALL CONFORM TO THE LATEST F.D.O.T. AND M.U.T.C.D. STANDARDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GEOTECHNICAL CONSULTANT TO PROVIDE A FIELD INVESTIGATION REPORT DELINEATING RECOMMENDATIONS FOR UNDERCUTTING AND/OR UNDERDRAINS. A COPY OF THIS REPORT SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO UNDERCUTTING OR INSTALLING UNDERDRAIN. UNIT PRICES SHALL BE PROVIDED FOR UNDERDRAIN AND UNDERCUTTING. THE CONTRACTOR SHALL NOT CONSTRUCT BASE COURSE UNTIL THE REPORT IS REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
9. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. TESTING RESULTS SHALL BE SUBMITTED FOR THE SUBGRADE AND BASE COURSE, IN ACCORDANCE WITH THE DESIGN SECTION. A MINIMUM OF 5 TEST LOCATIONS SHALL BE PROVIDED ONSITE. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS. THE CONTRACTOR SHALL NOT PROCEED TO THE SUBSEQUENT PAVEMENT SECTION UNTIL TESTING –RESULTS ARE APPROVED FOR PREVIOUS SECTION. ALL TESTING REQUIRED WITHIN THE COUNTY R/W SHALL BE COORDINATED WITH THE COUNTY INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING COST.
10. LANDSCAPING: FINAL GRADING IN OPEN AREAS AND LANDSCAPE ISLANDS SHALL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR AND THE OWNER. THE CONTRACTOR SHALL ALSO COORDINATE THE PLACEMENT OF ANY IRRIGATION AND ELECTRICAL CONDUIT SLEEVES DURING CONSTRUCTION.
11. ROOF RUNOFF WILL BE DIRECTED TO THE STORMWATER SYSTEM IF A GUTTER COLLECTION SYSTEM IS NOT SHOWN IN THE PLANS. RUNOFF COLLECTION SHALL BE COORDINATED WITH THE ARCHITECT.
12. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF pH 5.5–8.5.
13. TREE BARRICADES MUST REMAIN IN PLACE AND IN THE DIMENSIONS SHOWN ON THE PLAN UNTIL LANDSCAPING BEGINS. SEE NOTE ON SHEET C0.20 AND THE DETAIL ON THE LANDSCAPE PLAN.
14. CITY RIGHT–OF–WAY:
   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE ROW SHALL CONFORM TO THE REQUIREMENT SPECIFIED BY THE PUBLIC WORKS DEPARTMENT.
   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE ROW, WITHOUT INSPECTION BY THE PUBLIC WORKS DEPARTMENT (334–5070), AND THE CONTRACTOR/DEVELOPER SHALL FURNISH THE DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.
   C. THE PUBLIC WORKS DEPARTMENT RESERVES THE RIGHT TO MODIFY THE PROPOSED WORK WITHIN THE ROW TO ENSURE COMPATIBILITY WITH EXISTING IMPROVEMENTS. SUCH MODIFICATION COSTS SHALL BE BORNE BY THE DEVELOPER.'
15. COUNTY RIGHT–OF–WAY
   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE COUNTY ROW SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT.
   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE ROW, WITHOUT INSPECTION BY THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT (462–2147), AND THE CONTRACTOR/DEVELOPER SHALL FURNISH THE DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.
16. STATE RIGHT–OF–WAY
   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE ROW SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY THE PUBLIC WORKS DEPARTMENT AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).
   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE CITY AND STATE ROW, WITHOUT INSPECTION BY THE PUBLIC WORKS DEPARTMENT (334–5070), AND FDOT RESPECTIVELY, AND THE CONTRACTOR/DEVELOPER SHALL FURNISH EACH DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.

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No.	Date	Comment

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Professional Engineer of Record:
DOUGLAS J. MCGRATH LICENSE No 93515 STATE OF FLORIDA PROFESSIONAL ENGINEER
6/14/22

Douglas J. McGrath, P.E. 93515
Engineer Certificate No.

Project No: 22-013

Project phase: CONSTRUCTION PLANS

Project title: TUCKER DAVIS TECHNOLOGIES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: PAVING AND GRADING DETAILS

Designed: DJM	Sheet No.: C310
Drawn: MAB	
Checked: CSV	
Date: 05/17/22	

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

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

I. PROJECT INFORMATION:

PROJECT: TUCKER DAVIS TECHNOLOGIES SITE PLAN
COUNTY: ALACHUA, FLORIDA
SECTION/TOWNSHIP/RANGE: S 24, T 08 SOUTH, R 18 EAST
COUNTY PARCEL NO.: 03956-010-011
LATITUDE AND LONGITUDE: 29°46'47.1"N 82°28'15.9"W
STREET ADDRESS: 11930 RESEARCH CIR, ALACHUA, FL 32615
PROJECT AREA: 2.68 AC.
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION: 1.40 Ac.

II. SITE DESCRIPTION:

1. THE PROPOSED STORMWATER SYSTEM IS AN EXISTING MASTER STORMWATER BASIN. THE SYSTEM IS AN OPEN SYSTEM WHICH PROVIDES WATER QUALITY, AND FLOOD CONTROL FOR DRAINAGE AREAS WITHIN PROGRESS CENTER INCLUDING THE PROPOSED PROJECT.
2. THE PROPOSED PROJECT USES AN EXISTING MASTER STORMWATER BASIN.
3. EXISTING AND FUTURE DRAINAGE PATTERNS ARE SHOWN ON THE DRAINAGE PLAN FOR PRE-DEVELOPMENT CONDITIONS AND POST-DEVELOPMENT CONDITIONS. OUTFALLS, AND STORMWATER BASINS ARE SHOWN IN THE DRAINAGE PLAN AND THE DETAIL PLAN.
4. SEQUENCE OF CONSTRUCTION:
   - A. PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRICADES SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED IN ACCORDANCE WITH THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
   - B. THE CONSTRUCTION ENTRANCE(S) WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDIMENTS.
   - C. THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION.
   - D. THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.
   - E. THE SITE WILL BE ROUGHLY GRADED. IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROADWAYS SHALL BE GRADED. (THE BASIN AREA SHALL BE STABILIZED AS SPECIFIED IN THE PLANS.)
   - F. ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.
   - G. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
   - H. STORMWATER BASIN WILL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT.
   - I. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

III. CONTROLS:

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

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

IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES

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

SEDIMENTATION PRACTICES

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

V. STORMWATER MANAGEMENT:

1. THE PROPOSED PROJECT OBTAINED AN ENVIRONMENTAL RESOURCE PERMIT FROM SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) FOR THE CONSTRUCTION AND OPERATION OF A STORMWATER TREATMENT SYSTEM AND CONTROLS. THE PROPOSED SYSTEM (AS SHOWN ON THE PLANS) INCLUDED THE USE OF THE BEST MANAGEMENT PRACTICES (BMP) CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF RULE 40C-42 OF THE DISTRICT. THE OWNER AND/OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER TREATMENT SYSTEM AND CONTROLS UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND FINAL STABILIZATION HAS BEEN ACCOMPLISHED. HOWEVER, THE OWNER AND/OR AN ENTITY SIMILAR TO A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM IN PERPETUITY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE PERMIT.
2. TO TREAT AND CONTROL THE STORMWATER PRODUCED BY THE PROPOSED DEVELOPMENT, THE PROJECT REQUIRES THE INSTALLATION AND CONSTRUCTION OF THE FOLLOWING BMP'S: DISCHARGE TO AN EXISTING MASTER STORMWATER SYSTEM.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

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

VII. APPROVED STATE OR LOCAL PLANS:

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

VIII. MAINTENANCE:

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

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

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

IX. INSPECTIONS:

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

X. NON-STORMWATER DISCHARGES:

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

XI. CONTRACTORS:

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

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

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

PROJECT NAME: TUCKER DAVIS TECHNOLOGIES SITE PLAN
FDEP NPDES STORMWATER IDENTIFICATION NO.: FLR10 _____
OWNER: _____
CONTRACTOR: _____
CONSTRUCTION MANAGER: _____

Date of Inspection	Location	Rain data	Type of control (see below)	Date installed / modified	Current Condition (see below)	Observations or Corrective Action / Other Remarks	Inspected By

CONDITION CODE:
G = Good
C = Needs to be cleaned
M = Marginal, needs maintenance or replacement soon
P = Poor, needs immediate maintenance or replacement
O = Other

CONTROL TYPE CODES

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

INSPECTOR INFORMATION:

Name _____ Qualification _____ Date _____

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

* * * * * *

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

CERTIFICATION STATEMENT

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

CONTRACTING FIRM: _____
ADDRESS: _____
CITY, STATE, ZIP CODE: _____
TELEPHONE: _____
FAX: _____
PROJECT NAME: TUCKER DAVIS TECHNOLOGIES SITE PLAN
PROJECT ADDRESS: _____
PROJECT ADDRESS: _____
CITY, STATE, ZIP CODE: _____, FLORIDA,
NAME: _____ SIGNATURE: _____
DATE: _____

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

No.	Date	Comment

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

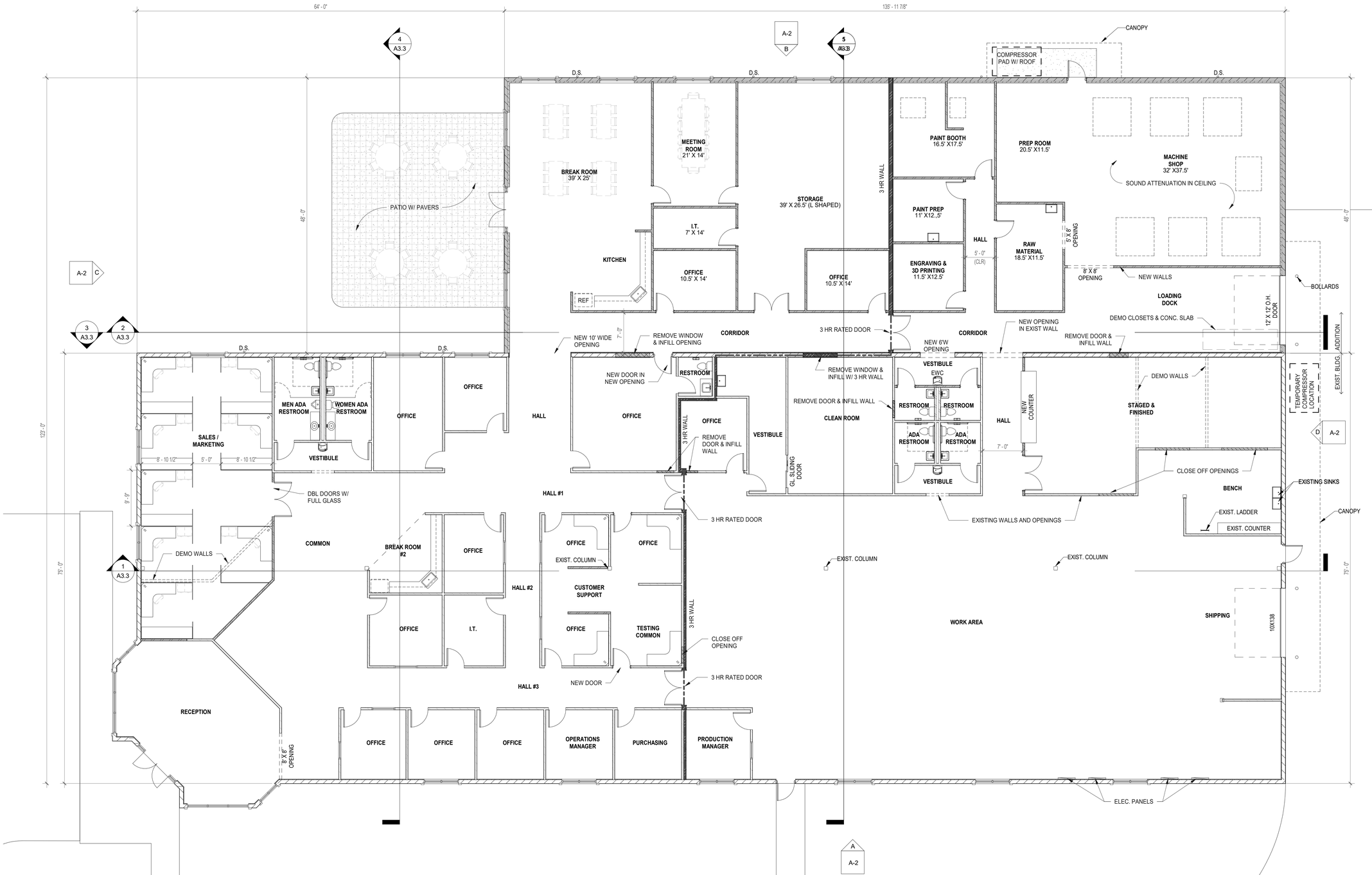
Professional Engineer of Record: DOUGLAS J. MCGRATH LICENSE No 93515 6/14/22 STATE OF FLORIDA PROFESSIONAL ENGINEER

Douglas J. McGrath, P.E. 93515
Engineer Certificate No.

Project No: 22-013
Project phase: CONSTRUCTION PLANS
Project title: TUCKER DAVIS TECHNOLOGIES SITE PLAN CITY OF ALACHUA, FLORIDA
Sheet title: STORMWATER POLLUTION PREVENTION PLAN

Designed:	DJM	Sheet No.: C320
Drawn:	MAB	
Checked:	CSV	
Date:	05/17/22	

J:\EB3\engprojects\Tucker Davis Technologies- Alachua - Scherer Construction\Plans\Current DWG\T2201311.dwg, C320 - SPPP, 5/18/2022 9:48:22 AM, engineer13



A A-1 FLOOR PLAN
1/8" = 1'-0"

0' 4' 10' 20' 30'
GRAPHIC SCALE: 1/8" = 1'-0"

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

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

SCHERER CONSTRUCTION

Tucker-Davis Tech Addition
Tucker-Davis Technologies

Alachua FL 32915

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NO.	DATE	REVISION

ARCHITECT'S SEAL:

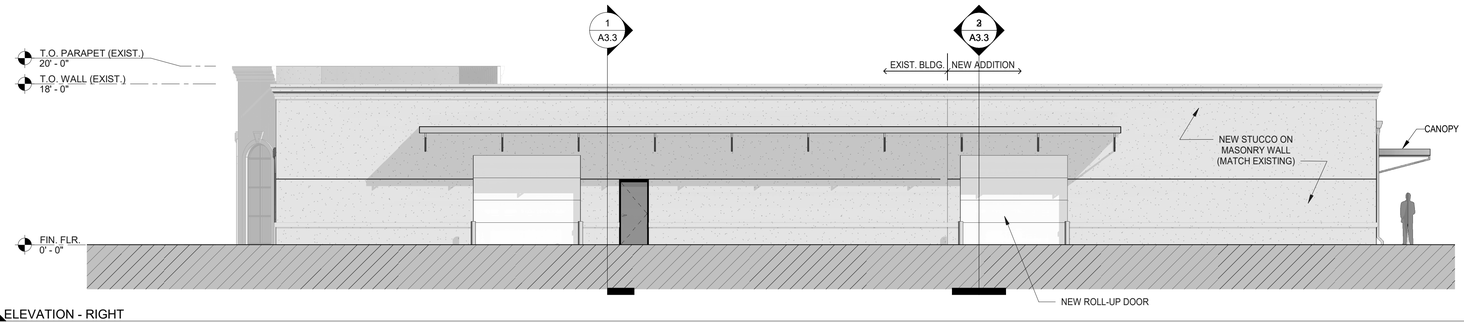
ROBERT S. TAYLOR, SR., ARCHITECT
FLORIDA REGISTRATION AR-0007526

DESCRIPTION:
FLOOR PLAN

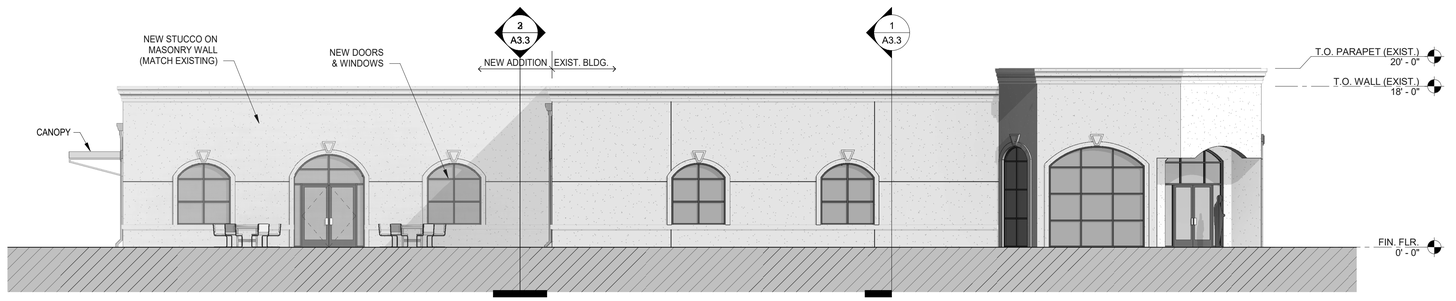
JOB NO.	22-636A
DRAWN BY:	bfjmr
DATE:	03/21/2022

DESIGN PHASE: SCHEMATIC DESIGN

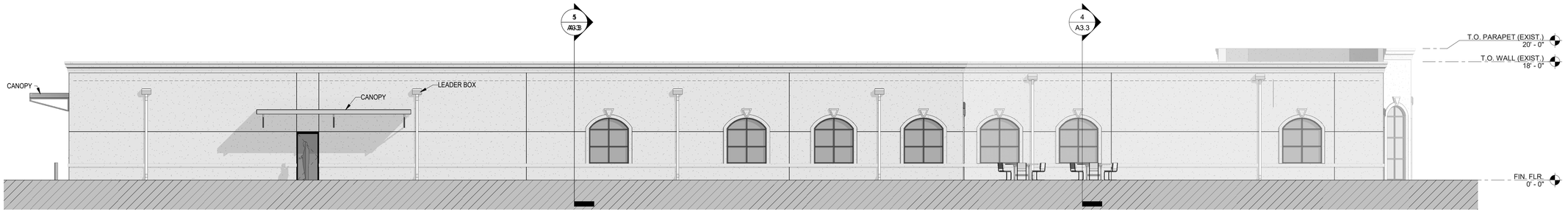
A-1



D A-2 ELEVATION - RIGHT
1/8" = 1'-0"



C A-2 ELEVATION - LEFT
1/8" = 1'-0"



B A-2 ELEVATION - REAR
1/8" = 1'-0"



A A-2 ELEVATION - FRONT
1/8" = 1'-0"

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

2926 Edison Avenue
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SCHERER CONSTRUCTION

Tucker-Davis Tech Addition
Tucker-Davis Technologies
Alachua FL 32915

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REVISION: | DATE | NO.

ARCHITECT'S SEAL:

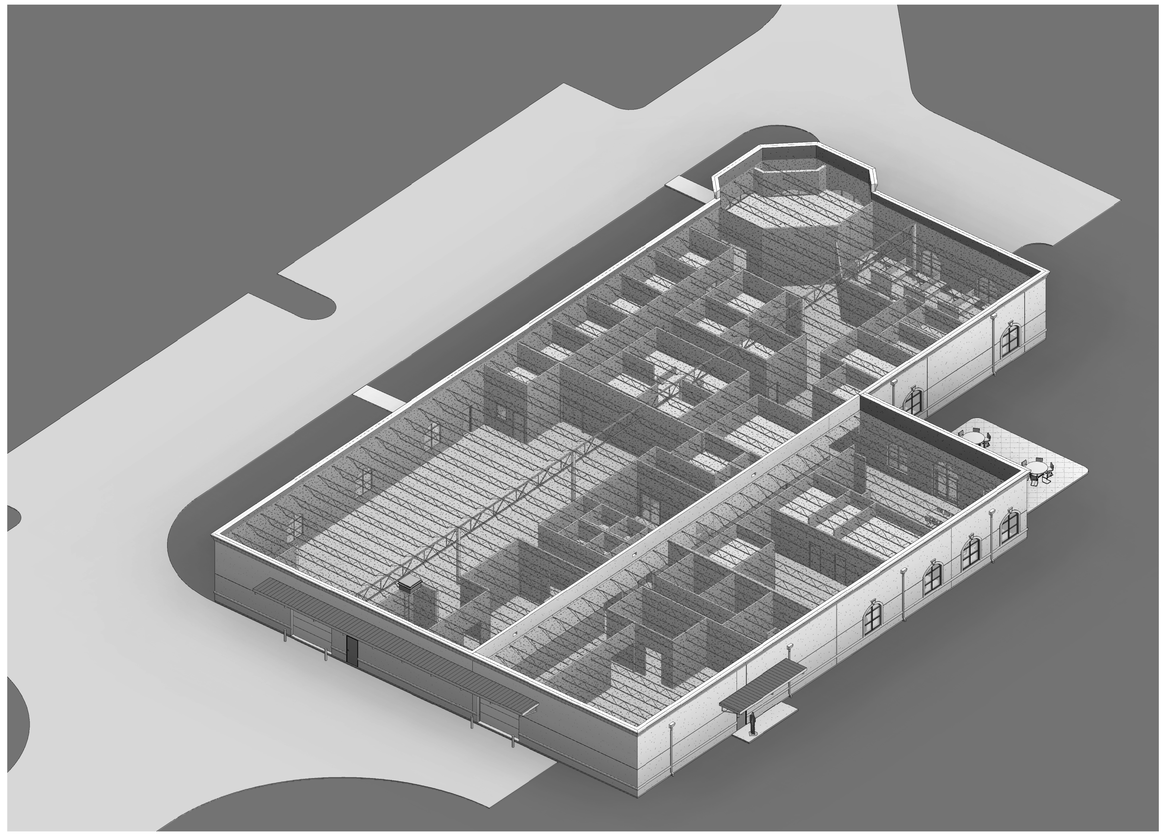
ROBERT S. TAYLOR, SR., ARCHITECT
FLORIDA REGISTRATION AR-0007526

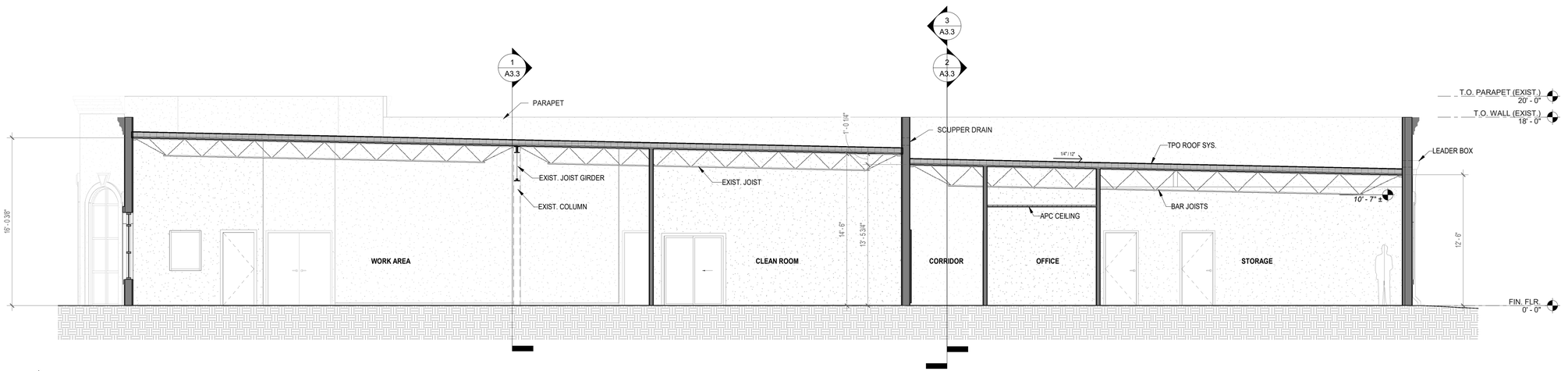
DESCRIPTION:
ELEVATIONS

JOB NO. 22-636A
DRAWN BY: bfjmr
DATE: 03/21/2022

DESIGN PHASE: SCHEMATIC DESIGN

A-2





1 / A-3 BUILDING SECTION
3/16" = 1'-0"

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

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

SCHERER CONSTRUCTION

Tucker-Davis Tech Addition

Tucker-Davis Technologies

Alachua FL 32915

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NO.	DATE	REVISION:

ARCHITECT'S SEAL:

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

DESCRIPTION:

BUILDING SECTIONS

JOB NO.	22-636A
DRAWN BY:	bfjmr
DATE:	03/21/2022

DESIGN PHASE: SCHEMATIC DESIGN

A-3

FAC 61G15-32 FIRE PROTECTION (ALARM) CRITERIA

61G15-32.008

(1) OVERALL DESCRIPTION

PROVIDE SUPERVISION OF WET-PIPE SPRINKLER SYSTEM VIA TAMPER AND FLOW SWITCHES. PROVIDE SUPERVISION OF THE FIRE ALARM CONTROL PANELS POWER FROM BOTH THE DEDICATED 120VAC LINE AND THE INTERNAL BATTERY LINE. PROVIDE ACTIVATION OF ALL DOOR LOCKS FOR SAFE EGRESS FROM THE BUILDING WHEN IN ALARM. PROVIDE ANNUNCIATION OF THE FIRE ALARM SYSTEM VIA AUDIBLE/VISUAL DEVICES LOCATED THROUGHOUT NORMALLY OCCUPIED SPACES.

(2) GOVERNING CODES

THE FIRE ALARM SYSTEM SHALL MEET ALL OF THE REQUIREMENTS OF THE LATEST APPLICABLE EDITIONS OF THE FLORIDA BUILDING CODE, THE FLORIDA FIRE PREVENTION CODE, NFPA 72, ADA, AND ALL LOCAL, NATIONAL, AND INTERNATIONAL CODES. THE FIRE ALARM SYSTEM SHALL MEET ALL OF THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION.

(3) MINIMUM SYSTEM REQUIREMENTS

THE ENGINEERING DRAWINGS CONTAINED HEREIN IDENTIFY MINIMUM FIRE ALARM SYSTEM REQUIREMENTS. ALL FIRE ALARM SWITCHES, MODULES, AND WIRING SHALL BE PROVIDED BY THE FIRE ALARM SUB-CONTRACTOR. FIRE ALARM SYSTEM SUB-CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT DETAILED SYSTEM DRAWINGS, CUTSHEETS, WIRING DIAGRAMS, ETC. AS REQUIRED FOR FINAL PERMITTING.

(4) PLAN REQUIREMENTS

MINIMUM SYSTEM REQUIREMENTS ARE SHOWN ON THE ENGINEERING DRAWINGS CONTAINED HEREIN:

a. SYMBOLS LEGEND IS INDICATED ON E0.1. SYSTEM RISER DIAGRAM WITH ALL INITIATION AND NOTIFICATION COMPONENTS AND CABLING REQUIREMENTS IS INDICATED IN DETAIL 2, THIS SHEET. ANY FIRE-RATED WALLS HAVE BEEN INDICATED BY LINE-TYPE OF THE WALLS ON THE PLANS. THE GENERAL OCCUPANCY IS MIXED USE BUSINESS 'B' AND STORAGE 'S-1' (PRIMARILY BUSINESS). THERE IS 15,000 SQUARE FEET OF EXISTING BUILDING AND 6,500 SQUARE FEET OF ADDITION.
b. LOCATIONS OF INITIATION AND NOTIFICATION DEVICES AND CONNECTIONS TO RELATED SYSTEMS ARE SHOWN IN PLAN 1/E3.0 AND E3.1; ADDITIONAL DEVICES SHALL BE INCLUDED IN THE BID AND PROVIDED AS DIRECTED BY THE FIRE MARSHAL. RELATED SYSTEMS INCLUDE DAMPERS AND DOORS.
c. STROBE INTENSITY AND AUDIBLE OUTPUT RATINGS FOR ALL NOTIFICATION DEVICES ARE 75cd AND 90dBA, UON. STROBES MAY BE 15cd IN 20 FT WIDE OR NARROWER CORRIDORS. LOWER VISUAL INTENSITIES THAN 75cd ARE ALLOWED AS LONG AS THE ENTIRE NORMALLY OCCUPIED SPACE IS COVERED ACCORDING TO NFPA 72 VISUAL DEVICE CHARACTERISTICS. THE VISUAL AND AUDIBLE INTENSITY SHALL BE INCREASED WHERE REQUIRED FOR COMPLETE COVERAGE OF NORMALLY OCCUPIED SPACE.
d. INITIATING DEVICE CIRCUITS, SIGNAL LINE CIRCUITS, AND NOTIFICATION APPLIANCE CIRCUITS SHALL BE CLASS B.
ANY MAGNETIC DOOR HOLDER OR MAGNETIC DOOR LOCK CIRCUITS SHALL BE CLASS D.
e. THE ALARM SYSTEM SHALL RECEIVE INITIATION SIGNALS AND PROVIDE NOTIFICATION SIGNALS AS SHOWN IN THE FIRE ALARM RISER AND OPERATIONS MATRIX. THE TRANSMISSION OF EMERGENCY SIGNALS SHALL BE MAINTAINED. ALL ALARM, TROUBLE AND SUPERVISORY CONDITIONS SHALL BE TRANSMITTED TO THE CENTRAL STATION.
f. THE FIRE ALARM SYSTEM TYPE SHALL BE ADDRESSABLE, 24VDC, POWER LIMITED, FULLY SUPERVISED, WITH 5 MINUTE ALARM, 24 HOUR STANDBY BATTERY SYSTEM.
g. SURGE PROTECTIVE DEVICES SHALL BE LOCATED ON THE INCOMING AC POWER (ADJACENT TO OR WITHIN THE PANEL) AND THE POINT OF ENTRY TO THE BUILDING FOR ANY EXTERIOR CIRCUITS.
h. THE FIRE ALARM CONTROL PANEL SHALL BE LOCATED IN 32°F TO 104°F NON-CONDENSING. ANY OUTDOOR NOTIFICATION DEVICES SHALL BE WEATHER PROOF.
i. A SITE PLAN HAS BEEN PROVIDED ON E1.0.
j. SMOKE DETECTION IS REQUIRED FOR THIS BUILDING AT THE FIRE ALARM CONTROL PANEL AND HVAC SYSTEMS OVER 2,000 CFM.
k. SMOKE STRATIFICATION IS NOT APPLICABLE TO THIS CONSTRUCTION.
l. THIS PERFORMANCE BASED CRITERIA SHALL PROVIDE THE BASIS OF DESIGN FOR THE FULL FIRE ALARM PERMIT DOCUMENTS AND MEET THE LOCAL AHJ'S REQUIREMENTS. NOTE THAT FIRE ALARM PLANS SUBMITTED HEREIN FOR BUILDING PERMIT ARE NOT PART OF THE FIRE ALARM PERMIT REVIEW. A SEPARATE SUBMITTAL AND PERMIT IS REQUIRED TO BE PROVIDED BY THE CONTRACTOR FOR THE FIRE ALARM SYSTEM MEETING ALL OF THE LOCAL AHJ'S REQUIREMENTS. IF REQUIRED BY THE AHJ, FIRE ALARM PERMIT DRAWINGS SHALL BE SIGNED AND SEALED BY 3RD PARTY PROFESSIONAL ENGINEER.
m. THE CONSTRUCTION IS NOT HIGH-RISE OR MULTI-TENANT. THE ENTIRE BUILDING SHALL HAVE A GENERAL EVACUATION SIGNAL.
n. WIRING FOR UNDERGROUND AND WET LOCATIONS SHALL BE AS RECOMMENDED BY THE MANUFACTURER. ANY EXTERIOR CIRCUITS SHALL BE INSTALLED IN CONDUIT, MINIMUM 18" BELOW GRADE WITH ORANGE WARNING TAPE ABOVE THE CONDUIT.
o. VENDOR TO PROVIDE FULL OPERATION & MAINTENANCE MANUALS AND AS-BUILT PLANS FOR OWNER'S FUTURE USE. VENDOR TO SUBMIT TO OWNER PROPOSED CONTRACT FOR REQUIRED ANNUAL TESTING OF THE SYSTEM. A MINIMUM OF TWO, ONE-HOUR ON-SITE TRAINING SESSIONS FOR SYSTEM OPERATION SHALL BE PROVIDED TO THE OWNER.

(5) WIRING, BATTERY, VOLTAGE DROP RESPONSIBILTY:

THE FIRE ALARM SHOP DRAWINGS SHALL INDICATE THE WIRING TO BE PROVIDED, BATTERY AND VOLTAGE DROP (CIRCUIT ANALYSIS) CALCULATIONS. THE CALCULATIONS SHALL APPLY THE MANUFACTURER'S DATA AND APPLICABLE NFPA 72 PROCEDURES.

(6) SYSTEM TEST REQUIREMENTS:

VENDOR SHALL FULLY TEST AND CERTIFY THE FIRE ALARM SYSTEM DOCUMENTING PROPER FUNCTION OF ALL DEVICES, INTERLOCKS, PROGRAMMING AND COMMUNICATIONS PROVIDING A FIRE ALARM SYSTEM RECORD OF COMPLETION AS REQUIRED BY NFPA 72, CHAPTER 10.

(7) SPECIAL SYSTEM REQUIREMENTS:

THERE ARE NO OWNER, INSURANCE UNDERWRITER, OR LOCAL FIRE CODE AMENDMENTS REQUIRED FOR THIS CONSTRUCTION.

FIRE RESCUE MINIMUM RADIO SIGNAL STRENGTH REQUIREMENT:

IN-BUILDING PUBLIC SAFETY RADIO SYSTEM ENHANCEMENT SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH 2018 IFC SECTION 510, 2018 NFPA 1 CHAPTER 11.10, 2016 NFPA 72 24.3.13.8., 2016 NFPA 1221, AND FCC SHOULD THE FIRE DEPARTMENT COMMUNICATIONS RADIO SIGNAL STRENGTH NOT BE ACHIEVED TO THE LEVEL SATISFACTORY TO THE AHJ.

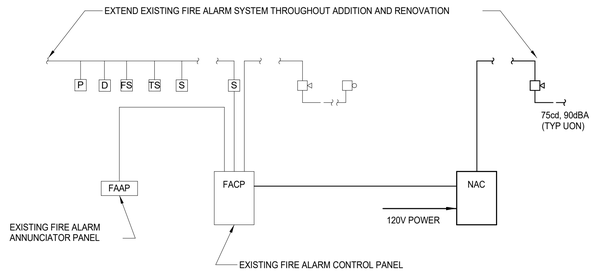
THE CONTRACTOR SHALL PERFORM SIGNAL STRENGTH DETERMINATION TEST AFTER WALLS & ROOF ARE CONSTRUCTED (PRIOR TO FINISH WORK). THE FOLLOWING MUST BE ACHIEVED:

1. A MINIMUM STRENGTH OF -95 dBm AVAILABLE IN 95% OF THE BUILDING AREA (INBOUND DESCRIBED).
2. A MINIMUM STRENGTH OF -95 dBm AVAILABLE IN 95% OF THE BUILDING AREA (OUTBOUND DESCRIBED).

IF REQUIRED TO BE PROVIDED, THE ENHANCEMENT SYSTEM SHALL INCLUDE:

1. FILTERING
2. 24 HOUR BACK-UP BATTERY OR LIFE SAFETY (NEC 700) GENERATOR
3. FREQUENCY RANGE OF 806-821 MHZ OR AS REQUIRED BY THE LOCAL AHJ
4. SYSTEM COMMISSIONING TEST PRIOR TO FINAL ACCEPTANCE TEST WITH AHJ. THE COMMISSIONING TEST SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS AND BE PROVIDED TO COUNTY FIRE RESCUE DEPT. PRIOR TO FINAL INSPECTION.

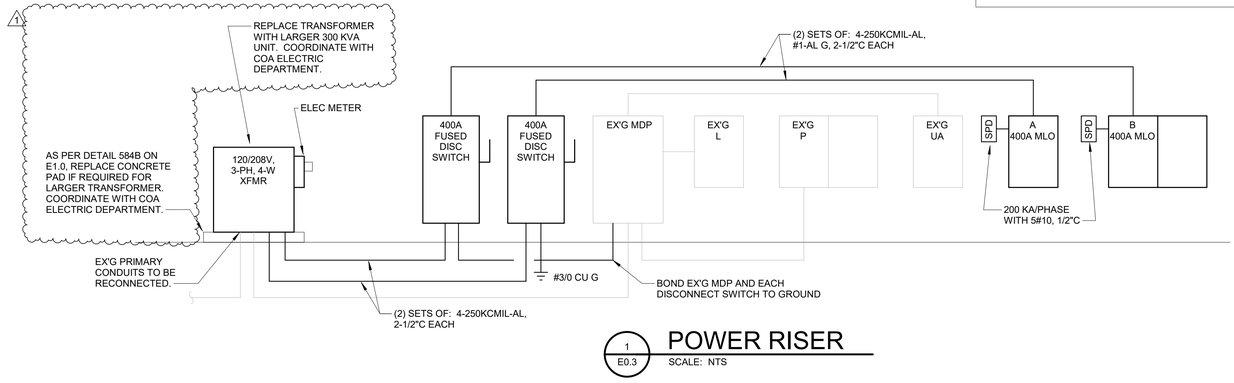
IN ADDITION, CONTRACTOR TO INCLUDE TURNKEY DESIGN/BUILD NFPA 780 LIGHTNING PROTECTION SYSTEM, WHICH SHALL BE CERTIFIED BY A RECOGNIZED INDEPENDENT TESTING AGENCY ACCEPTABLE TO THE AHJ.



FIRE ALARM SYSTEM NOTES:

1. THE EXISTING CONTROL PANEL IS A FIRE-LITE MS-5UD.
2. FIRE ALARM SYSTEM SHALL BE ADDRESSABLE, 24VDC, POWER LIMITED, FULLY SUPERVISED WITH 5 MINUTE ALARM, 24 HOUR STANDBY BATTERY SYSTEM.
3. ALL COMPONENTS NECESSARY FOR CERTIFICATE OF OCCUPANCY SHALL BE INCLUDED IN THE BID. SEE PLANS FOR MINIMUM NUMBER OF DEVICES. COORDINATE WITH LOCAL AUTHORITY FOR ADDITIONAL DEVICES AS MAY BE REQUIRED.
4. COORD. WITH M.C. TO PROVIDE SHUTDOWN INTERLOCK WIRING TO RESPECTIVE AHU AS REQUIRED.
5. PROVIDE DUCT DETECTOR INDICATING PLATE ON CEILING GRID UNDER EACH RESPECTIVE DUCT DETECTOR LOCATION. ADDRESSABLE PANEL DISPLAY TO NOTE ROOM NUMBER FOR ALL DEVICES.

2 / E0.3 FIRE ALARM RISER
SCALE: NTS



1 / E0.3 POWER RISER
SCALE: NTS

FIRE ALARM SYSTEM MATRIX

FIRE ALARM SYSTEM SEQUENCE OF OPERATIONS

SYSTEM INPUTS	FIRE ALARM SYSTEM RESPONSE: CONTROL UNIT ANNUNCIATION: ACTUATE COMMON ALARM SIGNAL INDICATOR	ACTUATE AUDIBLE ALARM SIGNAL	ACTUATE COMMON SUPERVISORY SIGNAL INDICATOR	ACTUATE AUDIBLE SUPERVISORY SIGNAL	ACTUATE COMMON TROUBLE SIGNAL INDICATOR	ACTUATE AUDIBLE COMMON TROUBLE SIGNAL	ACTUATE ALARM INDICATOR (PER ZONE)	ACTIVATE EVACUATION SIGNAL (PER ZONE)	DISPLAY/PRINT CHANGE OF STATUS	SEND FIRE ALARM SIGNAL TO CENTRAL STATION	SEND SUPERVISORY SIGNAL TO CENTRAL STATION	SEND TROUBLE SIGNAL TO CENTRAL STATION	NOTIFICATION: ACTUATE AHU SHUTDOWN	UNLOCK ANY ELEC.&MAG.-HELD EGRESS DOORS	FIRE SAFETY CONTROL: RELEASE (CLOSE) SMOKE DOORS	RELEASE SMOKE DAMPERS (PER ZONE)
MANUAL FIRE ALARM PULL STATION (PER ZONE)	●	●				●	●	●	●					●	●	
SMOKE DETECTOR (PER ZONE)	●	●				●	●	●	●					●	●	
HEAT DETECTOR (PER ZONE)	●	●				●	●	●	●					●	●	
DUCT DETECTOR (PER ZONE)			●	●				●		●		●				●
SPRINKLER WATERFLOW	●	●				●	●	●	●					●	●	●
SPRINKLER TAMPER			●	●				●		●						
FIRE ALARM AC POWER FAILURE					●	●					●					
FIRE ALARM SYSTEM LOW BATTERY					●	●					●					
OPEN CIRCUIT					●	●					●					
GROUND FAULT					●	●					●					
NOTIFICATION APPLIANCE CIRCUIT SHORT					●	●					●					
MANUAL AHU SHUTDOWN AND SMOKE DAMPER SWITCH			●	●				●		●		●	●	●	●	
FIRE RADIO ENHANCEMENT SYSTEM																
LOSS OF NORMAL AC POWER			●	●				●		●						
FAILURE OF A BATTERY CHARGER			●	●				●		●						
DONOR ANTENNA MALFUNCTION			●	●				●		●						
FAILURE OF ACTIVE RF EMITTING DEVICE(S)			●	●				●		●						
LOW BATTERY CAPACITY			●	●				●		●						
FAILURE OF CRITICAL SYSTEM COMPONENTS			●	●				●		●						
LOSS OF COMMUNICATIONS BETWEEN FIRE ALARM SYSTEM AND RADIO ENHANCEMENT SYSTEM			●	●				●		●						
LOSS OF COMMUNICATIONS BETWEEN DEDICATED ANNUNCIATOR AND RADIO ENHANCEMENT SYSTEM			●	●				●		●						

NOTES
1. VERIFY EXACT REQUIREMENTS WITH THE LOCAL AHJ.

BUILDING SERVICE LOAD CALCULATION

ADDITION BUILDING AREA = 6500 S.F.

EXISTING (NEC 220.87)		
METERED MAX DEMAND LOAD	108.4	KW
MAX DEMAND LOAD @ 0.8 pf	135.5	KVA
MAX DEMAND LOAD @ 125%	169.4	KVA
LIGHTING (NEC 220.42):		
GENERAL LTG PER NEC 220.12 (3.5 VA/SF X AREA)	22.8	KVA
TOTAL @ 100%	22.8	KVA
RECEPTACLES (NEC 220.44):		
CONNECTED LOAD PER NEC 220.14(I) (161 AT 180 VA)	29.0	KVA
1ST 10 KVA @ 100%	10.0	KVA
REMAINDER @ 50%	9.5	KVA
HVAC:		
12 VA/SF X AREA	78.0	KVA
TOTAL @ 100%	78.0	KVA
EQUIPMENT:		
(3) ADDITIONAL 20 KVA CNC MACHINES	60.0	KVA
1.5 VA/SF X AREA	9.8	KVA
TOTAL @ 100%	69.8	KVA
SERVICE DEMAND LOAD	359	KVA
SERVICE AMPS @ 120/208V, 3ø	997	AMPS

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CA 6330
Eng. of Record:Andrew M. May License No.:73102

DESIGN PHASE: SITE PERMIT

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

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

SCHERER CONSTRUCTION

Tucker-Davis Tech Addition
Tucker-Davis Technologies
Alachua FL 32915

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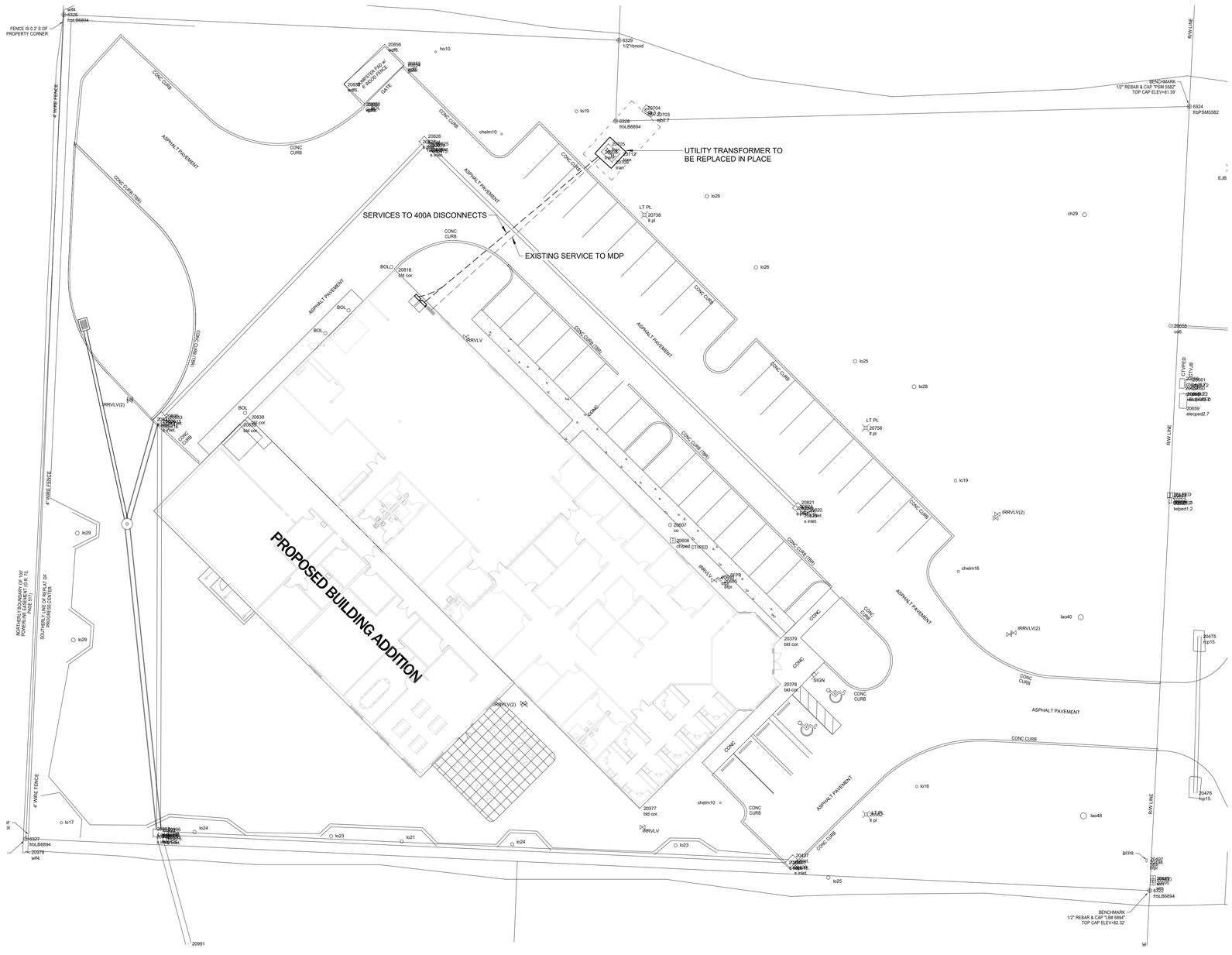
NO.	DATE	REVISION:
1	06/13/2022	Addendum #1

DESCRIPTION: RISERS

JOB NO. 22-636A
DRAWN BY: AMM
DATE: 04/26/2022

E0.3

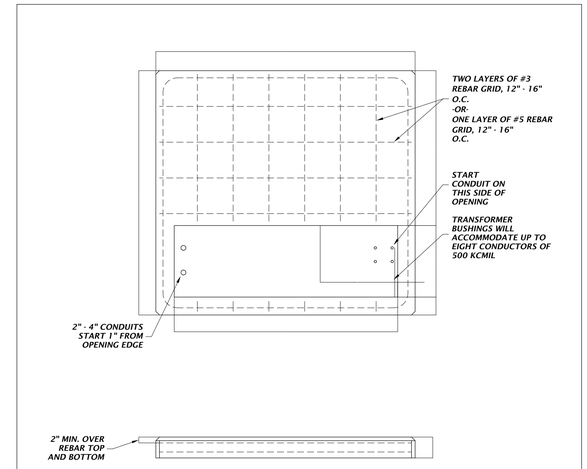


1 E1.0 SITE PLAN
SCALE: 1" = 20'-0"

2

GENERAL NOTES:

A. SCOPE OF CITY OF ALACHUA (COA) ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
B. THE WORK REQUIRED TO MODIFY EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.
C. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.
D. COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK DONE BY COA WILL BE BACKCHARGED TO THE CONTRACTOR.
E. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.
F. THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF



NOTES:
1. LOCATE TRANSFORMER FRONT 8' TO 15' FROM PAVING FOR LINE TRUCK ACCESS.
2. LOCATE TRANSFORMER A MINIMUM OF 4' FROM THE BUILDING DRIP LINE AND 10' FROM ANY WINDOW OR DOOR.
3. MAINTAIN 10' SEPARATION FROM FIRE HYDRANT, TRASH DUMPSTER OR TRASH COMPACTOR.
4. TERMINATE CONDUITS FLUSH WITH TOP OF PAD.
5. CONCRETE SHALL BE 3500 PSI POURED IN PLACE OR COA-APPROVED PRECAST

584B — CONCRETE MOUNTING PAD AND CONDUIT PLACEMENT FOR THREE-PHASE TRANSFORMERS, 75-500 KVA
NTS

2 E1.0 584B, XFMR PAD DETAIL
SCALE: NTS

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SCHERER CONSTRUCTION

Tucker-Davis Tech Addition
Tucker-Davis Technologies
Alachua FL 32915

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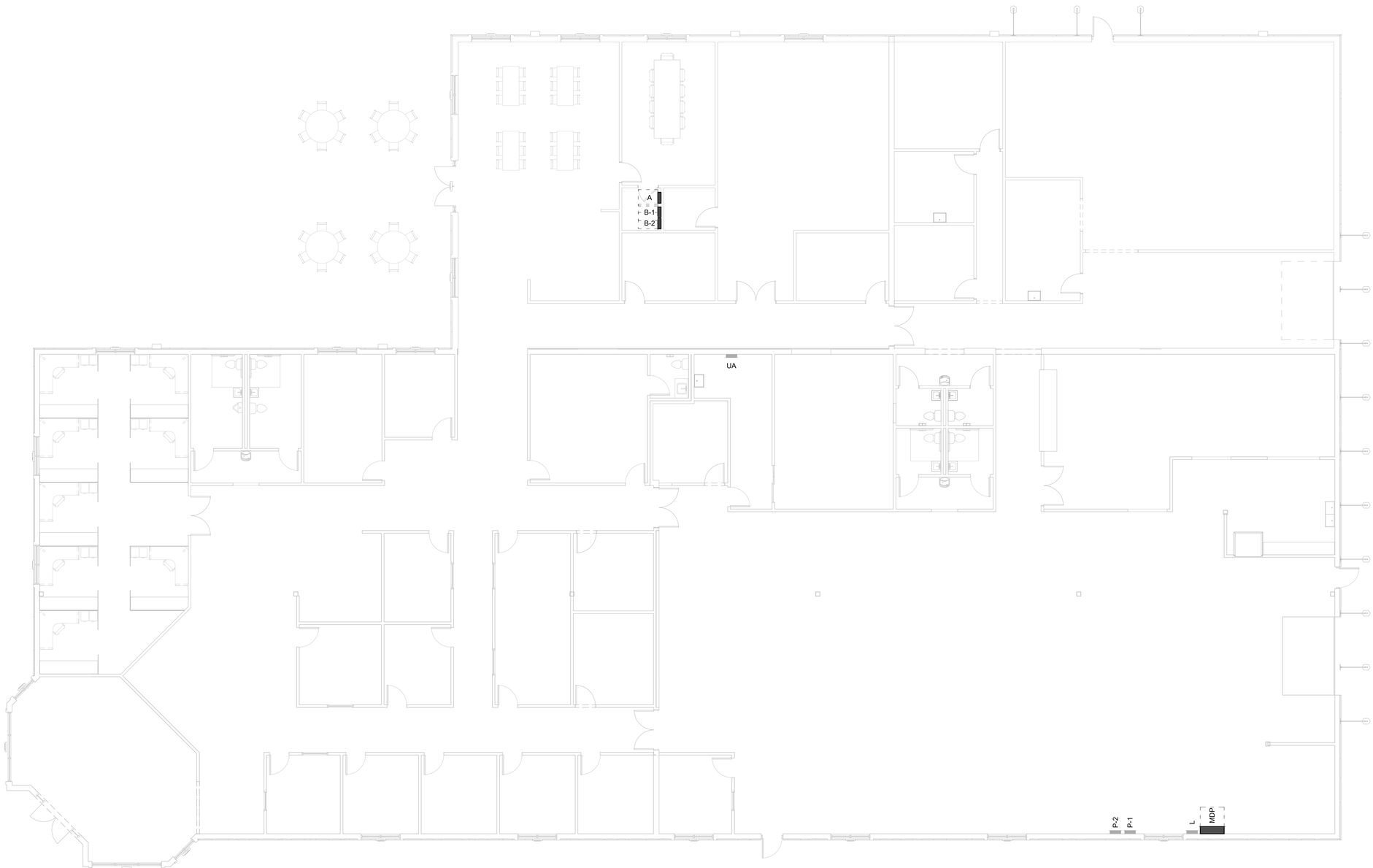
NO.	DATE	REVISION:
1	06/13/2022	Addendum #1
2	06/20/2022	Addendum #2

DESIGN PHASE: SITE PERMIT

DESCRIPTION: ELECTRICAL SITE PLAN

JOB NO. 22-636A
DRAWN BY: AMM
1 DATE: 04/26/2022

E1.0



NOTES:
1. ELECTRICAL PLAN NOTES LINE ONE.
2. PLAN NOTES LINE TWO.

(#) KEYED NOTES:
1. ELECTRICAL KEYED NOTES LINE ONE.
2. KEYED NOTES LINE TWO.

1 / E3.1 POWER PLAN
SCALE: 1/8" = 1'-0"

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DESIGN PHASE: SCHEMATIC DESIGN

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NO.	DATE	REVISION:

DESCRIPTION:
POWER PLAN

JOB NO. 22-636A
DRAWN BY:
DATE: 03/31/2022

E3.1

LEGEND

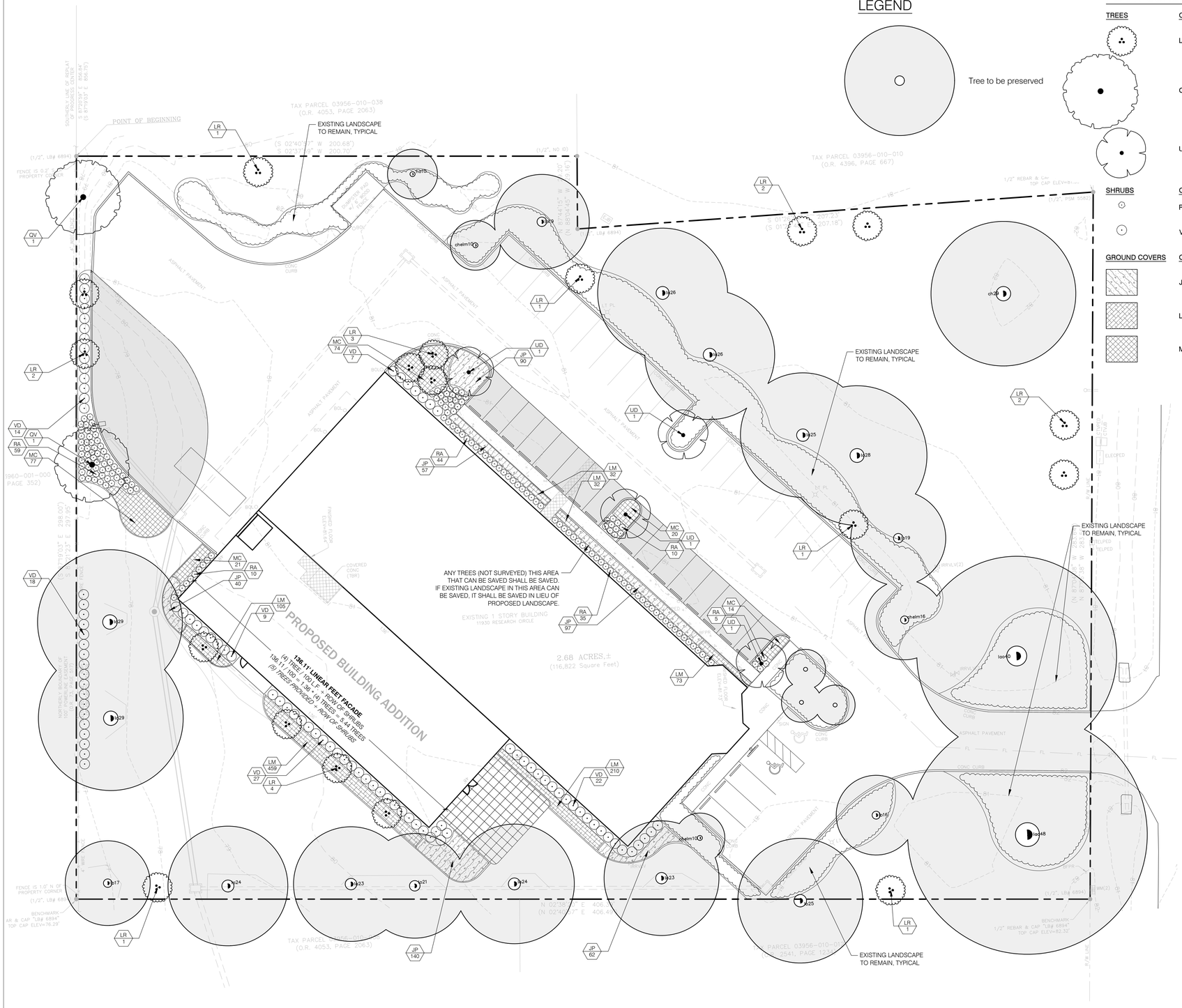
Tree to be preserved

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	LR	18	Lagerstroemia x 'Natchez' / White Natchez Crape Myrtle	1.5" Cal. Canes	8` Ht.
	QV	2	Quercus virginiana 'Cathedral' / Cathedral Southern Live Oak	2" Cal.	8` Ht.
	UD	4	Ulmus parvifolia 'Drake' / Drake Lacebark Elm	2" Cal.	8` Ht.

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	RA	163	Rhaphiolepis indica 'Alba' / White Indian Hawthorn	3 gal.	18"ht. x 15"sprd
	VD	97	Viburnum obovatum 'Densa' / Dwarf Walter's Viburnum	3 gal.	18"ht. x 15"sprd

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	JP	486	Juniperus chinensis 'Parsonii' / Parsoni Juniper	1 gal.	12"x12", Full
	LM	911	Liriope muscari / Lilyturf	1 gal.	12"x12", Full
	MC	206	Muhlenbergia capillaris / Pink Muhly Grass	3 gal.	Full


POINT OF BEGINNING
EXISTING LANDSCAPE TO REMAIN, TYPICAL
ANY TREES (NOT SURVEYED) THIS AREA THAT CAN BE SAVED SHALL BE SAVED. IF EXISTING LANDSCAPE IN THIS AREA CAN BE SAVED, IT SHALL BE SAVED IN LIEU OF PROPOSED LANDSCAPE.
PROPOSED BUILDING ADDITION
2.68 ACRES,±
(116,822 Square Feet)
EXISTING 1 STORY BUILDING
11930 RESEARCH CIRCLE
136.11' LINEAR FEET FACADE
(4) TREE: 100 L.F. = ROW OF SHRUBS
136.11' / 100 = 1.36 = (4) TREES + 5.44 TREES
(9) TREES PROVIDED = ROW OF SHRUBS
TAX PARCEL 03956-010-038 (O.R. 4053, PAGE 2063)
TAX PARCEL 03956-010-010 (O.R. 4396, PAGE 667)
TAX PARCEL 03956-010-010 (O.R. 4053, PAGE 2063)
(960-001-000 PAGE 352)
EXISTING LANDSCAPE TO REMAIN, TYPICAL
EXISTING LANDSCAPE TO REMAIN, TYPICAL
EXISTING LANDSCAPE TO REMAIN, TYPICAL
FENCE IS 0.2' N OF PROPERTY CORNER
(1/2", LB# 6894)
BENCHMARK
1/2" REBAR & CAP "LB# 6894"
TOP CAP ELEV=76.29'
BENCHMARK
1/2" REBAR & CAP "LB# 6894"
TOP CAP ELEV=82.32'
N 02°38'07" E 406.37'
(N 02°40'07" E 406.43')
S 02°40'07" W 200.68'
(S 02°38'07" W 200.70')
S 87°19'53" E 297.95'
(S 87°21'53" E 298.07')
N 87°19'53" W 297.95'
(N 87°21'53" W 298.07')
S 87°19'53" E 297.95'
(S 87°21'53" E 298.07')
N 87°19'53" W 297.95'
(N 87°21'53" W 298.07')
ASPHALT PAVEMENT
CONC. CURB
CURB & GUTTER
CHAIN LINK FENCE
COVERED CONC (TYP)
NORTHERN BELL SOUTH 100' HOMELINE EASEMENT
SOUTHERLY LINE OF REPLAT OF PROGRESS CENTER (S 87°19'53" E 859.75')
(1/2", NO ID)
1/2" REBAR & CAP TOP CAP ELEV=81.... (LB# 5582)
(1/2", LB# 6894)
FENCE IS 0.2' N OF PROPERTY CORNER
(1/2", LB# 6894)
LR 1
LR 2
QV 1
VD 14
RA 59
MC 77
VD 18
MC 74
VD 7
LR 3
UD 1
JP 90
RA 44
JP 57
LM 32
LM 32
MC 20
UD 1
RA 10
MC 21
RA 10
JP 40
VD 9
LM 105
LM 459
VD 27
LR 4
JP 140
JP 62
JP 97
RA 35
MC 14
RA 5
UD 1
LM 73
LM 210
VD 22
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GENERAL LANDSCAPE NOTES

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

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

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

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

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

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

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

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

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

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

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

12. **MAINTENANCE RECOMMENDATIONS:** PER CITY OF ALACHUA ULDR, ARTICLE 6., SEC. 6.2.2.D.7.B.vii. A MAINTENANCE SCHEDULE MUST BE SUBMITTED ADDRESSING THE FOLLOWING:

   - **CHECKING:** CHECK DISTRIBUTION AND SPRINKLER FUNCTION OF THE IRRIGATION SYSTEM PERIODICALLY AND MONTHLY AT A MINIMUM. MAKE REPAIRS AS NEEDED. ADJUST SPRAY HEADS TO MINIMIZE OVERTHROW ONTO PAVEMENT.

   - **RESETTING:** WATER AT A FREQUENCY AS ALLOWED BY THE LOCAL JURISDICTIONS INCLUDING CITY OF ALACHUA AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT. WATER AT A DURATION AS INDICATED IN IRRIGATION DESIGN INDICATED FOR EACH ZONE. ADJUST FREQUENCY AND DURATION AS NEEDED AND AS DIRECTED BY REGULATING AGENCIES.

   - **REMULCHING:** MAINTAIN THE DEPTH OF MULCH IN ALL PLANTING AREAS AS SPECIFIED IN PLANS. REPLENISH A MINIMUM OF TWICE A YEAR OR AS NEEDED. DEPTH SHALL BE MEASURED WHEN MULCH IS SETTLED. REMOVE STICKS, CONES, AND DEBRIS FROM MULCH PRIOR TO PLACING. UTILIZE MULCH TYPE AS SPECIFIED IN PLANS. REMOVE DEBRIS FROM MULCH AREAS PRIOR TO REMULCHING.

   - **FERTILIZING:** APPLY A SLOW-RELEASE, GRANULAR FERTILIZER WITHIN ALL PLANTING AREAS. APPLY IN A MANNER AND AT A RATE AND FREQUENCY AS RECOMMENDED BY THE MANUFACTURER AND AS PER CITY OF ALACHUA REGULATIONS, IF APPLICABLE. DO NOT APPLY ON LEAVES OR BRANCHES. DO NOT ALLOW FERTILIZER TO FALL ON PAVEMENT OR NEAR DRAINS. FERTILIZER TO MEET SPECIFICATION FOR COMMERCIAL APPLICATIONS.

   - **WEEDING:** KEEP PLANTING BEDS, TREE RINGS, AND MULCH AREAS FREE OF UNDESIRABLE VEGETATION. APPLY A PRE-EMERGENT HERBICIDE AS APPROVED BY THE OWNER TO PLANTING AREAS PRIOR TO THE PLANTING SEASON IN EARLY SPRING. MANUALLY REMOVE WEEDS AND OTHER UNDESIRABLE SPECIES OVER 12" IN HEIGHT. UTILIZE A POST-EMERGENT HERBICIDE AS APPROVED BY THE REGULATING AGENCIES FOR WEEDS LESS THAN 12". WEED MONTHLY, MINIMUM.

   - **PRUNING:** MAINTAIN PLANTINGS TO MAINTAIN THE CLEAR SIGHT WINDOW AS DEFINED BY THE REGULATING AGENCIES OF THE ADJACENT ROADWAYS. PRUNING TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD "TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300). PRUNE FLOWERING PLANTS FOLLOWING THEIR BLOOMING PERIOD. PRUNE OTHER PLANTS IN EARLY SPRING PRIOR TO THEIR FIRST FLUSH. REMOVE DEAD OR INJURED BRANCHES. HEAD BRANCHES IF NEEDED TO MAINTAIN HEIGHT AND TRIM AT DIFFERENT LENGTHS FOR A MORE NATURAL FORM, WHERE DESIRED BY THE OWNER. DO NOT PRUNE SHRUBS INTO BALLS OR OTHER SHAPES AND INSTEAD MAINTAIN IN THEIR NATURAL FORM, AS DIRECTED BY THE OWNER.

   - **MOWING:** MOW TURF AT A FREQUENCY TO MAINTAIN TURF IN A VIGOROUS AND HEALTHY STATE WITHOUT APPEARING UNKEMPT. REMOVE UNWANTED VEGETATION. AND DEBRIS FROM TURF AREAS DURING MOWING ACTIVITIES.

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

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

XERISCAPE CRITERIA

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

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

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

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

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

Required: Use of low water use plants.
Provided: ***Plants with high drought tolerances and low water requirements are proposed.***

Required: Efficient irrigation.
Provided: ***Irrigation plan to be provided.***

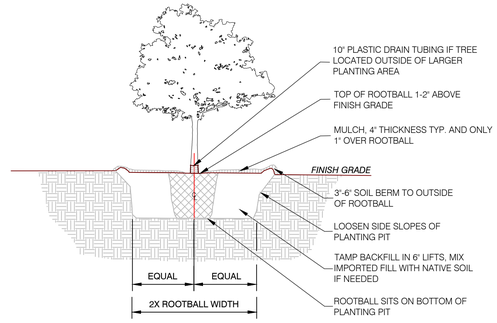
Required: Maintenance.
Provided: ***Maintenance is required as per general landscape notes 12.***

Required: Drip irrigation or emitters.
Provided: ***Irrigation Plan to be provided.***

FLORIDA FRIENDLY LANDSCAPING PRACTICES

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

1. Right Plant Right Place. ***Proposed plants are native species or species that are well adapted to the site conditions. Plants are chosen and placed so as to avoid utility, vehicular and pedestrian conflicts. Preference has been given to species that are well-suited for the site microclimate and the industrial use of the site. Shrubs are varied to foster diversity, create visual interest and attract a variety of wildlife. Plants are a minimum of 2' from all building facades to reduce maintenance concerns. On the west sides of the building, deciduous trees provide shade in the summer and allow natural winter light into the buildings and parking for passive heating. Existing oak tree cluster near parking lot has been preserved, retaining habitat, stormwater management and soil stability benefits.***
2. Water Efficiently. ***Irrigation Plan to be provided.***
3. Fertilize Appropriately. ***Fertilizer and application as required as per general landscape notes 12.***
4. Mulch. ***Mulch is to be provided in all planting areas as shown by the hatched bedlines.***
5. Attract Wildlife. ***Proposed plants include species that attract pollinators. All plants are well-adapted to the region.***
6. Manage Yard Pests Responsibly. ***Proposed pest management will be per best management practices.***
7. Recycle Yard Waste. ***Yard waste to be disposed of as required within Alachua County and the City of Alachua.***
8. Reduce Stormwater Runoff. ***Stormwater management meets regulating agency requirements. See civil plans.***
9. Protect the Waterfront. ***Wetland areas are protected as per Water Management Disctrict and City of Alachua requirements. See civil plans.***

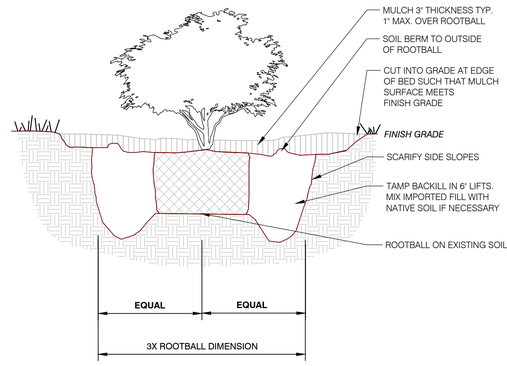


NOTES:

1. ENSURE PLANTING PIT DRAINS WELL PRIOR TO INSTALLATION.
2. REMOVE TREE FROM CONTAINER OR REMOVE UPPER ⅓ OF BURLAP AND WIRE MESH FOR B&B TREES.
3. SLICE ROOTBALL VERTICALLY ON OUTSIDE EDGES OF AND AROUND ROOTBALL.
4. TREE TO BE PLUMB. STAKE TREE, SUBMIT TREE STAKING DETAILS AND LAYOUT FOR APPROVAL.

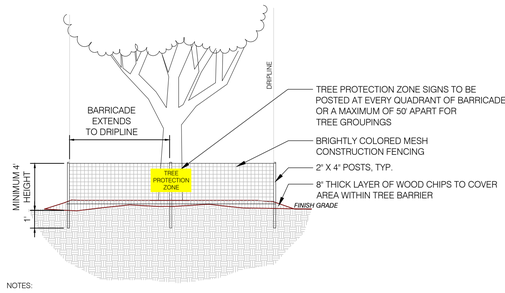
1 TREE PLANTING DETAIL

SCALE: N.T.S. P-ED-01



2 SHRUB PLANTING DETAIL

SCALE: N.T.S. P-ED-04



NOTES:

1. PRIOR TO ANY CLEARING, GRUBBING, OR ANY CONSTRUCTION, TREE PROTECTION BARRICADES SHALL BE ERECTED AROUND ALL TREES, OR GROUPS OF TREES, WITHIN THE CONSTRUCTION AREA WHICH AMRE TO BE PRESERVED.
2. THE CLEANING OF CONSTRUCTION EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.
3. THE MOVEMENT OF EQUIPMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.
4. THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY BARRICADE OR SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY.
5. IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TREE(S) DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM SIZE OF 3.5-INCH CALIPER.

3 TREE PROTECTION

SCALE: NTS P-ED-MAR-01

PREPARED BY:
floravie design
Contact: KALEY DUNLAP
916 VASSAR STREET
ORLANDO, FL 32804
TEL | 321-277-0826
kaley@floraviedesign.com

PREPARED FOR:
eda consultants, inc.
CONTACT: CLAUDIA VEGA
720 SW 2nd AVENUE, SUITE 300
GAINESVILLE, FL 32601
PHONE: (352) 373-3541

No.	Date	Comment
1	2022-05-18	PER CITY COMMENTS

Professional Landscape Architect of Record:

REGISTERED LANDSCAPE ARCHITECT KALEY M. DUNLAP LA 6667256 STATE OF FLORIDA

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

Project No.: 22-024

Project Phase: CITY SUBMITTAL

Project Title: TUCKER DAVIS TECHNOLOGIES CITY OF ALACHUA, FLORIDA

Sheet Title: LANDSCAPE CALCULATIONS, NOTES, AND DETAILS

Designed:	KMD
Drawn:	ZRR
Checked:	KMD
Date:	03/31/2022

Sheet No.: L200

GENERAL NOTES

1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
3. POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE.

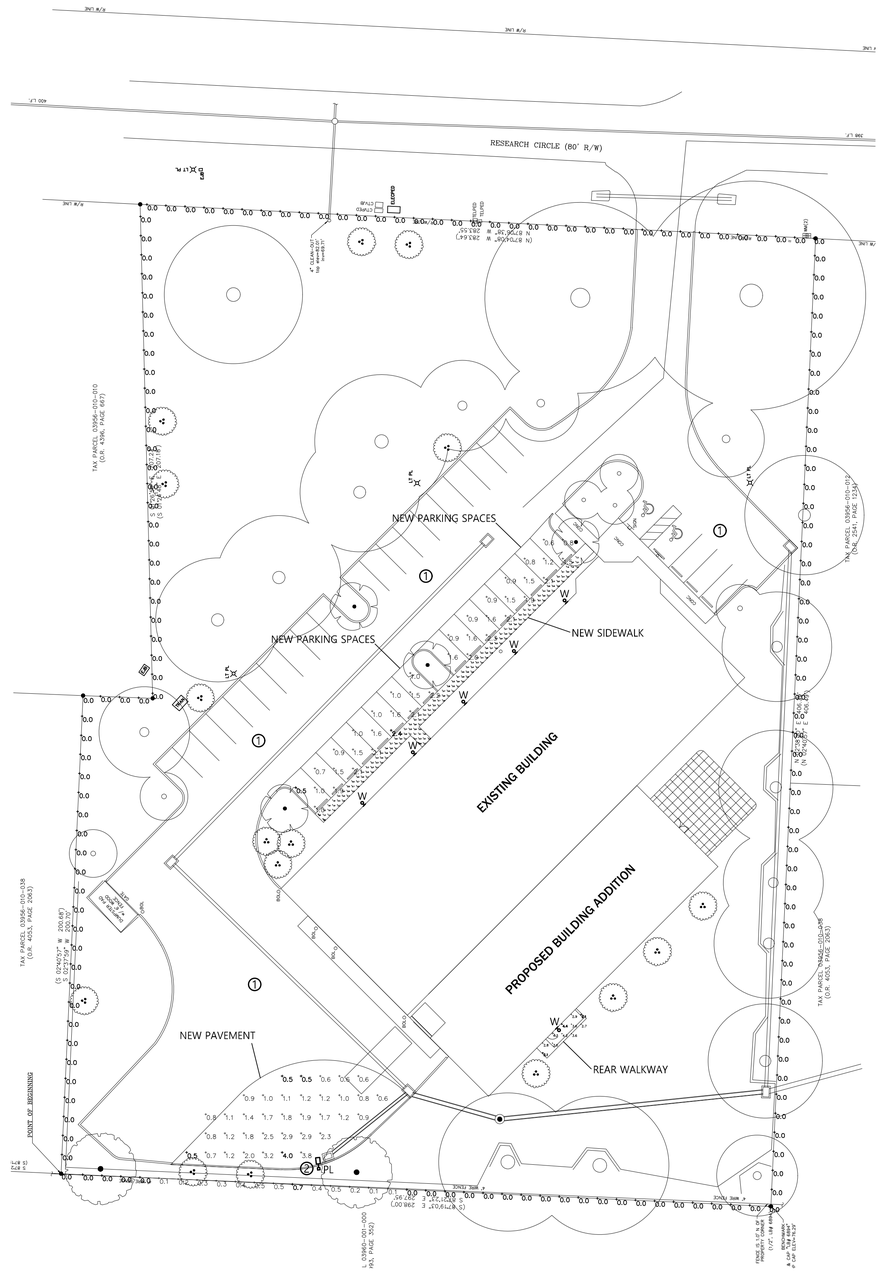
PLAN NOTES

① EXISTING TO REMAIN AREAS NOT IN SCOPE OF PHOTOMETRIC STUDY.

② FIXTURE TO BE OUTFITTED WITH HOUSE SIDE SHIELD TO LIMIT LIGHT TRESPASS ALONG PROPERTY LINE.

Photometric Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NEW PARKING SPACES	+	1.4 fc	2.4 fc	0.5 fc	4.8:1	2.8:1
NEW SIDEWALK	+	2.5 fc	3.4 fc	1.1 fc	3.1:1	2.3:1
NEW PAVEMENT	+	1.5 fc	4.0 fc	0.5 fc	8.0:1	3.0:1
PROPERTY LINE	+	0.0 fc	0.7 fc	0.0 fc	N/A	N/A
REAR WALKWAY	+	3.3 fc	4.4 fc	2.1 fc	2.1:1	1.6:1

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Mounting Height
	W	6	SIGNIFY GARDCO	101L-16L-400-NW--G2-4	101L LED Sconce	(1) LEDgine DRIVEN AT 400mA	1	101l-16l-400-nw-g2-4.ies	2789	0.81	10FT
	PL	1	SIGNIFY GARDCO	ECF-S-32L-530-NW-G2-3	EcoForm Area LED SMALL 32 LEDs 4000K CCT TYPE 3 OPTIC	(2) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 530mA	1	ecf-s-32l-530-nw-g2-3.ies	7426	0.81	15FT



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE

0 15 30 60

KENNETH W. HUNTER LICENSE No. 76961 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Kenneth W. Hunter, P.E. on 5/18/21 using a Digital Signature.

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

HUNTER DESIGN AND CONSULTING, INC.
696 1ST AVE N. STE 200
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

TUCKER-DAVIS
SITE LIGHTING PLAN
CITY OF ALACHUA, FLORIDA

PROJECT INFORMATION	
PROJECT NUMBER:	22026
DRAFTED:	K. NORTHCUTT
DESIGNED:	K. NORTHCUTT
REVIEWED:	K. HUNTER
ISSUE DATE:	5/18/22
REVISIONS	

SHEET NUMBER

E-1

BOUNDARY AND TOPOGRAPHIC SURVEY

IN

A PORTION OF GOVERNMENT LOTS 2 AND 3 IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA BEING A PART OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 & 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

FOR

SCHERER CONSTRUCTION

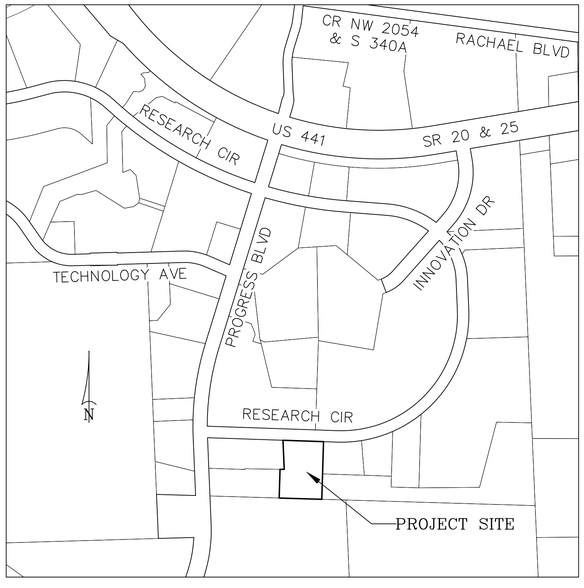
LEGEND OF SYMBOLS & ABBREVIATIONS:

A/C	=	AIR CONDITIONER COMPRESSOR PAD
BFPR	=	WATERLINE BACKFLOW PREVENTER
CONC	=	CONCRETE
CTVJB	=	CABLE TELEVISION JUNCTION BOX
EJB	=	ELECTRICAL JUNCTION BOX
ELECPED	=	ELECTRICAL PEDESTAL BOX
ELEV	=	ELEVATION
ID.	=	IDENTIFICATION
Inv	=	INVERT
hdpe	=	HIGH DENSITY POLY-ETHYLENE PIPE
L.F.	=	LINEAR FEET
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
PVC	=	POLY-VINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
SECTION 23-8-18	=	SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST
TRAN	=	ELECTRICAL TRANSFORMER PAD
w/	=	WITH
BOL	=	TRAFFIC BOLLARD
	=	FOUND REBAR & CAP (size, ID)
IRR/LV	=	IRRIGATION CONTROL VALVE
LT PL	=	LIGHT POLE
	=	MANHOLE
TELPED	=	TELEPHONE PEDESTAL
CTVPED	=	CABLE TELEVISION PEDESTAL
WM	=	WATER METER
80	=	ELEVATION CONTOUR LINE
	=	FENCE LINE
88.95 ×	=	SPOT ELEVATION

TREE LEGEND:

ONLY TREES WITH A DIAMETER 10" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

LOCATION	SPECIES	DIAMETER AT 4.5' GRADE	SIZE/COMMON NAME *Genus species*
	ch29		= 29" BLACK CHERRY *Prunus serotina*
	chelm16		= 16" CHINESE ELM *Ulmus parvifolia*
	ho10		= 10" AMERICAN HOLLY *Ilex opaca*
	lao40		= 40" LAUREL OAK *Quercus hemisphaerica*
	lo16		= 16" LIVE OAK *Quercus virginiana*



VICINITY MAP:

SCALE: 1" = 500'

LEGAL DESCRIPTION:

A portion of "Replat of Progress Center" as per plat thereof, recorded in Plat Book "P", pages 48 and 49 of the Public Records of Alachua County, Florida; also being a portion of Government Lots 2 and 3 of Section 24, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of northeast 1/4 of northeast 1/4 of Section 23, Township 8 South, Range 18 East, Alachua County, Florida, and run thence South 01°24'48" East along the west boundary of Section 24, Township 8 South, Range 18 East, Alachua County, Florida, and the west line of "Replat of Progress Center", as per plat thereof recorded in Plat Book "P", pages 48 and 49 of the Public Records of Alachua County, Florida, a distance of 1651.01 feet to the southwest corner of said "Replat of Progress Center"; thence South 87°19'03" East, along the southerly line of said "Replat of Progress Center", 856.75 feet to the POINT OF BEGINNING; thence continue South 87°19'03" East, along said southerly line, 298.00 feet; thence North 02°40'57" East, 406.49 feet to a point on the southerly right-of-way line of Research Circle (80' R/W); thence North 87°04'08" West, along said southerly right-of-way line, 283.64 feet; thence South 01°24'48" East, 207.18 feet; thence North 88°04'45" West, 29.16 feet; thence South 02°40'57" West, 200.68 feet to the POINT OF BEGINNING.

Containing 2.68 acres (116,822 square feet), more or less.

NOTES:

1) THE ELEVATIONS SHOWN HEREON WERE PROJECTED FROM AN ELEVATION OF 151.07 FEET (NAVD '88 DATUM) ON USGS B.M. STAMPED "15 CMP 1964 151" LOCATED 1.5 MILES SOUTH ALONG CENTERLINE OF COUNTY ROAD S-241 FROM JUNCTION OF STATE HIGHWAY S-235 IN THE CITY OF ALACHUA, FLORIDA; 2 FEET W. OF FENCE; 27 FEET N. AND 39 FEET E. OF JUNCTION OF T-ROAD E. NATIONAL GEODETIC SURVEY PID AR0300.

2) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF S 01°24'48" E ON THE WEST BOUNDARY OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST AND THE WEST LINE OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 & 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

3) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.

4) DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.

5) THIS SURVEY CONSISTS OF 2 SHEETS AND IS NOT VALID WITHOUT BOTH SHEETS.

6) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.

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

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0140D, COMMUNITY NUMBER; 120884, PANEL: 0140D, EFFECTIVE DATE: 06/16/06 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

No.	Date	Comment

eda consultants inc.
720 S.W. 2nd Ave. South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
352.373.3541 FAX 352.373.7919
www.edafl.com mail@edafl.com

eda consultants inc. LB 2389
Corporate Authorization No. LB 2389
By: ROBERT M. CRAVER P.S.M. 4239

Project No. 2022-0013.S00
Drawn A.L.
Check B.G.

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Fieldbook 1033 Page 43-47

Survey Date 02/15/2022

Drawing Completed 02/17/2022

Revised

PREPARED FOR: 1) SCHERER CONSTRUCTION
2)
3)
4)

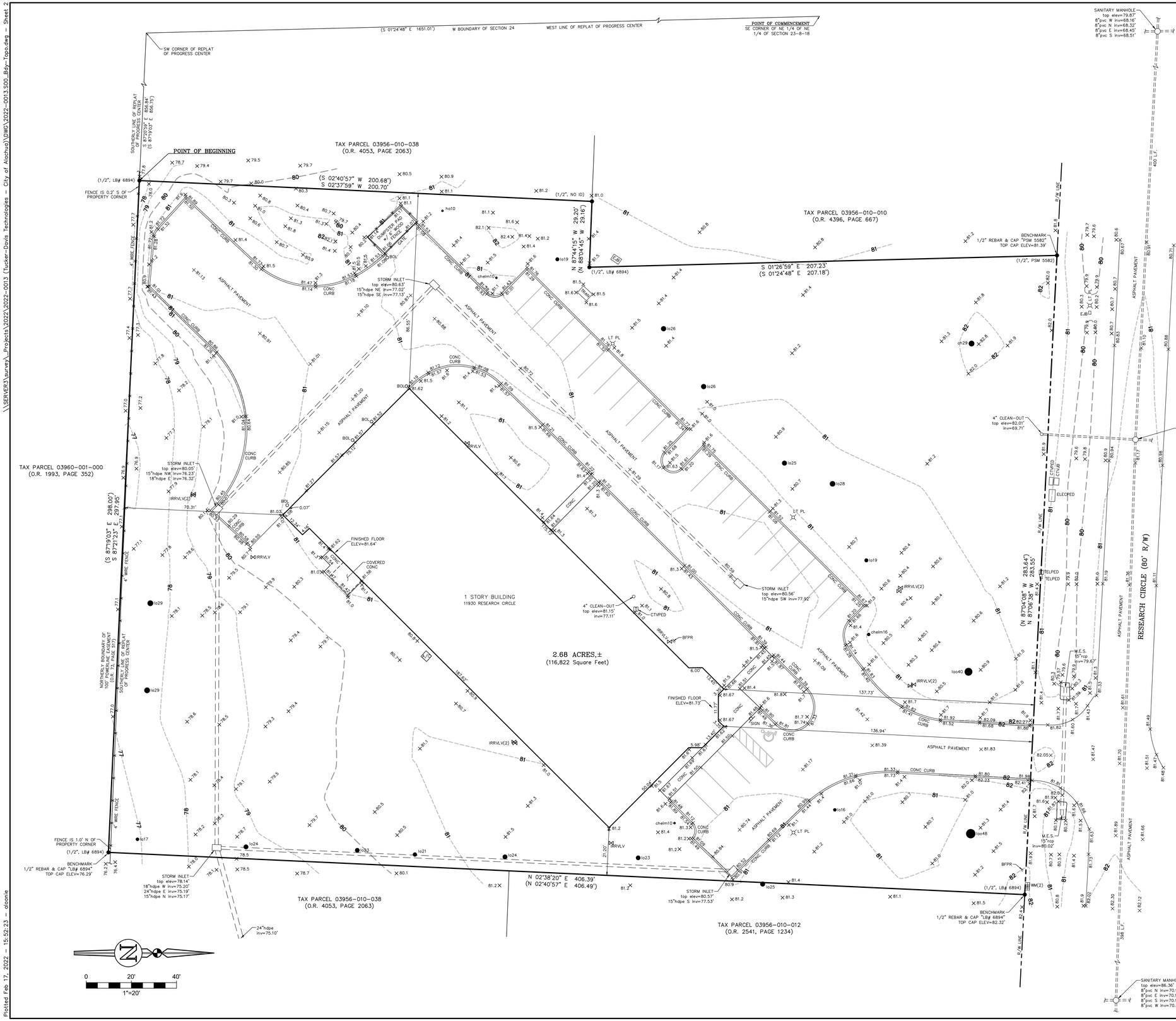
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 02/15/2022.

Sheet No.:

V-001

\\SERVER3\survey_Projects\2022\2022-0013 (Tucker-Davis Technologies - City of Alachua)\DWG\2022-0013.S00_Bsy-Topo.dwg - Sheet 1

Plotted Feb 17, 2022 - 15:52:23 - aloonie



FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0140D, COMMUNITY NUMBER: 120864, PANEL: 0140D, EFFECTIVE DATE: 06/16/06 AS SAID DOCUMENT DESCRIBES ZONE(s) X (SHADED) AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment

eda consultants inc.
LB 2389
720 SW 2nd Ave. South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
352.373.3541 FAX 352.373.7919
www.edafl.com mail@edafl.com

eda consultants inc.
Corporate Authorization No. LB 2389
REGISTERED SURVEYOR AND MAPPER NO. 4219
SEE SHEET 1 OF 2 FOR ORIGINAL SIGNATURE AND RAISED SEAL

Project No.	
2022-001.3	SDO
Drawn	A.L.
Check	B.G.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2022

Revised	Drawing Completed	Survey Date	Page	Fieldbook
02/17/2022	02/15/2022	02/15/2022	A3-47	1033

PREPARED FOR: 1) SCHERER CONSTRUCTION
2)
3)
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THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 02/15/2022

LEGEND OF SYMBOLS & ABBREVIATIONS:

A/C	=	AIR CONDITIONER COMPRESSOR PAD
BFPR	=	WATERLINE BACKFLOW PREVENTER
CONC	=	CONCRETE
CTV/JB	=	CABLE TELEVISION JUNCTION BOX
EJB	=	ELECTRICAL JUNCTION BOX
ELECPED	=	ELECTRICAL PEDESTAL BOX
ELEV	=	ELEVATION
ID.	=	IDENTIFICATION
inv	=	INVERT
hdpe	=	HIGH DENSITY POLY-ETHYLENE PIPE
L.F.	=	LINEAR FEET
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
PVC	=	POLY-VINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
SECTION 23-8-18	=	SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST
TRAN	=	ELECTRICAL TRANSFORMER PAD
W	=	WITH
O BOL	=	TRAFFIC BOLLARD
●	=	FOUND REBAR & CAP (size, ID)
IRRVLV	=	IRRIGATION CONTROL VALVE
LT PL	=	LIGHT POLE
◯	=	MANHOLE
TELPED	=	TELEPHONE PEDESTAL
CTVPED	=	CABLE TELEVISION PEDESTAL
WM	=	WATER METER
80	=	ELEVATION CONTOUR LINE
	=	FENCE LINE
88.95×	=	SPOT ELEVATION

TREE LEGEND:

ONLY TREES WITH A DIAMETER 10" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

LOCATION SPECIES DIAMETER AT BREAST HEIGHT

SIZE/COMMON NAME *Genus species*
- ch29 = 29" BLACK CHERRY *Prunus serotina*
- chelm16 = 16" CHINESE ELM *Ulmus parvifolia*
- ho10 = 10" AMERICAN HOLLY *Ilex opaca*
- loo40 = 40" LAUREL OAK *Quercus hemisphaerica*
- lo16 = 16" LIVE OAK *Quercus virginiana*

Sheet No.:

V-002

Plotted Feb 17, 2022 – 15:52:23 – aloonie
\\SERVER3\survey_Projects\2022\2022-0013 (Tucker-Davis Technologies - City of Alachua)\DWG\2022-0013.500_Bdy-Topo.dwg – Sheet 2

GENERAL NOTES

1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
3. POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE.

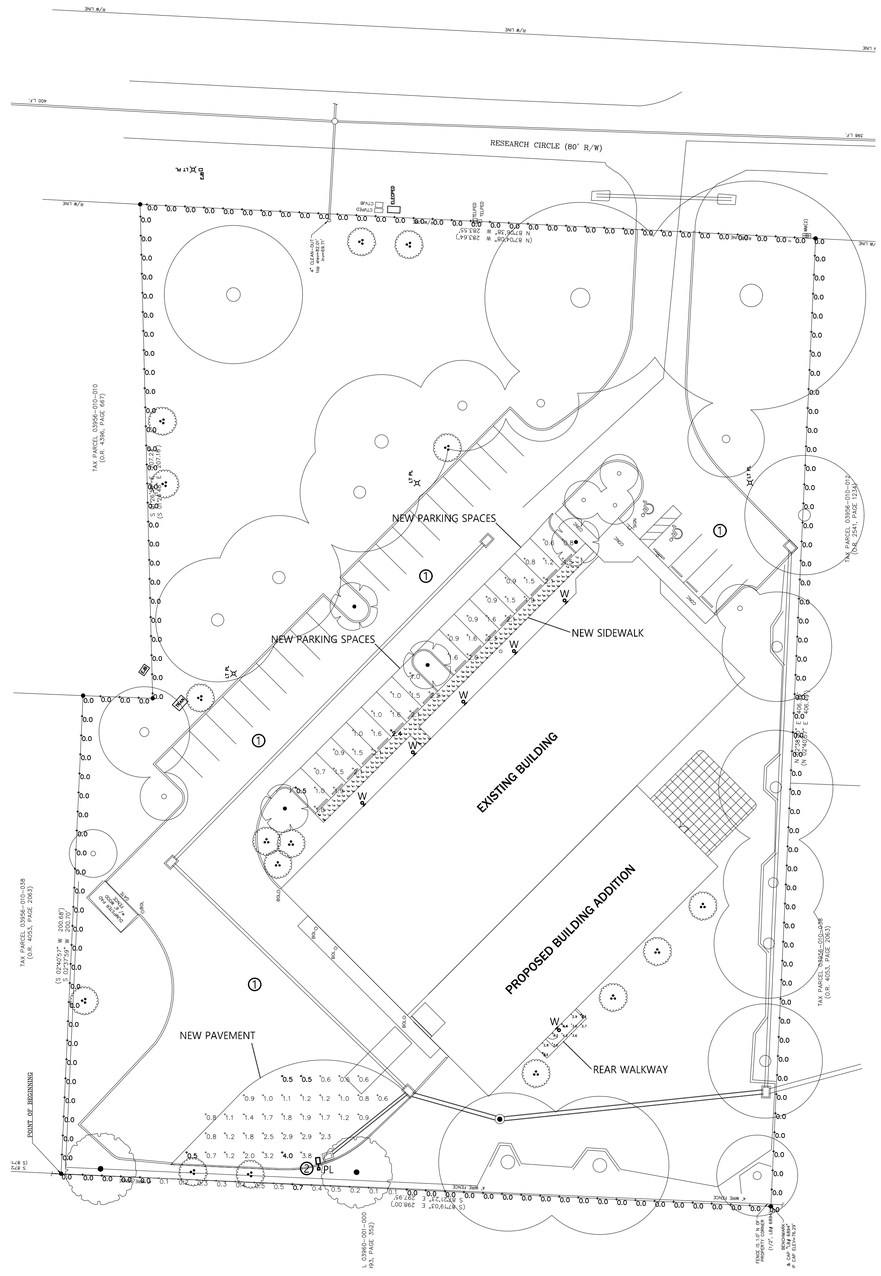
PLAN NOTES

① EXISTING TO REMAIN AREAS NOT IN SCOPE OF PHOTOMETRIC STUDY.

② FIXTURE TO BE OUTFITTED WITH HOUSE SIDE SHIELD TO LIMIT LIGHT TRESPASS ALONG PROPERTY LINE.

Photometric Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NEW PARKING SPACES	+	1.4 fc	2.4 fc	0.5 fc	4.8:1	2.8:1
NEW SIDEWALK	+	2.5 fc	3.4 fc	1.1 fc	3.1:1	2.3:1
NEW PAVEMENT	+	1.5 fc	4.0 fc	0.5 fc	8.0:1	3.0:1
PROPERTY LINE	+	0.0 fc	0.7 fc	0.0 fc	N/A	N/A
REAR WALKWAY	+	3.3 fc	4.4 fc	2.1 fc	2.1:1	1.6:1

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Mounting Height
	W	6	SIGNIFY GARDCO	101L-16L-400-NW--G2-4	101L LED Sconce	(1) LEDgine DRIVEN AT 400mA	1	101l-16l-400-nw-g2-4.ies	2789	0.81	10FT
	PL	1	SIGNIFY GARDCO	ECF-S-32L-530-NW-G2-3	EcoForm Area LED SMALL 32 LEDs 4000K CCT TYPE 3 OPTIC	(2) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 530mA	1	ecf-s-32l-530-nw-g2-3.ies	7426	0.81	15FT



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE

0 15 30 60

KENNETH W. HUNTER LICENSE No. 76961 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Kenneth W. Hunter, P.E. on 5/18/21 using a Digital Signature.

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

HUNTER DESIGN AND CONSULTING, INC.
696 1ST AVE N. STE 200
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

TUCKER-DAVIS
SITE LIGHTING PLAN
CITY OF ALACHUA, FLORIDA

PROJECT INFORMATION	
PROJECT NUMBER:	22026
DRAFTED:	K. NORTHCUTT
DESIGNED:	K. NORTHCUTT
REVIEWED:	K. HUNTER
ISSUE DATE:	5/18/22
REVISIONS	

SHEET NUMBER

E-1

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 7/12/2022
SUBJECT: Site Plan – San Felasco Tech City Phase 4: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan proposing the construction of three (3) nonresidential buildings totaling ±88,413 square feet, 20 attached residential units, ten (10) single family residential units, a ±3,140 square foot neighborhood recreation center, and a ±1,044 square foot amenity center on a ±13.23 acre subject property; Portions of Tax Parcel Numbers 05844-004-001 and 05855-005-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for the Laser Investment Group, LLC, for San Felasco Tech City Phase 4 subject to the six (6) conditions provided in Exhibit "A" and located on page 20 of the July 12, 2022 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 Laser Investment Group, LLC, for San Felasco Tech City Phase 4 subject to the six (6) conditions provided in Exhibit "A" and located on page 20 of the July 12, 2022 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan proposing the construction of three (3) nonresidential buildings totaling ±88,413 square feet, 20 attached residential units, ten (10) single family residential units, a ±3,140 square foot neighborhood recreation center, and a ±1,044 square foot amenity center.

This Site Plan represents Phase 4 of San Felasco Tech City (SFTC). Phase 1 of the project consists was approved in July 2018 and consists of two (2) ±30,100 square foot buildings (completed). Phase 2 was approved in April 2019 and consists of two (2) ±30,100 square foot buildings which are similar in size and design to those within Phase 1 (under construction). Phase 2 also includes a ±6,000 square foot day care facility (completed). Phase 3 was approved in November 2019 and consists of a ±3,200 square foot restaurant with drive-through and 74 attached and detached dwelling units. Construction of the improvements for Phase 3 has not commenced.

There are no changes or modifications proposed to the existing ingress/egress to SFTC, and access to Phase 4 will be provided via the existing ingress/egress connecting to NW US Highway 441.

The SFTC property is ±82.68 acres in area; the project area consists of ±13.23 acres of the subject property. The subject property is located in the north of US Highway 441 and east of NW 89th Street.

Development within Phase 4 will convey stormwater runoff to stormwater basins constructed with previous phases of the project.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - San Felasco Tech City Phase 4 (Part 1 of 4)
- Site Plan - San Felasco Tech City Phase 4 (Part 2 of 4)
- Site Plan - San Felasco Tech City Phase 4 (Part 3 of 4)
- Site Plan - San Felasco Tech City Phase 4 (Part 4 of 4)
- Application & Supporting Materials
- Public Notice Materials for the 7/12/22 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: July 12, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of three (3) nonresidential buildings totaling ±88,413 square feet, 20 attached residential units, ten (10) single family residential units, a ±3,140 square foot neighborhood recreation center, and a ±1,044 square foot amenity center
APPLICANT/AGENT:	Claudia Vega, P.E., of EDA Consultants, Inc.
PROPERTY OWNER:	The Laser Investment Group, LLC
LOCATION:	North of US Highway 441 and east of NW 89th Street
PARCEL ID NUMBER:	05844-004-001 and 05855-005-000
FLUM DESIGNATION:	Corporate Park
ZONING:	Corporate Park (CP)
OVERLAY:	N/A
ACREAGE:	±13.23 acres (project area) ±82.68 (subject property)
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for the Laser Investment Group, LLC, for San Felasco Tech City Phase 4 subject to the six (6) conditions provided in Exhibit "A" and located on page 20 of the July 12, 2022 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 Laser Investment Group, LLC, for San Felasco Tech City Phase 4 subject to the six (6) conditions provided in Exhibit "A" and located on page 20 of the July 12, 2022 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan proposing the construction of three (3) nonresidential buildings totaling ±88,413 square feet, 20 attached residential units, ten (10) single family residential units, a ±3,140 square foot neighborhood recreation center, and a ±1,044 square foot amenity center.

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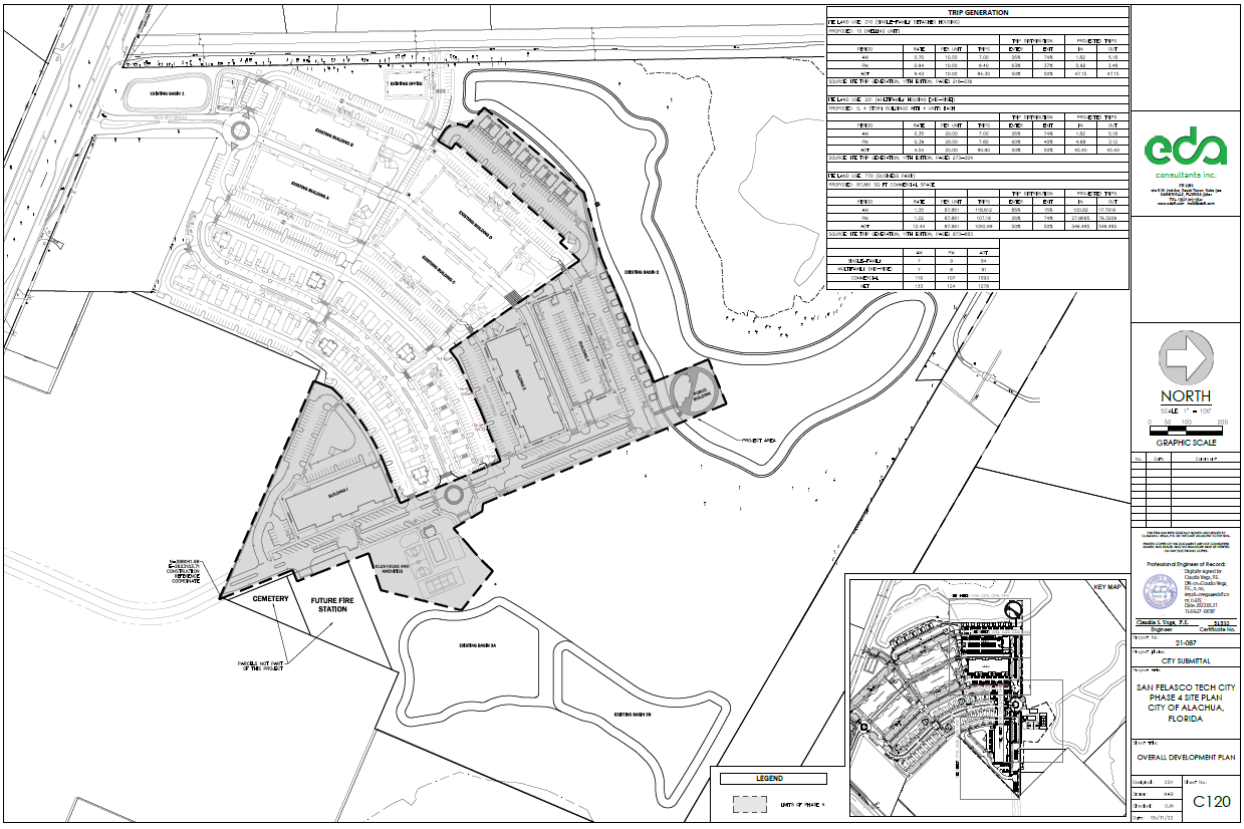
There are no changes or modifications proposed to the existing ingress/egress to SFTC, and access to Phase 4 will be provided via the existing ingress/egress connecting to NW US Highway 441.

Illustration 1. The Laser Investment Group, LLC – SFTC Phase 4 Overall Development Plan



The SFTC property is ±82.68 acres in area; the project area consists of ±13.23 acres of the subject property. The subject property is located in the north of US Highway 441 and east of NW 89th Street.

Development within Phase 4 will convey stormwater runoff to stormwater basins constructed with previous phases of the project.

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

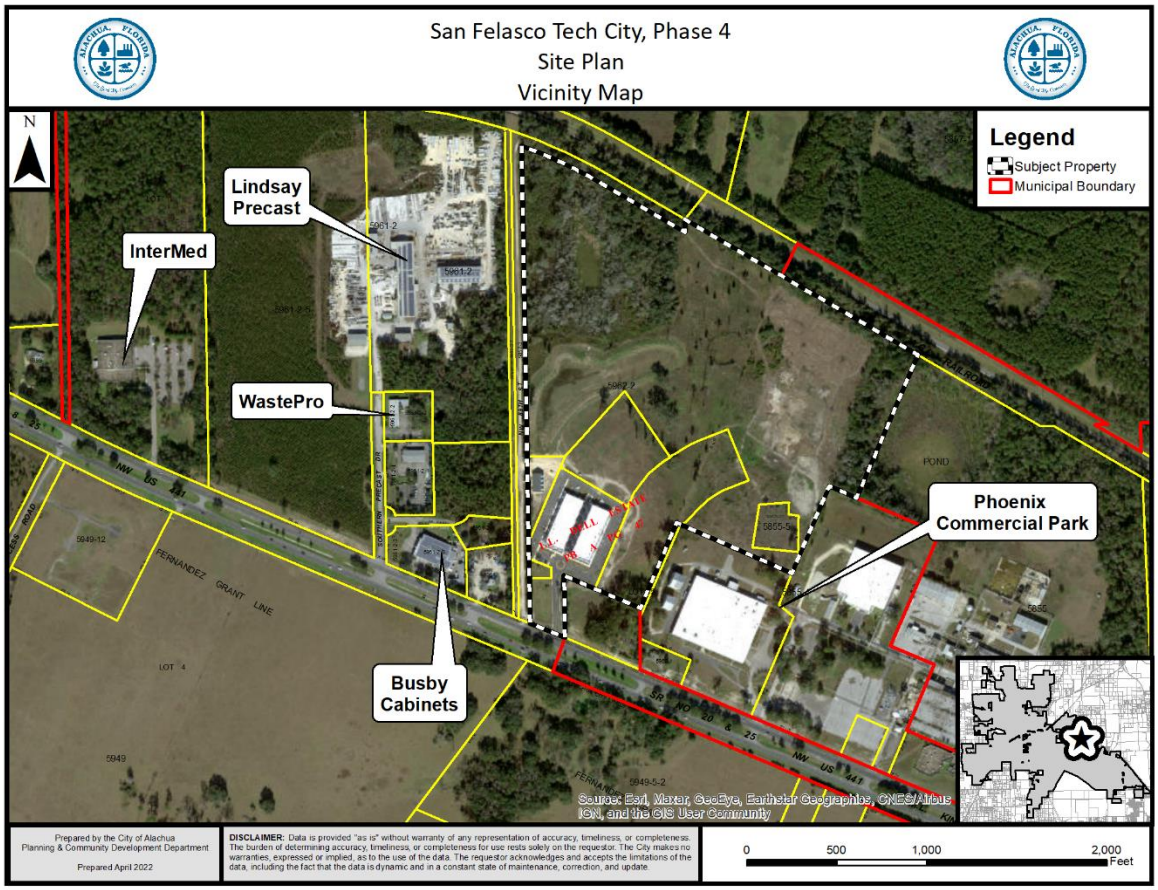


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	CSX Railroad Right-of-way	N/A	N/A
South	NW US Highway 441; Vacant Lands; Single Family Residence	Commercial; Rural Employment Center (Alachua County)	Commercial Intensive (CI); Highway Oriented Business (Alachua County)
East	Phoenix Commercial Park	Industrial	Industrial General (IG)
West	Lindsay Precast; Waste Pro; Busby Cabinets	Industrial	Light & Warehouse Industrial (ILW)

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 on February 24, 2022 at the Emory Group Companies office located at 13900 Tech City Circle, Suite 100. The applicant was available to answer questions. Materials submitted by the applicant indicate that two (2) persons attended the meeting.

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 2035:

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

Objective 1.4: 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 complimentary 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.

Evaluation and Findings: The development is designed and planned to be a campus-like environment consisting of a mix of residential and non-residential uses, including offices, technology firms, and incubators. Phase 4 proposes additional non-residential uses and a limited amount (30 dwellings) of additional residential use. There are pedestrian sidewalks and walkways connecting buildings throughout the existing and proposed development.

Policy 1.4.f: The City shall develop performance standards for Corporate Park 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;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts 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;

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 site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
12. Complimentary residential uses.

Evaluation and Findings of Consistency with Policy 1.4.f: The Site Plan demonstrates compliance with the applicable performance standards.

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: The applicant has submitted a technical memorandum prepared by Peter M. Wallace of Ecosystem Research Corporation, dated April 22, 2022. The technical memorandum notes that: in general the site is currently occupied by successional habitats to include cleared ground, cleared ground with equipment storage, areas dominated by mowed pasture grasses with most of the site being covered with mowed Oldfield vegetation; there are no naturally occurring native plant habitats remaining within the Phase 4 area; a previous Environmental Resource Assessment (ERA) noted a historical cemetery and through work performed as part of Phase 4, 11 gravesites identified and re-interred on the SFTC property; and a listed species survey did not identify the presence of any gopher tortoises or other listed species within the Phase 4 area.

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.

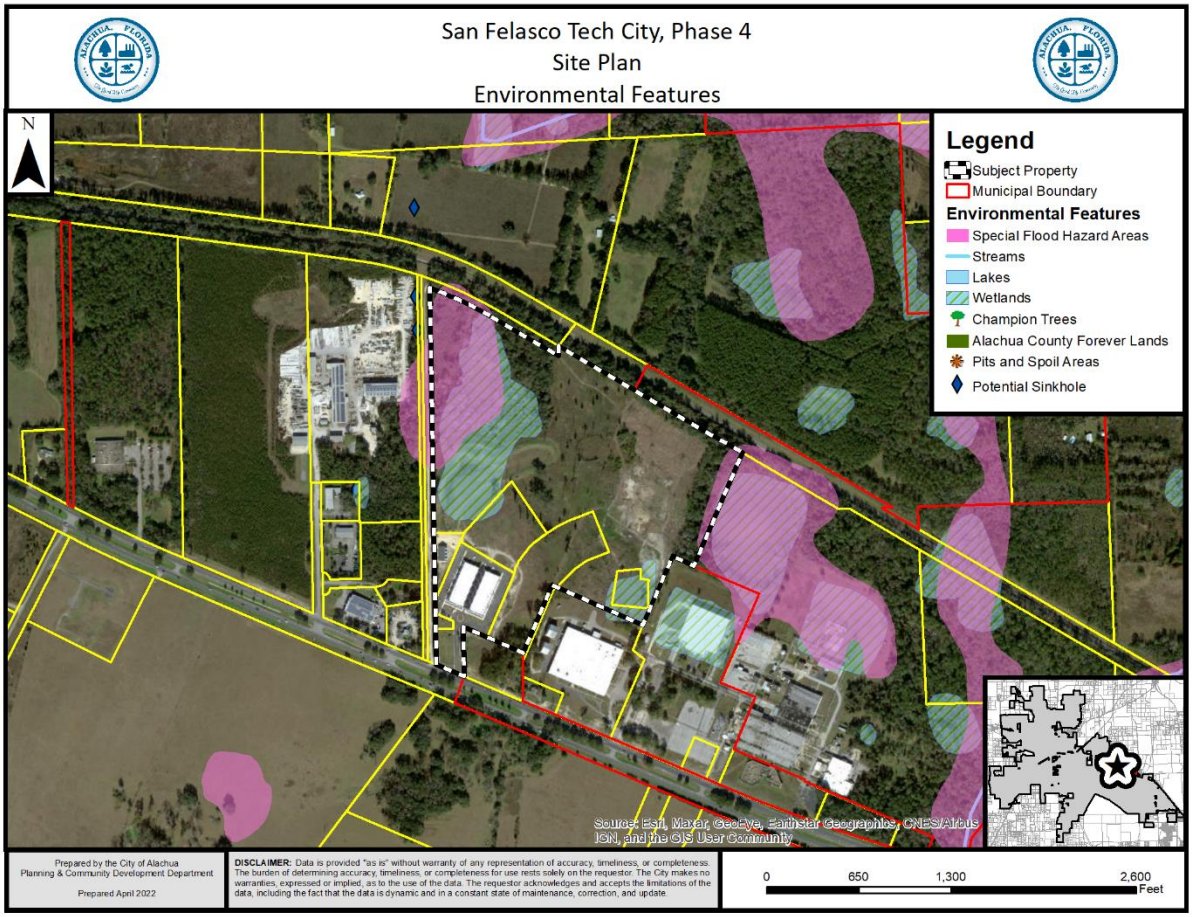
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Geographic Information Systems (GIS) data (National Wetlands Inventory) indicates that wetlands may exist on a portion of the subject property. The applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated January 29, 2019, which provides an assessment of on-site environmental features. The report indicates the presence of wetland areas on the property. The boundary of the wetland was field delineated pursuant to Chapter 62-340, Florida Administrative Code.

Evaluation: Section 6.9.5 of the LDRs and Objective 1.10 of the Comprehensive Plan Conservation & Open Space Element (COSE) establish requirements for wetlands and wetland buffer areas. Wetland areas on the subject property have been field delineated in accordance with Chapter 62-340, Florida Administrative Code, which meets the requirements Policy 1.10.a of the COSE. In accordance with Policy 10.1.g, the development must maintain a 75 foot average, 50 foot minimum buffer around the wetland. The Site Plan depicts the boundary of these buffers, and indicated the minimum wetland buffer requirements will be met.

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 applicant has submitted a technical memorandum prepared by Peter M. Wallace of Ecosystem Research Corporation, dated April 22, 2022. The technical memorandum notes that: in general the site is currently occupied by successional habitats to include cleared ground, cleared ground with equipment storage, areas dominated by mowed pasture grasses with most of the site being covered with mowed Oldfield vegetation; there are no naturally occurring native plant habitats remaining within the Phase 4 area; and a listed species survey did not identify the presence of any gopher tortoises or other listed species within the Phase 4 area.

Evaluation: No species identified as endangered, threatened, or of special concern were observed on the subject property, nor was there any evidence of a species identified as endangered, threatened, or of special concern seen during a listed species survey. Therefore, there are presently no concerns regarding the protection of species identified as endangered, threatened, or of special concern.

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 six (6) soil types found on the subject property:

Bivans Sand (2% - 5% slopes)
Hydrologic Group: C/D
This soil is poorly drained with moderate surface runoff and moderate to moderately rapid permeability. This soil poses severe limitations for dwellings, small commercial buildings, local roads, and septic tanks.

Chipley (0% - 2% slopes)
Hydrologic Group: D
This soil type is somewhat poorly drained and surface runoff is slow. This soil type poses severe limitation for dwellings, small commercial buildings, local roads, septic tanks.

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.

Monteocha Loamy Sand (0% – 2% slopes)
Hydrologic Soil Group: D
This nearly level, poorly drained soil is in wet ponds and shallow depressional areas in the flatwoods. Permeability is rapid in the surface layer, moderately rapid to rapid in the subsurface layer, and upper part of the subsoil, and moderately slow to moderate in the lower part. This soil has severe limitations for urban uses. Ponding and thick sandy texture severely restrict the soil for this use. Water is on or near the surface during much of the time.

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 area of the property proposed for development is primarily located within an area identified as Fort Meade Fine Sand, Millhopper Sand, and Tavares Sand. These soil types 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, indicates that the subject property is in Flood Zone A (areas determined to

be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined) and in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: Since all proposed development is located within the portion of the property 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.

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: The SFTC Phase 4 Site Plan proposing the construction of three (3) nonresidential buildings totaling ±88,413 square feet, 20 attached residential units, ten (10) single family residential units, a ±3,140 square foot neighborhood recreation center, and a ±1,044 square foot amenity center. Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district. All proposed uses are identified as allowable uses in Table 4.1-1.

(3) *Zone District Use-Specific Standards*

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

Evaluation & Findings: Section 4.3.1(A)(3) establishes Use-Specific Standards for single-family attached dwellings. These standards primarily relate to the orientation of the building (the building must be oriented to the street or face open space to the maximum extent practicable), the height of buildings when the use is located in the RSF-1, RSF-3, RSF-4, or RSF-6 zoning districts, and minimum setbacks from existing single-family residential uses. The proposed development is found to comply with the applicable Use-Specific Standards for single-family attached dwellings as set forth in Section 4.3.1(A)(3).

There are no Use-Specific Standards applicable to any of the other proposed uses.

(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 (106)	US 441 (from CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Comm	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 3. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Business Park (ITE Code 770)	1,100 (550/550)	119 (101/18)	102 (27/75)
Multifamily Housing (Mid-Rise) (ITE Code 221)	91 (45/46)	7 (2/5)	8 (5/3)
Single-Family Detached Housing (ITE Code 220)	94 (47/47)	7 (2/5)	9 (6/3)
Total	1,285 (642/643)	133 (105/38)	119 (39/81)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: ITE Code 770: AADT –1.74 trips per 1,000 square feet x 11,985 square feet (50% entering/50% exiting); AM Peak Hour – 0.17 trips per 1,000 square feet x 11,985 square feet (77% entering/23% exiting); PM Peak Hour –0.19 trips per 1,000 square feet x 11,985 square feet (27% entering/73% exiting); ITE Code 221: AADT – 4.54 trips per dwelling x 20 dwellings (50% entering/50% exiting); AM Peak Hour – 0.35 trips per dwelling x 20 dwellings (26% entering/74% existing); PM Peak Hour – 0.39 trips per dwelling x 20 dwellings (60% entering/40% exiting); ITE Code 220: AADT – 9.43 trips per dwelling x 20 dwellings (50% entering/50% exiting); AM Peak Hour – 0.70 trips per dwelling x 20 dwellings (26% entering/74% existing); PM Peak Hour – 0.94 trips per dwelling x 20 dwellings (63% entering/37% exiting).

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 4 (106) US 441 (from CR 25A East Intersection to SR 235)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	18,230
Reserved Trips[4]	5,689
Available Capacity[4]	21,781
Increase/Decrease in Daily Trips Generated by Development[5]	1,100
Residual Capacity After Development's Impacts[6]	20,681

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 2022 Development Monitoring Report.
5 Trip Distribution: Segment 4 – 100%.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 4 (106) US 441 (from CR 25A East Intersection to SR 235)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,732
Reserved Trips[4]	452
Available Capacity[4]	1,926
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	119
Residual Capacity After Development's Impacts[6]	1,807

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 2022 Development Monitoring Report.
5 Trip Distribution: Segment 4 – 100%.
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 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	239,932
Available Capacity	750,651
Increase/Decrease in Potable Water Demand from Application[3]	22,629
Residual Capacity	**728,082**
Percentage of Permitted Design Capacity Utilized	**68.35%**

Sources:
1 City of Alachua Public Services Department, April 2022
2 City of Alachua June 2022 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Code.

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 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	269,932
Available Capacity	525,718
Increase/Decrease in Sanitary Sewer Demand from Application[3]	22,629
Residual Capacity	**503,089**
Percentage of Permitted Design Capacity Utilized	**66.46%**

Sources:
1 City of Alachua Public Services Department, April 2022
2 City of Alachua June 2022 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Cod.

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 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	43,024	7,851.88
Reserved Capacity[2]	36,992.38	6,751.11
Increase/Decrease in Demand Generated by Application[3]	1,366.90	249.46
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, 2021; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).*
2. *City of Alachua June 2022 Development Monitoring Report.*
3. *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996; City of Alachua Comprehensive Plan*
4. *New River Solid Waste Facility, April 2022.*

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.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	5.10
Potential Demand Generated by Development[3]	0.38
Residual Recreational Capacity After Impacts	**76.22**

Sources:
1. *City of Alachua June 2022 Development Monitoring Report.*
2. *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2021; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons])*
3. *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 30 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.56 acres
Acreage Required to Serve Demand Generated by Development[2]	0.08 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.78 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**34.06%**

1. *Source: City of Alachua June 2022 Development Monitoring Report.*
2. *Formula: Recreation Demand Generated by Development (0.38 acres) x 20%.*
3. *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The development will increase the demand of recreational facilities by 0.38 acres, and will increase the demand of passive park space by 0.08 acres. It is anticipated that the development will not adversely affect the LOS of recreational facilities, and the impacts are therefore acceptable.

Public School Impacts

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. Alachua County Public Schools staff responded to the review request on February 28, 2022 and indicated that capacity is available at the elementary, middle, and high school levels to accommodate impacts from the development.

EXHIBIT "A"
TO
THE LASER INVESTMENT GROUP, LLC
(SAN FELASCO TECH CITY PHASE 4)
STAFF REPORT

CONDITIONS:

1. The applicant agrees that it shall address the three (3) enhancements as stated in the technical memorandum prepared by Eiman Abbas, Engineering Technician, of the Public Services Department to Rodolfo Valladares, P.E., Public Services Director, and dated June 22, 2022. The Applicant further agrees that such enhancements shall be constructed, inspected, and deemed to be in conformance with all approved construction documents prior to scheduling the final inspection for any building associated with this Development Order. The three (3) enhancements are as follows:
    a. Enhancement 1: increase the existing water meter size to 6-inches and corresponding piping.
    b. Enhancement 2: provide crossing of US 441 (12-inches or larger watermain). Tie the 16-inch watermain (south of US 441) to the 8-inch watermain (north of US 441).
    c. Enhancement 3: extend the watermain (i.e. 8-inches) from US 441 through Phoenix Commercial Park.
2. The applicant agrees that it shall address all comments provided by Silver "Chip" Ware, Plan Review/Fire Inspector, Alachua County Fire Rescue, as provided in a letter dated May 31, 2022. The Applicant further agrees that a verification that all comments have been sufficiently addressed shall be required prior to scheduling the final inspection for any building associated with this Development Order.
3. The applicant agrees that it shall address all comments provided by Christopher Potts, P.E., of JBPro, Inc., as provided in a letter dated July 5, 2022. The Applicant further agrees that a verification that all comments have been sufficiently addressed shall be required prior to the issuance of a building permit for any building activity associated with this Development Order.
4. The applicant acknowledges and agrees that the subject 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 the development connects to the water distribution system and at the time the development connects 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.

5. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
6. The Applicant agrees that Conditions 1 – 5 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 6 as stated herein.

EXHIBIT "B"

TO

THE LASER INVESTMENT GROUP, LLC
(SAN FELASCO TECH CITY PHASE 4)
SITE PLAN
STAFF REPORT

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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

July 5, 2022

Mr. Justin Tabor
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: San Felasco Tech City – Phase 4

Dear Mr. Tabor:

As you requested, we have reviewed the submittal drawings and other materials provided to us for the above referenced project. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint, however we had several very minor comments after reviewing the latest plan set.

C240 – Dimension Plan

1. Suggest moving handicap sign to be behind the sidewalk in front of the club house.
2. Provide an ADA accessible curb cut ramp to the eastern leg of the roundabout to connect to the crosswalk.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION -

DATE: **June 29, 2022**

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

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

TR 6/29/2022

RE: **San Felasco Tech City Phase 4 – Site Plan**

Public Services has reviewed the subject project (May 02 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Mar 16, 2022 Submittal** **Sheet C100** Please add "SITE PLAN" to title in keeping with CoA naming convention. Please **resubmit** this sheet. **Comment on May 2nd Submittal** **Approved**
2.	**Comment on Mar 16, 2022 Submittal** **Sheet C110** General Note 14 instructs Contractor to follow all criteria set forth by the City of Alachua requirements for potable water, wastewater and reclaimed water Please note that the system as designed does not meet City of Alachua requirements. Examples include: (1) Water mains under pavement are PVC, not DI (2) Some water service

NO.	COMMENTS
	lines are 1-inch whereas CoA min requirement is 2-inch. (3) Isolation valves for water service lines are corporation stops, not gate valves . Thus, suggest that General Note 14 be modified as follows: "14. **Unless otherwise shown or noted**, contractor to follow all criteria set forth by CoA requirements for Potable Water, etc…." Please **resubmit** this sheet. **Comment on May 2nd Submittal** **Approved**
3	**Comment on Mar 16, 2022 Submittal** **General** The reviewer noticed that there are no water & wastewater details. Does the designer plan to include water & wastewater details to the site plan set? Because the water and wastewater systems will not be completely designed to CoA requirements, not all CoA details are required. Others may be used instead. Please **submit** response. **Comment on May 2nd Submittal** **Approved**
4	**Comment on Mar 16, 2022 Submittal** **Sheet C410** Left side of sheet: Keyed Note 3 (PVC elbow) is called out for a DI fire line. Suggest changing. Please **resubmit** this sheet. **Comment on May 2nd Submittal** **Approved**
5	**Comment on Mar 16, 2022 Submittal** **Sheet C410** Wastewater Structure Schedule Manholes MH-31, MH-33, MH-35 and MH-36 have two or more gravity pipes connected to them. For these manholes, the invert elevations differ by more than 2 feet. It is good design

NO.	COMMENTS
	practice to provide external drop box assemblies. Does the designer intend to do this? If so, how will this be implemented? Please **submit** response. **Comment on May 2nd Submittal** **Approved**
6.	**Comment on Mar 16, 2022 Submittal** **Sheet C420** Right side of sheet: Keyed notes 4 & 10 callouts appeat to be reversed. Please evaluate. Please **resubmit** this sheet. **Comment on May 2nd Submittal** **Approved**
7.	**Comment on Mar 16, 2022 Submittal** **General** The existing fire hydrant near 441 will provide fire flow to Tech City within a 500 foot radius, which is the reviewer's understanding of the fire code. But much of Phase 4 appears to be greater than 500 feet from the existing fire hydrant. (Please confirm) Thus, it would appear that fire hydrant(s) need to be installed within the Phase 4 site. At present, no fire hydrants appear to be shown within the Phase 4 site. If required, please add fire hydrants. In addition, it must be demonstrated that these new fire hydrants can deliver the required 1000 gpm. Because COAs hydraulic model does not include Tech City, which is private property, it is expected that the design engineer would evaluate hydraulics within the Tech City using their own hydraulic models, or equivalent. CoA would provide the designer with input flow and pressure information at the property boundary. Please **submit** response. **Comment on May 2nd Submittal** Duly Noted. COA defers to the Fire Examiner. **No further action required** to address this comment.

NO.	COMMENTS
8.	**Comment on Mar 16, 2022 Submittal** **General:** Fire flow needs to be evaluated to ensure that adequate fire flow can be provided. Based upon the submitted information: Minimum fire flow is 1000 gpm. Coincident potable water (total of existing and Phase 4) is 219 gpm peak. Please confirm by **submitting** response. **Comment on May 2nd Submittal** COA hydraulic model assumes flow input into Tech City as 1219 gpm. **No further action required**, except as requested by COA hydraulic modeler.
9.	**Comment on Mar 16, 2022 Submittal** **General:** Based upon past hydraulic simulations in the area, it is expected that delivering the required fire flow and coincident potable water demand will be marginal. Please note that only one 8-inch pipe of about 2400 ft. length supplies the fire hydrant. CoA is willing to reconfigure its hydraulic model and then run simulations. CoA anticipates that two different scenarios will need to be simulated: **Scenario 1:** Demonstrate that the existing fire hydrant near 441 delivers the required flow. The model will include two nodes near the property line (1) A fixed demand of 219 gpm that represents the coincident peak total potable water demand for Tech City through Phase 4 and (2) The existing fire hydrant. The simulation will give the estimated fire flow at this hydrant subject to the constraint of 20 psig minimum residual pressure throughout the system. **Scenario 2:** CoA to provide flow and pressure information in fire line near the property line. The design engineer will use this information to estimate the fire flow at the new hydrant(s) installed at Phase 4 Tech City. The model will include two nodes near the property line (1) A fixed demand of 219 gpm that represents the coincident peak total potable water demand for Tech City through Phase 4 and (2) A fixed demand of 1000 gpm that represents the fire line point of connection. The system constraint is 20 psig residual pressure. The model results will be the flow (1000 gpm) and the pressure at the fire line point of connection. From that an available pressure budget can be constructed. If the estimated pressure loss in the fire line to the proposed hydrant(s) is less than the available pressure budget, this will demonstrate that the proposed hydrant can deliver the 1000 gpm. Please **resubmit** response.

NO.	COMMENTS
	Comment on May 2nd Submittal To reiterate Engineer's response, " pressure loss calculations will be **submitted** ASAP."
10.	**Comment on Mar 16, 2022 Submittal** **General:** The proposed peak domestic demand is 219 gpm. During construction, the existing flow meter will need to be upsized to accommodate this increase in demand. Please **submit** response. **Comment on May 2nd Submittal** Design engineer has agreed to upsize meter. **Approved.**
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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 28, 2022

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearing: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Ms. Vega:

On June 27, 2022, the City of Alachua received your revised application and materials for a Site Plan submitted on behalf of The Laser Investment Group, LLC for SFTC Phase 4. 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 **July 12, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 28, 2022.*** 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, June 28, 2022***. 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, July 11, 2022***). 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, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*
Project File

June 24, 2022

Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace
P.O. Box 9
Alachua, FL 32616

Re: San Felasco Tech City Phase 4 Site Plan

The applicant's responses to the Letter in regards to the third Project Assistance Team (PAT) review issued on June 20, 2022 are below.

Previous Comments – 4/7/22 PAT Comments

1. *Article 3, Zone Districts*
a. As set forth in Section 3.5.2(F)(2), an exhibit must be included with the site plan demonstrating that the performance standards as set forth in Section 3.5.2(F)(2)(a) – (e) shall be met.

An exhibit (Sheet C115) has been submitted, however, the following items must be addressed:

i. The exhibit does not calculate the area to be preserved for non-residential uses as set forth in Section 3.5.2(F)(2)(c)(ii): *"Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of nonresidential 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 nonresidential uses per acre shall be used for the preservation calculation."* See attached sample exhibit.

Remaining Issues: The exhibit appears to include all *planned* dwellings and not just those *previously permitted* or *proposed as part of Phase 4.* The calculations should only include those previously permitted or proposed as part of Phase 4. Revise accordingly.

RESPONSE: The exhibit has been revised accordingly.

ii. The exhibit does not calculate the maximum gross residential density as required by Section 3.5.2(F)(2)(d)(i): *"Site plans and preliminary plats which include residential development in the CP District shall provide: A calculation of the maximum gross residential density which is permitted within the CP District."* See attached sample exhibit.

Remaining Issues: The exhibit calculates the project's density, but not the maximum gross density. Revise accordingly.

RESPONSE: The exhibit has been revised accordingly.

2. *Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation*

a. All street intersections with other streets and with driveways shall be property controlled with stop signs, and street names shall be included on stop signs at street/street intersections. Ensure all street/street intersections and street/driveway intersections are property controlled. Update stop sign call outs in such locations to note that street name signs shall be included. Provide a detail of stop sign/street name signs. Stop signs should be added, but may not be limited to, the following locations:

(i) Stop sign call outs at street intersections were not updated to note that street name signs shall be included.

Remaining Issues: Add street name sign to callout of: stop sign at intersection of Building F parking garage northern ingress/egress and NW 86th Drive (Sheet C220); existing stop sign at intersection of NW 86th Drive and driveway east of east of Tech City Circle (Sheet C220).

RESPONSE: Street name signs have been called out the referenced locations.

(ii) A detail of stop sign/street name signs.

Remaining Issues: Detail on Sheet C370 states "City Name". Signage should state "Street Name".

RESPONSE: The detail has been revised to state "Street Name."

b. The sidewalk to the east of Building 1 provides an ADA accessible ramp at NW 86th Drive but does not provide a connection to the opposite side of the street.

Remaining Issues: Comment was not addressed. See Sheet C230, near the parking lot driveway connection for Building I and the continuation of NW 86th Drive to the adjacent property.

RESPONSE: The sidewalk and ramp have been removed.

3. *Section 6.8, Design Standards for Business Uses / Architectural Plans*

a. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate massing or an alternative as defined therein. The following elevations do not comply with the massing/alternative requirements: east elevation of Building I; north elevation of Building F.

Remaining Issues: Comment was not addressed.

RESPONSE: Please see revised architectural plans.

b. Sheet A100 showing Building E & F overall plan references Building C and D at the bottom of the sheet.

Remaining Issues: Renumbered Sheet A-02 references Building D.

RESPONSE: Please see revised architectural plans.

4. *Miscellaneous*

a. Please update the tie-in of NW 86th Drive to the connection reflect the conditions shown on the approved plans for the adjacent parcel to the east. Revise grading as needed.

Remaining Issues: Comment was not addressed. The approved site plan for the adjacent property may be provided for coordination purposes upon request.

RESPONSE: Please see revised tie-in design.

b. Please clarify the proposed use of the 'public building'.

Remaining Issues: Staff has discussed with the applicant that a more accurate designation of the use of the building identified in the plans as the 'public building' is as a 'neighborhood recreation center'. For consistency with the intended use and clarity of the use, please change all references to this building as the 'public building' to the 'neighborhood recreation center'.

RESPONSE: The building has been relabeled as "Neighborhood Recreation Center".

Previous Comments – 5/2/2022 Resubmittal

5. *Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation*

a. Section 6.1.9(B) states that parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances. The accessible space located within the parking lot for the attached units is located at the end of the parking row and away from all buildings. Please address.

Remaining Issues: The applicant's response states, "Handicap spaces have been added to the residential area". A second handicap space was added, but each handicap space is located at the end of the parking row and is not located as close as possible to elevators, ramps, walkways and entrances as required by Section 6.1.9(B). Please address.

RESPONSE: The handicap spaces have been relocated.

6. *Concurrency Impact Analysis*

a. Project Impacts do not appear to include the 'public building'

Remaining Issues: Transportation and solid waste impacts do not include the 'public building'.

RESPONSE: Please see revised Concurrency Impact Analysis.

b. The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the

correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.

Remaining Issues: Comment was not addressed.

RESPONSE: Please see revised Concurrency Impact Analysis.

7. *Miscellaneous*

a. C200 Series: Remove stormwater basin inlets and popoffs.

Remaining Issues: Inlets still shown.

RESPONSE: We always show inlets on our dimension plan series and will remain as shown.

New Comments – 5/31/22 Resubmittal

8. *Article 3, Zone Districts*

a. Sheet C115: the exhibit demonstrating compliance with Section 3.5.2(F)(2)(a) – (e) shall be met (Sheet C115) should not include future phases.

i. Remove future Phase 5 site improvements from the exhibit.

ii. Delete Phase 5 from the matrix showing all phases for which a final development order has been granted.

iii. Suggest adding a line which calculates the total commercial square footage and number of residential dwellings for all previously permitted and presently proposed phases.

RESPONSES: Please see the revised exhibit.

9. *Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation*

a. The minimum number of off-street parking spaces for the clubhouse is 13 spaces (1 space per 3 persons design capacity – 40 persons; 40 / 3 = 13.33) and the maximum number of off-street parking spaces is 16 (13 x 125% = 16.25). Please revise the parking calculations on Sheet C100 accordingly.

RESPONSES: The parking calculations table has been updated accordingly.

10. *Public Services / Fire Rescue / Engineering Review Comments*

a. Comments from the Public Services Department are forthcoming.

b. Please review and address the comments provided by Chip Ware, Alachua County Fire Rescue Plans Examiner/Fire Inspector, in a letter dated May 31, 2022.

c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated June 16, 2022.

RESPONSE: All comments have been addressed. Please see responses below.

11. *Miscellaneous*

a. Sheet C100: Add a parenthesis after "Total Proposed (Includes On-Street Parking" in the Parking Calculations Table.

RESPONSE: Please see revised parking calculations table.

Fire Rescue Comments

1.Water supplies capable of supplying the required fire flow for fire protection shall be provided that complies with NFPA 1 Section 18.3

RESPONSE: Noted.

2. The minimum Fire flow and flow duration requirements for one and two family dwellings shall be 1000 GPM for 1 hour. NFPA 1 Section 18.4.5

RESPONSE: Noted.

3. The minimum fire flow and flow duration for buildings other than one and two-family dwellings comply with NFPA 1 Section 18.4.5.3

RESPONSE: Noted.

4. Fire Hydrants shall be provided in locations to buildings and distances between Fire Hydrants that comply with NFPA 1 Section 18.5.2/18.5.3 Indicate on Plans location of Fire Hydrants.

RESPONSE: Hydrants are provided in appropriate locations and distances from buildings.

5. Where underground water mains and hydrants are to be provided they shall be install, completed and is service prior to commencing construction work on any structure. NFPA1 Section 16.4.3.1.3 Place this Code Section and language on plans.

RESPONSE: This note has been added to the cover sheet.

6. Completion of the water mains and hydrants may be on an alternate schedule approved by the AHJ. NFPA 1 Section 16.4.3.1.3.1 Florida Specific If needed contact Alachua County Fire Prevention to discuss this requirement. Submittal indicate mitigation work on the water supply infrastructure that supply fire flow. Provide flow testing as outlined in AWWA M17 after completion of mitigation work to verify fire flows comply with NFPA 1 Section 18.3. Contact City of Alachua Public Services and Alachua County Fire Prevention to witness on site testing. Code reference NFPA 1 Section 1.4.7

RESPONSE: Noted.

7. All Fire Department Connections to Fire Sprinkler Systems and Stand Pipes shall be free standing and within 35 feet of a Fire Hydrant.

RESPONSE: All FDC's are free standing and within 35 feet of fire hydrants.

JBPro Comments

C200 – Dimension Plan

1. Please show dimensions on dumpster pad

   RESPONSE: A callout with the dumpster pad dimensions has been added.

2. Please label retaining wall.

   RESPONSE: Retaining wall is now labelled.

C220 – Dimension Plan

1. Concern regarding turning radii for vehicle making a left turn from Tech City Circle to NW 86th Drive due to the median. What control radii was utilized to determine how far south the median end was located.

   RESPONSE: The medians have been revised as necessary. A turn radius of 25' was used.

2. Please provide additional information on the pavilion located within the basin. Provide width on walkway and details on the type of material which will be utilized.

   RESPONSE: Additional details for the neighborhood recreation center will be provided at the time of the building permit application.

C230 – Dimension Plan

1. Signage for end or road does not appear to be located on subject parcel.

   RESPONSE: Per previous discussion with the City, the end of road sign is provided at the end of the road stubout on the adjacent property.

C240 – Dimension Plan

1. Please show sidewalk connections between amenities prior to final approval.

   RESPONSE: Amenities have been removed and will be submitted with a future site plan application.

C320 – Paving, Grading and Drainage Plan

1. The sidewalk in the northeast corner near the ADA space is at a higher elevation than the finished floor elevation. Recommend lowering if possible.

   RESPONSE: The sidewalk grading has been revised.

2. Show spots on the handicap ramp on the east side of this sheet.

   RESPONSE: Spot elevations have been added to all handicap ramps.

3. Please show spots on the dumpster pad.

   RESPONSE: Spot elevations are provided on the dumpster pad.

4. Show site grading contours through open space around the buildings.

   RESPONSE: Site grading contours are provided in the open space around the buildings.

5. Show top and bottom of wall elevations along the proposed retaining wall.

   RESPONSE: Top and bottom elevations of the retaining wall are now called out.

C330 – Paving, Grading and Drainage Plan

1. Relocate stormwater inlet from the ADA access aisle on the east end of the row of parking in front of the Stilt Houses.

   RESPONSE: Inlet has been relocated outside of the ADA parking space and access aisle.

2. Show additional grading detail for the proposed building within the basin.

   RESPONSE: The FFE is shown, final details will be submitted at the time of the building permit application.

3. Please provide spot elevations for the ramp outside of Building F.

   RESPONSE: Spot elevations are provided.

4. Add grades to show cross slope of the Woonerf area and sidewalk around it.

   RESPONSE: Spot elevations have been added to the woonerf.

5. Show site grading contours through open space around the buildings.

   RESPONSE: Site grading contours are shown in the open space around the buildings.

TECHNICAL MEMORANDUM

FY 2022 – San Felasco Tech City Phase - 4

PREPARED FOR: Rodolfo Valladares; Public Services Director

PREPARED BY: Eiman Abbas; Engineering

DATE: June 22, 2022

Introduction

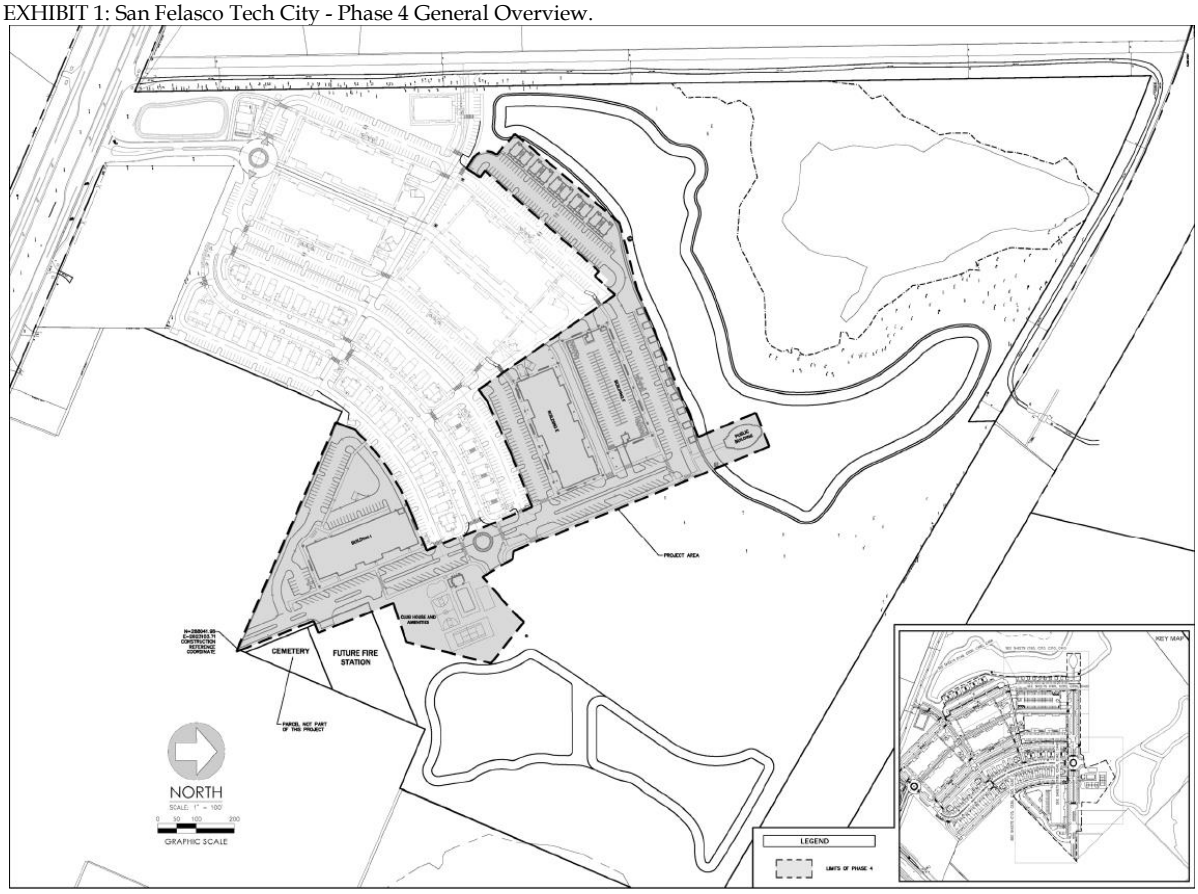
City has received a new Site Plan application from *EDA Consultants, Inc.* (Engineer) submitted on behalf of *The Laser Investment Group, LLC* for San Felasco Tech City - Phase 4; tax parcel numbers 05844-004-001 and 05855-005-000.

This memorandum provides an evaluation of recommendations and improvements necessary to facilitate the water supply and fire protection services for the San Felasco Tech City - Phase 4.

Summary

San Felasco Tech City - Phase 4 proposes the construction of three (3) nonresidential buildings totaling ±87,861 square feet, 20 attached residential units, ten (10) single family residential units, a clubhouse and amenity center, and a public building.

EXHIBIT 1: San Felasco Tech City - Phase 4 General Overview.



Hydraulic Modeling

The City Water Utility supplies both domestic and fire protection demands. The water utility is designed to satisfy both objectives with reliability. To aid with this management, City maintains the City Potable Water Hydraulic Model (CPWHM).

The CPWHM is capable of performing complex engineering calculations to determine how the City water system functions. The CPWHM is used to model the effects of various changes to the existing water system and has been calibrate and supplemented by hydrant testing and field data. The CPWHM enables the City to simulate individual components and evaluate the system performance. The CPWHM allows for fire flow analysis to determine if the system can meet the fire flow demands while maintaining various pressure constraints. The City is able to enter constraints in order to determine how much fire flow is available at a hydrant, or proposed hydrant, while maintaining adequate system pressure.

City Engineer works closely with field engineers, operators, and designers to bridge the gap between model and reality. The model is continuously updated with GIS data and calibrated to allow for master planning level evaluations. The CPWHM can predict pressures, identify bottlenecks, and demonstrate the effectiveness of proposed solutions.

Utilizing the CPWHM, multiple scenarios were evaluated. Scenarios were created to reflect the proposed enhancements. A fire flow analysis was conducted for each scenario. The analysis required that the residual pressure within the City system remain at a minimum of 20 psi everywhere. Scenarios were evaluated using the extended period method, allowing a more comprehensive reflection of the system. With this type of method, values reflect the state of the modeled system at any particular time; for example, values change based directly on changes in time (demand, volume, etc); resulting with a better representation of the system's behavior.

Assumption(s)

- Engineer has submitted a design that meets San Felasco Tech City performance requirements, local, and regulator standards, etc.
- All utility work and projects included for San Felasco Tech City - Phase 4 are constructed and operational as per the City-approved construction documents.
- As defined by Engineer, the San Felasco Tech City - Phase 4 fire flow requirement is 1,000 gallons per minute (gpm).

Note, the evaluated enhancements and design criteria, provided by the City, are defined at the point of connection at the City utility. Engineer is responsible to provide a design that meets their client's needs.

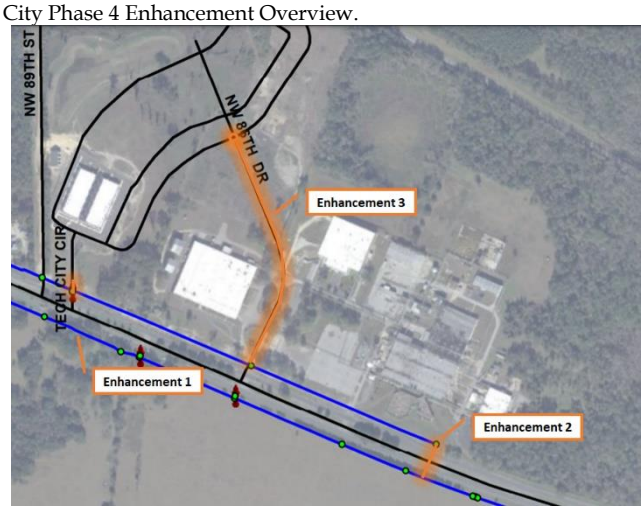
Analysis

Given that the San Felasco Tech City - Phase 4 is a new development, the site is vacant of water utilities. As a result, new water lines will need to be constructed and improvements to the existing infrastructure will be necessary to meet the design goals.

The following enhancements have been submitted by the Engineer to address new piping and improvement needs. The water master plan concept for Phase 4 is as follows:

1) **Enhancement 1**: increase the existing water meter size to 6-inches and corresponding piping.
2) **Enhancement 2**: provide crossing of US 441 (12-inches or larger watermain). tie the 16-inch watermain (south of US 441) to the 8-inch watermain (north of US 441).
3) **Enhancement 3**: extend the watermain (i.e. 8-inches) from US 441 through Phoenix Commercial Park.

EXHIBIT 2: San Felasco Tech City Phase 4 Enhancement Overview.



These enhancements minimize dead ends (i.e. eliminate the radial feed), increase water pressure, and improve water quality within the City service area. These enhancements result with a loop network for this development and adjacent properties.

Overview Summary and Findings

With this understanding of the San Felasco Tech City water distribution master plan, the City performed an analysis of these enhancements. The exhibit below, EXHIBIT 3, summarizes the findings from the CPWHM. The hydraulic analysis shows that the fire flow requirement of 1,000 gpm is achieved within the arterial line.

City approves the water distribution enhancements as represented within this memorandum. Engineer shall design and provide construction documents that incorporate and reflect these enhancements.

Construction of these enhancements shall be performed in sequential order. For example: the construction schedule shall sequence the completion of Enhancement 2 in its entirety prior to the startup/supply from Enhancement 3.

The City will coordinate and align current City efforts to extend the watermain from US 441 through Phoenix Commercial Park (i.e. Enhancement 3) with the Developer.

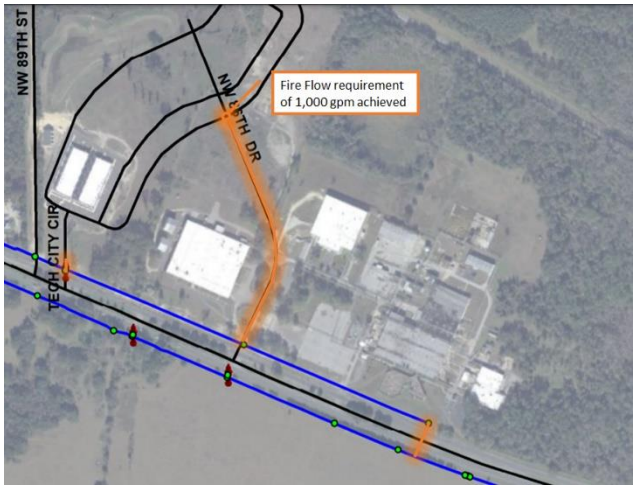


EXHIBIT 3: San Felasco Tech City - Phase 4 Evaluated Summary.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 20, 2022

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Third Project Assistance Team (PAT) Review: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Ms. Vega:

On May 31, 2022, the City of Alachua received your revised application for a Site Plan submitted on behalf of The Laser Investment Group, LLC for San Felasco Tech City Phase 4. The application proposes the construction of three (3) nonresidential buildings, 40 attached residential units, ten (10) single family residential units, an amenity center with associated recreational facilities, and a neighborhood recreation center on a ±23.35 acre portion of Tax Parcel Numbers 05844-004-001 and 05855-005-000. The revised application received on May 31, 2022 was submitted to address the PAT review comments issued to you in a letter dated May 18, 2022 and as discussed during a PAT meeting held on April 12, 2022.

Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request. **Please note, comments from the Public Services Department are forthcoming.**

Pursuant to Resolution 20-13, application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. Please note, **if an additional PAT review is required, a surcharge of 25% of the Site Plan application fee (Site Plan application fee - $2,700.00; 25% surcharge - $675.00) will be assessed for the additional PAT review. If an additional PAT review is required, the surcharge must be paid prior to any further review of the application.**

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, June 30, 2022**. 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.

Please address the following:

Previous Comments – 4/7/22 PAT Comments

1. *Article 3, Zone Districts*
   a. As set forth in Section 3.5.2(F)(2), an exhibit must be included with the site plan demonstrating that the performance standards as set forth in Section 3.5.2(F)(2)(a) – (e) shall be met.

      An exhibit (Sheet C115) has been submitted, however, the following items must be addressed:

      i. The exhibit does not calculate the area to be preserved for non-residential uses as set forth in Section 3.5.2(F)(2)(c)(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.*" See attached sample exhibit.

      Remaining Issues: The exhibit appears to include all *planned* dwellings and not just those *previously permitted* or *proposed as part of Phase 4*. The calculations should only include those previously permitted or proposed as part of Phase 4. Revise accordingly.

      ii. The exhibit does not calculate the maximum gross residential density as required by Section 3.5.2(F)(2)(d)(i): "*Site plans and preliminary plats which include residential development in the CP District shall provide: A calculation of the maximum gross residential density which is permitted within the CP District.*" See attached sample exhibit.

      Remaining Issues: The exhibit calculates the project's density, but not the maximum gross density. Revise accordingly.

2. *Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation*

   a. All street intersections with other streets and with driveways shall be property controlled with stop signs, and street names shall be included on stop signs at street/street intersections. Ensure all street/street intersections and street/driveway intersections are property controlled. Update stop sign call outs in such locations to note that street name signs shall be included. Provide a detail of stop sign/street name signs. Stop signs should be added, but may not be limited to, the following locations:

      (i) Stop sign call outs at street intersections were not updated to note that street name signs shall be included.

      Remaining Issues: Add street name sign to callout of: stop sign at intersection of Building F parking garage northern ingress/egress and NW 86th Drive (Sheet C220); existing stop

sign at intersection of NW 86th Drive and driveway east of east of Tech City Circle (Sheet C220).

(ii) A detail of stop sign/street name signs.

Remaining Issues: Detail on Sheet C370 states "City Name". Signage should state "Street Name".

b. The sidewalk to the east of Building 1 provides an ADA accessible ramp at NW 86th Drive but does not provide a connection to the opposite side of the street.

Remaining Issues: Comment was not addressed. See Sheet C230, near the parking lot driveway connection for Building I and the continuation of NW 86th Drive to the adjacent property.

3. *Section 6.8, Design Standards for Business Uses / Architectural Plans*
   a. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate massing or an alternative as defined therein. The following elevations do not comply with the massing/alternative requirements: east elevation of Building I; north elevation of Building F.

Remaining Issues: Comment was not addressed.

b. Sheet A100 showing Building E & F overall plan references Building C and D at the bottom of the sheet.

Remaining Issues: Renumbered Sheet A-02 references Building D.

4. *Miscellaneous*
   a. Please update the tie-in of NW 86th Drive to the connection reflect the conditions shown on the approved plans for the adjacent parcel to the east. Revise grading as needed.

Remaining Issues: Comment was not addressed. The approved site plan for the adjacent property may be provided for coordination purposes upon request.

b. Please clarify the proposed use of the 'public building'.

Remaining Issues: Staff has discussed with the applicant that a more accurate designation of the use of the building identified in the plans as the 'public building' is as a 'neighborhood recreation center'. For consistency with the intended use and clarity of the use, please change all references to this building as the 'public building' to the ' neighborhood recreation center'.

Previous Comments – 5/2/2022 Resubmittal

5. *Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation*
   a. Section 6.1.9(B) states that parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances. The accessible

space located within the parking lot for the attached units is located at the end of the parking row and away from all buildings. Please address.

Remaining Issues: The applicant's response states, "Handicap spaces have been added to the residential area". A second handicap space was added, but each handicap space is located at the end of the parking row and is not located as close as possible to elevators, ramps, walkways and entrances as required by Section 6.1.9(B). Please address.

6. *Concurrency Impact Analysis*
   a. Project Impacts do not appear to include the 'public building'

      Remaining Issues: Transportation and solid waste impacts do not include the 'public building'.

   b. The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.

      Remaining Issues: Comment was not addressed.

7. *Miscellaneous*
   a. C200 Series: Remove stormwater basin inlets and popoffs.

      Remaining Issues: Inlets still shown.

New Comments – 5/31/22 Resubmittal

8. *Article 3, Zone Districts*
   a. Sheet C115: the exhibit demonstrating compliance with Section 3.5.2(F)(2)(a) – (e) shall be met (Sheet C115) should not include future phases.
      i. Remove future Phase 5 site improvements from the exhibit.
      ii. Delete Phase 5 from the matrix showing all phases for which a final development order has been granted.
      iii. Suggest adding a line which calculates the total commercial square footage and number of residential dwellings for all previously permitted and presently proposed phases.

9. *Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation*
   a. The minimum number of off-street parking spaces for the clubhouse is 13 spaces (1 space per 3 persons design capacity – 40 persons; 40 / 3 = 13.33) and the maximum number of off-street parking spaces is 16 (13 x 125% = 16.25). Please revise the parking calculations on Sheet C100 accordingly.

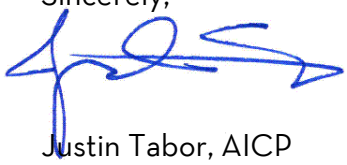
10. *Public Services / Fire Rescue / Engineering Review Comments*
    a. Comments from the Public Services Department are forthcoming.

b. Please review and address the comments provided by Chip Ware, Alachua County Fire Rescue Plans Examiner/Fire Inspector, in a letter dated May 31, 2022.
c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated June 16, 2022.

11. *Miscellaneous*
    a. Sheet C100: Add a parenthesis after "Total Proposed (Includes On-Street Parking" in the Parking Calculations Table.

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: 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)*
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*
Project File

Alachua County Fire Rescue
Harold Theus, Chief

May 31, 2022

RE: San Felasco Tech City
Phase 4 Site Plan Revision 1
Parcel 05844-004-001 and 05855-005-000

Justin Tabor
Principal Planner
City of Alachua Fl.

Below are Plan Review Notes in accordance with the Florida Fire Prevention Code 7th Edition, after a review of the above listed project.

1 Water supplies capable of supplying the required fire flow for fire protection shall be provided that complies with NFPA 1 Section 18.3

2 The minimum Fire flow and flow duration requirements for one and two family dwellings shall be 1000 GPM for 1 hour. NFPA 1 Section 18.4.5

3 The minimum fire flow and flow duration for buildings other than one and two-family dwellings comply with NFPA 1 Section 18.4.5.3

4 Fire Hydrants shall be provided in locations to buildings and distances between Fire Hydrants that comply with NFPA 1 Section 18.5.2/18.5.3 Indicate on Plans location of Fire Hydrants.

5 Where underground water mains and hydrants are to be provided they shall be install, completed and is service prior to commencing construction work on any structure. NFPA1 Section 16.4.3.1.3 Place this Code Section and language on plans.

6 Completion of the water mains and hydrants may be on an alternate schedule approved by the AHJ. NFPA 1 Section 16.4.3.1.3.1 Florida Specific If needed contact Alachua County Fire Prevention to discuss this requirement.

6 Submittal indicate mitigation work on the water supply infrastructure that supply fire flow. Provide flow testing as outlined in AWWA M17 after completion of mitigation work to verify fire flows comply with NFPA 1 Section 18.3. Contact City of Alachua Public Services and Alachua County Fire Prevention to witness on site testing. Code reference NFPA 1 Section 1.4.7

7 All Fire Department Connections to Fire Sprinkler Systems and Stand Pipes shall be free standing and within 35 feet of a Fire Hydrant.

Respectfully

Silver B Ware "Chip"
Plan Reviewer/Fire Inspector
PO Box 5038
Gainesville Fl. 32627
Office 352-384-3121
Cell 352-494-3140
sware@alachuacounty.us

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

June 16, 2022

Mr. Justin Tabor
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: San Felasco Tech City – Phase 4

Dear Mr. Tabor:

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

C200 – Dimension Plan

1. Please show dimensions on dumpster pad
2. Please label retaining wall.

C220 – Dimension Plan

1. Concern regarding turning radii for vehicle making a left turn from Tech City Circle to NW 86th Drive due to the median. What control radii was utilized to determine how far south the median end was located.
2. Please provide additional information on the pavilion located within the basin. Provide width on walkway and details on the type of material which will be utilized.

C230 – Dimension Plan

1. Signage for end or road does not appear to be located on subject parcel.

C240 – Dimension Plan

1. Please show sidewalk connections between amenities prior to final approval.

C320 – Paving, Grading and Drainage Plan

1. The sidewalk in the northeast corner near the ADA space is at a higher elevation than the finished floor elevation. Recommend lowering if possible.
2. Show spots on the handicap ramp on the east side of this sheet.
3. Please show spots on the dumpster pad.
4. Show site grading contours through open space around the buildings.

5. Show top and bottom of wall elevations along the proposed retaining wall

C330 – Paving, Grading and Drainage Plan

1. Relocate stormwater inlet from the ADA access aisle on the east end of the row of parking in front of the Stilt Houses.
2. Show additional grading detail for the proposed building within the basin.
3. Please provide spot elevations for the ramp outside of Building F.
4. Add grades to show cross slope of the Woonerf area and sidewalk around it.
5. Show site grading contours through open space around the buildings.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

Alachua County Fire Rescue
Harold Theus, Chief

May 31, 2022

RE: San Felasco Tech City
Phase 4 Site Plan Revision 1
Parcel 05844-004-001 and 05855-005-000

Justin Tabor
Principal Planner
City of Alachua Fl.

Below are Plan Review Notes in accordance with the Florida Fire Prevention Code 7th Edition, after a review of the above listed project.

1 Water supplies capable of supplying the required fire flow for fire protection shall be provided that complies with NFPA 1 Section 18.3

2 The minimum Fire flow and flow duration requirements for one and two family dwellings shall be 1000 GPM for 1 hour. NFPA 1 Section 18.4.5

3 The minimum fire flow and flow duration for buildings other than one and two-family dwellings comply with NFPA 1 Section 18.4.5.3

4 Fire Hydrants shall be provided in locations to buildings and distances between Fire Hydrants that comply with NFPA 1 Section 18.5.2/18.5.3 Indicate on Plans location of Fire Hydrants.

5 Where underground water mains and hydrants are to be provided they shall be install, completed and is service prior to commencing construction work on any structure. NFPA1 Section 16.4.3.1.3 Place this Code Section and language on plans.

6 Completion of the water mains and hydrants may be on an alternate schedule approved by the AHJ. NFPA 1 Section 16.4.3.1.3.1 Florida Specific If needed contact Alachua County Fire Prevention to discuss this requirement.

6 Submittal indicate mitigation work on the water supply infrastructure that supply fire flow. Provide flow testing as outlined in AWWA M17 after completion of mitigation work to verify fire flows comply with NFPA 1 Section 18.3. Contact City of Alachua Public Services and Alachua County Fire Prevention to witness on site testing. Code reference NFPA 1 Section 1.4.7

7 All Fire Department Connections to Fire Sprinkler Systems and Stand Pipes shall be free standing and within 35 feet of a Fire Hydrant.

Respectfully

Silver B Ware "Chip"
Plan Reviewer/Fire Inspector
PO Box 5038
Gainesville Fl. 32627
Office 352-384-3121
Cell 352-494-3140
sware@alachuacounty.us

May 31, 2022

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Response to Planning Assistance Team (PAT) Summary:
San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Mr. Tabor:

The applicant's responses to the completeness PAT comments issued on May 18, 2022 are below.

Previous Comments – 4/7/22 PAT Comments

1. Article 3, Zone Districts

a. As set forth in Section 3.5.2(F)(2), an exhibit must be included with the site plan demonstrating that the performance standards as set forth in Section 3.5.2(F)(2)(a) – (e) shall be met.

Remaining Issues: An exhibit (Sheet C115) has been submitted, however, the following items must be addressed:

i. The exhibit notes 30 attached units to the west of Building D and does not include or identify the ten (1o) units to the west of Building F.

RESPONSE: Label has been corrected to identify 20 units west building D and 10 units west of building F.

ii. The exhibit does not calculate the area to be preserved for non-residential uses as set forth in Section 3.5.2(F)(2)(c)(ii): "Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of nonresidential 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 nonresidential uses per acre shall be used for the preservation calculation. " See attached sample exhibit.

RESPONSE: Calculation for non-residential SF is provided in the table of sheet C115.

iii. The exhibit does not calculate the maximum gross residential density as required by Section 3.5.2(F)(2)(d)(i): "Site plans and preliminary plats which include residential development in the CP District shall provide: A calculation of the maximum gross residential density which is permitted within the CP District." See attached sample exhibit.

RESPONSE: Calculation for maximum gross residential is provided in the table of sheet C115.

iv. The exhibit does not include 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 as required by Section 3.5.2(F)(2)(d)(ii): "Site plans and preliminary plats which include residential development in the CP District shall provide: 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." See attached sample exhibit.

RESPONSE: Table with the previously approved phases are included in the sheet C115.

v. The exhibit does not include 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), as required by Section 3.5.2(F)(2)(d)(iii): Site plans and preliminary plats which include residential development in the CP District shall provide: 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) ." See attached sample exhibit.

RESPONSE: Calculation for preserved area is provided in the table of sheet C115.

2. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation

a. Loading areas are not provided in accordance with Section 6.1.5. Please address.

Remaining Issues:

(i) The dimensions of the loading area for Building I are not consistent with Section 6.1.7(B) which requires each off-street loading space to have clear horizontal dimensions of 12 feet by 30 feet, exclusive of platforms and piers, and a clear vertical dimension of 14 feet.

(ii) A loading area is not designated for Building F.

RESPONSE: Loading areas are shown in the revised plans.

b. The correct parking standard for nonresidential uses appears to be 'light manufacturing'. Please update the parking calculations table on Sheet C100 accordingly.

Remaining Issues: Include calculations for office lab space (1 space / 350 square feet of floor area) under Footnote ****.

RESPONSE: Parking table has been revised.

c. The minimum parking required for Phase 4 nonresidential is 251 spaces. Please update the parking calculations table on Sheet C100 accordingly.

Remaining Issues: The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.

RESPONSE: Parking table has been revised.

d. The maximum parking permitted for Phase 4 nonresidential is 314 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

Remaining Issues: The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.

RESPONSE: Parking table has been revised.

e. The total minimum number of parking spaces required is 813 spaces. Please update the parking calculations table on Sheet C100 accordingly.

Remaining Issues: Based upon the revised parking calculations shown on the plans submitted on 5/2/2022, the total minimum number of parking spaces is 851 spaces.

RESPONSE: Parking table has been revised.

f. The total maximum number of parking spaces permitted is 1,016 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

Remaining Issues: Based upon the revised parking calculations shown on the plans submitted on 5/2/2022, the total maximum number of parking spaces is 1,066 spaces.

RESPONSE: Parking table has been revised.

g. Are the 31 'on-street parking spaces' in addition to the total proposed? Total parking – 'on-street' and 'off-street' – shall not exceed the total maximum (1,016 spaces). Please clarify the parking calculations table on Sheet C100.

Remaining Issues: Applicant did not respond to comment. Based upon Staff's review, the 31 'on-street parking spaces' are in addition to the 'total proposed' and cause the maximum number of permitted parking spaces to be exceeded. Please address.

RESPONSE: Parking table has been revised.

h. All street intersections with other streets and with driveways shall be property controlled with stop signs, and street names shall be included on stop signs at street/street intersections. Ensure all street/street intersections and street/driveway intersections are property controlled. Update stop sign call outs in such locations to note that street name signs shall be included. Provide a detail of stop sign/street name signs. Stop signs should be added, but may not be limited to, the following locations:

Remaining Issues:

(i) Stop sign call outs at street intersections were not updated to note that street name signs shall be included.

(ii) A detail of stop sign/street name signs.

(iii) Stop signs are not shown in areas of Phases 2 and 3 where new intersections are proposed. Ensure proper traffic control is added where needed.

(iv) Sheets C210, C330: Please label Tech City Circle and NW 86th Drive.

(v) Sheets C220, C340: Please label Tech City Circle.

(vi) Sheets C230, C240, C350, C360: Please label NW 86th Drive.

RESPONSE: Road names and street signs have been added to the plans.

i. Intersection of Tech City Circle and driveway north of Building F;

Remaining Issues: Comment was not addressed.

RESPONSE: Road names and street signs have been added to the plans.

ii. Intersection of Tech City Circle and driveway between Buildings C and E, north and south of the intersection.

Remaining Issues: Stop sign and bar not added south of the intersection.

RESPONSE: Road names and street signs have been added to the plans.

i. The sidewalk to the east of Building 1 provides an ADA accessible ramp at NW 86th Drive but does not provide a connection to the opposite side of the street.

Remaining Issues: Comment was not addressed. See Sheet C230, near the parking lot driveway connection for Building I and the continuation of NW 86th Drive to the adjacent property.

RESPONSE: Road names and street signs have been added to the plans.

3. Section 6.2, Tree Protection & Landscaping Standards

a. Perimeter Buffers

i. Please identify the required and provided perimeter buffer type and option.

Remaining Issues: It appears a Type A Option 2 buffer has been applied for the SE perimeter buffer adjacent to Phoenix and a Type A Option 1 buffer has been applied for the North buffer. The notes above the perimeter buffers table only state the requirements for a Type A Option 2 buffer. Please clarify the type of buffer utilized in the perimeter buffer table.

RESPONSE: The 'Site Perimeter Buffers' chart has been revised to indicate the required buffer type and option, sheet L-201, Landscape Key Sheet, Calculations, and notes. Both provided Type A buffers are utilizing Option 1.

4. Section 6.8, Design Standards for Business Uses / Architectural Plans

a. Section 6.8.2(A)(2)(a)(i) requires a minimum of 20% glazing of the ground floor façade area when a façade faces a street or publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement. This is applicable to the following elevations: west elevation of Building I; north elevation of Building F.

Remaining Issues: Comment was not addressed. Glazing calculations were not provided for either façade. The south elevation of Building I clearly does not provide a minimum 15% of glazing.

RESPONSE: Glazing calculation are provided with the revised architectural plans.

b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate massing or an alternative as defined therein. The following elevations do not comply with the massing/alternative requirements: east elevation of Building I; north elevation of Building F.

Remaining Issues: Comment was not addressed.

RESPONSE: Architectural plans have been revised to provide the required massing.

c. There are multiple architectural sheets with the same sheet number. Please renumber so there are no duplicated sheet numbers.

Remaining Issues: Comment was not addressed.

RESPONSE: Architectural plans have been revised.

d. Sheet A100 showing Building E & F overall plan references Building C and D at the bottom of the sheet.

Remaining Issues: Comment was not addressed.

RESPONSE: Architectural plans have been revised.

e. Total number of architectural sheets are inconsistent through the architectural plans.

Remaining Issues: Comment was not addressed.

RESPONSE: Architectural plans have been revised.

5. Miscellaneous

a. As recommended by Jason Aldridge, Deputy State Historic Preservation Officer for Compliance & Review, Florida Department of State, Division of Historical Resources (DHR), in a letter dated November 24, 2020, please submit documentation which confirms that the professional archeologist has provided DHR with a summary report and updated Historical Cemetery Form.

Remaining Issues: The applicant's response states, "Letter was included with the combined Archeological Information". As discussed during the April 12, 2022 PAT Meeting, a copy of the Historical Cemetery Form dated 2-26-2021 was included, however, no acknowledgement of

receipt by the DHR was included with the materials. Please submit documentation from DHR acknowledging receipt of the Historical Cemetery Form.

RESPONSE: The documentation from DHR will be submitted separately.

b. Please update the tie-in of NW 86th Drive to the connection reflect the conditions shown on the approved plans for the adjacent parcel to the east. Revise grading as needed.

Remaining Issues: Comment was not addressed. The approved site plan for the adjacent property may be provided for coordination purposes upon request.

RESPONSE: Connection to the NW 86th Drive has been updated.

c. Please clarify the proposed use of the 'public building'.

Remaining Issues: Several instances remain throughout the plans referring to the building as "Public Building". Please address.

RESPONSE: Public Building will be utilized as an event center.

d. Please add the street names as assigned by Alachua County E911 to the plans.

Remaining Issues: Please ensure all sheets where private streets are shown are appropriately labelled.

RESPONSE: Street names have been added to the plans.

e. Suggest labelling Buildings A – D on overall plan sheets.

Remaining Issues: Existing buildings not labelled on Sheets C300 or Sheet C400.

RESPONSE: Labels of buildings have been added to the plans.

f. The neighborhood meeting minutes discuss the addition of a gate at the connection to NW 89th Street near the day care. Per the approved site plan for Phase 2, this connection is intended to be an emergency access only. Please coordinate with Alachua County Fire Rescue regarding the gate requirements.

Remaining Issues: The applicant's response stated, "Noted". City Staff contacted Alachua County Fire Rescue Staff, who confirmed they have not been contacting regarding this matter. Please coordinate with Alachua County Fire Rescue regarding the gate requirements.

RESPONSE: As part of the phase 2 approved plan the gate was approved for emergency access only. The gate is provided with a knox box to be used by the Emergency services.

6. Concurrency Impact Analysis

a. No demand for public building shown for potable water and sanitary sewer.

Remaining Issues: Comment was not addressed.

RESPONSE: Concurrency impact analysis has been updated.

7. Minor Comments

a. Sheet C100: Please relabel "AVG" as "ADT" throughout the trip generation table.

Remaining Issues: The trip generation table was deleted from Sheet C100 but the comment remains applicable to the Concurrency Impact Analysis.

RESPONSE: Trip generation has been corrected.

b. Please add match lines to detailed plan sheets.

Remaining Issues: Match lines were added, however, a key map was not included for all plan series. Please include either a key map or label the applicable sheet numbers on match lines.

RESPONSE: Key map has been added.

New Comments – 5/2/2022 Resubmittal

8. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation

a. Sheet C100: Parking calculations for the "Phase 4 Commercial (Light Manufacturing)" use type is incorrect. Based upon the square footage stated on Sheet C100 (87,561 square feet), the minimum required number of parking spaces is 234 spaces and the maximum permitted is 293 spaces (25,500 square feet / 1 space per 350 square feet = 73 spaces + 4,600 square feet / 1 space per 1,000 square feet = 5 spaces. 73 spaces + 5 spaces = 78 spaces. 78 spaces x 3 buildings = 234 spaces.) Please note these numbers will change if the square footage of commercial uses on Sheet C100 is not correct. Revise the parking calculations accordingly.
RESPONSE: Parking calculations have been updated.

b. Section 6.1.9(B) states that parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances. The accessible space located within the parking lot for the attached units is located at the end of the parking row and away from all buildings. Please address.
RESPONSE: Handicap spaces have been added to the residential area.

9. Concurrency Impact Analysis

a. Project Impacts do not appear to include the 'public building'
RESPONSE: Concurrency impact analysis has been updated.

b. The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.
RESPONSE: SF have been updated in cover sheet.

10. Public Services / Fire Rescue / Engineering Review Comments

a. Comments from the Public Services Department and Alachua County Fire Rescue are forthcoming and will be provided to you upon receipt from each party.
b. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated May 16, 2022.
RESPONSE: Noted.

11. Miscellaneous

a. Sheet C100: Development Information – Address is incorrect.
RESPONSE: Address has been corrected

b. Sheet C100: Leader to project area is not labeled.
RESPONSE: Leader has been corrected.

c. Sheet C240: A note has been added to the sheet which states, "Note: Exact dimensions of recreation areas are subject to change at the time of construction. This potentially conflicts with the provisions of Section 2.4.9(H) which states that a site plan may only be amended or extended only in accordance with the procedures and standards established for its original approval, provided however that minor structural, material, or dimensional modifications, including but not limited to minor deviations in the size of a structure, or minor deviations of the dimensions of improvements may be administratively granted by the LDR Administrator or designee. Please revise the note to state "Exact dimensions of recreation areas may be amended, subject to the provisions of Section 2.4.10(H) of the City of Alachua LDRs."
RESPONSE: Note has been corrected as requested.

d. C200 Series: Remove stormwater basin inlets and popoffs.
RESPONSE: C200 series are dimension plans which are essentially the horizontal control of the proposed improvements, and they always include the location of existing and proposed structures.

e. SheetA201: The label of the North Elevation – Building E overlaps with the elevation of the South Elevation – Building F.
RESPONSE: Plans have been revised.

JBPro Comments

C120 - Overall Development Plan

1. Nearest handicap space to multi-family dwellings is an excessive distance away. Please add spaces to provide ADA access to the multi-family dwellings.
RESPONSE: An ADA space has been added for access to the multi-family dwellings.

2. Handicap accessibility and sidewalk locations will need to be shown for the club house and amenities prior to final approval.
RESPONSE: ADA spaces and accessible sidewalks are provided.

C130 – Overall Tree Clearing, Erosion & Sedimentation Control Plan

1. Freeze existing spot elevations and other miscellaneous items that show up on this sheet.
RESPONSE: Please see revised sheet.

2. Revise silt fence labels.
RESPONSE: Please see revised sheet.

3. Match line shown on master demo plan does not appear to denote the demo sheets.
RESPONSE: Please see revised sheets.

C140 – Demolition, Tree Clearing and Erosion Control Plan

1. Silt fence should be removed from the basins.
RESPONSE: Silt fence must be within the basin for the area behind the proposed stilt homes. It has been removed from the basin in all other locations.

C150 – Demolition, Tree Clearing and Erosion Control Plan

1. Plan shows a piece of rip-rap in the basin side slope. Is this to be removed?
RESPONSE: This was proposed rip rap, it has been frozen on this sheet.

2. Silt fence is shown to go through the tree barricade. Please revise.
RESPONSE: Silt fence has been revised.

C170 – Demolition, Tree Clearing and Erosion Control Plan

1. There is a dashed box adjacent to the parking spaces. Please provide a label or remove from sheet.
RESPONSE: This box has been removed.

C200 – Dimension Plan

1. No handicap added near multi-family buildings. Handicap access should be provided at the nearest entry point to buildings where possible.
RESPONSE: ADA space has been provided for the multi-family buildings.

2. Sidewalk label shows a 5.01' wide sidewalk. Please revise to 5' if this is the design intention.
RESPONSE: Sidewalk label has been corrected.

3. Note that with vehicle overhang and the building columns being directly on the back edge of the sidewalk, it may be difficult to maintain access. Suggest widening sidewalks.
RESPONSE: Noted.

C210 – Dimension Plan

1. What is reasoning for some stop bars to be 24" and some to be 12".
RESPONSE: All stop bars shall be 24".

2. Label detectable warning
RESPONSE: All ramps are labelled.

3. Typo on "Angled" parking spaces along E side
RESPONSE: Typo has been corrected.

4. Label striping at entrance to the parking lot under Building F. Is this going to be a one way drive? If so, label as such and provide proper signage.
RESPONSE: Striping is labeled, both entrances will be two-way.

5. Revise disabled parking striping under Building F. Symbol is drawn too large for the spot.
RESPONSE: Please see revised sheet.

6. Label the aisle widths under building F.
RESPONSE: Dimensions have been added.

7. Please dimension bike rack pads.
RESPONSE: Dimensions have been added.

8. Will a dumpster pad be utilized for the multi-family apartments?
RESPONSE: A dumpster is shown for multi-family and single family homes.

9. There is a conflict between the silt fence and the residential buildings. Please adjust the location of the silt fences.
RESPONSE: The silt fence has been relocated outside of the proposed buildings.

C220 – Dimension Plan

1. Will striping be provided in the "loading area"? If so, please specify.
RESPONSE: No striping is proposed in the loading areas.

2. What is reasoning for some stop bars to be 24" and some to be 12".
RESPONSE: All stop bars shall be 24".

3. Will column be placed in front of door in the southwest corner of the building? Please dimension space between door and column to ensure enough clearance.
RESPONSE: The columns do not block the front of the door.

4. Concerns regarding handicap access to building E. Previous comment stated disabled parking at Building F would suffice, however there does not appear to be an efficient accessible path.
RESPONSE: An ADA accessible path is provided on the south side of the building.

5. Previous comment stated to provide control radii for the left turn from parking south of Building F to the north. This turn appears to be very tight due to the small radii on the median and how far out the median comes. Please provide control radii for this turn or reasonable assurance that vehicles can make this turn.
RESPONSE: Please clarify which turn this is referring to, preferably with street names that are now shown. There is now parking directly south of Building F.

6. Please dimension bike rack pads.
RESPONSE: Dimensions have been added.

7. Dimension radii on dumpster pad.
RESPONSE: Dimensions have been added.

C230 – Dimension Plan

1. What is reasoning for the termination of road to be on an angle? Suggest ending road perpendicular for easier constructability during this phase and future phases.
RESPONSE: Noted.

2. Suggest providing limerock base at end of road to prevent erosion.
RESPONSE: The road extends all the way to the property line.

3. Place appropriate end of road signage at end of roadway.
RESPONSE: Signage has been added.

4. Dimension radii on dumpster pad.
RESPONSE: Dimensions have been added.

5. Will striping be provided in the "loading zone"? If so, please clarify.
RESPONSE: No striping will be provided in the loading zone.

6. Please dimension bike rack pads.
RESPONSE: Dimensions have been added.

C240 – Dimension Plan

1. Provide necessary roundabout signage.
RESPONSE: Signage has been added.

2. Please show sidewalk connections between amenities prior to final approval.
RESPONSE: Noted.

C320 – Paving, Grading and Drainage Plan

1. Cross slope of southern driveway to the multifamily units is far too steep. Please revise.
RESPONSE: Please see revised grading.

2. Mitered end should come in perpendicular to basin side slope.
RESPONSE: This is not a requirement, but mitered end sections are shown in ideal locations and are perpendicular where feasible.

3. Rip Rap and mitered end section should be at the bottom of the pond.
RESPONSE: Please see revised mitered end section.

4. Show existing parking lot spots or contours to ensure that there is adequate room to return to grade between curbs, particularly where there is a grass strip of less than a foot.
RESPONSE: Existing parking lot spots have been added.

5. Verify that crosswalks have a cross slope of under 2.0%. It appears that crosswalk on the W side of the site may exceed 2% per the spots shown. Please provide spot elevations on either sides of each crosswalk to demonstrate compliance.
RESPONSE: Additional spots have been added to all crosswalks.

6. Please verify spot elevation at top of S-104 to ensure it is consistent with table.
RESPONSE: Spot elevation has been corrected.

7. Please provide contours for grading of all grassed areas, particularly between proposed buildings and basin.
RESPONSE: Contours for all grassed areas will be provided in the final plans.

8. Provide additional spots along sidewalk connection to the parking lot to the northeast.
RESPONSE: Spot elevations have been added.

C330 – Paving, Grading and Drainage Plan

1. Show foundations of houses to show that they are not within the basin.
RESPONSE: The stilt homes will be raised off the ground and will not have foundations within the basin. Please see architectural plans.

2. Verify that crosswalks have a cross slope of under 2.0%. It appears that crosswalk on the W side of the site may exceed 2% per the spots shown. Please provide spot elevations on either sides of each crosswalk to demonstrate compliance.
RESPONSE: Additional spots have been added to all crosswalks.

3. Please show ramp at the handicap spaces to show the access to the sidewalk.
RESPONSE: ADA ramp has been added.

4. Ramps at northeast corner of the site do not have any grades. Please provide grades on the ramp and crosswalk to show compliance.
RESPONSE: Spot elevations have been added.

5. Provide additional grading detail and spots on public building and sidewalk leading up to it.
RESPONSE: Spot elevations have been added.

6. Mitered end should come in perpendicular to basin side slope.
RESPONSE: This is not a requirement, but mitered end sections are shown in ideal locations and are perpendicular where feasible.

7. Rip Rap and mitered end section should be at the bottom of the pond.
RESPONSE: Mitered end section has been moved to the pond bottom.

8. Comment response stated that road south of Building F "now labeled as Woonerf" is existing. Are driveway aprons and sidewalks proposed? If not, please differentiate hatching to clarify.
RESPONSE: No driveway aprons are proposed.

9. Please provide additional spot elevations at entrances to parking garages to show slope of pavement.
RESPONSE: Spot elevations have been added.

10. Verify 153.08 spot on southeast corner of sheet view. This does not appear to reflect flow patterns of site.
RESPONSE: Please see revised grading.

11. Show spot elevations where asphalt ties into "Woonerf"
RESPONSE: Spot elevations have been added.

C340 – Paving, Grading and Drainage Plan

1. Maximum rise of ramp is 6" without handrails. Revise ramp south of Building E.
RESPONSE: Ramps have been revised.

2. Provide spot elevations on ramp just north of existing parking lot.
RESPONSE: Spot elevations have been added.

3. Show existing parking lot spots or contours to ensure that there is adequate room to return to grade between curbs, particularly where there is a grass strip of less than a foot.
RESPONSE: Existing parking lot spot elevations have been added.

4. Verify that crosswalks have a cross slope of under 2.0%. Please provide spot elevations on either sides of each crosswalk to demonstrate compliance.
RESPONSE: Additional spots have been added to all crosswalks.

C350 – Paving, Grading and Drainage Plan

1. Provide additional spots along roadway on east of sheet to demonstrate cross slopes.
RESPONSE: Additional spot elevations have been added.

2. Will angled parking closest to driveway to Bldg. I be flush? If so, provide wheel stops to protect sidewalk.
RESPONSE: No, spot elevations are provided to indicate the 6" step up sidewalk.

3. What is reasoning behind inconsistent cross slope through entrance driveway to Building I?
RESPONSE: Please see revised grading.

4. Maximum rise of ramp is 6" without handrails. Revise ramp near open area in center of parking lot.
RESPONSE: Ramps have been revised.

5. Spot near dumpster pad is difficult to read, please clarify grading of dumpster pad.
RESPONSE: Spot elevations have been cleaned up for clarity.

C360 – Paving, Grading and Drainage Plan

1. Verify that crosswalks have a cross slope of under 2.0%. It appears that crosswalk on the W side of the site may exceed 2% per the spots shown. Please provide spot elevations on either sides of each crosswalk to demonstrate compliance.
RESPONSE: Additional spots have been added to all crosswalks.

2. Several spot elevations are overlapping and illegible
RESPONSE: Spot elevations have been cleaned up for clarity.

3. Significant amount of water will flow off the south part of the future roundabout. Suggest grading so that there is not much runoff
RESPONSE: Noted.

4. Provide spots at top of curb cut ramps to show ada compliance.
RESPONSE: Spots are provided at the top of ramps.

C370 – Details

1. Please provide detail for paving of the "Woonerf"
RESPONSE: A detail for the woonerf has been added.

2. Please provide detail for the raised concrete median
RESPONSE: There are no raised concrete medians. The proposed medians will utilize the typical 6" curb detail.

3. Please provide detail for the Removable Bollards
RESPONSE: The bollard product is now specified in the callout.

4. Please provide detail for the roundabout pavers
RESPONSE: The roundabout shall utilize the same detail as the woonerf paving.

C420 – Utility Plan

1. Provide additional detail on service to public detail prior to final approval
RESPONSE: Noted.

Fire Rescue Comments

1. Water supplies capable of supplying the required fire flow for fire protection shall be provided that complies with NFPA 1 Section 18.3.
RESPONSE: Noted.

2. The minimum Fire flow and flow duration requirements for one and two family dwellings shall be 1000 GPM for 1 hour. NFPA 1 Section 18.4.5
RESPONSE: Noted.

3. The minimum fire flow and flow duration for buildings other than one and two-family dwellings comply with NFPA 1 Section 18.4.5.3
RESPONSE: Noted.

4. Fire Hydrants shall be provided in locations to buildings and distances between Fire Hydrants that comply with NFPA 1 Section 18.5.2/18.5.3 Indicate on Plans location of Fire Hydrants.
RESPONSE: Fire hydrants are provided within the required distance from buildings and other hydrants and are indicated on the utility plans.

5. Where underground water mains and hydrants are to be provided they shall be install, completed and is service prior to commencing construction work on any structure. NFPA 1 Section 16.4.3.1.3 Place this Code Section and language on plans.
RESPONSE: This language and code section has been added to the cover sheet. See item 12 in the development information table.

6. Completion of the water mains and hydrants may be on an alternate schedule approved by the AHJ. NFPA 1 Section 16.4.3.1.3.1 Florida Specific If needed contact Alachua County Fire Prevention to discuss this requirement.
RESPONSE: Noted.

7. Submittal indicate mitigation work on the water supply infrastructure that supply fire flow. Provide flow testing as outlined in AWWA M17 after completion of mitigation work to verify fire flows comply with NFPA 1 Section 18.3. Contact City of Alachua Public Services and Alachua County Fire Prevention to witness on site testing. Code reference NFPA 1 Section 1.4.7
RESPONSE: Flow testing will be provided upon availability.

8. All Fire Department Connections to Fire Sprinkler Systems and Stand Pipes shall be free standing and within 35 feet of a Fire Hydrant.
RESPONSE: Noted, please see utility plans.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 17, 2022

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning Assistance Team (PAT) Resubmittal #1: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Ms. Vega:

On May 2, 2022, the City of Alachua received your revised application for a Site Plan submitted on behalf of The Laser Investment Group, LLC for San Felasco Tech City Phase 4. The application proposes the construction of three (3) nonresidential buildings, 40 attached residential units, ten (10) single family residential units, an amenity center with associated recreational facilities, and a public meeting building on a ±23.35 acre portion of Tax Parcel Numbers 05844-004-001 and 05855-005-000. The revised application received on May 2, 2022 was submitted to address the PAT review comments issued to you in a letter dated April 7, 2022 and as discussed during a PAT meeting held on April 12, 2022.

Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request. **Please note, comments from the Public Services Department and Alachua County Fire Rescue are forthcoming and will be provided to you upon receipt from each party.**

You were notified in a letter dated April 27, 2022 that pursuant to Resolution 20-13 application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. The aforementioned letter also noted that pursuant to the provisions of Resolution 20-13 any additional PAT reviews would require a surcharge of 25% of the Site Plan application fee (Site Plan application fee - $2,700.00; 25% surcharge - $675.00). **The second PAT review has been completed, and it has been determined that an additional (third) PAT review will be required. Therefore, a resubmittal fee equal to 25% of the application fee ($675) will be assessed for the third PAT review. This resubmittal fee must be paid prior to any further review of the application.**

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, May 31, 2022**. 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.

Please address the following:

Previous Comments – 4/7/22 PAT Comments

1. *Article 3, Zone Districts*
   a. As set forth in Section 3.5.2(F)(2), an exhibit must be included with the site plan demonstrating that the performance standards as set forth in Section 3.5.2(F)(2)(a) – (e) shall be met.

      Remaining Issues: An exhibit (Sheet C115) has been submitted, however, the following items must be addressed:
      i. The exhibit notes 30 attached units to the west of Building D and does not include or identify the ten (10) units to the west of Building F.
      ii. The exhibit does not calculate the area to be preserved for non-residential uses as set forth in Section 3.5.2(F)(2)(c)(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.*" See attached sample exhibit.
      iii. The exhibit does not calculate the maximum gross residential density as required by Section 3.5.2(F)(2)(d)(i): "*Site plans and preliminary plats which include residential development in the CP District shall provide: A calculation of the maximum gross residential density which is permitted within the CP District.*" See attached sample exhibit.
      iv. The exhibit does not include 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 as required by Section 3.5.2(F)(2)(d)(ii): "*Site plans and preliminary plats which include residential development in the CP District shall provide: 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.*" See attached sample exhibit.
      v. The exhibit does not include 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), as required by Section 3.5.*2(F)(2)(d)(iii): Site plans and preliminary plats which include residential development in the CP District shall provide: 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).*" See attached sample exhibit.

2. *Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation*
   a. Loading areas are not provided in accordance with Section 6.1.5. Please address.

      Remaining Issues:
      (i) The dimensions of the loading area for Building I are not consistent with Section 6.1.7(B) which requires each off-street loading space to have clear horizontal dimensions of 12 feet by 30 feet, exclusive of platforms and piers, and a clear vertical dimension of 14 feet.

(ii) A loading area is not designated for Building F.

b. The correct parking standard for nonresidential uses appears to be 'light manufacturing'. Please update the parking calculations table on Sheet C100 accordingly.

Remaining Issues: Include calculations for office lab space (1 space / 350 square feet of floor area) under Footnote ****.

c. The minimum parking required for Phase 4 nonresidential is 251 spaces. Please update the parking calculations table on Sheet C100 accordingly.

Remaining Issues: The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.

d. The maximum parking permitted for Phase 4 nonresidential is 314 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

Remaining Issues: The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.

e. The total minimum number of parking spaces required is 813 spaces. Please update the parking calculations table on Sheet C100 accordingly.

Remaining Issues: Based upon the revised parking calculations shown on the plans submitted on 5/2/2022, the total minimum number of parking spaces is 851 spaces.

f. The total maximum number of parking spaces permitted is 1,016 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

Remaining Issues: Based upon the revised parking calculations shown on the plans submitted on 5/2/2022, the total maximum number of parking spaces is 1,066 spaces.

g. Are the 31 'on-street parking spaces' in addition to the total proposed? Total parking – 'on-street' and 'off-street' – shall not exceed the total maximum (1,016 spaces). Please clarify the parking calculations table on Sheet C100.

Remaining Issues: Applicant did not respond to comment. Based upon Staff's review, the 31 'on-street parking spaces' are in addition to the 'total proposed' and cause the maximum number of permitted parking spaces to be exceeded. Please address.

h. All street intersections with other streets and with driveways shall be property controlled with stop signs, and street names shall be included on stop signs at street/street intersections. Ensure all street/street intersections and street/driveway

intersections are property controlled. Update stop sign call outs in such locations to note that street name signs shall be included. Provide a detail of stop sign/street name signs. Stop signs should be added, but may not be limited to, the following locations:

Remaining Issues:

(i) Stop sign call outs at street intersections were not updated to note that street name signs shall be included.
(ii) A detail of stop sign/street name signs.
(iii) Stop signs are not shown in areas of Phases 2 and 3 where new intersections are proposed. Ensure proper traffic control is added where needed.
(iv) Sheets C210, C330: Please label Tech City Circle and NW 86th Drive.
(v) Sheets C220, C340: Please label Tech City Circle.
(vi) Sheets C230, C240, C350, C360: Please label NW 86th Drive.

i. Intersection of Tech City Circle and driveway north of Building F;

Remaining Issues: Comment was not addressed.

ii. Intersection of Tech City Circle and driveway between Buildings C and E, north and south of the intersection.

Remaining Issues: Stop sign and bar not added south of the intersection.

i. The sidewalk to the east of Building 1 provides an ADA accessible ramp at NW 86th Drive but does not provide a connection to the opposite side of the street.

Remaining Issues: Comment was not addressed. See Sheet C230, near the parking lot driveway connection for Building I and the continuation of NW 86th Drive to the adjacent property.

3. *Section 6.2, Tree Protection & Landscaping Standards*
   a. *Perimeter Buffers*
      i. Please identify the required and provided perimeter buffer type and option.

Remaining Issues: It appears a Type A Option 2 buffer has been applied for the SE perimeter buffer adjacent to Phoenix and a Type A Option 1 buffer has been applied for the North buffer. The notes above the perimeter buffers table only state the requirements for a Type A Option 2 buffer. Please clarify the type of buffer utilized in the perimeter buffer table.

4. *Section 6.8, Design Standards for Business Uses / Architectural Plans*
   a. Section 6.8.2(A)(2)(a)(i) requires a minimum of 20% glazing of the ground floor façade area when a façade faces a street or publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement. This is applicable to the following elevations: west elevation of Building I; north elevation of Building F.

Remaining Issues: Comment was not addressed. Glazing calculations were not provided for either façade. The south elevation of Building I clearly does not provide a minimum 15% of glazing.

b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate massing or an alternative as defined therein. The following elevations do not comply with the massing/alternative requirements: east elevation of Building I; north elevation of Building F.

Remaining Issues: Comment was not addressed.

c. There are multiple architectural sheets with the same sheet number. Please renumber so there are no duplicated sheet numbers.

Remaining Issues: Comment was not addressed.

d. Sheet A100 showing Building E & F overall plan references Building C and D at the bottom of the sheet.

Remaining Issues: Comment was not addressed.

e. Total number of architectural sheets are inconsistent through the architectural plans.

Remaining Issues: Comment was not addressed.

5. *Miscellaneous*

a. As recommended by Jason Aldridge, Deputy State Historic Preservation Officer for Compliance & Review, Florida Department of State, Division of Historical Resources (DHR), in a letter dated November 24, 2020, please submit documentation which confirms that the professional archeologist has provided DHR with a summary report and updated Historical Cemetery Form.

Remaining Issues: The applicant's response states, "Letter was included with the combined Archeological Information". As discussed during the April 12, 2022 PAT Meeting, a copy of the Historical Cemetery Form dated 2-26-2021 was included, however, no acknowledgement of receipt by the DHR was included with the materials. Please submit documentation from DHR acknowledging receipt of the Historical Cemetery Form.

b. Please update the tie-in of NW 86th Drive to the connection reflect the conditions shown on the approved plans for the adjacent parcel to the east. Revise grading as needed.

Remaining Issues: Comment was not addressed. The approved site plan for the adjacent property may be provided for coordination purposes upon request.

c. Please clarify the proposed use of the 'public building'.

Remaining Issues: Several instances remain throughout the plans referring to the building as "Public Building". Please address.

d. Please add the street names as assigned by Alachua County E911 to the plans.

Remaining Issues: Please ensure all sheets where private streets are shown are appropriately labelled.

e. Suggest labelling Buildings A – D on overall plan sheets.

Remaining Issues: Existing buildings not labelled on Sheets C300 or Sheet C400.

f. The neighborhood meeting minutes discuss the addition of a gate at the connection to NW 89th Street near the day care. Per the approved site plan for Phase 2, this connection is intended to be an emergency access only. Please coordinate with Alachua County Fire Rescue regarding the gate requirements.

Remaining Issues: The applicant's response stated, "Noted". City Staff contacted Alachua County Fire Rescue Staff, who confirmed they have not been contacting regarding this matter. Please coordinate with Alachua County Fire Rescue regarding the gate requirements.

6. *Concurrency Impact Analysis*
   a. No demand for public building shown for potable water and sanitary sewer.

Remaining Issues: Comment was not addressed.

7. *Minor Comments*
   a. Sheet C100: Please relabel "AVG" as "ADT" throughout the trip generation table.

Remaining Issues: The trip generation table was deleted from Sheet C100 but the comment remains applicable to the Concurrency Impact Analysis.

b. Please add match lines to detailed plan sheets.

Remaining Issues: Match lines were added, however, a key map was not included for all plan series. Please include either a key map or label the applicable sheet numbers on match lines.

New Comments – 5/2/2022 Resubmittal

8. *Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation*
   a. Sheet C100: Parking calculations for the "Phase 4 Commercial (Light Manufacturing)" use type is incorrect. Based upon the square footage stated on Sheet C100 (87,561 square feet), the minimum required number of parking spaces is 234 spaces and the maximum permitted is 293 spaces (25,500 square feet / 1 space per 350 square feet = 73 spaces + 4,600 square feet / 1 space per 1,000 square feet = 5 spaces. 73 spaces + 5 spaces = 78 spaces. 78 spaces x 3 buildings = 234 spaces.) Please note these numbers will change if the square footage of commercial uses on Sheet C100 is not correct. Revise the parking calculations accordingly.
   b. Section 6.1.9(B) states that parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances. The accessible space located within the parking lot for the attached units is located at the end of the parking row and away from all buildings. Please address.

9. *Concurrency Impact Analysis*
   a. Project Impacts do not appear to include the 'public building'
   b. The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.

10. *Public Services / Fire Rescue / Engineering Review Comments*
    a. Comments from the Public Services Department and Alachua County Fire Rescue are forthcoming and will be provided to you upon receipt from each party.
    b. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated May 16, 2022.

11. *Miscellaneous*
    a. Sheet C100: Development Information – Address is incorrect.
    b. Sheet C100: Leader to project area is not labeled.
    c. Sheet C240: A note has been added to the sheet which states, "Note: Exact dimensions of recreation areas are subject to change at the time of construction. This potentially conflicts with the provisions of Section 2.4.9(H) which states that a site plan may only be amended or extended only in accordance with the procedures and standards established for its original approval, provided however that minor structural, material, or dimensional modifications, including but not limited to minor deviations in the size of a structure, or minor deviations of the dimensions of improvements may be administratively granted by the LDR Administrator or designee. Please revise the note to state "Exact dimensions of recreation areas may be amended, subject to the provisions of Section 2.4.10(H) of the City of Alachua LDRs."
    d. C200 Series: Remove stormwater basin inlets and popoffs.
    e. SheetA201: The label of the North Elevation – Building E overlaps with the elevation of the South Elevation – Building F.

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: 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)*
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*
Project File

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

May 16, 2022

Mr. Justin Tabor
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: San Felasco Tech City – Phase 4

Dear Mr. Tabor:

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

C120 - Overall Development Plan

1. Nearest handicap space to multi-family dwellings is an excessive distance away. Please add spaces to provide ADA access to the multi-family dwellings.
2. Handicap accessibility and sidewalk locations will need to be shown for the club house and amenities prior to final approval.

C130 – Overall Tree Clearing, Erosion & Sedimentation Control Plan

1. Freeze existing spot elevations and other miscellaneous items that show up on this sheet.
2. Revise silt fence labels.
3. Match line shown on master demo plan does not appear to denote the demo sheets.

C140 – Demolition, Tree Clearing and Erosion Control Plan

1. Silt fence should be removed from the basins.

C150 – Demolition, Tree Clearing and Erosion Control Plan

1. Plan shows a piece of rip-rap in the basin side slope. Is this to be removed?
2. Silt fence is shown to go through the tree barricade. Please revise.

C170 – Demolition, Tree Clearing and Erosion Control Plan

1. There is a dashed box adjacent to the parking spaces. Please provide a label or remove from sheet.

C200 – Dimension Plan

1. No handicap added near multi-family buildings. Handicap access should be provided at the nearest entry point to buildings where possible.
2. Sidewalk label shows a 5.01' wide sidewalk. Please revise to 5' if this is the design intention.
3. Note that with vehicle overhang and the building columns being directly on the back edge of the sidewalk, it may be difficult to maintain access. Suggest widening sidewalks.

C210 – Dimension Plan

1. What is reasoning for some stop bars to be 24" and some to be 12".
2. Label detectable warning
3. Typo on "Angled" parking spaces along E side
4. Label striping at entrance to the parking lot under Building F. Is this going to be a one way drive? If so, label as such and provide proper signage.
5. Revise disabled parking striping under Building F. Symbol is drawn too large for the spot.
6. Label the aisle widths under building F.
7. Please dimension bike rack pads.
8. Will a dumpster pad be utilized for the multi-family apartments?
9. There is a conflict between the silt fence and the residential buildings. Please adjust the location of the silt fences.

C220 – Dimension Plan

1. Will striping be provided in the "loading area"? If so, please specify.
2. What is reasoning for some stop bars to be 24" and some to be 12".
3. Will column be placed in front of door in the southwest corner of the building? Please dimension space between door and column to ensure enough clearance.
4. Concerns regarding handicap access to building E. Previous comment stated disabled parking at Building F would suffice, however there does not appear to be an efficient accessible path.
5. Previous comment stated to provide control radii for the left turn from parking south of Building F to the north. This turn appears to be very tight due to the small radii on the median and how far out the median comes. Please provide control radii for this turn or reasonable assurance that vehicles can make this turn.
6. Please dimension bike rack pads.
7. Dimension radii on dumpster pad.

C230 – Dimension Plan

1. What is reasoning for the termination of road to be on an angle? Suggest ending road perpendicular for easier constructability during this phase and future phases.
2. Suggest providing limerock base at end of road to prevent erosion.
3. Place appropriate end of road signage at end of roadway.
4. Dimension radii on dumpster pad.
5. Will striping be provided in the "loading zone"? If so, please clarify.
6. Please dimension bike rack pads.

C240 – Dimension Plan

1. Provide necessary roundabout signage.
2. Please show sidewalk connections between amenities prior to final approval.

C320 – Paving, Grading and Drainage Plan

1. Cross slope of southern driveway to the multifamily units is far too steep. Please revise.
2. Mitered end should come in perpendicular to basin side slope.
3. Rip Rap and mitered end section should be at the bottom of the pond.
4. Show existing parking lot spots or contours to ensure that there is adequate room to return to grade between curbs, particularly where there is a grass strip of less than a foot.
5. Verify that crosswalks have a cross slope of under 2.0%. It appears that crosswalk on the W side of the site may exceed 2% per the spots shown. Please provide spot elevations on either sides of each crosswalk to demonstrate compliance.
6. Please verify spot elevation at top of S-104 to ensure it is consistent with table.
7. Please provide contours for grading of all grassed areas, particularly between proposed buildings and basin.
8. Provide additional spots along sidewalk connection to the parking lot to the northeast.

C330 – Paving, Grading and Drainage Plan

1. Show foundations of houses to show that they are not within the basin.
2. Verify that crosswalks have a cross slope of under 2.0%. It appears that crosswalk on the W side of the site may exceed 2% per the spots shown. Please provide spot elevations on either sides of each crosswalk to demonstrate compliance.
3. Please show ramp at the handicap spaces to show the access to the sidewalk.

4. Ramps at northeast corner of the site do not have any grades. Please provide grades on the ramp and crosswalk to show compliance.
5. Provide additional grading detail and spots on public building and sidewalk leading up to it.
6. Mitered end should come in perpendicular to basin side slope.
7. Rip Rap and mitered end section should be at the bottom of the pond.
8. Comment response stated that road south of Building F "now labeled as Woonerf" is existing. Are driveway aprons and sidewalks proposed? If not, please differentiate hatching to clarify.
9. Please provide additional spot elevations at entrances to parking garages to show slope of pavement.
10. Verify 153.08 spot on southeast corner of sheet view. This does not appear to reflect flow patterns of site.
11. Show spot elevations where asphalt ties into "Woonerf"

C340 – Paving, Grading and Drainage Plan

1. Maximum rise of ramp is 6" without handrails. Revise ramp south of Building E.
2. Provide spot elevations on ramp just north of existing parking lot.
3. Show existing parking lot spots or contours to ensure that there is adequate room to return to grade between curbs, particularly where there is a grass strip of less than a foot.
4. Verify that crosswalks have a cross slope of under 2.0%. Please provide spot elevations on either sides of each crosswalk to demonstrate compliance.

C350 – Paving, Grading and Drainage Plan

1. Provide additional spots along roadway on east of sheet to demonstrate cross slopes.
2. Will angled parking closest to driveway to Bldg. I be flush? If so, provide wheel stops to protect sidewalk.
3. What is reasoning behind inconsistent cross slope through entrance driveway to Building I?
4. Maximum rise of ramp is 6" without handrails. Revise ramp near open area in center of parking lot.
5. Spot near dumpster pad is difficult to read, please clarify grading of dumpster pad.

C360 – Paving, Grading and Drainage Plan

1. Verify that crosswalks have a cross slope of under 2.0%. It appears that crosswalk on the W side of the site may exceed 2% per the spots shown. Please

provide spot elevations on either sides of each crosswalk to demonstrate compliance.
2. Several spot elevations are overlapping and illegible
3. Significant amount of water will flow off the south part of the future roundabout. Suggest grading so that there is not much runoff
4. Provide spots at top of curb cut ramps to show ada compliance.

C370 – Details

1. Please provide detail for paving of the “Woonerf”
2. Please provide detail for the raised concrete median
3. Please provide detail for the Removable Bollards
4. Please provide detail for the roundabout pavers

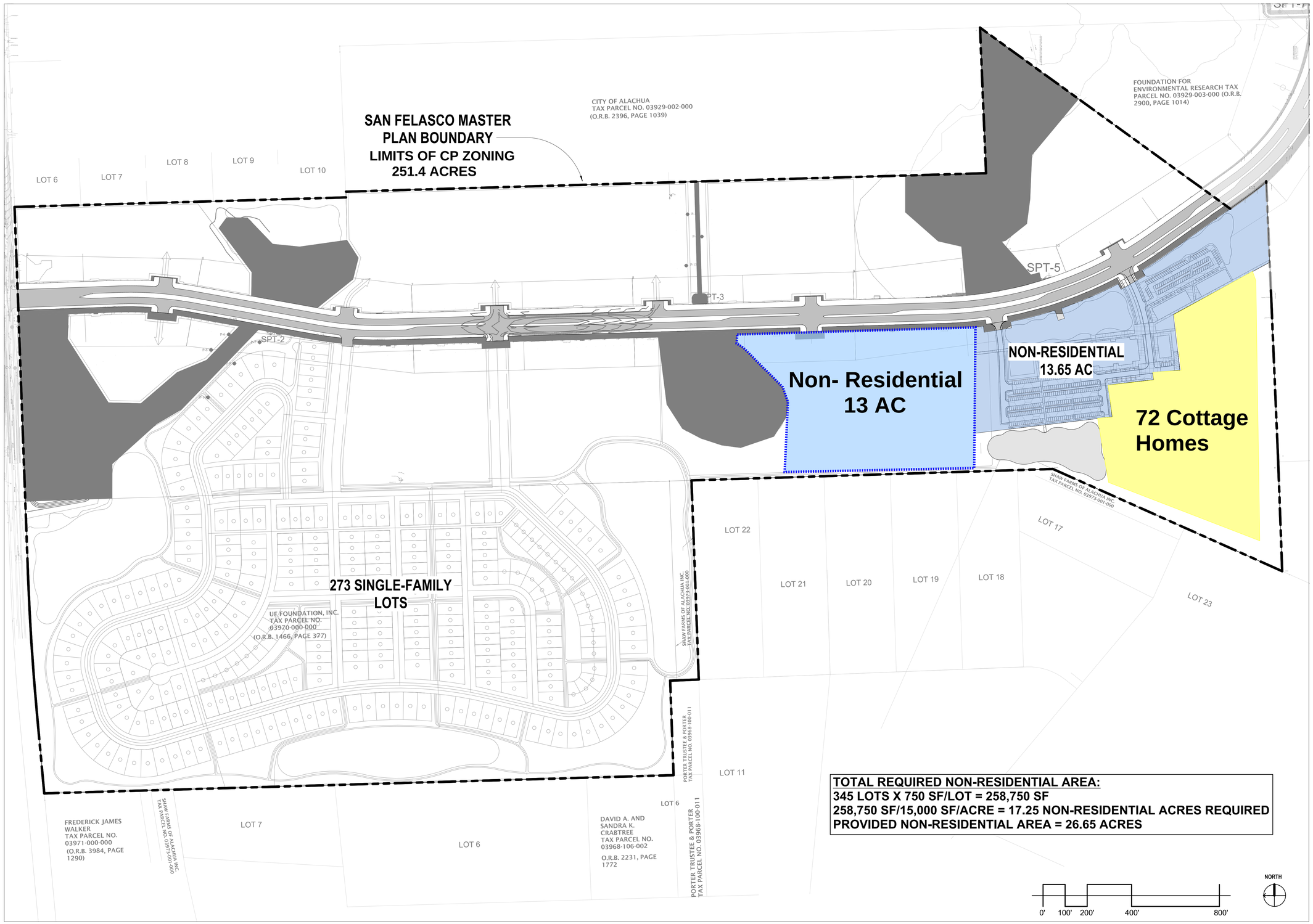
C420 – Utility Plan

1. Provide additional detail on service to public detail prior to final approval

Sincerely,



Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.



TOTAL REQUIRED NON-RESIDENTIAL AREA:
345 LOTS X 750 SF/LOT = 258,750 SF
258,750 SF/15,000 SF/ACRE = 17.25 NON-RESIDENTIAL ACRES REQUIRED
PROVIDED NON-RESIDENTIAL AREA = 26.65 ACRES

1 SAN FELASCO MASTER PLAN
1" = 200'-0"

Perkins&Will

1315 Peachtree St NE
Atlanta, GA 30309
t 404.873.2300
f 404.892.5923
www.perkinswill.com

SUBSECTION 3.5.2(F)(2)(a) REQUIREMENTS:
(i) 750 SF NON-RESIDENTIAL AREA/RESIDENTIAL UNIT

(ii) NO MORE THAN 15,000 SF NON-RESIDENTIAL USE PER 1 AC

CALCULATION:
273 UNITS X 750 SF = 204,570 SF
204,570 SF /15,000 SF = 13.65 AC

PROPOSED:
273 SINGLE-FAMILY LOTS
13.70 AC (596,772 SF)

PROJECT

SAN FELASCO ECO PARK MOMENTUM LABS

ALACHUA COUNTY, FLORIDA

DEVELOPER

CONCEPT COMPANIES

CONCEPT DEVELOPMENT, INC

5200 NW 43RD STREET
SUITE 102-381
GAINESVILLE, FL 32606
(352) 333-3233

KEYPLAN

DATE

09/17/2021

TITLE

OVERALL ZONING EXHIBIT

SHEET NUMBER

L00-00-10

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9/17/2021 4:17:59 PM BIM 360://San Felasco Research Master Plan/UD-SanFelascoResearchMasterPlan.rvt

May 2, 2022

RECEIVED
MAY 02 2022

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Response to Planning Assistance Team (PAT) Summary:
San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Mr. Tabor:

The applicant's responses to the completeness PAT comments issued on April 7, 2022 are below.

1. Completeness Review Comments
   a. Site Plan Attachment #12, Environmental Assessment/Study. An Environmental Resource Assessment (ERA) was completed by Ecosystem Research Corporation (ERC) for Tax Parcel 05962-002-000 and is dated 3 June 2018. This ERA does not evaluate the entirety of the property subject to this site plan application. An ERA which considers on-site environmental features must be submitted. Remaining Issues: The applicant's response states, "the attached ERA covers the entire San Felasco Tech City development". However, upon a second review, it appears that the ERA only covers Tax Parcel 05962-000-000 (as it existed in 2018), and does not cover the property acquired from Phoenix Commercial Park, LLLP in 2018. At a minimum, an update letter from the consultant who prepared the ERA(s) , similar to that received with the Phase 3 project, should be submitted confirming that the findings of previously prepared ERA(s) remain the same.
   RESPONSE: A Memo updating the Environmental report is included with the resubmittal.

2. Article 3, Zone Districts
   a. As set forth in Section 3.5.2(F)(2), an exhibit must be included with the site plan demonstrating that the performance standards as set forth in Section 3.5.2(F)(2)(a) – (e) shall be met.
   RESPONSE: Zoning Standards are included on sheet C120.

3. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation
   a. Loading areas are not provided in accordance with Section 6.1.5. Please address.
   RESPONSE: Loading areas are now indicated. Please see revised sheets C200 through C240.

   b. The minimum drive aisle width for 2-way traffic is 24 feet. The driveway between Buildings E and F is 20 feet wide. Please either label for one-way traffic or increase the width of the driveway.
   RESPONSE: The area between Buildings E and F is intended primarily for pedestrians and not proposed for a driveway. Labels and legend have been added to the plans to clarify.

   c. The correct parking standard for nonresidential uses appears to be 'light manufacturing'. Please update the parking calculations table on Sheet C100 accordingly.
   RESPONSE: Please see revised parking calculations.

   d. The 'public building' is not accounted for within parking calculations.
   RESPONSE: Please see revised parking calculations.

e. Please provide the formula for the parking calculations for nonresidential uses (light manufacturing) (87,561 square feet / 350).
RESPONSE: Please see revised parking calculations.

f. The minimum parking required for Phase 4 nonresidential is 251 spaces. Please update the parking calculations table on Sheet C100 accordingly.
RESPONSE: Please see revised parking calculations.

g. The maximum parking permitted for Phase 4 nonresidential is 314 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.
RESPONSE: Please see revised parking calculations.

h. The total minimum number of parking spaces required is 813 spaces. Please update the parking calculations table on Sheet C100 accordingly.
RESPONSE: Please see revised parking calculations.

i. The total maximum number of parking spaces permitted is 1,016 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.
RESPONSE: Please see revised parking calculations.

j. The total number of parking spaces provided for Phase 4 cannot exceed 413 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.
RESPONSE: Please see revised parking calculations.

k. The plans note a maximum of 425 spaces. It appears there are 444 spaces proposed. The total maximum number of parking spaces permitted is 1,016 spaces. It appears a total of 1,047 are proposed.
RESPONSE: Please see revised parking calculations.

l. Are the 31 'on-street parking spaces' in addition to the total proposed? Total parking – 'on-street' and 'off-street' – shall not exceed the total maximum (1,016 spaces). Please clarify the parking calculations table on Sheet C100.
RESPONSE: Please see revised parking calculations.

m. All street intersections with other streets and with driveways shall be property controlled with stop signs, and street names shall be included on stop signs at street/street intersections. Ensure all street/street intersections and street/driveway intersections are property controlled. Update stop sign call outs in such locations to note that street name signs shall be included. Provide a detail of stop sign/street name signs. Stop signs should be added, but may not be limited to, the following locations:

i. Intersection of Tech City Circle and driveway between Buildings D and F;
ii. Ingress/egress to parking structure below Building F and the driveway between Buildings D and F;
iii. Intersection of Tech City Circle and driveway north of Building F;
iv. Intersection of NW 86th Drive and the ingress/egress to parking structure below Building F;
v. Intersection of driveway between Buildings E and F and the driveway between Buildings C/D and E/F; **These area between building are pedestrian paths therefore a stop bar or sign is not needed.**
vi. Intersection of driveway between Buildings E and F and NW 86th Drive;

vii. Intersection of Tech City Circle and driveway between Buildings C and E, north and south of the intersection.

RESPONSE: Stop signs and stop bars have been added across the entire project area. Road names have been added to the plans.

n. Please tally the number of each set of angled parking spaces along NW 86th Drive.

RESPONSE: Angled parking counts are now provided.

o. Consider connecting the following sidewalks:

i. sidewalk along the front of the 4-story residential buildings to the sidewalk along the front of the single-family units;

ii. sidewalk along the front of the 4-story residential buildings to the sidewalk to the south; crosswalk connecting the sidewalk along the front of the 4-story residential buildings to the sidewalk located to the west of Buildings D and F;

iii. crosswalk connecting the sidewalks between Buildings E and F and the woonerf between Buildings C and D.

RESPONSE: Sidewalks and crosswalks have been added as requested.

p. The sidewalk to the east of Building 1 provides an ADA accessible ramp at NW 86th Drive but does not provide a connection to the opposite side of the street.

RESPONSE: The crosswalk has been added.

4. Section 6.2, Tree Protection & Landscaping Standards

a. Tree Mitigation

i. A note on Sheet L201 states, "Above totals represent trees that were proposed in previous phases that need to be relocated/replaced due to Phase 4 impacts. These trees will be incorporated as possible into Phase 4 open areas and around the northeastern stormwater pond, if needed. The specific locations of these replaced trees will be shown within the next submittal." Therefore, tree mitigation has not been reviewed.

RESPONSE: Per the direction given on April 12th by Justin Tabor, City of Alachua Principal Planner, plantings that were once required by LDC, but no longer apply due to proposed improvements of Phase 4 may be reduced from the required relocation total. Our analysis has identified 7 canopy trees that were required as part of Phase 2's parking lot perimeter and 6 understory trees that were required for Phase 2's norther site perimeter buffer that are no longer required, and therefore can be eliminated. The remaining site required trees and mitigation required trees in need of replacement have been added in the Landscape Plans, sheet L-202 through L-205.

b. Parking Lot Landscaping

i. Provide a calculation of the number of parking lot trees required and provided for the parking lot area east of Building E.

RESPONSE: The parking area east of Building E has been added to the 'Parking Lot Landscape Requirements' chart and calculations on sheet L-201, Landscape Key Sheet, Calculations, and notes, with the required and proposed number of trees.

ii. A reduction of parking lot landscaping is shown for the use of 100 percent Florida Friendly landscaping. Per Section 6.2.2(D)(7)(b)(ix), this reduction is only applicable to site and perimeter buffer landscaping.

RESPONSE: The 100 percent Florida Friendly landscaping reduction has been removed from the 'Parking Lot Landscape Requirements' chart and calculations, sheet L-201, Landscape Key Sheet, Calculations, and notes.

c. Parking Lot Buffer Landscaping

i. Per Section 6.2.2(D)(2)(b)(ii), the buffer for the parking lot must be immediately adjacent to the curbed and paved areas. The plans note that for parking area H, 8 canopy trees are required. The required number of trees is not provided.

RESPONSE: Proposed trees per the Parking Lot Buffer Landscaping requirement for Parking Area 'H' have been revised to be adjacent to curbed and paved areas.

d. Perimeter Buffers

i. Please identify the required and provided perimeter buffer type and option.

RESPONSE: The 'Site Perimeter Buffers' chart has been revised to indicate the required buffer type and option, sheet L-201, Landscape Key Sheet, Calculations, and notes.

ii. Per Table 6.2-2, a Type A buffer is required along the east perimeter where adjacent to Phoenix.

RESPONSE: The 'Site Perimeter Buffers' chart and calculations have been revised to indicate a Type A buffer required along the eastern perimeter adjacent to Phoenix, sheet L-201, Landscape Key Sheet, Calculations, and notes.

e. Please add the total landscaped area as required per Policy 2.4.a of the Comprehensive Plan FLUE and the total open space area as required per Section 6.7.

RESPONSE: The total landscape area and the total open space area have been added to the 'Landscape Area' chart, sheet L-201, Landscape Key Sheet, Calculations, and notes.

5. Section 6.4, Exterior Lighting Standards / Photometric Plans

a. Per Section 6.4.4(C), the maximum horizontal illumination is 5 footcandles in parking lots. This is exceeded in the following areas: Building E Drive; Building I Dumpster Area; Parking Building I; Parking Lot Apartment Buildings; Parking Lot Building E; Parking Lot Building F.

RESPONSE: Light fixtures have been shifted and/or eliminated in order to bring down the maximum value in parking lots to be less than or equal to 5 fc. Please see revised photometric plans.

b. Per Section 6.4.4(E), the ratio of maximum to minimum lighting shall not exceed 10:1. This is exceeded in the following areas: Parking Building I; Parking Lot Building E; Parking Lot Building F; Walkway Building E; Walkway Building F; Walkway Building I.

RESPONSE: B.Light fixtures have been shifted and/or eliminated in order to lower the maximum or raise the minimum in order to reduce the maximum to minimum ratio to be less than or equal to 10:1. Please see revised photometric plans.

c. Please label the buildings on the photometric plans.

RESPONSE: C.Building labels have been brought into the photometric plan. Please see revised photometric plans.

6. Section 6.8, Design Standards for Business Uses / Architectural Plans

a. Section 6.8.2(A)(2)(a)(i) requires a minimum of 20% glazing of the ground floor façade area when a façade faces a street or publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement. This is applicable to the following elevations: west elevation of Building I; north elevation of Building F.

RESPONSE: Please see revised architectural plans.

b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate massing or an alternative as defined therein. The following elevations do not comply with the massing/alternative requirements: east elevation of Building I; north elevation of Building F.
RESPONSE: Please see revised architectural plans.

c. Please include architectural plans for the 'public building'.
RESPONSE: Please see revised architectural plans.

d. There are multiple architectural sheets with the same sheet number. Please renumber so there are no duplicated sheet numbers.
RESPONSE: Please see revised architectural plans.

e. Sheet A100 showing Building E & F overall plan references Building C and D at the bottom of the sheet.
RESPONSE: Please see revised architectural plans.

f. Total number of architectural sheets are inconsistent through the architectural plans.
RESPONSE: Please see revised architectural plans.

7. Miscellaneous

a. As recommended by Jason Aldridge, Deputy State Historic Preservation Officer for Compliance & Review, Florida Department of State, Division of Historical Resources (DHR), in a letter dated November 24, 2020, please submit documentation which confirms that the professional archeologist has provided DHR with a summary report and updated Historical Cemetery Form.
RESPONSE: Letter was included with the combined Archaeological information.

b. Please update the tie-in of NW 86th Drive to the connection reflect the conditions shown on the approved plans for the adjacent parcel to the east. Revise grading as needed.
RESPONSE: Please see revised plans.

c. Please clarify the proposed use of the 'public building'.
RESPONSE: The public building is intended as a community center. Label has been revised.

d. Please add the street names as assigned by Alachua County E911 to the plans.
RESPONSE: Street names have been added to the plans.

e. Suggest placing a dumpster pad(s) near the proposed residential buildings.
RESPONSE: Noted.

f. Suggest labelling Buildings A – D on overall plan sheets.
RESPONSE: Buildings from previous phases are now labelled on overall development plan.

g. The neighborhood meeting minutes discuss the addition of a gate at the connection to NW 89th Street near the day care. Per the approved site plan for Phase 2, this connection is intended to be an emergency access only. Please coordinate with Alachua County Fire Rescue regarding the gate requirements.
RESPONSE: Noted.

h. Section 4.3.4(G)(11) requires outdoor seating areas for microbreweries to not be located within 250 feet of any residential zone district or residential use. The proposed residential uses within Phase 4 appear to be located within 250 feet of the outdoor seating area of Daft Cow Brewery. Please note that the construction or residential uses within 250 feet of the existing outdoor seating area would render the use nonconforming, and it would be subject to Article 8 of the LDRs.
RESPONSE: Noted.

8. Concurrency Impact Analysis

a. The ITE Trip Code utilized for Phase 2 was Code 770 – Business Park – which appears to be a more applicable land use category than ITE Code 710 – General Office Building. Please utilize this code instead of ITE Code 710 – General Office Building, and update the concurrency impact analysis and Sheet C100 accordingly.
RESPONSE: Please see revised calculations.

b. Existing demand from Phases 1 – 3 are shown as Phase 4 project impacts for potable water and sanitary sewer.
RESPONSE: Please see revised calculations.

c. Utilize the demand rates for residential uses as adopted in the Comprehensive Plan for potable water and sanitary sewer.
RESPONSE: Please see revised calculations.

d. No demand for public building shown for potable water and sanitary sewer.
RESPONSE: Please see revised calculations.

e. Two different numbers are used for persons per household for solid waste and recreational impacts. Please use the most current figure published by the US Census Bureau: 2.55 persons per household.
RESPONSE: Please see revised calculations.

9. Public Services / Fire Rescue / Engineering Review Comments

a. The applicant must address all comments provided by the Public Services Department in a memorandum dated April 7, 2022.
RESPONSE: Noted.

b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue as provided in an email dated March 31, 2022.
RESPONSE: Noted.

c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated March 30, 2022.
RESPONSE: Noted.

10. Minor Comments

a. Sheet C100: Please relabel "AVG" as "ADT" throughout the trip generation table.
RESPONSE: Please see revised trip generation table.

b. Sheet C100: The correct title of the ILW zoning district is "Light & Warehouse Industrial". Please correct the vicinity map legend.
RESPONSE: Please see revised vicinity map legend.

c. Sheet C100: Include Industrial General(IG) in the vicinity map legend.
RESPONSE: Industrial General has been added to the vicinity map legend.

d. Sheet C100: The correct FLUM Designation of Tax Parcel 05949-000-000 is Corporate Park and the correct zoning is Corporate Park (CP). Please correct in the vicinity map.
RESPONSE: Please see revised vicinity map.

e. Please add match lines to detailed plan sheets.
RESPONSE: Match lines have been added to plan sheets.

Public Services Comments

1. Sheet C100: Please add "SITE PLAN" to title in keeping with CoA naming convention.
   RESPONSE: "Site Plan" has been added to the project name.

2. Sheet C110: General Note 14 instructs Contractor to follow all criteria set forth by the City of Alachua requirements for potable water, wastewater and reclaimed water. Please note that the system as designed does not meet City of Alachua requirements. Examples include: (1) Water mains under pavement are PVC, not DI (2) Some water service lines are 1-inch whereas CoA min requirement is 2-inch. (3) Isolation valves for water service lines; are corporation stops, not gate valves. Thus, suggest that General Note 14 be modified as follows: "14. Unless otherwise shown or noted, contractor to follow all criteria set forth by CoA requirements for Potable Water, etc..." Please resubmit this sheet.
   RESPONSE: Please see revised utility plan.

3. General: The reviewer noticed that there are no water & wastewater details. Does the designer plan to include water & wastewater details to the site plan set? Because the water and wastewater systems will not be completely designed to CoA requirements, not all CoA details are required. Others may be used instead. Please submit response.
   RESPONSE: Water and sewer details have been added. Please see new sheet C460.

4. Sheet C410: Left side of sheet: Keyed Note 3 (PVC elbow) is called out for a 1)1 fire line. Suggest changing. Please resubmit this sheet.
   RESPONSE: Keyed notes have been corrected.

5. Sheet C410: Wastewater Structure Schedule. Manholes MII 31, MII 33, MII 35, and MII 36 have two or more gravity pipes connected to them. For these manholes, the invert elevations differ by more than 2 feet. It is good design practice to provide external drop box assemblies. Does the designer intend to do this? If so, how will this be implemented? Please submit response.
   RESPONSE: This was intended to reduce the amount of required excavation for construction of service laterals. The invert elevations are only greater than 2 feet for proposed service laterals.

6. Sheet C420: Right side of sheet: Keyed notes 4 & 10 callouts appear to be reversed. Please evaluate. Please resubmit this sheet.
   RESPONSE: Callouts have been corrected.

7. General: The existing fire hydrant near 441 will provide fire flow to Tech City within a 500 foot radius, which is the reviewer's understanding of the fire code. But much of Phase 4 appears to be greater than 500 feet from the existing fire hydrant. (Please confirm) Thus, it would appear that fire hydrant(s) need to be installed within the Phase 4 site. At present, no fire hydrants appear to be shown within the Phase 4 site. If required, please add fire hydrants. In addition, it must be demonstrated that these new fire hydrants can deliver the required 1000 gpm. Because CoA's hydraulic model does not include Tech City, which is private property, it is expected that the design engineer would evaluate hydraulics within the Tech City using their own hydraulic models, or equivalent. CoA would provide the designer with input flow and pressure information at the property boundary. Please submit response.
   RESPONSE: An additional fire hydrant has been added. Please see revised utility plan.

8. General: Based upon past hydraulic simulations in the area, it is expected that delivering the required fire flow and coincident potable water demand will be marginal. Please note that only one 8-inch pipe of about 2400 ft. length supplies the fire hydrant. CoA is willing to reconfigure its hydraulic model and then run simulations. CoA anticipates that two different scenarios will need to be simulated:

   Scenario 1: Demonstrate that the existing fire hydrant near 441 delivers the required flow. The model will include two nodes near the property line (1) A fixed demand of 219 gpm that represents the coincident peak total potable water demand for Tech City through Phase 4 and (2) The existing fire hydrant. The simulation will give the estimated fire flow at this hydrant subject to the constraint of 20 psig minimum residual pressure throughout the system.

   Scenario 2: CoA to provide flow and pressure information in fire line near the property line. The design engineer will use this information to estimate the fire flow at the new hydrant(s) installed at Phase 4 Tech City. The model will include two nodes near the property line (1) A fixed demand of 219 gpm that represents the coincident peak total potable water demand for Tech City through Phase 4 and (2) A fixed demand of 1000 gpm that represents the fire line point of connection. The system constraint is 20 psig residual pressure. The model results will be the flow (1000 gpm) and the pressure at the fire line point of connection. From that an available pressure budget can be constructed. If the estimated pressure loss in the fire line to the proposed hydrant(s) is less than the available pressure budget, this will demonstrate that the proposed hydrant can deliver the 1000 gpm. Please resubmit response.
   RESPONSE: Flow test have been requested and will be submitted as soon as we received them. As part of the project a water loop will be constructed to connect to the existing water 16" water line running along US441 to provide for the required demand (potable and fire). The proposed route is shown in the exhibit included with the submittal.

9. General: The proposed peak domestic demand is 219 gpm. During construction, the existing flow meter will need to be upsized to accommodate this increase in demand. Please submit response.
   RESPONSE: Noted, the meter will be upsized with this phase.

Fire Examiner Comments

1. All Fire Department Connections (FDC) shall be free standing and within 35 feet of a Fire Hydrant.
   RESPONSE: Noted.

2. Fire Hydrant locations and distribution shall comply with NfPA1 Chapter 18.5.2 for detached one and two family dwellings and NFPA1 Chapter 18.5.3 Buildings other than detached one and two family dwellings.
RESPONSE: Noted.

3. All roadways shall be designed to accept ACFR Apparatus. ACFR Apparatus design criteria;
    - Overall length 47' (basket to rear bumper)
    - Wheelbase 20' 10"+/-
    - Weight 83,500 lbs
    - Width 8' 4"
    - Width with outriggers deployed 15'6"
    - Turning Radii
        - The turning radius for a cul-de-sac is 45' minimum, but 50' is more desirable
        - The turning radius for a 90 degree corner/ turn is 25' when turning from a two lane street onto a two lane street, with no parking that encroaches on the clear width. This allows the apparatus to utilize the oncoming lanes of traffic to maneuver through the turn.
        - The turning radius for a 90 degree corner/turn from a single lane to single lane, with one way traffic and on street parking, requires a radius of about 50'+/-.

    RESPONSE: Noted.

4. During Acceptance testing of the underground fire main protecting Building C and D a fire hydrant was flowed and measured at 740 GPM at 20 psi of flowing pressure. Documents submitted require 1000 GPM for the residential areas that is compliant with NFPA 1 Chapter 18.4.5.1.1 within this Phasing of the project. To establish a base of available Fire Flow provide documents of a Fire Main Fire Flow testing of the existing fire hydrant system, which include Buildings C and D fire hydrants, conducted by a Licensed Contractor NFPA1 Chapter 1.4.7. Procedures of the Fire Main Fire Flow Testing shall comply with the most current edition of NFPA 291. Contact ACFR Fire Prevention and the City of Alachua Public Services to schedule and witness testing. Modeling will also be required and documents submitted to demonstrate required fire flows will be available downstream further within the boundaries of the proposed project proving compliancy with NFPA 1 Chapter 18.3.1 can be achieved NFPA 1 Chapter 1.4.7. Contact City of Alachua Public Services with questions and if engineered mitigation activities are needed.
    RESPONSE: Flow test have been requested and will be submitted as soon as we received them. As part of the project a water loop will be constructed to connect to the existing water 16" water line running along US441 to provide for the required demand (potable and fire). The proposed route is shown in the exhibit included with the submittal.

JBPro Comments
C100 – Cover Sheet
1. Please add a pre and post master drainage plan to the sheet set.
RESPONSE: Pre- and post-development drainage maps have been added.

2. The Trip Generation table shows uses as Single Family, Multi-Family, and general office, however the application shows single family, multi-family and storage facilities. Please verify uses and ensure trip generation is accurate.
RESPONSE: Please see revised trip generation.

3. Item #9 states that a flood plain is located within this parcel, however this is not shown on any of the master plans. Please label to show that there will not be any impact to the floodplain.
RESPONSE: The floodplain is located north of basin 2 and is not adjacent to the project area.

4. Please consider separating total handicap space requirements for individual buildings. An appropriate number of handicap spaces should be placed in front of each building to ensure there is accessibility to each use. Additionally, please confirm that the appropriate numbers of handicap spaces are shown on the plan.
RESPONSE: Noted. Please see revised parking calculations.

C120 - Overall Development Plan
1. It appears that there are only 11 proposed handicap spaces provided on the plans in the proposed area.
RESPONSE: Please see revised plans.

2. There is no accessible access to the multi-family or single-family dwellings.
RESPONSE: A handicap space has been added.

3. There are no handicap spaces near the entrance to Building E or the club house and amenities.
RESPONSE: The handicap spaces for Buildings E and F are on the ground floor of Building F. A handicap space has been added to the club house.

4. There are no sidewalks or accessible routes for the clubhouse and amenities area. Will sidewalks be provided?
RESPONSE: Accessible routes shall be determined at the time of construction.

5. Please label the existing basins for reference.
RESPONSE: The existing basins are now labelled.

C140 – Demolition, Tree Clearing and Erosion Control Plan
1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.
RESPONSE: Silt fence has been removed from the basins.

2. Please show all curb and existing asphalt to be removed for the proposed driveway connections.
RESPONSE: All curb and existing asphalt to be removed is now shown.

3. It appears that the proposed splash pad is turned on. If this is a proposed improvement, please remove from demolition plan.
RESPONSE: The proposed riprap has been removed.

4. Please ensure that silt fence does not go through hardscape or existing features.
RESPONSE: Silt fence has been removed through hardscape and existing features.

C150 – Demolition, Tree Clearing and Erosion Control Plan
1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.
RESPONSE: Silt fence has been removed from the basins.

2. Please show all curb and existing asphalt to be removed for the proposed driveway connections.
RESPONSE: All curb and existing asphalt to be removed is now shown.

3. It appears that the proposed splash pad is turned on. If this is a proposed improvement, please remove from demolition plan.
RESPONSE: The proposed riprap has been removed.

4. Tree barricade and additional silt fence is not necessary outside of the project limits on the east boundary line.
RESPONSE: Noted.

5. Please ensure that silt fence does not go through hardscape or existing features.
RESPONSE: Silt fence has been removed through hardscape and existing features.

C160 – Demolition, Tree Clearing and Erosion Control Plan
1. Please show all curb and existing asphalt to be removed for the proposed driveway connections.
RESPONSE: All curb and existing asphalt to be removed is now shown.

2. Please ensure that silt fence does not go through hardscape or existing features.
RESPONSE: Silt fence has been removed through hardscape and existing features.

C180 – Demolition, Tree Clearing and Erosion Control Plan
1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.
RESPONSE: Silt fence has been removed from the basins.

2. Please ensure that silt fence does not go through hardscape or existing features.
RESPONSE: Silt fence has been removed through hardscape and existing features.

C200 – Dimension Plan
1. Please provide handicap spaces to provide access to the multi-family dwellings. There are currently no accessible routes to the building due to the lack of sidewalk connectivity.
RESPONSE: A handicap space has been added.

2. Please label all curb cut ramps and detectable warnings.
RESPONSE: All ramps are now labelled.

3. Please label all crosswalk striping.
RESPONSE: All striping is labelled.

4. Please note, there is a misspelling of the word "relocated" on the power pole label.
RESPONSE: Spelling has been corrected.

5. Please provide stop bars at the intersections to the new parking lots. There is currently no traffic control at these intersections.
RESPONSE: Stop bars have been added.

C210 – Dimension Plan

1. Please label all curb cut ramps and detectable warnings.
RESPONSE: Ramps are now labelled.

2. Please label all crosswalk striping.
RESPONSE: All striping is labelled.

3. Please show ramps and accessible routes from handicap spaces. Currently there is no accessible route from the parking spaces to the building entrances.
RESPONSE: Ramps and accessible routes are provided.

4. Please label building columns for clarity.
RESPONSE: Building columns are now labelled.

5. Please provide a stop bar and stop sign on the driveway at the end of the east driveway with the angled parking.
RESPONSE: Stop bar and stop signs have been added.

6. Please add a dimension for the sidewalk on the east side of this sheet.
RESPONSE: Sidewalk is now dimensioned.

7. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet. Please provide end of road signs.
RESPONSE: Limerock base extensions and end of road signs are now shown at all road stubouts.

8. What will the "Public Building" be, please provide additional information. Will this building be located within the basin?
RESPONSE: Yes it will be located within the basin. It will be a community center.

C220 – Dimension Plan
1. Please label all curb cut ramps and detectable warnings.
RESPONSE: All ramps are now labelled.

2. Please label all crosswalk striping.
RESPONSE: All striping is labelled.

3. Please note, there are currently no handicap spaces that will provide access to Building E.
RESPONSE: Handicap spaces for Building E are within the parking garage of Building F.

4. Please label building columns for clarity and ensure that there is access along the sidewalk with the location of the columns.
RESPONSE: Building columns are labelled.

5. Please provide stop bars and stop signs at each of the driveway entrances.
RESPONSE: Stop bars and stop signs have been added.

6. Please add a right turn only sign to the various intersections where a left turn will not be allowed due to the median.
RESPONSE: Right turn only signs have been added where necessary.

7. On the driveway south of Building E, please show the control radii or provide reasonable assurance that vehicles will be able to make a left turn around the median.
RESPONSE: Radii have been added.

8. Please provide dimensions for the dumpster pad.
RESPONSE: Dimensions have been added to the dumpster pad.

C230 – Dimension Plan
1. Please label all curb cut ramps and detectable warnings.
RESPONSE: Ramps are now labelled.

2. Please label all crosswalk striping.
RESPONSE: All striping is labelled.

3. At the driveway connection, please show the control radii or provide reasonable assurance that vehicles will be able to make a left turn around the median.
RESPONSE: Medians have been revised as necessary.

4. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet. Please provide end of road signs.
RESPONSE: Limerock base extensions and end of road signs are now shown at all road stubouts.

5. Suggest adding a stop sign and stop bar in front of the crosswalk to the north of Building I.
RESPONSE: Stop sign and stop bar have been added.

6. Please add dimensions and radii to the dumpster pad.
RESPONSE: Dimensions and radii have been added.

C240 – Dimension Plan
1. Please label all curb cut ramps and detectable warnings.
RESPONSE: All ramps are labelled.

2. Please label all crosswalk striping.
RESPONSE: All striping is labelled.

3. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet. Please provide end of road signs.
RESPONSE: Limerock base extensions and end of road signs are now shown at all road stubouts.

4. Please provide additional radii on the roundabout.
RESPONSE: Additional radii have been added.

5. Please provide dimensions of the truck apron. Additionally, please label the material that will be used in the truck apron.
RESPONSE: Dimensions have been added.

6. Suggest re-orienting the crosswalks and storm water inlets to prevent the grates from being within the crosswalk.
RESPONSE: Noted.

7. Suggest adding handicap spaces for the recreational areas.
RESPONSE: Handicap space has been added.

8. Will any sidewalk connectivity be provided throughout the recreational areas?
RESPONSE: Sidewalk connectivity will be determined at the time of construction.

9. Please dimension recreation features.
RESPONSE: Recreation features are now dimensioned.

C310 – Paving, Grading and Drainage Plan
1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
RESPONSE: Utilities have been kept on to examine for conflicts.

2. Please show existing ground contour labels.
RESPONSE: Existing ground contour labels are shown.

3. Please show contour lines throughout site, particularly in all grassed areas.
RESPONSE: Contour lines will be included in the final plans.

4. Please provide spot elevations at the existing tie-in locations.
RESPONSE: Spot elevations have been added at existing tie-in locations.

5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
RESPONSE: Additional spot elevations have been added.

6. Please label the existing basin.
RESPONSE: Exiting basins are labelled.

7. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
RESPONSE: Spot elevations have been added to ramps and crosswalks.

8. Please show additional spots throughout the parking lot. Please add additional spots at the entry and exits of the driveway to show the cross slopes of the road. Additionally, please provide spots at the end of the parking stalls due to the fact that the slopes of the stalls vary.
RESPONSE: Additional spot elevations have been added.

9. Please verify that the northwestern most building will be able to grade back to the maintenance path for the basin.
RESPONSE: Yes, it will be able to grade back to the maintenance path.

10. Please verify the top grate elevations match between the plan view and table.
RESPONSE: Top grate elevations have been reconciled.

11. Please relocate the mitered end sections and verify the invert elevation.
RESPONSE: Please see revised plans.

C320 – Paving, Grading and Drainage Plan

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
RESPONSE: Utilities have been kept on to examine for conflicts.

2. Please show existing ground contour labels.
RESPONSE: Existing contour labels are shown.

3. Please show contour lines throughout site, particularly in all grassed areas.
RESPONSE: Contour lines will be included in the final plans.

4. Please provide spot elevations at the existing tie-in locations.
RESPONSE: Spot elevations have been added at existing tie-in locations.

5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
RESPONSE: Spot elevations are shown on the back side of the sidewalks.

6. Please label the existing basin.
RESPONSE: Existing basins are labelled.

7. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
RESPONSE: Spot elevations have been added to ramps and crosswalks.

8. Please show additional spots throughout the parking lot. Please add additional spots at the entry and exits of the driveway to show the cross slopes of the road.
RESPONSE: Additional spot elevations have been adde.

9. Please provide spots at the end of the parking stalls due to the fact that the slopes of the stalls vary.
RESPONSE: Spot elevations have been added.

10. Please show grades on the driveway connections to the proposed building.
RESPONSE: Grades on the driveway connections have been added.

11. Is the road to the south of Building F proposed or existing? Please clarify if storm structures on this roadway are proposed or existing.
RESPONSE: The road to the south of Building F is existing. Storm structures are also existing.

12. Please confirm that the supports for stilt homes will not obstruct access to the maintenance path.
RESPONSE: Stilt homes will not obstruct access to the maintenance path.

13. Please verify that there is no wastewater and storm water line conflicts, particularly at the pipe run from S-76 to S-80.
RESPONSE: Confirmed.

14. Please verify the top grate elevations match between the plan view and table.
RESPONSE: Top grate elevations have been reconciled.

15. Please relocate the mitered end sections and verify the invert elevation.

RESPONSE: Please see revised plans.

16. Will the "public building" be located within the basin? Please provide spot elevations and finished floor elevations, as well as construction details for this building.
RESPONSE: Yes, the public building will be constructed within the basement.

C330 – Paving, Grading and Drainage Plan
1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
RESPONSE: Utilities have been kept on to examine for conflicts.

2. Please show contour lines throughout site, particularly in all grassed areas.
RESPONSE: Contour lines will be included in the final plans.

3. Please show existing ground contour labels.
RESPONSE: Existing ground contour labels are shown.

4. Please provide spot elevations at the existing tie-in locations.
RESPONSE: Spot elevations have been added to existing tie-in locations.

5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
RESPONSE: Spot elevations have been added to the back side of the sidewalks.

6. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
RESPONSE: Spot elevations have been added to ramps and crosswalks.

7. Please add additional spots on the driveway connections.
RESPONSE: Additional spots have been added to the driveway connections.

8. Please add additional spots toe the dumpster pad.
RESPONSE: Additional spot elevations have been added to the dumpster pad.

9. The parking lot to the south of Building E is virtually flat. Please provide additional slope to ensure that the parking lot will grade.
RESPONSE: Additional slope has been provided.

10. Please verify the top elevations match between the plan view and table. There are several that appear to be too high or too low and will not work with the proposed grades.
RESPONSE: Top elevations have been reconciled for consistency.

C340 – Paving, Grading and Drainage Plan
1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
RESPONSE: Utilities are kept on to examine for conflicts.

2. Please show contour lines throughout site, particularly in all grassed areas.
RESPONSE: Contour lines will be added in the final plans.

3. Please provide spot elevations at the existing tie-in locations.
RESPONSE: Spot elevations have been added at existing tie-in locations.

4. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
RESPONSE: Spot elevations have been added to the back side of the sidewalks.

5. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
RESPONSE: Spot elevations have been added to ramps and crosswalks.

6. Please provide spot elevations in the southernmost angled parking section.
RESPONSE: Spot elevations have been added to the angled parking section.

7. Suggest providing an additional storm inlet on the southern end of the parking. If this is not the design intention, please provide erosion control and reasonable assurance that runoff will be directed to the stormwater basin.
RESPONSE: Inlets have been provided where necessary.

8. Please provide additional spot elevations on the dumpster pads.
RESPONSE: Additional spots have been added to the dumpster pads.

9. Please provide additional spots at the overhead doors on the northwest corner of Building I.
RESPONSE: Additional spots have been added at the overhead doors.

C350 – Paving, Grading and Drainage Plan
1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
RESPONSE: Utilities are kept on to examine for conflicts.

2. Please show contour lines throughout site, particularly in all grassed areas.
RESPONSE: Contour lines will be added in the final plans.

3. Please provide spot elevations at the existing tie-in locations.
RESPONSE: Spot elevations have been added to existing tie-in locations.

4. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
RESPONSE: Spot elevations have been added to the back side of the sidewalks.

5. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
RESPONSE: Spot elevations have been added to ramps and crosswalks.

6. Suggest providing additional storm inlets on the end or the roadways where water will sheet flow off of the pavement. If this is not the design intention, please provide erosion control and reasonable assurance that runoff will be directed to the stormwater basin.
RESPONSE: Storm inlets have been provided where reasonable. Additional inlets will be constructed with future phases.

7. Please provide additional grading detail on the roundabout.

RESPONSE: Additional grading has been provided on the roundabout.

8. Please provide grading around the pavilion and recreation areas.
RESPONSE: Grading has been added around the pavilion and recreation areas.

9. Please add S-72 in the storm structure table.
RESPONSE: S-72 has been added to the structure schedule.

10. Please label the existing basin for clarity.
RESPONSE: Existing basins have been labelled for clarity.

C370 – Stormwater Pollution Prevention Plan
1. Please correct the certification statement to read the correct project phase.
RESPONSE: Plan has been corrected.

C410 – Utility Plan
1. Please clean up text, it is very difficult to read many of the labels.
RESPONSE: Plans have been cleaned up as much as possible.

2. Please revise the fire line label. This is not pointing to anything
RESPONSE: Label has been revised.

3. Please revise the PVC Water Main label which points to the WW line.
RESPONSE: Labels have been revised.

C420 – Utility Plan
1. Please clean up text, it is very difficult to read many of the labels.
RESPONSE: Plans have been cleaned up as much as possible.

2. Please revise the PVC Water Main label which points to the WW line.
RESPONSE: Labels have been revised.

3. Will water meters be proposed at single family residences and the building stubouts?
RESPONSE: There is an existing master water meter for the entire project site.

4. Are 5 water meters and 5 wastewater cleanouts necessary for Building F?
RESPONSE: Yes, these services are provided in the event that the interior of the building is reconfigured in the future.

5. Will utility services be dug under the basin bottom in order to reach the "Public Building?" Please provide additional detail.
RESPONSE: Details will be provided upon availability.

C430 – Utility Plan
1. What is the reasoning for connecting to the existing water main to the south of Building E rather than the new water main connection to the east of Building E? Please show all demolition of existing pavement that is necessary if this is the design intention.
RESPONSE: The watermain configuration has been revised.

2. Will water meters be proposed at the building stubouts?
RESPONSE: There is an existing master water meter.

C440 – Utility Plan
1. Will water meters be proposed at the building stubouts?
RESPONSE: There is an existing master water meter.

2. Will a blowoff be provided at the future water main stuboout?
RESPONSE: The water main will be looped. Please see the attached watermain loop exhibit.

C450 – Utility Plan
1. Please provide utilities for amenities.
RESPONSE: Utilities are provided for the amenities.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 27, 2022

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: April 27, 2022 Resubmittal: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Ms. Vega:

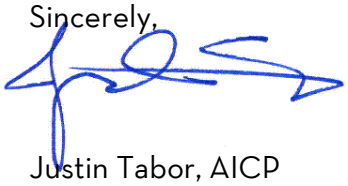
Upon a cursory review of the plans and materials submitted on April 27, 2022 for the San Felasco Tech City Phase 4 Site Plan, it has been noted that there are numerous comments that were not addressed or were insufficiently addressed. In addition, changes were made to the parking calculations for Phases 1 - 3 without any discussion with Staff, and these revisions affect our previous comments issued to you on April 7, 2022.

If we proceed with the second PAT review of this application, it is apparent that there will be a substantial number of comments and a third PAT review will be required. Resolution 20-13 establishes our department's application fees and related policies. Per Section 2, #6, of Resolution 20-13, application fees include 1 completeness review, 2 PAT reviews, and the reviews associated with each resubmittal to the 1 completeness review and 2 PAT reviews to confirm that comments were addressed. If an additional PAT review is required, a resubmittal fee equal to 25% of the application fee will be assessed for each additional PAT review, and must be paid prior to any further review of the application.

To prevent an additional surcharge of 25% of the Site Plan application fee (Site Plan application fee - $2,700.00; 25% surcharge - $675.00), please review the PAT comments issued to you on April 7, 2022, your responses and revisions to these comments, and revise and resubmit the application. To avoid delays to the tentative public hearing schedule, a response is needed no later than Monday, April 25, 2022. The application materials submitted on April 27, 2022 may be made available for pick up if desired.

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: 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)*
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*
Project File

April 26, 2022

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Response to Planning Assistance Team (PAT) Summary:
San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Mr. Tabor:

The applicant's responses to the completeness PAT comments issued on April 7, 2022 are below.

1. Completeness Review Comments
   a. Site Plan Attachment #12, Environmental Assessment/Study. An Environmental Resource Assessment (ERA) was completed by Ecosystem Research Corporation (ERC) for Tax Parcel 05962-002-000 and is dated 3 June 2018. This ERA does not evaluate the entirety of the property subject to this site plan application. An ERA which considers on-site environmental features must be submitted. Remaining Issues: The applicant's response states, "the attached ERA covers the entire San Felasco Tech City development". However, upon a second review, it appears that the ERA only covers Tax Parcel 05962-000-000 (as it existed in 2018), and does not cover the property acquired from Phoenix Commercial Park, LLLP in 2018. At a minimum, an update letter from the consultant who prepared the ERA(s) , similar to that received with the Phase 3 project, should be submitted confirming that the findings of previously prepared ERA(s) remain the same.
   RESPONSE: Noted.

2. Article 3, Zone Districts
   a. As set forth in Section 3.5.2(F)(2), an exhibit must be included with the site plan demonstrating that the performance standards as set forth in Section 3.5.2(F)(2)(a) – (e) shall be met.
   RESPONSE: Noted.

3. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation
   a. Loading areas are not provided in accordance with Section 6.1.5. Please address.
   RESPONSE: Loading areas are now indicated. Please see revised sheets C200 through C240.
   b. The minimum drive aisle width for 2-way traffic is 24 feet. The driveway between Buildings E and F is 20 feet wide. Please either label for one-way traffic or increase the width of the driveway.
   RESPONSE: The area between Buildings E and F is intended primarily for pedestrians and has been labeled as such.
   c. The correct parking standard for nonresidential uses appears to be 'light manufacturing'. Please update the parking calculations table on Sheet C100 accordingly.
   RESPONSE: Please see revised parking calculations.
   d. The 'public building' is not accounted for within parking calculations.
   RESPONSE: Please see revised parking calculations.
   e. Please provide the formula for the parking calculations for nonresidential uses (light manufacturing) (87,561 square feet / 350).
   RESPONSE: Please see revised parking calculations.

f. The minimum parking required for Phase 4 nonresidential is 251 spaces. Please update the parking calculations table on Sheet C100 accordingly.

RESPONSE: Please see revised parking calculations.

g. The maximum parking permitted for Phase 4 nonresidential is 314 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

RESPONSE: Please see revised parking calculations.

h. The total minimum number of parking spaces required is 813 spaces. Please update the parking calculations table on Sheet C100 accordingly.

RESPONSE: Please see revised parking calculations.

i. The total maximum number of parking spaces permitted is 1,016 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

RESPONSE: Please see revised parking calculations.

j. The total number of parking spaces provided for Phase 4 cannot exceed 413 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

RESPONSE: Please see revised parking calculations.

k. The plans note a maximum of 425 spaces. It appears there are 444 spaces proposed. The total maximum number of parking spaces permitted is 1,016 spaces. It appears a total of 1,047 are proposed.

RESPONSE: Please see revised parking calculations.

l. Are the 31 'on-street parking spaces' in addition to the total proposed? Total parking – 'on-street' and 'off-street' – shall not exceed the total maximum (1,016 spaces). Please clarify the parking calculations table on Sheet C100.

RESPONSE: Please see revised parking calculations.

m. All street intersections with other streets and with driveways shall be property controlled with stop signs, and street names shall be included on stop signs at street/street intersections. Ensure all street/street intersections and street/driveway intersections are property controlled. Update stop sign call outs in such locations to note that street name signs shall be included. Provide a detail of stop sign/street name signs. Stop signs should be added, but may not be limited to, the following locations:

i. Intersection of Tech City Circle and driveway between Buildings D and F;
ii. Ingress/egress to parking structure below Building F and the driveway between Buildings D and F;
iii. Intersection of Tech City Circle and driveway north of Building F;
iv. Intersection of NW 86th Drive and the ingress/egress to parking structure below Building F;
v. Intersection of driveway between Buildings E and F and the driveway between Buildings C/D and E/F;
vi. Intersection of driveway between Buildings E and F and NW 86th Drive;
vii. Intersection of Tech City Circle and driveway between Buildings C and E, north and south of the intersection.

RESPONSE: Stop signs and stop bards have been added across the entire project area. Road names have not been received yet therefore have not been included. Street names will be added to the plans once we receive them.

n. Please tally the number of each set of angled parking spaces along NW 86th Drive.

RESPONSE: Angled parking counts are now provided.

o. Consider connecting the following sidewalks:

i. sidewalk along the front of the 4-story residential buildings to the sidewalk along the front of the single-family units;
ii. sidewalk along the front of the 4-story residential buildings to the sidewalk to the south; crosswalk connecting the sidewalk along the front of the 4-story residential buildings to the sidewalk located to the west of Buildings D and F;

iii. crosswalk connecting the sidewalks between Buildings E and F and the woonerf between Buildings C and D.

RESPONSE: Sidewalks and crosswalks have been added as requested.

p. The sidewalk to the east of Building 1 provides an ADA accessible ramp at NW 86th Drive but does not provide a connection to the opposite side of the street.

RESPONSE: The cross

4. Section 6.2, Tree Protection & Landscaping Standards

a. Tree Mitigation

i. A note on Sheet L201 states, "Above totals represent trees that were proposed in previous phases that need to be relocated/replaced due to Phase 4 impacts. These trees will be incorporated as possible into Phase 4 open areas and around the northeastern stormwater pond, if needed. The specific locations of these replaced trees will be shown within the next submittal." Therefore, tree mitigation has not been reviewed.

RESPONSE: Per the direction given on April 12th by Justin Tabor, City of Alachua Principal Planner, plantings that were once required by LDC, but no longer apply due to proposed improvements of Phase 4 may be reduced from the required relocation total. Our analysis has identified 7 canopy trees that were required as part of Phase 2's parking lot perimeter and 6 understory trees that were required for Phase 2's norther site perimeter buffer that are no longer required, and therefore can be eliminated. The remaining site required trees and mitigation required trees in need of replacement have been added in the Landscape Plans, sheet L-202 through L-205.

b. Parking Lot Landscaping

i. Provide a calculation of the number of parking lot trees required and provided for the parking lot area east of Building E.

RESPONSE: The parking area east of Building E has been added to the 'Parking Lot Landscape Requirements' chart and calculations on sheet L-201, Landscape Key Sheet, Calculations, and notes, with the required and proposed number of trees.

ii. A reduction of parking lot landscaping is shown for the use of 100 percent Florida Friendly landscaping. Per Section 6.2.2(D)(7)(b)(ix), this reduction is only applicable to site and perimeter buffer landscaping.

RESPONSE: The 100 percent Florida Friendly landscaping reduction has been removed from the 'Parking Lot Landscape Requirements' chart and calculations, sheet L-201, Landscape Key Sheet, Calculations, and notes.

c. Parking Lot Buffer Landscaping

i. Per Section 6.2.2(D)(2)(b)(ii), the buffer for the parking lot must be immediately adjacent to the curbed and paved areas. The plans note that for parking area H, 8 canopy trees are required. The required number of trees is not provided.

RESPONSE: Proposed trees per the Parking Lot Buffer Landscaping requirement for Parking Area 'H' have been revised to be adjacent to curbed and paved areas.

d. Perimeter Buffers

i. Please identify the required and provided perimeter buffer type and option.

RESPONSE: The 'Site Perimeter Buffers' chart has been revised to indicate the required buffer type and option, sheet L-201, Landscape Key Sheet, Calculations, and notes.

ii. Per Table 6.2-2, a Type A buffer is required along the east perimeter where adjacent to Phoenix.

RESPONSE: The 'Site Perimeter Buffers' chart and calculations have been revised to indicate a Type A buffer required along the eastern perimeter adjacent to Phoenix, sheet L-201, Landscape Key Sheet, Calculations, and notes.

e. Please add the total landscaped area as required per Policy 2.4.a of the Comprehensive Plan FLUE and the total open space area as required per Section 6.7.

RESPONSE: The total landscape area and the total open space area have been added to the 'Landscape Area' chart, sheet L-201, Landscape Key Sheet, Calculations, and notes.

5. Section 6.4, Exterior Lighting Standards / Photometric Plans
   a. Per Section 6.4.4(C), the maximum horizontal illumination is 5 footcandles in parking lots. This is exceeded in the following areas: Building E Drive; Building I Dumpster Area; Parking Building I; Parking Lot Apartment Buildings; Parking Lot Building E; Parking Lot Building F.
   RESPONSE: Please see revised photometric plans.
   b. Per Section 6.4.4(E), the ratio of maximum to minimum lighting shall not exceed 10:1. This is exceeded in the following areas: Parking Building I; Parking Lot Building E; Parking Lot Building F; Walkway Building E; Walkway Building F; Walkway Building I.
   RESPONSE: Please see revised photometric plans.
   c. Please label the buildings on the photometric plans.
   RESPONSE: Please see revised photometric plans.
6. Section 6.8, Design Standards for Business Uses / Architectural Plans
   a. Section 6.8.2(A)(2)(a)(i) requires a minimum of 20% glazing of the ground floor façade area when a façade faces a street or publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement. This is applicable to the following elevations: west elevation of Building I; north elevation of Building F.
   RESPONSE: Please see revised architectural plans.
   b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate massing or an alternative as defined therein. The following elevations do not comply with the massing/alternative requirements: east elevation of Building I; north elevation of Building F.
   RESPONSE: Please see revised architectural plans.
   c. Please include architectural plans for the 'public building'.
   RESPONSE: Please see revised architectural plans.
   d. There are multiple architectural sheets with the same sheet number. Please renumber so there are no duplicated sheet numbers.
   RESPONSE: Please see revised architectural plans.
   e. Sheet A100 showing Building E & F overall plan references Building C and D at the bottom of the sheet.
   RESPONSE: Please see revised architectural plans.
   f. Total number of architectural sheets are inconsistent through the architectural plans.
   RESPONSE: Please see revised architectural plans.
7. Miscellaneous
   a. As recommended by Jason Aldridge, Deputy State Historic Preservation Officer for Compliance & Review, Florida Department of State, Division of Historical Resources (DHR), in a letter dated November 24, 2020, please submit documentation which confirms that the professional archeologist has provided DHR with a summary report and updated Historical Cemetery Form.
   RESPONSE: Documentation will be submitted as soon as it is available.
   b. Please update the tie-in of NW 86th Drive to the connection reflect the conditions shown on the approved plans for the adjacent parcel to the east. Revise grading as needed.
   RESPONSE: Please see revised plans.
   c. Please clarify the proposed use of the 'public building'.
   RESPONSE: The public building is intended as a community center.
   d. Please add the street names as assigned by Alachua County E911 to the plans.
   RESPONSE: Street names will be added once we have received them.
   e. Suggest placing a dumpster pad(s) near the proposed residential buildings.
   RESPONSE: Noted.

f. Suggest labelling Buildings A – D on overall plan sheets.
RESPONSE: Buildings from previous phases are now labelled on overall development plan.
g. The neighborhood meeting minutes discuss the addition of a gate at the connection to NW 89th Street near the day care. Per the approved site plan for Phase 2, this connection is intended to be an emergency access only. Please coordinate with Alachua County Fire Rescue regarding the gate requirements.
RESPONSE: Noted.
h. Section 4.3.4(G)(11) requires outdoor seating areas for microbreweries to not be located within 250 feet of any residential zone district or residential use. The proposed residential uses within Phase 4 appear to be located within 250 feet of the outdoor seating area of Daft Cow Brewery. Please note that the construction or residential uses within 250 feet of the existing outdoor seating area would render the use nonconforming, and it would be subject to Article 8 of the LDRs.
RESPONSE: Noted.

8. Concurrency Impact Analysis
a. The ITE Trip Code utilized for Phase 2 was Code 770 – Business Park – which appears to be a more applicable land use category than ITE Code 710 – General Office Building. Please utilize this code instead of ITE Code 710 – General Office Building, and update the concurrency impact analysis and Sheet C100 accordingly.
RESPONSE: Please see revised calculations.
b. Existing demand from Phases 1 – 3 are shown as Phase 4 project impacts for potable water and sanitary sewer.
RESPONSE: Please see revised calculations.
c. Utilize the demand rates for residential uses as adopted in the Comprehensive Plan for potable water and sanitary sewer.
RESPONSE: Please see revised calculations.
d. No demand for public building shown for potable water and sanitary sewer.
RESPONSE: Please see revised calculations.
e. Two different numbers are used for persons per household for solid waste and recreational impacts. Please use the most current figure published by the US Census Bureau: 2.55 persons per household.
RESPONSE: Please see revised calculations.

9. Public Services / Fire Rescue / Engineering Review Comments
a. The applicant must address all comments provided by the Public Services Department in a memorandum dated April 7, 2022.
RESPONSE: Noted.
b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue as provided in an email dated March 31, 2022.
RESPONSE: Noted.
c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated March 30, 2022.
RESPONSE: Noted.

10. Minor Comments
a. Sheet C100: Please relabel “AVG” as “ADT” throughout the trip generation table.
RESPONSE: Please see revised trip generation table.
b. Sheet C100: The correct title of the ILW zoning district is “Light & Warehouse Industrial”. Please correct the vicinity map legend.

RESPONSE: Please see revised vicinity map legend.

c. Sheet C100: Include Industrial General(IG) in the vicinity map legend.

RESPONSE: Industrial General has been added to the vicinity map legend.

d. Sheet C100: The correct FLUM Designation of Tax Parcel 05949-000-000 is Corporate Park and the correct zoning is Corporate Park (CP). Please correct in the vicinity map.

RESPONSE: Please see revised vicinity map.

e. Please add match lines to detailed plan sheets.

RESPONSE: Match lines have been added to plan sheets.

Public Services Comments

1. Sheet C100: Please add "SITE PLAN" to title in keeping with CoA naming convention.
   RESPONSE: "Site Plan" has been added to the project name.
2. Sheet C110: General Note 14 instructs Contractor to follow all criteria set forth by the City of Alachua requirements for potable water, wastewater and reclaimed water. Please note that the system as designed does not meet City of Alachua requirements. Examples include: (1) Water mains under pavement are PVC, not DI (2) Some water service lines are 1-inch whereas CoA min requirement is 2-inch. (3) Isolation valves for water service lines; are corporation stops, not gate valves. Thus, suggest that General Note 14 be modified as follows: "14. Unless otherwise shown or noted, contractor to follow all criteria set forth by CoA requirements for Potable Water, etc…" Please resubmit this sheet.
   RESPONSE: Please see revised utility plan.
3. General: The reviewer noticed that there are no water & wastewater details. Does the designer plan to include water & wastewater details to the site plan set? Because the water and wastewater systems will not be completely designed to CoA requirements, not all CoA details are required. Others may be used instead. Please submit response.
   RESPONSE: Water and sewer details have been added. Please see new sheet C460.
4. Sheet C410: Left side of sheet: Keyed Note 3 (PVC elbow) is called out for a 1)1 fire line. Suggest changing. Please resubmit this sheet.
   RESPONSE: Keyed notes have been corrected.
5. Sheet C410: Wastewater Structure Schedule. Manholes MII 31, MII 33, MII 35, and MII 36 have two or more gravity pipes connected to them. For these manholes, the invert elevations differ by more than 2 feet. It is good design practice to provide external drop box assemblies. Does the designer intend to do this? If so, how will this be implemented? Please submit response.
   RESPONSE: This was intended to reduce the amount of required excavation for construction of service laterals. The invert elevations are only greater than 2 feet for proposed service laterals.
6. Sheet C420: Right side of sheet: Keyed notes 4 & 10 callouts appear to be reversed. Please evaluate. Please resubmit this sheet.
   RESPONSE: Callouts have been corrected.

7. General: The existing fire hydrant near 441 will provide fire flow to Tech City within a 500 foot radius, which is the reviewer's understanding of the fire code. But much of Phase 4 appears to be greater than 500 feet from the existing fire hydrant. (Please confirm) Thus, it would appear that fire hydrant(s) need to be installed within the Phase 4 site. At present, no fire hydrants appear to be shown within the Phase 4 site. If required, please add fire hydrants. In addition, it must be demonstrated that these new fire hydrants can deliver the required 1000 gpm. Because CoA's hydraulic model does not include Tech City, which is private property, it is expected that the design engineer would evaluate hydraulics within the Tech City using their own hydraulic

models, or equivalent. CoA would provide the designer with input flow and pressure information at the property boundary. Please submit response.
RESPONSE: An additional fire hydrant has been added. Please see revised utility plan.

8. General: Based upon past hydraulic simulations in the area, it is expected that delivering the required fire flow and coincident potable water demand will be marginal. Please note that only one 8-inch pipe of about 2400 ft. length supplies the fire hydrant. CoA is willing to reconfigure its hydraulic model and then run simulations. CoA anticipates that two different scenarios will need to be simulated:
9. Scenario 1: Demonstrate that the existing fire hydrant near 441 delivers the required flow. The model will include two nodes near the property line (1) A fixed demand of 219 gpm that represents the coincident peak total potable water demand for Tech City through Phase 4 and (2) The existing fire hydrant. The simulation will give the estimated fire flow at this hydrant subject to the constraint of 20 psig minimum residual pressure throughout the system. Scenario 2: CoA to provide flow and pressure information in fire line near the property line. The design engineer will use this information to estimate the fire flow at the new hydrant(s) installed at Phase 4 Tech City. The model will include two nodes near the property line (1) A fixed demand of 219 gpm that represents the coincident peak total potable water demand for Tech City through Phase 4 and (2) A fixed demand of 1000 gpm that represents the fire line point of connection. The system constraint is 20 psig residual pressure. The model results will be the flow (1000 gpm) and the pressure at the fire line point of connection. From that an available pressure budget can be constructed. If the estimated pressure loss in the fire line to the proposed hydrant(s) is less than the available pressure budget, this will demonstrate that the proposed hydrant can deliver the 1000 gpm. Please resubmit response.
RESPONSE: Pressure loss calculations will be submitted as soon as possible.

10. General: The proposed peak domestic demand is 219 gpm. During construction, the existing flow meter will need to be upsized to accommodate this increase in demand. Please submit response.
RESPONSE: Noted, the meter will be upsized in the current.

Fire Examiner Comments

1. All Fire Department Connections (FDC) shall be free standing and within 35 feet of a Fire Hydrant.
RESPONSE: Noted.

2. Fire Hydrant locations and distribution shall comply with NfPA1 Chapter 18.5.2 for detached one and two family dwellings and NFPA1 Chapter 18.5.3 Buildings other than detached one and two family dwellings.
RESPONSE: Noted.

3. All roadways shall be designed to accept ACFR Apparatus. ACFR Apparatus design criteria;
    - Overall length 47’ (basket to rear bumper)
    - Wheelbase 20’ 10”+/-
    - Weight 83,500 lbs
    - Width 8’ 4”
    - Width with outriggers deployed 15’6”
    - Turning Radii
        - The turning radius for a cul-de-sac is 45’ minimum, but 50’ is more desirable

- The turning radius for a 90 degree corner/ turn is 25’ when turning from a two lane street onto a two lane street, with no parking that encroaches on the clear width. This allows the apparatus to utilize the oncoming lanes of traffic to maneuver through the turn.
- The turning radius for a 90 degree corner/turn from a single lane to single lane, with one way traffic and on street parking, requires a radius of about 50’+/-.

RESPONSE: Noted.

4. During Acceptance testing of the underground fire main protecting Building C and D a fire hydrant was flowed and measured at 740 GPM at 20 psi of flowing pressure. Documents submitted require 1000 GPM for the residential areas that is compliant with NFPA 1 Chapter 18.4.5.1.1 within this Phasing of the project. To establish a base of available Fire Flow provide documents of a Fire Main Fire Flow testing of the existing fire hydrant system, which include Buildings C and D fire hydrants, conducted by a Licensed Contractor NFPA1 Chapter 1.4.7. Procedures of the Fire Main Fire Flow Testing shall comply with the most current edition of NFPA 291. Contact ACFR Fire Prevention and the City of Alachua Public Services to schedule and witness testing. Modeling will also be required and documents submitted to demonstrate required fire flows will be available downstream further within the boundaries of the proposed project proving compliancy with NFPA 1 Chapter 18.3.1 can be achieved NFPA 1 Chapter 1.4.7. Contact City of Alachua Public Services with questions and if engineered mitigation activities are needed.
RESPONSE: Noted.

<u>JBPro Comments</u>

C100 – Cover Sheet

1. Please add a pre and post master drainage plan to the sheet set.
RESPONSE: Pre- and post-development drainage maps have been added.

2. The Trip Generation table shows uses as Single Family, Multi-Family, and general office, however the application shows single family, multi-family and storage facilities. Please verify uses and ensure trip generation is accurate.
RESPONSE: Please see revised trip generation.

3. Item #9 states that a flood plain is located within this parcel, however this is not shown on any of the master plans. Please label to show that there will not be any impact to the floodplain.
RESPONSE: The floodplain is located north of basin 2 and is not adjacent to the project area.

4. Please consider separating total handicap space requirements for individual buildings. An appropriate number of handicap spaces should be placed in front of each building to ensure there is accessibility to each use. Additionally, please confirm that the appropriate numbers of handicap spaces are shown on the plan.
RESPONSE: Noted. Please see revised parking calculations.

C120 - Overall Development Plan

1. It appears that there are only 11 proposed handicap spaces provided on the plans in the proposed area.
RESPONSE: Please see revised plans.

2. There is no accessible access to the multi-family or single-family dwellings.

RESPONSE: A handicap space has been added.

3. There are no handicap spaces near the entrance to Building E or the club house and amenities.
RESPONSE: The handicap spaces for Buildings E and F are on the ground floor of Building F. A handicap space has been added to the club house.

4. There are no sidewalks or accessible routes for the clubhouse and amenities area. Will sidewalks be provided?
RESPONSE: Accessible routes shall be determined at the time of construction.

5. Please label the existing basins for reference.
RESPONSE: The existing basins are now labelled.

C140 – Demolition, Tree Clearing and Erosion Control Plan
1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.
RESPONSE: Silt fence has been removed from the basins.

2. Please show all curb and existing asphalt to be removed for the proposed driveway connections.
RESPONSE: All curb and existing asphalt to be removed is now shown.

3. It appears that the proposed splash pad is turned on. If this is a proposed improvement, please remove from demolition plan.
RESPONSE: The proposed riprap has been removed.

4. Please ensure that silt fence does not go through hardscape or existing features.
RESPONSE: Silt fence has been removed through hardscape and existing features.

C150 – Demolition, Tree Clearing and Erosion Control Plan
1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.
RESPONSE: Silt fence has been removed from the basins.

2. Please show all curb and existing asphalt to be removed for the proposed driveway connections.
RESPONSE: All curb and existing asphalt to be removed is now shown.

3. It appears that the proposed splash pad is turned on. If this is a proposed improvement, please remove from demolition plan.
RESPONSE: The proposed riprap has been removed.

4. Tree barricade and additional silt fence is not necessary outside of the project limits on the east boundary line.
RESPONSE: Noted.

5. Please ensure that silt fence does not go through hardscape or existing features.
RESPONSE: Silt fence has been removed through hardscape and existing features.

C160 – Demolition, Tree Clearing and Erosion Control Plan
1. Please show all curb and existing asphalt to be removed for the proposed driveway connections.

RESPONSE: All curb and existing asphalt to be removed is now shown.

2. Please ensure that silt fence does not go through hardscape or existing features.
RESPONSE: Silt fence has been removed through hardscape and existing features.

C180 – Demolition, Tree Clearing and Erosion Control Plan
1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.
RESPONSE: Silt fence has been removed from the basins.

2. Please ensure that silt fence does not go through hardscape or existing features.
RESPONSE: Silt fence has been removed through hardscape and existing features.

C200 – Dimension Plan
1. Please provide handicap spaces to provide access to the multi-family dwellings. There are currently no accessible routes to the building due to the lack of sidewalk connectivity.
RESPONSE: A handicap space has been added.

2. Please label all curb cut ramps and detectable warnings.
RESPONSE: All ramps are now labelled.

3. Please label all crosswalk striping.
RESPONSE: All striping is labelled.

4. Please note, there is a misspelling of the word “relocated” on the power pole label.
RESPONSE: Spelling has been corrected.

5. Please provide stop bars at the intersections to the new parking lots. There is currently no traffic control at these intersections.
RESPONSE: Stop bars have been added.

C210 – Dimension Plan
1. Please label all curb cut ramps and detectable warnings.
RESPONSE: Ramps are now labelled.

2. Please label all crosswalk striping.
RESPONSE: All striping is labelled.

3. Please show ramps and accessible routes from handicap spaces. Currently there is no accessible route from the parking spaces to the building entrances.
RESPONSE: Ramps and accessible routes are provided.

4. Please label building columns for clarity.
RESPONSE: Building columns are now labelled.

5. Please provide a stop bar and stop sign on the driveway at the end of the east driveway with the angled parking.
RESPONSE: Stop bar and stop signs have been added.

6. Please add a dimension for the sidewalk on the east side of this sheet.
RESPONSE: Sidewalk is now dimensioned.

7. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet. Please provide end of road signs.
RESPONSE: Limerock base extensions and end of road signs are now shown at all road stubouts.

8. What will the "Public Building" be, please provide additional information. Will this building be located within the basin?
RESPONSE: Yes it will be located within the basin. It will be a community center.

C220 – Dimension Plan
1. Please label all curb cut ramps and detectable warnings.
RESPONSE: All ramps are now labelled.

2. Please label all crosswalk striping.
RESPONSE: All striping is labelled.

3. Please note, there are currently no handicap spaces that will provide access to Building E.
RESPONSE: Handicap spaces for Building E are within the parking garage of Building F.

4. Please label building columns for clarity and ensure that there is access along the sidewalk with the location of the columns.
RESPONSE: Building columns are labelled.

5. Please provide stop bars and stop signs at each of the driveway entrances.
RESPONSE: Stop bars and stop signs have been added.

6. Please add a right turn only sign to the various intersections where a left turn will not be allowed due to the median.
RESPONSE: Right turn only signs have been added where necessary.

7. On the driveway south of Building E, please show the control radii or provide reasonable assurance that vehicles will be able to make a left turn around the median.
RESPONSE: Radii have been added.

8. Please provide dimensions for the dumpster pad.
RESPONSE: Dimensions have been added to the dumpster pad.

C230 – Dimension Plan
1. Please label all curb cut ramps and detectable warnings.
RESPONSE: Ramps are now labelled.

2. Please label all crosswalk striping.
RESPONSE: All striping is labelled.

3. At the driveway connection, please show the control radii or provide reasonable assurance that vehicles will be able to make a left turn around the median.
RESPONSE: Medians have been revised as necessary.

4. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet. Please provide end of road signs.
RESPONSE: Limerock base extensions and end of road signs are now shown at all road stubouts.

5. Suggest adding a stop sign and stop bar in front of the crosswalk to the north of Building I.
RESPONSE: Stop sign and stop bar have been added.

6. Please add dimensions and radii to the dumpster pad.
RESPONSE: Dimensions and radii have been added.

C240 – Dimension Plan
1. Please label all curb cut ramps and detectable warnings.
RESPONSE: All ramps are labelled.

2. Please label all crosswalk striping.
RESPONSE: All striping is labelled.

3. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet. Please provide end of road signs.
RESPONSE: Limerock base extensions and end of road signs are now shown at all road stubouts.

4. Please provide additional radii on the roundabout.
RESPONSE: Additional radii have been added.

5. Please provide dimensions of the truck apron. Additionally, please label the material that will be used in the truck apron.
RESPONSE: Dimensions have been added.

6. Suggest re-orienting the crosswalks and storm water inlets to prevent the grates from being within the crosswalk.
RESPONSE: Noted.

7. Suggest adding handicap spaces for the recreational areas.
RESPONSE: Handicap space has been added.

8. Will any sidewalk connectivity be provided throughout the recreational areas?
RESPONSE: Sidewalk connectivity will be determined at the time of construction.

9. Please dimension recreation features.
RESPONSE: Recreation features are now dimensioned.

C310 – Paving, Grading and Drainage Plan
1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
RESPONSE: Utilities have been kept on to examine for conflicts.

2. Please show existing ground contour labels.
RESPONSE: Existing ground contour labels are shown.

3. Please show contour lines throughout site, particularly in all grassed areas.
RESPONSE: Contour lines will be included in the final plans.

4. Please provide spot elevations at the existing tie-in locations.
RESPONSE: Spot elevations have been added at existing tie-in locations.

5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
RESPONSE: Additional spot elevations have been added.

6. Please label the existing basin.
RESPONSE: Exiting basins are labelled.

7. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
RESPONSE: Spot elevations have been added to ramps and crosswalks.

8. Please show additional spots throughout the parking lot. Please add additional spots at the entry and exits of the driveway to show the cross slopes of the road. Additionally, please provide spots at the end of the parking stalls due to the fact that the slopes of the stalls vary.
RESPONSE: Additional spot elevations have been added.

9. Please verify that the northwestern most building will be able to grade back to the maintenance path for the basin.
RESPONSE: Yes, it will be able to grade back to the maintenance path.

10. Please verify the top grate elevations match between the plan view and table.
RESPONSE: Top grate elevations have been reconciled.

11. Please relocate the mitered end sections and verify the invert elevation.
RESPONSE: Please see revised plans.

C320 – Paving, Grading and Drainage Plan
1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
RESPONSE: Utilities have been kept on to examine for conflicts.

2. Please show existing ground contour labels.
RESPONSE: Existing contour labels are shown.

3. Please show contour lines throughout site, particularly in all grassed areas.
RESPONSE: Contour lines will be included in the final plans.

4. Please provide spot elevations at the existing tie-in locations.
RESPONSE: Spot elevations have been added at existing tie-in locations.

5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
RESPONSE: Spot elevations are shown on the back side of the sidewalks.

6. Please label the existing basin.
RESPONSE: Existing basins are labelled.

7. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
RESPONSE: Spot elevations have been added to ramps and crosswalks.

8. Please show additional spots throughout the parking lot. Please add additional spots at the entry and exits of the driveway to show the cross slopes of the road.
RESPONSE: Additional spot elevations have been adde.

9. Please provide spots at the end of the parking stalls due to the fact that the slopes of the stalls vary.
RESPONSE: Spot elevations have been added.

10. Please show grades on the driveway connections to the proposed building.
RESPONSE: Grades on the driveway connections have been added.

11. Is the road to the south of Building F proposed or existing? Please clarify if storm structures on this roadway are proposed or existing.
RESPONSE: The road to the south of Building F is existing. Storm structures are also existing.

12. Please confirm that the supports for stilt homes will not obstruct access to the maintenance path.
RESPONSE: Stilt homes will not obstruct access to the maintenance path.

13. Please verify that there is no wastewater and storm water line conflicts, particularly at the pipe run from S-76 to S-80.
RESPONSE: Confirmed.

14. Please verify the top grate elevations match between the plan view and table.
RESPONSE: Top grate elevations have been reconciled.

15. Please relocate the mitered end sections and verify the invert elevation.
RESPONSE: Please see revised plans.

16. Will the "public building" be located within the basin? Please provide spot elevations and finished floor elevations, as well as construction details for this building.
RESPONSE: Yes, the public building will be constructed within the basement.

C330 – Paving, Grading and Drainage Plan
1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
RESPONSE: Utilities have been kept on to examine for conflicts.

2. Please show contour lines throughout site, particularly in all grassed areas.
RESPONSE: Contour lines will be included in the final plans.

3. Please show existing ground contour labels.
RESPONSE: Existing ground contour labels are shown.

4. Please provide spot elevations at the existing tie-in locations.
RESPONSE: Spot elevations have been added to existing tie-in locations.

5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
RESPONSE: Spot elevations have been added to the back side of the sidewalks.

6. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
RESPONSE: Spot elevations have been added to ramps and crosswalks.

7. Please add additional spots on the driveway connections.
RESPONSE: Additional spots have been added to the driveway connections.

8. Please add additional spots toe the dumpster pad.
RESPONSE: Additional spot elevations have been added to the dumpster pad.

9. The parking lot to the south of Building E is virtually flat. Please provide additional slope to ensure that the parking lot will grade.
RESPONSE: Additional slope has been provided.

10. Please verify the top elevations match between the plan view and table. There are several that appear to be too high or too low and will not work with the proposed grades.
RESPONSE: Top elevations have been reconciled for consistency.

C340 – Paving, Grading and Drainage Plan
1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
RESPONSE: Utilities are kept on to examine for conflicts.

2. Please show contour lines throughout site, particularly in all grassed areas.
RESPONSE: Contour lines will be added in the final plans.

3. Please provide spot elevations at the existing tie-in locations.
RESPONSE: Spot elevations have been added at existing tie-in locations.

4. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
RESPONSE: Spot elevations have been added to the back side of the sidewalks.

5. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
RESPONSE: Spot elevations have been added to ramps and crosswalks.

6. Please provide spot elevations in the southernmost angled parking section.
RESPONSE: Spot elevations have been added to the angled parking section.

7. Suggest providing an additional storm inlet on the southern end of the parking. If this is not the design intention, please provide erosion control and reasonable assurance that runoff will be directed to the stormwater basin.
RESPONSE: Inlets have been provided where necessary.

8. Please provide additional spot elevations on the dumpster pads.
RESPONSE: Additional spots have been added to the dumpster pads.

9. Please provide additional spots at the overhead doors on the northwest corner of Building I.
RESPONSE: Additional spots have been added at the overhead doors.

C350 – Paving, Grading and Drainage Plan
1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
RESPONSE: Utilities are kept on to examine for conflicts.

2. Please show contour lines throughout site, particularly in all grassed areas.
RESPONSE: Contour lines will be added in the final plans.

3. Please provide spot elevations at the existing tie-in locations.
RESPONSE: Spot elevations have been added to existing tie-in locations.

4. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
RESPONSE: Spot elevations have been added to the back side of the sidewalks.

5. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
RESPONSE: Spot elevations have been added to ramps and crosswalks.

6. Suggest providing additional storm inlets on the end or the roadways where water will sheet flow off of the pavement. If this is not the design intention, please provide erosion control and reasonable assurance that runoff will be directed to the stormwater basin.
RESPONSE: Storm inlets have been provided where reasonable. Additional inlets will be constructed with future phases.

7. Please provide additional grading detail on the roundabout.
RESPONSE: Additional grading has been provided on the roundabout.

8. Please provide grading around the pavilion and recreation areas.
RESPONSE: Grading has been added around the pavilion and recreation areas.

9. Please add S-72 in the storm structure table.
RESPONSE: S-72 has been added to the structure schedule.

10. Please label the existing basin for clarity.
RESPONSE: Existing basins have been labelled for clarity.

C370 – Stormwater Pollution Prevention Plan
1. Please correct the certification statement to read the correct project phase.
RESPONSE:

C410 – Utility Plan
1. Please clean up text, it is very difficult to read many of the labels.

RESPONSE: Plans have been cleaned up as much as possible.

2. Please revise the fire line label. This is not pointing to anything
RESPONSE: Label has been revised.

3. Please revise the PVC Water Main label which points to the WW line.
RESPONSE: Labels have been revised.

C420 – Utility Plan
1. Please clean up text, it is very difficult to read many of the labels.
RESPONSE: Plans have been cleaned up as much as possible.

2. Please revise the PVC Water Main label which points to the WW line.
RESPONSE: Labels have been revised.

3. Will water meters be proposed at single family residences and the building stubouts?
RESPONSE: There is an existing master water meter for the entire project site.

4. Are 5 water meters and 5 wastewater cleanouts necessary for Building F?
RESPONSE: Yes, these services are provided in the event that the interior of the building is reconfigured in the future.

5. Will utility services be dug under the basin bottom in order to reach the "Public Building?" Please provide additional detail.
RESPONSE: Details will be provided upon availability.

C430 – Utility Plan
1. What is the reasoning for connecting to the existing water main to the south of Building E rather than the new water main connection to the east of Building E? Please show all demolition of existing pavement that is necessary if this is the design intention.
RESPONSE: The watermain configuration has been revised.

2. Will water meters be proposed at the building stubouts?
RESPONSE: There is an existing master water meter.

C440 – Utility Plan
1. Will water meters be proposed at the building stubouts?
RESPONSE: There is an existing master water meter.

2. Will a blowoff be provided at the future water main stuboout?
RESPONSE: The water main will be looped. Please see the attached watermain loop exhibit.

C450 – Utility Plan
1. Please provide utilities for amenities.
RESPONSE: Utilities are provided for the amenities.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 7, 2022

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning Assistance Team (PAT) Summary: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Ms. Vega:

On March 16, 2022 and March 29, 2022, the City of Alachua received your revised application for a Site Plan submitted on behalf of The Laser Investment Group, LLC for San Felasco Tech City Phase 4. The application proposes the construction of three (3) nonresidential buildings, 40 attached residential units, ten (10) single family residential units, an amenity center with associated recreational facilities, and a public meeting building on a ±23.35 acre portion of Tax Parcel Numbers 05844-004-001 and 05855-005-000.

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 to review these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, April 26, 2022**. 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 **June 14, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Completeness Review Comments*

    a. **Site Plan Attachment #12, Environmental Assessment/Study.** An Environmental Resource Assessment (ERA) was completed by Ecosystem Research Corporation (ERC) for Tax Parcel 05962-002-000 and is dated 3 June 2018. This ERA does not evaluate the entirety of the property subject to this site plan application. An ERA which considers on-site environmental features must be submitted.

Remaining Issues: The applicant's response states, "the attached ERA covers the entire San Felasco Tech City development". However, upon a second review, it appears that the ERA only covers Tax Parcel 05962-000-000 (as it existed in 2018), and does not cover the property acquired from Phoenix Commercial Park, LLLP in 2018. At a minimum, an update letter from the consultant who prepared the ERA(s) , similar to that received with the Phase 3 project, should be submitted confirming that the findings of previously prepared ERA(s) remain the same.

2. *Article 3, Zone Districts*
   a. As set forth in Section 3.5.2(F)(2), an exhibit must be included with the site plan demonstrating that the performance standards as set forth in Section 3.5.2(F)(2)(a) – (e) shall be met.

3. *Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation*
   a. Loading areas are not provided in accordance with Section 6.1.5. Please address.
   b. The minimum drive aisle width for 2-way traffic is 24 feet. The driveway between Buildings E and F is 20 feet wide. Please either label for one-way traffic or increase the width of the driveway.
   c. The correct parking standard for nonresidential uses appears to be 'light manufacturing'. Please update the parking calculations table on Sheet C100 accordingly.
   d. The 'public building' is not accounted for within parking calculations.
   e. Please provide the formula for the parking calculations for nonresidential uses (light manufacturing) (87,561 square feet / 350).
   f. The minimum parking required for Phase 4 nonresidential is 251 spaces. Please update the parking calculations table on Sheet C100 accordingly.
   g. The maximum parking permitted for Phase 4 nonresidential is 314 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.
   h. The total minimum number of parking spaces required is 813 spaces. Please update the parking calculations table on Sheet C100 accordingly.
   i. The total maximum number of parking spaces permitted is 1,016 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.
   j. The total number of parking spaces provided for Phase 4 cannot exceed 413 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.
   k. The plans note a maximum of 425 spaces. It appears there are 444 spaces proposed. The total maximum number of parking spaces permitted is 1,016 spaces. It appears a total of 1,047 are proposed.
   l. Are the 31 'on-street parking spaces' in addition to the total proposed? Total parking – 'on-street' and 'off-street' – shall not exceed the total maximum (1,016 spaces). Please clarify the parking calculations table on Sheet C100.
   m. All street intersections with other streets and with driveways shall be property controlled with stop signs, and street names shall be included on stop signs at street/street intersections. Ensure all street/street intersections and street/driveway intersections are property controlled. Update stop sign call outs in such locations to

note that street name signs shall be included. Provide a detail of stop sign/street name signs. Stop signs should be added, but may not be limited to, the following locations:

i. Intersection of Tech City Circle and driveway between Buildings D and F;
ii. Ingress/egress to parking structure below Building F and the driveway between Buildings D and F;
iii. Intersection of Tech City Circle and driveway north of Building F;
iv. Intersection of NW 86th Drive and the ingress/egress to parking structure below Building F;
v. Intersection of driveway between Buildings E and F and the driveway between Buildings C/D and E/F;
vi. Intersection of driveway between Buildings E and F and NW 86th Drive;
vii. Intersection of Tech City Circle and driveway between Buildings C and E, north and south of the intersection.

n. Please tally the number of each set of angled parking spaces along NW 86th Drive.
o. Consider connecting the following sidewalks:
   i. sidewalk along the front of the 4-story residential buildings to the sidewalk along the front of the single-family units;
   ii. sidewalk along the front of the 4-story residential buildings to the sidewalk to the south; crosswalk connecting the sidewalk along the front of the 4-story residential buildings to the sidewalk located to the west of Buildings D and F;
   iii. crosswalk connecting the sidewalks between Buildings E and F and the woonerf between Buildings C and D.
p. The sidewalk to the east of Building 1 provides an ADA accessible ramp at NW 86th Drive but does not provide a connection to the opposite side of the street.

4. *Section 6.2, Tree Protection & Landscaping Standards*
   a. *Tree Mitigation*
      i. A note on Sheet L201 states, "Above totals represent trees that were proposed in previous phases that need to be relocated/replaced due to Phase 4 impacts. These trees will be incorporated as possible into Phase 4 open areas and around the northeastern stormwater pond, if needed. The specific locations of these replaced trees will be shown within the next submittal." Therefore, tree mitigation has not been reviewed.
   b. *Parking Lot Landscaping*
      i. Provide a calculation of the number of parking lot trees required and provided for the parking lot area east of Building E.
      ii. A reduction of parking lot landscaping is shown for the use of 100 percent Florida Friendly landscaping. Per Section 6.2.2(D)(7)(b)(ix), this reduction is only applicable to site and perimeter buffer landscaping.
   c. *Parking Lot Buffer Landscaping*
      i. Per Section 6.2.2(D)(2)(b)(ii), the buffer for the parking lot must be immediately adjacent to the curbed and paved areas. The plans note that for parking area H, 8 canopy trees are required. The required number of trees is not provided.
   d. *Perimeter Buffers*
      i. Please identify the required and provided perimeter buffer type and option.
      ii. Per Table 6.2-2, a Type A buffer is required along the east perimeter where adjacent to Phoenix.

e. Please add the total landscaped area as required per Policy 2.4.a of the Comprehensive Plan FLUE and the total open space area as required per Section 6.7.

5. *Section 6.4, Exterior Lighting Standards / Photometric Plans*
   a. Per Section 6.4.4(C), the maximum horizontal illumination is 5 footcandles in parking lots. This is exceeded in the following areas: Building E Drive; Building I Dumpster Area; Parking Building I; Parking Lot Apartment Buildings; Parking Lot Building E; Parking Lot Building F.
   b. Per Section 6.4.4(E), the ratio of maximum to minimum lighting shall not exceed 10:1. This is exceeded in the following areas: Parking Building I; Parking Lot Building E; Parking Lot Building F; Walkway Building E; Walkway Building F; Walkway Building I.
   c. Please label the buildings on the photometric plans.

6. *Section 6.8, Design Standards for Business Uses / Architectural Plans*
   a. Section 6.8.2(A)(2)(a)(i) requires a minimum of 20% glazing of the ground floor façade area when a façade faces a street or publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement. This is applicable to the following elevations: west elevation of Building I; north elevation of Building F.
   b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate massing or an alternative as defined therein. The following elevations do not comply with the massing/alternative requirements: east elevation of Building I; north elevation of Building F.
   c. Please include architectural plans for the 'public building'.
   d. There are multiple architectural sheets with the same sheet number. Please renumber so there are no duplicated sheet numbers.
   e. Sheet A100 showing Building E & F overall plan references Building C and D at the bottom of the sheet.
   f. Total number of architectural sheets are inconsistent through the architectural plans.

7. *Miscellaneous*
   a. As recommended by Jason Aldridge, Deputy State Historic Preservation Officer for Compliance & Review, Florida Department of State, Division of Historical Resources (DHR), in a letter dated November 24, 2020, please submit documentation which confirms that the professional archeologist has provided DHR with a summary report and updated Historical Cemetery Form.
   b. Please update the tie-in of NW 86th Drive to the connection reflect the conditions shown on the approved plans for the adjacent parcel to the east. Revise grading as needed.
   c. Please clarify the proposed use of the 'public building'.
   d. Please add the street names as assigned by Alachua County E911 to the plans.
   e. Suggest placing a dumpster pad(s) near the proposed residential buildings.
   f. Suggest labelling Buildings A – D on overall plan sheets.
   g. The neighborhood meeting minutes discuss the addition of a gate at the connection to NW 89th Street near the day care. Per the approved site plan for Phase 2, this connection is intended to be an emergency access only. Please coordinate with Alachua County Fire Rescue regarding the gate requirements.

h. Section 4.3.4(G)(11) requires outdoor seating areas for microbreweries to not be located within 250 feet of any residential zone district or residential use. The proposed residential uses within Phase 4 appear to be located within 250 feet of the outdoor seating area of Daft Cow Brewery. Please note that the construction or residential uses within 250 feet of the existing outdoor seating area would render the use nonconforming, and it would be subject to Article 8 of the LDRs.

8. *Concurrency Impact Analysis*
   a. The ITE Trip Code utilized for Phase 2 was Code 770 – Business Park – which appears to be a more applicable land use category than ITE Code 710 – General Office Building. Please utilize this code instead of ITE Code 710 – General Office Building, and update the concurrency impact analysis and Sheet C100 accordingly.
   b. Existing demand from Phases 1 – 3 are shown as Phase 4 project impacts for potable water and sanitary sewer.
   c. Utilize the demand rates for residential uses as adopted in the Comprehensive Plan for potable water and sanitary sewer.
   d. No demand for public building shown for potable water and sanitary sewer.
   e. Two different numbers are used for persons per household for solid waste and recreational impacts. Please use the most current figure published by the US Census Bureau: 2.55 persons per household.

9. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated April 7, 2022.
   b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue as provided in an email dated March 31, 2022.
   c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated March 30, 2022.

10. *Minor Comments*
    a. Sheet C100: Please relabel "AVG" as "ADT" throughout the trip generation table.
    b. Sheet C100: The correct title of the ILW zoning district is "Light & Warehouse Industrial". Please correct the vicinity map legend.
    c. Sheet C100: Include Industrial General(IG) in the vicinity map legend.
    d. Sheet C100: The correct FLUM Designation of Tax Parcel 05949-000-000 is Corporate Park and the correct zoning is Corporate Park (CP). Please correct in the vicinity map.
    e. Please add match lines to detailed plan sheets.

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: 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)*
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION -

DATE: **Apr 06, 2022**

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

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

TR 4/7/2022

RE: **San Felasco Tech City Phase 4 – Site Plan**

Public Services has reviewed the subject project (Mar 16, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Mar 16, 2022 Submittal** **Sheet C100** Please add "SITE PLAN" to title in keeping with CoA naming convention. Please **resubmit** this sheet.
2.	**Comment on Mar 16, 2022 Submittal** **Sheet C110** General Note 14 instructs Contractor to follow all criteria set forth by the City of Alachua requirements for potable water, wastewater and reclaimed water. Please note that the system as designed does not meet City of Alachua requirements. Examples include: (1) Water mains under pavement are PVC, not DI (2) Some water service lines are 1-inch whereas CoA min requirement is 2-inch. (3) Isolation valves for water service lines are corporation stops, not gate valves . Thus, suggest that General Note 14 be modified as follows:

NO.	COMMENTS
	"14. **Unless otherwise shown or noted**, contractor to follow all criteria set forth by CoA requirements for Potable Water, etc…." Please **resubmit** this sheet.
3	**Comment on Mar 16, 2022 Submittal** **General** The reviewer noticed that there are no water & wastewater details. Does the designer plan to include water & wastewater details to the site plan set? Because the water and wastewater systems will not be completely designed to CoA requirements, not all CoA details are required. Others may be used instead. Please **submit** response.
4	**Comment on Mar 16, 2022 Submittal** **Sheet C410** Left side of sheet: Keyed Note 3 (PVC elbow) is called out for a DI fire line. Suggest changing. Please **resubmit** this sheet.
5	**Comment on Mar 16, 2022 Submittal** **Sheet C410** Wastewater Structure Schedule Manholes MH-31, MH-33, MH-35 and MH-36 have two or more gravity pipes connected to them. For these manholes, the invert elevations differ by more than 2 feet. It is good design practice to provide external drop box assemblies. Does the designer intend to do this? If so, how will this be implemented? Please **submit** response.
6.	**Comment on Mar 16, 2022 Submittal** **Sheet C420** Right side of sheet: Keyed notes 4 & 10 callouts appear to be reversed. Please evaluate. Please **resubmit** this sheet.
7.	**Comment on Mar 16, 2022 Submittal** **General**

NO.	COMMENTS
	The existing fire hydrant near 441 will provide fire flow to Tech City within a 500 foot radius, which is the reviewer's understanding of the fire code. But much of Phase 4 appears to be greater than 500 feet from the existing fire hydrant. (Please confirm) Thus, it would appear that fire hydrant(s) need to be installed within the Phase 4 site. At present, no fire hydrants appear to be shown within the Phase 4 site. If required, please add fire hydrants. In addition, it must be demonstrated that these new fire hydrants can deliver the required 1000 gpm. Because COAs hydraulic model does not include Tech City, which is private property, it is expected that the design engineer would evaluate hydraulics within the Tech City using their own hydraulic models, or equivalent. CoA would provide the designer with input flow and pressure information at the property boundary. Please **submit** response.
8.	**Comment on Mar 16, 2022 Submittal** **General:** Fire flow needs to be evaluated to ensure that adequate fire flow can be provided. Based upon the submitted information: Minimum fire flow is 1000 gpm. Coincident potable water (total of existing and Phase 4) is 219 gpm peak. Please confirm by **submitting** response.
9.	**Comment on Mar 16, 2022 Submittal** **General:** Based upon past hydraulic simulations in the area, it is expected that delivering the required fire flow and coincident potable water demand will be marginal. Please note that only one 8-inch pipe of about 2400 ft. length supplies the fire hydrant. CoA is willing to reconfigure its hydraulic model and then run simulations. CoA anticipates that two different scenarios will need to be simulated: **Scenario 1:** Demonstrate that the existing fire hydrant near 441 delivers the required flow. The model will include two nodes near the property line (1) A fixed demand of 219 gpm that represents the coincident peak total potable water demand for Tech City through Phase 4 and (2) The existing fire hydrant. The simulation will give the estimated fire flow at this hydrant subject to the constraint of 20 psig minimum residual pressure throughout the system. **Scenario 2:** CoA to provide flow and pressure information in fire line near the property line. The design engineer will use this information to estimate the fire flow at the new hydrant(s) installed at Phase 4 Tech City. The model will include two nodes near the property line (1) A fixed demand of 219 gpm that represents the coincident peak total potable water demand for Tech City through Phase 4 and (2) A fixed demand of 1000 gpm that represents the fire line point of connection.

NO.	COMMENTS
	The system constraint is 20 psig residual pressure. The model results will be the flow (1000 gpm) and the pressure at the fire line point of connection. From that an available pressure budget can be constructed. If the estimated pressure loss in the fire line to the proposed hydrant(s) is less than the available pressure budget, this will demonstrate that the proposed hydrant can deliver the 1000 gpm. Please **resubmit** response.
10.	**Comment on Mar 16, 2022 Submittal** **General:** The proposed peak domestic demand is 219 gpm. During construction, the existing flow meter will need to be upsized to accommodate this increase in demand. Please **submit** response.
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

RE: Request for Review: San Felasco Tech City Phase 4 Site Plan

From : Silver Ware <sware@alachuacounty.us> Thu, Mar 31, 2022 02:58 PM

Subject : RE: Request for Review: San Felasco Tech City Phase 4 Site Plan 7 attachments

To : Justin Tabor <jtabor@cityofalachua.org>, John Adler <jadler@alachuacounty.us>, DiRocco, Anne-Marie <adirocco@cityofalachua.org>, Wilson, Grafton <gwilson@cityofalachua.org>, Adam Hall <ad_hall@cityofalachua.org>, Dillard, Harry <hdillard@cityofalachua.org>, Winburn, Kathy <kwinburn@cityofalachua.org>, Kenyata Curtis <ke_curtis@cityofalachua.org>, Mike DaRoza <mi_daroza@cityofalachua.org>, Planning & Zoning Conference Room <pz_calendar@cityofalachua.org>, Rodolfo Valladares <ro_valladares@cityofalachua.org>, Thomas Ridgik <th_ridgik@cityofalachua.org>

Good afternoon,

Below are Plan Review comments pertaining to the review of the application San Felasco tech City Phase 4 project. Comments are based on Code which can be found in the Florida Fire Prevention Code 7th Edition;

1 All Fire Department Connections (FDC) shall be free standing and within 35 feet of a Fire Hydrant.

2 Fire Hydrant locations and distribution shall comply with NfPA1 Chapter 18.5.2 for detached one and two family dwellings and NFPA1 Chapter 18.5.3 Buildings other than detached one and two family dwellings.

3 All roadways shall be designed to accept ACFR Apparatus. ACFR Apparatus design criteria;

- Overall length 47’ (basket to rear bumper)
- Wheelbase 20’ 10”+/-
- Weight 83,500 lbs
- Width 8’ 4”
- Width with outriggers deployed 15’6”
- Turning Radii
  - The turning radius for a cul-de-sac is 45’ minimum, but 50’ is more desirable
  - The turning radius for a 90 degree corner/ turn is 25’ when turning from a two lane street onto a two lane street, with no parking that encroaches on the clear width. This allows the apparatus to utilize the oncoming lanes of traffic to maneuver through the turn.
  - The turning radius for a 90 degree corner/turn from a single lane to single lane, with one way traffic and on street parking, requires a radius of about 50’+/-.

4 During Acceptance testing of the underground fire main protecting Building C and D a fire hydrant was flowed and measured at 740 GPM at 20 psi of flowing pressure. Documents submitted require 1000 GPM for the residential areas that is compliant with NFPA 1 Chapter 18.4.5.1.1 within this Phasing of the project. To establish a base of available Fire Flow provide documents of a Fire Main Fire Flow testing of the existing fire hydrant system, which include Buildings C and D fire hydrants, conducted by a Licensed Contractor NFPA1 Chapter 1.4.7. Procedures of the Fire Main Fire Flow Testing shall comply with the most current edition of NFPA 291. Contact ACFR Fire Prevention and the City of Alachua Public Services to schedule and witness testing. Modeling will also be required and documents submitted to demonstrate required fire flows will be available downstream further within the boundaries of the proposed project proving compliancy with NFPA 1 Chapter 18.3.1 can be achieved NFPA 1 Chapter 1.4.7. Contact City of Alachua Public Services with questions and if engineered mitigation activities are needed.

Thank you

Chip

Silver Ware
Plans Examiner
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office)

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From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Wednesday, March 23, 2022 1:08 PM
To: John Adler <jadler@alachuacounty.us>; DiRocco, Anne-Marie <adirocco@cityofalachua.org>; Wilson, Grafton <gwilson@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Dillard, Harry <hdillard@cityofalachua.org>; Justin Tabor <jtabor@cityofalachua.org>; Winburn, Kathy <kwinburn@cityofalachua.org>; Kenyata Curtis <ke_curtis@cityofalachua.org>; Mike DaRoza <mi_daroza@cityofalachua.org>; Planning & Zoning Conference Room <pz_calendar@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Silver Ware <sware@alachuacounty.us>; Thomas Ridgik <th_ridgik@cityofalachua.org>
Subject: Request for Review: San Felasco Tech City Phase 4 Site Plan

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

PAT Members,

The Planning Department has received a new Site Plan application from EDA Consultants, Inc. submitted on behalf of The Laser Investment Group, LLC for San Felasco Tech City Phase 4. The application proposes the construction of three (3) nonresidential buildings

totaling ±87,861 square feet, 20 attached residential units, ten (10) single family residential units, a clubhouse and amenity center, and a public building on a ±23.35 acre portion of Tax Parcel Numbers 05844-004-001 and 05855-005-000.

Project Review Schedule
Initial Application Submittal: February 28, 2022
Completeness Review Letter Issued: March 2, 2022
Completeness Resubmittal Received: March 16, 2022
Second Completeness Review Letter Issued & Application Deemed Complete: March 22, 2022
PAT Comments Deadline: Thursday, April 6, 2022 at 5 PM
Staff PAT: Thursday, April 7, 2022 at 10:30 AM
Applicant PAT: TBD

Please review the application and provide any comments in writing no later than **5 PM on Wednesday, April 6, 2022.**

If a response is not received by this date, it is presumed that the reviewer has no comments and deems the application approvable.

Application materials can be accessed at the links below:
Plans
All Application Materials

If you have any questions about this application, please let me know.

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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Monday - Thursday, 7:30 AM - 6:00 PM

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JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

March 30, 2022

Mr. Justin Tabor
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: San Felasco Tech City – Phase 4

Dear Mr. Tabor:

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

C100 – Cover Sheet

1. Please add a pre and post master drainage plan to the sheet set.
2. The Trip Generation table shows uses as Single Family, Multi-Family, and general office, however the application shows single family, multi-family and storage facilities. Please verify uses and ensure trip generation is accurate.
3. Item #9 states that a flood plain is located within this parcel, however this is not shown on any of the master plans. Please label to show that there will not be any impact to the floodplain.
4. Please consider separating total handicap space requirements for individual buildings. An appropriate number of handicap spaces should be placed in front of each building to ensure there is accessibility to each use. Additionally, please confirm that the appropriate numbers of handicap spaces are shown on the plan.

C120 - Overall Development Plan

1. It appears that there are only 11 proposed handicap spaces provided on the plans in the proposed area.
2. There is no accessible access to the multi-family or single-family dwellings.
3. There are no handicap spaces near the entrance to Building E or the club house and amenities.
4. There are no sidewalks or accessible routes for the clubhouse and amenities area. Will sidewalks be provided?
5. Please label the existing basins for reference.

C140 – Demolition, Tree Clearing and Erosion Control Plan

1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.
2. Please show all curb and existing asphalt to be removed for the proposed driveway connections.
3. It appears that the proposed splash pad is turned on. If this is a proposed improvement, please remove from demolition plan.
4. Please ensure that silt fence does not go through hardscape or existing features.

C150 – Demolition, Tree Clearing and Erosion Control Plan

1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.
2. Please show all curb and existing asphalt to be removed for the proposed driveway connections.
3. It appears that the proposed splash pad is turned on. If this is a proposed improvement, please remove from demolition plan.
4. Tree barricade and additional silt fence is not necessary outside of the project limits on the east boundary line.
5. Please ensure that silt fence does not go through hardscape or existing features.

C160 – Demolition, Tree Clearing and Erosion Control Plan

1. Please show all curb and existing asphalt to be removed for the proposed driveway connections.
2. Please ensure that silt fence does not go through hardscape or existing features.

C180 – Demolition, Tree Clearing and Erosion Control Plan

1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.
2. Please ensure that silt fence does not go through hardscape or existing features.

C200 – Dimension Plan

1. Please provide handicap spaces to provide access to the multi-family dwellings. There are currently no accessible routes to the building due to the lack of sidewalk connectivity.
2. Please label all curb cut ramps and detectable warnings.
3. Please label all crosswalk striping.
4. Please note, there is a misspelling of the word “relocated” on the power pole label.
5. Please provide stop bars at the intersections to the new parking lots. There Is currently no traffic control at these intersections.

C210 – Dimension Plan

1. Please label all curb cut ramps and detectable warnings.
2. Please label all crosswalk striping.
3. Please show ramps and accessible routes from handicap spaces. Currently there is no accessible route from the parking spaces to the building entrances.
4. Please label building columns for clarity.
5. Please provide a stop bar and stop sign on the driveway at the end of the east driveway with the angled parking.
6. Please add a dimension for the sidewalk on the east side of this sheet.
7. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet. Please provide end of road signs.
8. What will the "Public Building" be, please provide additional information. Will this building be located within the basin?

C220 – Dimension Plan

1. Please label all curb cut ramps and detectable warnings.
2. Please label all crosswalk striping.
3. Please note, there are currently no handicap spaces that will provide access to Building E.
4. Please label building columns for clarity and ensure that there is access along the sidewalk with the location of the columns.
5. Please provide stop bars and stop signs at each of the driveway entrances.
6. Please add a right turn only sign to the various intersections where a left turn will not be allowed due to the median.
7. On the driveway south of Building E, please show the control radii or provide reasonable assurance that vehicles will be able to make a left turn around the median.
8. Please provide dimensions for the dumpster pad.

C230 – Dimension Plan

1. Please label all curb cut ramps and detectable warnings.
2. Please label all crosswalk striping.
3. At the driveway connection, please show the control radii or provide reasonable assurance that vehicles will be able to make a left turn around the median.
4. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet. Please provide end of road signs.
5. Suggest adding a stop sign and stop bar in front of the crosswalk to the north of Building I.
6. Please add dimensions and radii to the dumpster pad.

C240 – Dimension Plan

1. Please label all curb cut ramps and detectable warnings.
2. Please label all crosswalk striping.

3. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet. Please provide end of road signs.
4. Please provide additional radii on the roundabout.
5. Please provide dimensions of the truck apron. Additionally, please label the material that will be used in the truck apron.
6. Suggest re-orienting the crosswalks and storm water inlets to prevent the grates from being within the crosswalk.
7. Suggest adding handicap spaces for the recreational areas.
8. Will any sidewalk connectivity be provided throughout the recreational areas?
9. Please dimension recreation features.

C310 – Paving, Grading and Drainage Plan

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
2. Please show existing ground contour labels.
3. Please show contour lines throughout site, particularly in all grassed areas.
4. Please provide spot elevations at the existing tie-in locations.
5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
6. Please label the existing basin.
7. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
8. Please show additional spots throughout the parking lot. Please add additional spots at the entry and exits of the driveway to show the cross slopes of the road. Additionally, please provide spots at the end of the parking stalls due to the fact that the slopes of the stalls vary.
9. Please verify that the northwestern most building will be able to grade back to the maintenance path for the basin.
10. Please verify the top grate elevations match between the plan view and table.
11. Please relocate the mitered end sections and verify the invert elevation.

C320 – Paving, Grading and Drainage Plan

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
2. Please show existing ground contour labels.
3. Please show contour lines throughout site, particularly in all grassed areas.
4. Please provide spot elevations at the existing tie-in locations.
5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
6. Please label the existing basin.
7. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
8. Please show additional spots throughout the parking lot. Please add additional spots at the entry and exits of the driveway to show the cross slopes of the road.

9. Please provide spots at the end of the parking stalls due to the fact that the slopes of the stalls vary.
10. Please show grades on the driveway connections to the proposed building.
11. Is the road to the south of Building F proposed or existing? Please clarify if storm structures on this roadway are proposed or existing.
12. Please confirm that the supports for stilt homes will not obstruct access to the maintenance path.
13. Please verify that there is no wastewater and storm water line conflicts, particularly at the pipe run from S-76 to S-80.
14. Please verify the top grate elevations match between the plan view and table.
15. Please relocate the mitered end sections and verify the invert elevation.
16. Will the "public building" be located within the basin? Please provide spot elevations and finished floor elevations, as well as construction details for this building.

C330 – Paving, Grading and Drainage Plan

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
2. Please show contour lines throughout site, particularly in all grassed areas.
3. Please show existing ground contour labels.
4. Please provide spot elevations at the existing tie-in locations.
5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
6. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
7. Please add additional spots on the driveway connections.
8. Please add additional spots toe the dumpster pad.
9. The parking lot to the south of Building E is virtually flat. Please provide additional slope to ensure that the parking lot will grade.
10. Please verify the top elevations match between the plan view and table. There are several that appear to be too high or too low and will not work with the proposed grades.

C340 – Paving, Grading and Drainage Plan

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
2. Please show contour lines throughout site, particularly in all grassed areas.
3. Please provide spot elevations at the existing tie-in locations.
4. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
5. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
6. Please provide spot elevations in the southernmost angled parking section.

7. Suggest providing an additional storm inlet on the southern end of the parking. If this is not the design intention, please provide erosion control and reasonable assurance that runoff will be directed to the stormwater basin.
8. Please provide additional spot elevations on the dumpster pads.
9. Please provide additional spots at the overhead doors on the northwest corner of Building I.

C350 – Paving, Grading and Drainage Plan

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
2. Please show contour lines throughout site, particularly in all grassed areas.
3. Please provide spot elevations at the existing tie-in locations.
4. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
5. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
6. Suggest providing additional storm inlets on the end or the roadways where water will sheet flow off of the pavement. If this is not the design intention, please provide erosion control and reasonable assurance that runoff will be directed to the stormwater basin.
7. Please provide additional grading detail on the roundabout.
8. Please provide grading around the pavilion and recreation areas.
9. Please add S-72 in the storm structure table.
10. Please label the existing basin for clarity.

C370 – Stormwater Pollution Prevention Plan

1. Please correct the certification statement to read the correct project phase.

C410 – Utility Plan

1. Please clean up text, it is very difficult to read many of the labels.
2. Please revise the fire line label. This is not pointing to anything
3. Please revise the PVC Water Main label which points to the WW line.

C420 – Utility Plan

1. Please clean up text, it is very difficult to read many of the labels.
2. Please revise the PVC Water Main label which points to the WW line.
3. Will water meters be proposed at single family residences and the building stubouts?
4. Are 5 water meters and 5 wasteater cleanouts necessary for Building F?
5. Will utility services be dug under the basin bottom in order to reach the “Public Buidling?” Please provide additional detail.

C430 – Utility Plan

1. What is the reasoning for connecting to the existing water main to the south of Building E rather than the new water main connection to the east of Building E? Please show all demolition of existing pavement that is necessary if this is the design intention.
2. Will water meters be proposed at the building stubouts?

C440 – Utility Plan

1. Will water meters be proposed at the building stubouts?
2. Will a blowoff be provided at the future water main stuboout?

C450 – Utility Plan

1. Please provide utilities for amenities.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

March 29, 2022

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Completeness Review: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on March 22, 2022 are below.

1. GENERAL COMMENT: Historical records indicate that a portion of the development area is a cemetery, however, no documentation concerning this area has been submitted.
Remaining Issues: A letter concerning the cemetery dated December 20, 2021 from Mike DaRoza, City Manager, City of Alachua, to Jason Aldridge, Deputy State Historic Preservation Officer, Florida Department of State, Division of Historical Resources, was included with the revised application materials submitted on March 16, 2022. However, no other documentation has been provided. The aforementioned letter notes correspondence dated November 24, 2020 from Mr. Aldridge provided recommendations for preservation of the cemetery. Documentation which supports these recommendations were met must be included with the Site Plan materials.
RESPONSE: Additional documentation is included with this submittal.

2. Site Plan Attachment #1, Site Plan.
a. Attachment #1.dd. Architectural plans.
i. Color architectural plans are required.
Remaining Issues: Printed copies of the architectural plans were not printed in color.
RESPONSE: Color copies are included in this submittal.

ii. Plans do not identify the material used in each façade and percentage of the total area used for each material.
Remaining Issues: The architectural plans do not identify the percentage of total area for each building material.
RESPONSE: Revised architectural plans are included with this submittal

b. Attachment #1.ee.
i. Required acreage, number of units, density calculation, etc. not provided.
Remaining Issues: Comment not addressed.
RESPONSE: Density, acreage and units' calculations were included in the cover sheet. We have updated the plan for clarity.

3. Site Plan Attachment #6, Mailing Labels.
a. An outdated list of mailing labels of persons/organizations on file with the City to receive notice of development applications was used. Please submit an updated mailing list, available online at: https://www.cityofalachua.com/home/ showpublisheddocument/535/637801081048430000.

Remaining Issues: The current mailing list, accessible via the web site address above, was not utilized. For future application submittals, please ensure the mailing list accessible via the City's web site is reviewed to confirm all persons/organizations are included within the mailing labels submitted to the City.
RESPONSE: Noted. The link above does not work, but the correct mailing list was located.

4. Site Plan Attachment #12, Environmental Assessment/Study. An Environmental Resource Assessment (ERA) was completed by Ecosystem Research Corporation (ERC) for Tax Parcel 05962-002-000 and is dated 3 June 2018. This ERA does not evaluate the entirety of the property subject to this site plan application. An ERA which considers on-site environmental features must be submitted.
Remaining Issues: The applicant's response states, "the attached ERA covers the entire San Felasco Tech City development". However, upon a second review, it appears that the ERA only covers Tax Parcel 05962-000-000 (as it existed in 2018), and does not cover the property acquired from Phoenix Commercial Park, LLLP in 2018. At a minimum, an update letter from the consultant who prepared the ERA(s) , similar to that received with the Phase 3 project, should be submitted confirming that the findings of previously prepared ERA(s) remain the same.
RESPONSE: A letter from Ecosystem Research Corporation will be provided separate to this submittal.

New Comments – March 22, 2022 Completeness Review
5. Site Plan Attachment #3, Fire Department Access and Water Supply Plan. NFPA fire flow calculations were not provided for the attached dwellings or the 'public building'. ISO fire flow calculations were not provided for the 'public building'.
RESPONSE: NFPA fire flow calculation for the multifamily units were included in the calculations previously submitted. New calculations (ISO AND NFPA) for the public building are included in this submittal.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 22, 2022

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Second Completeness Review: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Ms. Vega:

On March 16, 2022, the City of Alachua received your revised application for a Site Plan submitted on behalf of the The Laser Investment Group, LLC for San Felasco Tech City Phase 4. The application proposes the construction of three (3) nonresidential buildings, 40 attached residential units, ten (10) single family residential units, an amenity center with associated recreational facilities, and a public meeting building on a ±23.35 acre portion of Tax Parcel Numbers 05844-004-001 and 05855-005-000. The revised application received on March 16, 2022 was submitted in response to completeness review comments issued to you in a letter dated March 2, 2022.

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 address the following deficiencies no later than **5:00 PM on Tuesday, March 29, 2021**. All materials may be provided by email to the project planner (e.g., printed copies are not required at this time).

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.

Previous Comments – March 1, 2022 Completeness Review

Please address the following:

1. **GENERAL COMMENT:** Historical records indicate that a portion of the development area is a cemetery, however, no documentation concerning this area has been submitted.

   Remaining Issues: A letter concerning the cemetery dated December 20, 2021 from Mike DaRoza, City Manager, City of Alachua, to Jason Aldridge, Deputy State Historic Preservation Officer, Florida Department of State, Division of Historical Resources, was included with the revised application materials submitted on March 16, 2022. However, no other documentation has been provided. The aforementioned letter notes correspondence dated November 24, 2020 from Mr. Aldridge provided recommendations for preservation of the cemetery. Documentation which supports these recommendations were met must be included with the Site Plan materials.

2. **Site Plan Attachment #1, Site Plan.**
   a. Attachment #1.dd. Architectural plans.
      i. Color architectural plans are required.

         Remaining Issues: Printed copies of the architectural plans were not printed in color.

      ii. Plans do not identify the material used in each façade and percentage of the total area used for each material.

         Remaining Issues: The architectural plans do not identify the percentage of total area for each building material.

   b. Attachment #1.ee.
      i. Required acreage, number of units, density calculation, etc. not provided.

         Remaining Issues: Comment not addressed.

3. **Site Plan Attachment #6, Mailing Labels.**
   a. An outdated list of mailing labels of persons/organizations on file with the City to receive notice of development applications was used. Please submit an updated mailing list, available online at: https://www.cityofalachua.com/home/showpublisheddocument/535/637801081048430000.

      Remaining Issues: The current mailing list, accessible via the web site address above, was not utilized. For future application submittals, please ensure the mailing list accessible via the City's web site is reviewed to confirm all persons/organizations are included within the mailing labels submitted to the City.

4. **Site Plan Attachment #12, Environmental Assessment/Study.** An Environmental Resource Assessment (ERA) was completed by Ecosystem Research Corporation (ERC) for Tax Parcel 05962-002-000 and is dated 3 June 2018. This ERA does not evaluate

the entirety of the property subject to this site plan application. An ERA which considers on-site environmental features must be submitted.

Remaining Issues: The applicant's response states, "the attached ERA covers the entire San Felasco Tech City development". However, upon a second review, it appears that the ERA only covers Tax Parcel 05962-000-000 (as it existed in 2018), and does not cover the property acquired from Phoenix Commercial Park, LLLP in 2018. At a minimum, an update letter from the consultant who prepared the ERA(s) , similar to that received with the Phase 3 project, should be submitted confirming that the findings of previously prepared ERA(s) remain the same.

New Comments – March 22, 2022 Completeness Review

5. **Site Plan Attachment #3, Fire Department Access and Water Supply Plan.** NFPA fire flow calculations were not provided for the attached dwellings or the 'public building'. ISO fire flow calculations were not provided for the 'public building'.

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: 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)*
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*
Project File

March 16, 2022

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Completeness Review: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on March 2, 2022 are below.

1. GENERAL COMMENT: There are numerous inconsistencies throughout the plans and application materials which render the application unreviewable. For example, these inconsistencies include but may not be limited to: the square footage of the nonresidential buildings throughout materials; the total number of dwellings varies throughout materials; parcel numbers are incorrect; there are references to Buildings C and D; parking is shown on the civil plans under Building F, but this is not reflected on the architectural plans; etc. These inconsistencies must be corrected and application materials resubmitted for a determination of completeness.
RESPONSE: Inconsistencies have been reconciled.

2. GENERAL COMMENT: Historical records indicate that a portion of the development area is a cemetery, however, no documentation concerning this area has been submitted.
RESPONSE: Cemetery documentation has been included with this submittal.

3. Site Plan Application. a. Section A. Please state the Pre-Application Conference meeting date.
RESPONSE: New site plan application is provided with the pre-app date 3/1/22.

4. Site Plan Attachment #1, Site Plan.
a. Attachment #1.n. Electric system design not included with the plans.
RESPONSE: Electric system design is being coordinated with Duke Energy and will be included in the next submittal.
b. Attachment #1.aa. Photometric plans were not included with the plan set.
RESPONSE: Photometric plans have been included with the plan set.
c. Attachment #1.v. Parking calculations are incomplete and do not calculate the required number of parking spaces for each proposed use type.
RESPONSE: Please see revised parking calculation table.
d. Attachment #1.x. Striping and signage of traffic control devices, such as stop signs and stop bars, are not shown on the plans.
RESPONSE: Striping and traffic control devices have been added.
e. Attachment #1.w. Bicycle parking calculations are not provided on the plans.
RESPONSE: Bicycle parking calculations are now shown on sheet C100.
f. Attachment #1.dd. Architectural plans.
    i. Color architectural plans are required.

ii. Plans do not identify the material used in each façade and percentage of the total area used for each material.
iii. Glazing calculations not provided where glazing is required.
RESPONSE: Please see revised architectural plans.

g. Attachment #1.ee.
i. Required acreage, number of units, density calculation, etc. not provided.
ii. An outdated Public Schools Student Generation Form has been submitted. Please resubmit using the form available online at:
https://www.cityofalachua.com/home/showpublisheddocument/254/63 7813174498329060.
RESPONSE: New Public Schools Student Generation Form is included with this resubmittal.

5. Site Plan Attachment #3, Fire Department Access and Water Supply Plan. Several of the Needed Fire Flow Calculations were not signed and sealed. The calculations for each building shall be signed and sealed.
RESPONSE: Fire flow calculations have been signed and sealed.

6. Site Plan Attachment #6, Mailing Labels.
a. An outdated list of mailing labels of persons/organizations on file with the City to receive notice of development applications was used. Please submit an updated mailing list, available online at:
https://www.cityofalachua.com/home/ showpublisheddocument/535/637801081048430000.
RESPONSE: A new mailing list has been provided.
b. The following properties are located within 400 feet of the subject property (SFTC property), however, mailing labels were not included: 05857-002-000; 05949-000-000; 05961-000-000; 05961-002-003; 05962-001-000; 05963-000-000.
RESPONSE: We sent a notice to those parcels not previously included informing them of the development. New mailing labels have been provided.

7. Site Plan Attachment #8, Legal Description. Legal description printed on 8.5”x11” paper is inconsistent with the description on the plan cover sheet.
RESPONSE: New legal 8.5x11” legal description that matches the description on the plan cover sheet has been provided.

8. Site Plan Attachment #9, Proof of Ownership. Proof of ownership is not inclusive of all lands subject to the application.
RESPONSE: Proof of ownership of all parcels is included with this resubmittal.

9. Site Plan Attachment #12, Environmental Assessment/Study. An Environmental Resource Assessment (ERA) was completed by Ecosystem Research Corporation (ERC) for Tax Parcel 05962-002-000 and is dated 3 June 2018. This ERA does not evaluate the entirety of the property subject to this site plan application. An ERA which considers on-site environmental features must be submitted.
RESPONSE: The attached ERA covers the entire San Felasco Tech City development.

10. Site Plan Attachment #13, Environmental Resource Permit (ERP). Include a copy of the ERP issued for the project by the Suwannee River Water Management District.
RESPONSE: Previously approved ERPs are attached with this resubmittal.

Eiman has advised that she has already developed a hydraulic model that could incorporate Tech City with some minor tweaking. Please provide the following info for use in her model.

- The total peak (gpm) Tech City flow demand for all four phases.
- The required fire flow demand (gpm)

Also, please arrange for a fire flow field test at the Tech City hydrant. The objective would be to estimate the delivered fire flow while maintaining a system minimum residual pressure of 20 psig.
This result would be used to verify and calibrate Eiman's model.
RESPONSE: The total peak flow demand and fire flow demand has been included with this submittal.

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 3/16/2022

NAME & DESCRIPTION OF PROJECT San Felasco Tech City Phase 4

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 13900 Tech City Circle

Tax Parcel Numbers 05962-002-000, 05962-002-001, 05962-002-002, 05962-002-003, 05844-004-001, 05844-004-002, 05855-005-000

Acreage 82.68

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 30
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [ ] Preliminary
- [x] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	30	**units X 0.12 Elementary School Multiplier**	4	**Student Stations**
MIDDLE	30	**units X 0.06 Middle School Multiplier**	2	**Student Stations**
HIGH	30	**units X 0.09 High School Multiplier**	3	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: eda consultants, inc.
Mailing Address: 720 SW 2nd Ave, S. Tower,
Ste 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: Sreyes@edafl.com

PROPERTY OWNER

Name: The Laser Investment Group LLC
Mailing Address 13900 Tech City Circle, Ste 100
Alachua, FL 32615
Phone: 352-538-0072
Email mitch@glaeseronline.com

CERTIFICATION

PROJECT NAME : | **PROJECT #:** SAN FELASCO TECH CITY 4

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☑ **Approved** based upon the following findings (see 2021-2022 Capacity Tables)

Elementary SCSA Northwest Alachua — Capacity Required 4

- ☑ Capacity Available — Available Capacity 272
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 2

- ☑ Capacity Available — Available Capacity 427
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 3

- ☑ Capacity Available — Available Capacity 328
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: 04.06.2022

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 2, 2022

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Completeness Review: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Ms. Vega:

On February 28, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of the The Laser Investment Group, LLC for San Felasco Tech City Phase 4. The application proposes the construction of three (3) nonresidential buildings, 40 attached residential units, ten (10) single family residential units, an amenity center with associated recreational facilities, and a public meeting building on a ±23.35 acre portion of Tax Parcel Numbers 05844-004-001 and 05855-005-000.

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 incomplete following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Wednesday, March 16, 2022**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within 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.

Please address the following:

1. **GENERAL COMMENT:** There are numerous inconsistencies throughout the plans and application materials which render the application unreviewable. For example, these inconsistencies include but may not be limited to: the square footage of the nonresidential buildings throughout materials; the total number of dwellings varies throughout materials; parcel numbers are incorrect; there are references to Buildings C and D; parking is shown on the civil plans under Building F, but this is not reflected on the architectural plans; etc. These inconsistencies must be corrected and application materials resubmitted for a determination of completeness.

2. **GENERAL COMMENT:** Historical records indicate that a portion of the development area is a cemetery, however, no documentation concerning this area has been submitted.

3. **Site Plan Application.**
    a. Section A. Please state the Pre-Application Conference meeting date.

4. **Site Plan Attachment #1, Site Plan.**
    a. Attachment #1.n. Electric system design not included with the plans.
    b. Attachment #1.aa. Photometric plans were not included with the plan set.
    c. Attachment #1.v. Parking calculations are incomplete and do not calculate the required number of parking spaces for each proposed use type.
    d. Attachment #1.x. Striping and signage of traffic control devices, such as stop signs and stop bars, are not shown on the plans.
    e. Attachment #1.w. Bicycle parking calculations are not provided on the plans.
    f. Attachment #1.dd. Architectural plans.
        i. Color architectural plans are required.
        ii. Plans do not identify the material used in each façade and percentage of the total area used for each material.
        iii. Glazing calculations not provided where glazing is required.
    g. Attachment #1.ee.
        i. Required acreage, number of units, density calculation, etc. not provided.
        ii. An outdated Public Schools Student Generation Form has been submitted. Please resubmit using the form available online at: https://www.cityofalachua.com/home/showpublisheddocument/254/637813174498329060.

5. **Site Plan Attachment #3, Fire Department Access and Water Supply Plan.** Several of the Needed Fire Flow Calculations were not signed and sealed. The calculations for each building shall be signed and sealed.

6. **Site Plan Attachment #6, Mailing Labels.**
   a. An outdated list of mailing labels of persons/organizations on file with the City to receive notice of development applications was used. Please submit an updated mailing list, available online at: https://www.cityofalachua.com/home/showpublisheddocument/535/637801081048430000.
   b. The following properties are located within 400 feet of the subject property (SFTC property), however, mailing labels were not included: 05857-002-000; 05949-000-000; 05961-000-000; 05961-002-003; 05962-001-000; 05963-000-000.

7. **Site Plan Attachment #8, Legal Description.** Legal description printed on 8.5"x11" paper is inconsistent with the description on the plan cover sheet.

8. **Site Plan Attachment #9, Proof of Ownership.** Proof of ownership is not inclusive of all lands subject to the application.

9. **Site Plan Attachment #12, Environmental Assessment/Study.** An Environmental Resource Assessment (ERA) was completed by Ecosystem Research Corporation (ERC) for Tax Parcel 05962-002-000 and is dated 3 June 2018. This ERA does not evaluate the entirety of the property subject to this site plan application. An ERA which considers on-site environmental features must be submitted.

10. **Site Plan Attachment #13, Environmental Resource Permit (ERP).** Include a copy of the ERP issued for the project by the Suwannee River Water Management District.

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: 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)*
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*
Project File

SAN FELASCO TECH CITY PHASE 4 SITE PLAN

CITY OF ALACHUA, FLORIDA

DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	LASER INVESTMENT GROUP, LLC 3201 SW 42ND STR, SUITE 2 GAINESVILLE, FLORIDA 32608
2.	NAME OF PROJECT:	SAN FELASCO TECH CITY – PHASE 4 SITE PLAN
3.	PROJECT DESCRIPTION:	CONSTRUCTION OF 10 SINGLE RESIDENTIAL UNITS, 20 ATTACHED RESIDENTIAL UNITS, THREE (3) R&D BUILDINGS WITH A TOTAL OF 87,861 S.F., A PAVILION BUILDING AND A NEIGHBORHOOD RECREATION CENTER.
4.	PROJECT ADDRESS:	13900 TECH CITY CIRCLE
5.	TAX PARCEL NUMBER:	05962–002–000 (PORTION OF), 05844–004–001 (PORTION OF), AND 05855–005–000 (PORTION OF), 05962–002–001 (PORTION OF), 05962–002–002 (PORTION OF), 05962–002–003 (PORTION OF), 05844–004–002 (PORTION OF)
6.	SECTION/TOWNSHIP/RANGE:	SECTION 20, TOWNSHIP 08 SOUTH, RANGE 19 EAST
7.	ZONING:	CORPORATE PARK, IG
8.	FUTURE LAND USE DESIGNATION:	CORPORATE PARK, INDUSTRIAL
9.	A FLOOD PLAIN IS LOCATED WITHIN THE PARCEL, BUT NO IMPACT IS PROPOSED WITH THIS PHASE OF THE PROJECT.	
10.	IRRIGATION SYSTEM IS PROVIDED FOR LANDSCAPED AREAS	
11.	THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.	
12.	WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED THAT SHELL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE PER NFPA 1 SECTION 16.4.3.1.3.	

PHASE 4 PROJECT AREA IMPERVIOUS AREA CALCULATIONS			
	SF	AC	%
TOTAL PROJECT AREA	547,131	12.56	100%
BUILDING COVERAGE	104,747	2.40	19.1%
PAVEMENT/SIDEWALK AREA	214,980	4.94	39.3%
DWELLING UNIT AREA	12,150	0.28	2.2%
TOTAL IMPERVIOUS	331,877	7.62	60.7%
OPEN AREA	215,254	4.94	39.3%
FLOOR TO AREA RATIO	104,747 SF BUILDING AREA PER 547,131 SF PROJECT AREA = 0.19 FLOOR TO AREA RATIO		

TOTAL SITE IMPERVIOUS AREA AND DENSITY CALCULATIONS			
DESCRIPTION	SF	AC	%
TOTAL SITE AREA	3,601,461	82.68	100%
TOTAL BUILDING COVERAGE	288,637	6.63	8.0%
TOTAL PAVEMENT/SIDEWALK	631,311	14.49	17.5%
TOTAL IMPERVIOUS	919,948	21.12	25.5%
GROSS DEVELOPED AREA	2,324,560	53.36	64.5%
DENSITY	104 UNITS/53.36 AC = 1.94 UNIT/AC		

PHASE 4 BUILDING COVERAGE	
BUILDING E	30,635
BUILDING F	30,020
BUILDING I	27,758
PAVILLION	1,044
NEIGHBORHOOD RECREATION CENTER	3,140
TOTAL COMMERCIAL	92,597
STILT HOMES	4,670
MULTI-FAMILY	7,480
TOTAL RESIDENTIAL	12,150
TOTAL	104,747

PARKING CALCULATIONS							
USE	CODE MIN. (SPACES)	@ 125% (SPACES)	PROVIDED (SPACES)	HANDICAP REQUIRED	HANDICAP PROVIDED	BICYCLE REQUIRED	BICYCLE PROVIDED
PHASE 1	158	198	164	6	7	16	16
PHASE 2	174	218	174	6	7	18	20
PHASE 3 RESIDENTIAL	148	185	265	7	7	16	24
PHASE 3 RESTAURANT W/ DRIVE THRU	22	28					
PHASE 4 - NEIGHBORHOOD RECREATION CENTER**	42	53	455	9	13	37	58
PHASE 4 - CLUBHOUSE**	13	16					
PHASE 4 - RESIDENTIAL*	60	75					
PHASE 4 -COMMERCIAL (LIGHT MANUFACTURING)***	253	316					
PHASE 4 - TOTAL	368	460					
TOTAL PERMITTED	870	1,087					
TOTAL PROPOSED			1,058	28	34	87	118
ON-STREET PARKING			31				

* RESIDENTIAL UNITS (SINGLE FAMILY ATTACHED AND DETACHED) 2 SPACES PER UNIT

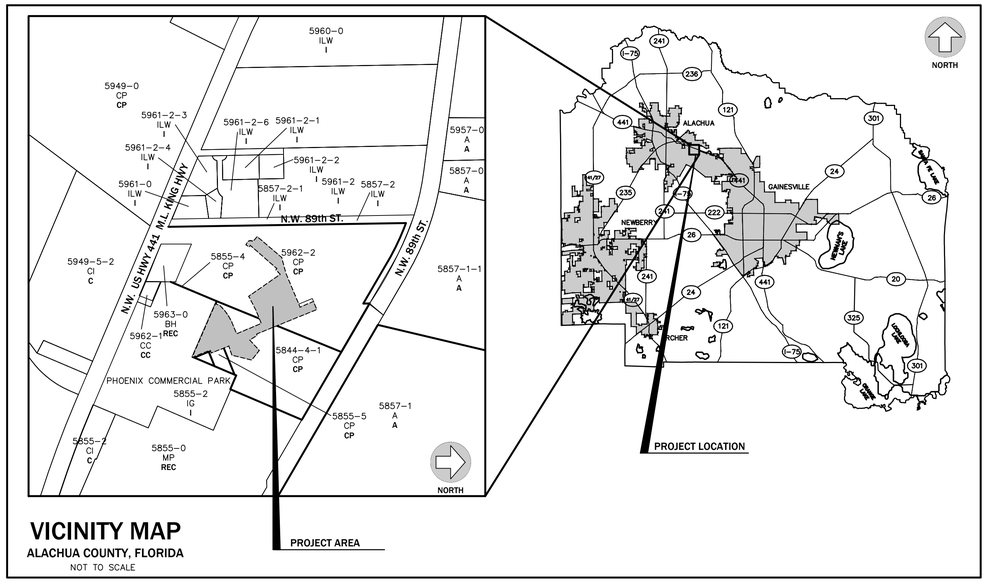
** NEIGHBORHOOD RECREATION CENTER - 1 SPACE PER 3 PERSONS DESIGN CAPACITY (CLUBHOUSE = 38 PERSONS , NEIGHBORHOOD RECREATION CENTER = 126 PERSONS)

*** COMMERCIAL - 1 SPACE PER 350 SF LIGHT MANUFACTURING

SAN FELASCO TECH CITY IS A MIXED USE CAMPUS IN CP ZONING

PARKING IS FOR ALL USES AND IS MIXED THROUGHOUT

ALL USES COMPLY WITH MIN/MAX CODE ESP. 6.1.4(3)(5) - RULE "125% RULE"



LEGEND:

ZONING:

- ILW – LIGHT AND WAREHOUSE INDUSTRIAL
- CI – COMMERCIAL INTENSIVE
- BH – BUSINESS HIGHWAY
- CC – COMMUNITY COMMERCIAL DISTRICT
- MP – INDUSTRIAL SERVICES AND MANUFACTURING
- CP – CORPORATE PARK
- IG – INDUSTRIAL GENERAL

FUTURE LAND USE:

- C – COMMERCIAL
- CC – COMMUNITY COMMERCIAL
- I – INDUSTRIAL
- REC – RURAL EMPLOYMENT CENTER
- CP – CORPORATE PARK

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C110	LEGEND, SYMBOLS & GENERAL NOTES
C115	OVERALL ZONING EXHIBIT
C120	OVERALL DEVELOPMENT PLAN
C130	OVERALL TREE CLEARING, EROSION & SEDIMENTATION CONTROL PLAN
C140	DEMOLITION, TREE CLEARING AND EROSION CONTROL PLAN (1 OF 5)
C150	DEMOLITION, TREE CLEARING AND EROSION CONTROL PLAN (2 OF 5)
C160	DEMOLITION, TREE CLEARING AND EROSION CONTROL PLAN (3 OF 5)
C170	DEMOLITION, TREE CLEARING AND EROSION CONTROL PLAN (4 OF 5)
C180	DEMOLITION, TREE CLEARING AND EROSION CONTROL PLAN (5 OF 5)
C200	DIMENSION PLAN (1 OF 5)
C210	DIMENSION PLAN (2 OF 5)
C220	DIMENSION PLAN (3 OF 5)
C230	DIMENSION PLAN (4 OF 5)
C240	DIMENSION PLAN (5 OF 5)
C300	OVERALL PAVING, GRADING AND DRAINAGE PLAN
C310	PRE–DEVELOPMENT DRAINAGE MAP
C315	POST – DEVELOPMENT DRAINAGE MAP
C320	PAVING, GRADING AND DRAINAGE (1 OF 5)
C330	PAVING, GRADING AND DRAINAGE (2 OF 5)
C340	PAVING, GRADING AND DRAINAGE (3 OF 5)
C350	PAVING, GRADING AND DRAINAGE (4 OF 5)
C360	PAVING, GRADING AND DRAINAGE (5 OF 5)
C370	PAVING, GRADING DETAILS AND NOTES
C380	STORMWATER POLLUTION PREVENTION PLAN
C400	OVERALL UTILITY PLAN
C410	UTILITY PLAN (1 OF 5)
C420	UTILITY PLAN (2 OF 5)
C430	UTILITY PLAN (3 OF 5)
C440	UTILITY PLAN (4 OF 5)
C450	UTILITY PLAN (5 OF 5)
C460	UTILITY DETAILS
L SERIES	LANDSCAPE PLANS (BY OTHERS)
A SERIES	ARCHITECTURAL PLANS (BY OTHERS)
V SERIES	BOUNDARY AND TOPOGRAPHIC SURVEY
E SERIES	PHOTOMETRIC PLANS (BY OTHERS)

LEGAL DESCRIPTION

LEGAL DESCRIPTION: (PER OFFICIAL RECORDS BOOK 3842, PAGE 1386)

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND 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 ALONG SAID NORTH RIGHT–OF–WAY LINE; NORTH 72 DEG. 51 MIN. 49 SEC. WEST 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 DEG. 52 MIN. 05 SEC., A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69 DEG. 24 MIN. 13 SEC. WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6" X 6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 65 DEG. 59 MIN. 42 SEC. WEST A DISTANCE OF 1385.74 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE DEPARTING SAID NORTH RIGHT–OF–WAY LINE, NORTH 22 DEG. 09 MIN. 10 SEC. EAST A DISTANCE OF 159.44 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE NORTH 66 DEG. 13 MIN. 12 SEC. WEST A DISTANCE OF 229.98 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE NORTH 01 DEG. 33 MIN. 25 SEC. EAST A DISTANCE OF 169.02 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT (PLS #940) MARKING THE POINT OF BEGINNING; THENCE NORTH 23 DEG. 50 MIN. 23 SEC. EAST A DISTANCE OF 2014.63 FEET TO A SET 5/8 INCH REBAR AND CAP (#3524) MARKING A POINT ON THE SOUTH RIGHT–OF–WAY LINE OF SEABOARD COAST LINE RAILROAD(200 FOOT RIGHT–OF–WAY); THENCE ALONG SAID SOUTH RIGHT–OF–WAY LINE OF SEABOARD COAST LINE RAILROAD, NORTH 58 DEG. 44 MIN. 53 SEC. WEST A DISTANCE OF 624.24 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE DEPARTING SAID SOUTH RIGHT–OF–WAY LINE, SOUTH 00 DEG. 37 MIN. 49 SEC. EAST A DISTANCE OF 70.65 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE NORTH 58 DEG. 44 MIN. 53 SEC. WEST A DISTANCE OF 547.93 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A DELTA OF 10 DEG. 00 MIN. 21 SEC., A RADIUS OF 2712.57 FEET AND A CHORD BEARING NORTH 63 DEG. 45 MIN. 03 SEC. WEST, 473.11 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 473.71 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE SOUTH 00 DEG. 08 MIN. 45 SEC. WEST A DISTANCE OF 2657.79 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524) MARKING A POINT ON SAID NORTH RIGHT–OF–WAY LINE OF U. S. HIGHWAY NO. 441; THENCE ALONG SAID NORTH RIGHT–OF–WAY LINE, SOUTH 66 DEG 00 MIN. 09 SEC. EAST A DISTANCE OF 209.40 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT; THENCE DEPARTING SAID NORTH RIGHT–OF–WAY LINE, NORTH 01 DEG. 07 MIN. 22 SEC. EAST A DISTANCE OF 340.98 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT; THENCE SOUTH 65 DEG. 57 MIN. 03 SEC. EAST A DISTANCE OF 460.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL, NON–EXCLUSIVE AND UNRESTRICTED EASEMENT OVER, UNDER AND ACROSS THE FOLLOWING TWO PARCELS OF REAL PROPERTY.

EASEMENT PARCEL #1

COMMENCE AT THE HALF MILE CORNER OR THE NORTH LINE OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND RUN SOUTH 499.11 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN, SOUTH 81 DEG. 45' 10" EAST ALONG SAID SOUTHERLY RIGHT–OF–WAY 1NE 2797.03 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS AT 2764.93 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE AN ARC DISTANCE OF 498.99 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF GENERAL ELECTRIC CO. PROPERTY, SAID POINT BEING THE P.O.B.; THENCE CONTINUE SOUTHEASTERLY ALONG SAID RIGHT–OF–WAY AN ARC DISTANCE OF 31.68 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 7L DEG. 06' 52" EAST 31.68 FEET; THENCE RUN SOUTH 00 DEG. 08 45" WEST PARALLEL WTH AND 30 FEET FROM THE WEST LINE OF SAID GENERAL ELECTRIC CO. PROPERTY, 2718.29 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE AT U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25); THENCE RUN NORTH 66 DEG. 00' 06" WEST ALONG SAID RIGHT–OF–WAY LINE 32.8 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY, BEING A CONCRETE MONUMENT; THENCE RUN NORTH 00 DEG. 08' 45" EAST ALONG THE WEST LINE AT SAID PROPERTY 2715.11 FEET TO THE P.O.B., BEING AND LYING IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

EASEMENT PARCEL #1

COMMENCE AT THE HALF MILE CORNER ON THE NORTH LINE OR SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST AND RUN SOUTH 499.11 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTH 81 DEG. 45' 18" EAST ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE 2797.03 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2764.93 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE AN ARC DISTANCE OF 498.99 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF GENERAL ELECTRIC CO. PROPERTY; THENCE CONTINUE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE AN ARC DISTANCE OF 31.68 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 71 DEG. 06' 52" EAST 31.68 FEET TO THE P.O.B.; THENCE CONTINUE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE AN ARC DISTANCE OF 582.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 64 DEG. 45' 10" EAST 581.11 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT–OF–WAY LINE SOUTH 58 DEG. 43' 12" EAST 510.61 FEET; THENCE RUN SOUTH 00 DEG. 37' 54" EAST 70.68 FEET; THENCE RUN NORTH 58 DEG. 43' 12" WEST PARALLEL WITH AND 60 FEET FROM THE SOUTHERLY RIGHT–OF–WAY LINE OF SAID RAILROAD, 547.97 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS AT 2704.93 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 484.91 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 63 DEG. 51' 21" WEST 484.26 FEET; THENCE RUN SOUTH 08 DEG. 08' 45" WEST PARALLEL WITH AND 90 FEET EAST OF THE WEST LINE OF SAID G. E. PROPERTY 2659.10 FEET TO THE NORTH RIGHT–OF–WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25); THENCE RUN NORTH 66 DEG. 00' 06" WEST ALONG SAID RIGHT–OF–WAY LINE 65.6 FEET; THENCE RUN NORTH 00 DEG. 08' 45" EAST 2718.2 FEET TO THE P.O.B. BEING AND LYING IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

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 B 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' 51' 47" 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' 52' 05", A RADIUS OF 11424.66 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69' 24' 13" WEST, 1368.62 FEET; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET; THENCE NORTH 66' 00' 17" 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' 59' 25" EAST, A DISTANCE OF 664.68 FEET;
2. THENCE NORTH 66' 04' 35" WEST, A DISTANCE OF 265.85 FEET;
3. THENCE NORTH 24' 28' 46" EAST, A DISTANCE OF 680.88 FEET;
4. THENCE NORTH 65' 49' 12" WEST, A DISTANCE OF 500.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;
5. THENCE NORTH 24' 11' 00" EAST, A DISTANCE OF 870.43 FEET TO A POINT ON THE SOUTH RIGHT–OF–WAY LINE OF THE SEABOARD COAST LINE RAILROAD (200' RIGHT–OF–WAY);
6. THENCE NORTH 58' 45' 42" WEST, ON SAID SOUTH RIGHT–OF–WAY LINE, A DISTANCE OF 881.26 FEET;
7. THENCE SOUTH 23' 50' 23" WEST, A DISTANCE OF 1504.88 FEET;

THENCE LEAVING SAID BOUNDARY SOUTH 65' 30' 13" EAST, A DISTANCE OF 699.02 FEET; THENCE NORTH 24' 02' 31" EAST, A DISTANCE OF 530.00 FEET TO A POINT ON THE NORTHWESTERLY PROJECTION OF THE BOUNDARY OF SAID PARCEL A; THENCE SOUTH 65' 49' 12" EAST ON SAID NORTHWESTERLY PROJECTION, A DISTANCE OF 167.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA AND CONTAINING AN AREA OF 26.98 ACRES MORE OR LESS.

TOGETHER WITH:

A PORTION OF TAX PARCEL 05855–004–000

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 01DEGREES33 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 SOUTHERLYMOST 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 WTH SAID WESTERLY LINE, A DISTANCE OF 558.33 FEET TO THE POINT OF BEGINNING.
SAID PARCEL OF LAND CONTAINING AN AREA OF 0.25 ACRES MORE OR LESS.

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No.	Date	Comment

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

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Sheet title: COVER SHEET

Designed:	CSV
Drawn:	MAB
Checked:	DJM
Date:	06/23/22

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EXISTING SYMBOLS & ABBREVIATIONS

C/L	=	CENTERLINE
cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
COR	=	CORNER
D	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
A	=	ARC
T	=	TANGENT
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
dip	=	DUCTILE IRON PIPE
ELEV	=	ELEVATION
ecmp	=	ELLIPTICAL CORRUGATED METAL PIPE
ercp	=	ELLIPTICAL REINFORCED CONCRETE PIPE
ID.	=	IDENTIFICATION
Inv	=	INVERT
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.	=	FINISHED FLOOR
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
PVC	=	POLY-VINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
SEC 28-9-19	=	SECTION 28, TOWNSHIP 9 SOUTH, RANGE 19 EAST
TRAN	=	ELECTRICAL TRANSFORMER PAD
w/	=	WITH
ANCH	=	GUY ANCHOR
WBO	=	WATER BLOW OFF
SCO	=	SANITARY SEWER CLEAN-OUT
	=	FOUND CONCRETE MONUMENT (size, ID)
	=	FOUND DRILL HOLE
	=	FOUND IRON PIPE (size, ID)
	=	FOUND NAIL & DISK (ID)
	=	FOUND REBAR & CAP (size, ID)
	=	FOUND SPIKE
GM	=	GAS METER
GV	=	GAS VALVE
GP	=	GUY POLE
	=	ELECTRICAL HANDHOLE
FH	=	FIRE HYDRANT
IRRIG VLV	=	IRRIGATION VALVE
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
	=	MANHOLE
MH	=	MANHOLE (C101, typ.)
STCO	=	STORMWATER CLEANOUT (C400, typ.)
PP	=	POWER POLE
	=	SET 5/8" REBAR & CAP (LB 2389)
	=	SET CONCRETE MONUMENT (PRM LB 2389)
	=	SET NAIL & DISC (PRM LB 2389)
	=	SET SPIKE
	=	SHRUB
	=	SIGN
TELBX	=	TELEPHONE RISER
TVBOX	=	CABLE TELEVISION RISER
WM	=	WATER METER
WV	=	WATER VALVE
80	=	ELEVATION CONTOUR LINE
x x	=	FENCE LINE
OHGW	=	OVERHEAD GUY WIRE
OHPL	=	OVERHEAD POWER LINE
OHTL	=	OVERHEAD TELEPHONE LINE
OHTV	=	OVERHEAD TELEVISION LINE
FL	=	FIRE LINE
WW	=	WASTEWATER (GRAVITY) MANHOLE LINE
UGE	=	UNDERGROUND ELECTRIC LINE
GAS	=	UNDERGROUND GAS LINE
UGT	=	UNDERGROUND TELEPHONE LINE
UGTV	=	UNDERGROUND CABLE TELEVISION LINE
WL	=	UNDERGROUND WATER LINE
88.50	=	SPOT ELEVATION

TREE LEGEND

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

LOCATION / SPECIES / DIAMETER AT BREAST HEIGHT IN INCHES

SIZE/COMMON NAME		
bat10.	=	10" BAY
cb11.	=	11" CHINABERRY
ce11.	=	11" CEDAR
ch12.	=	12" CHERRY
cht10.	=	10" CHINESE TALLOW
hi11.	=	11" HICKORY
lao12.	=	12" LAUREL OAK
li15.	=	15" LIVE OAK
mb12.	=	12" MULBERRY
mg18.	=	18" MAGNOLIA
pa18.	=	18" PALM
pi14.	=	14" PINE
po9.	=	9" POST OAK
sb11.	=	11" SUGARBERRY
sg17.	=	17" SWEETGUM
tko11.	=	11" TURKEY OAK
tree18.	=	18" UNIDENTIFIED TREE
wo14.	=	14" WATER OAK

LEGEND

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

PROPOSED UTILITY SYMBOLS

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

GENERAL NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY. CONTACT ENGINEER OF RECORD IMMEDIATELY WITH ANY DISCREPANCIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF EXISTING UTILITIES. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION, AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF THE WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. SAFETY:
   A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
   B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
   C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
   D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
   E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
   F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
8. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
9. CONTRACTOR IS REQUIRED TO SECURE A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES) PERMIT BEFORE BEGINNING CONSTRUCTION.
10. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
11. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
12. CONTRACTOR SHALL PROVIDE CITY AS-BUILT PLANS (IF REQUIRED BY THE CITY AND/OR ANY OTHER AGENCY), SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER OR SURVEYOR AND A CERTIFIED PAPER COPY WITH ELECTRONIC COPY IN AUTOCAD FORMAT PRIOR TO FINAL ACCEPTANCE.
13. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
14. UNLESS OTHERWISE NOTED, CONTRACTOR TO FOLLOW ALL CRITERIA SET FORTH BY THE CITY OF ALACHUA REQUIREMENTS FOR POTABLE WATER, RECLAIMED WATER, AND WASTEWATER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION / PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
5. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. CLOSURE OF THESE FACILITIES MAY REQUIRE A MAINTENANCE OF TRAFFIC PLAN PREPARED BY A REGISTERED PROFESSIONAL AT THE CONTRACTORS EXPENSE.
6. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
7. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO OTHERWISE.

CONSTRUCTION NOTES

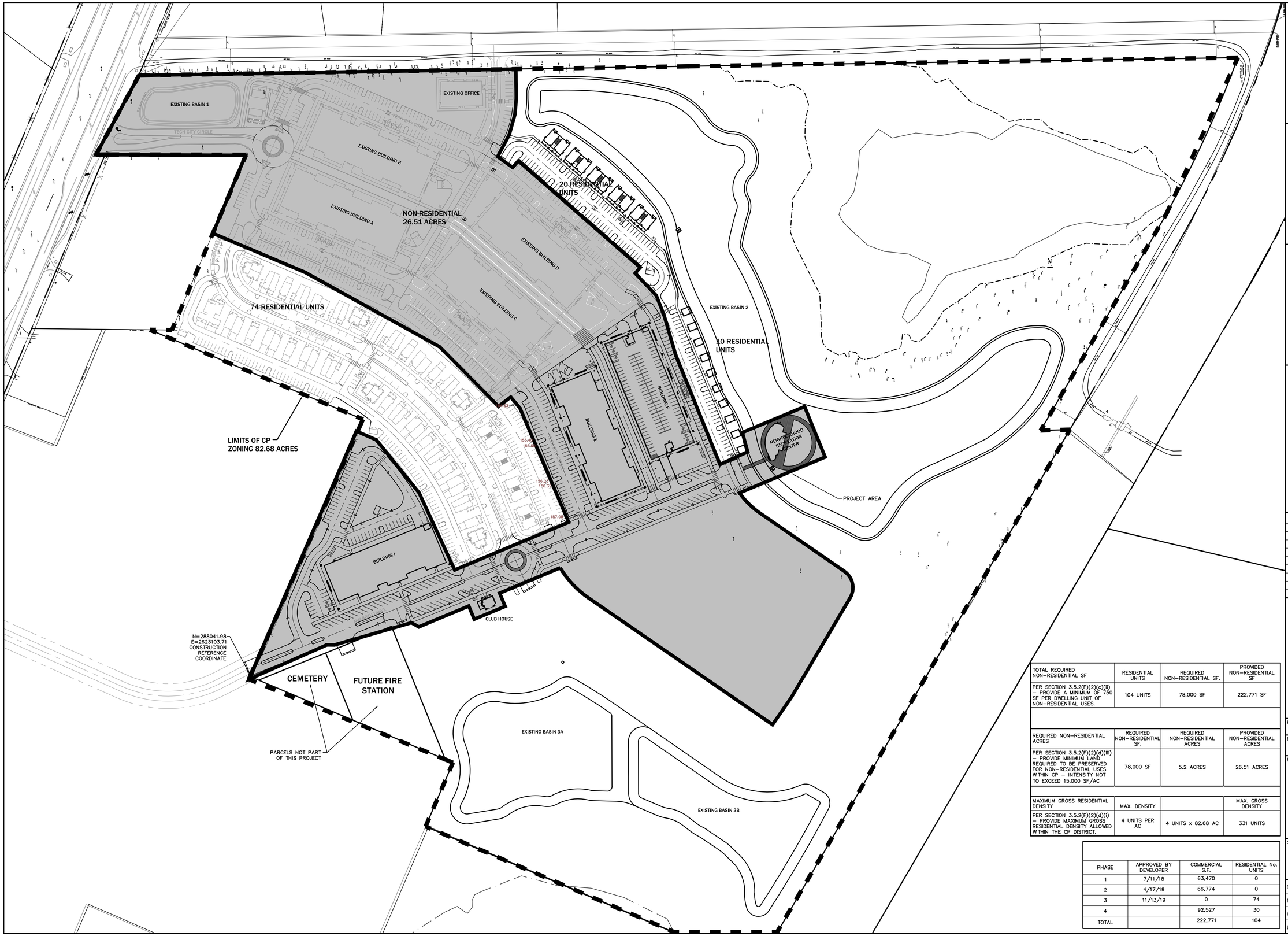
1. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY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

EROSION CONTROL NOTES

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

PAVING, GRADING, AND DRAINAGE NOTES

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



TOTAL REQUIRED NON-RESIDENTIAL SF	RESIDENTIAL UNITS	REQUIRED NON-RESIDENTIAL SF.	PROVIDED NON-RESIDENTIAL SF
PER SECTION 3.5.2(F)(2)(c)(ii) – PROVIDE A MINIMUM OF 750 SF PER DWELLING UNIT OF NON-RESIDENTIAL USES.	104 UNITS	78,000 SF	222,771 SF

REQUIRED NON-RESIDENTIAL ACRES	REQUIRED NON-RESIDENTIAL SF.	REQUIRED NON-RESIDENTIAL ACRES	PROVIDED NON-RESIDENTIAL ACRES
PER SECTION 3.5.2(F)(2)(d)(iii) – PROVIDE MINIMUM LAND REQUIRED TO BE PRESERVED FOR NON-RESIDENTIAL USES WITHIN CP – INTENSITY NOT TO EXCEED 15,000 SF/AC	78,000 SF	5.2 ACRES	26.51 ACRES

MAXIMUM GROSS RESIDENTIAL DENSITY	MAX. DENSITY		MAX. GROSS DENSITY
PER SECTION 3.5.2(F)(2)(d)(i) – PROVIDE MAXIMUM GROSS RESIDENTIAL DENSITY ALLOWED WITHIN THE CP DISTRICT.	4 UNITS PER AC	4 UNITS x 82.68 AC	331 UNITS

PHASE	APPROVED BY DEVELOPER	COMMERCIAL S.F.	RESIDENTIAL No. UNITS
1	7/11/18	63,470	0
2	4/17/19	66,774	0
3	11/13/19	0	74
4		92,527	30
TOTAL		222,771	104

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NORTH
SCALE: 1" = 100'
0 50 100 200
GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

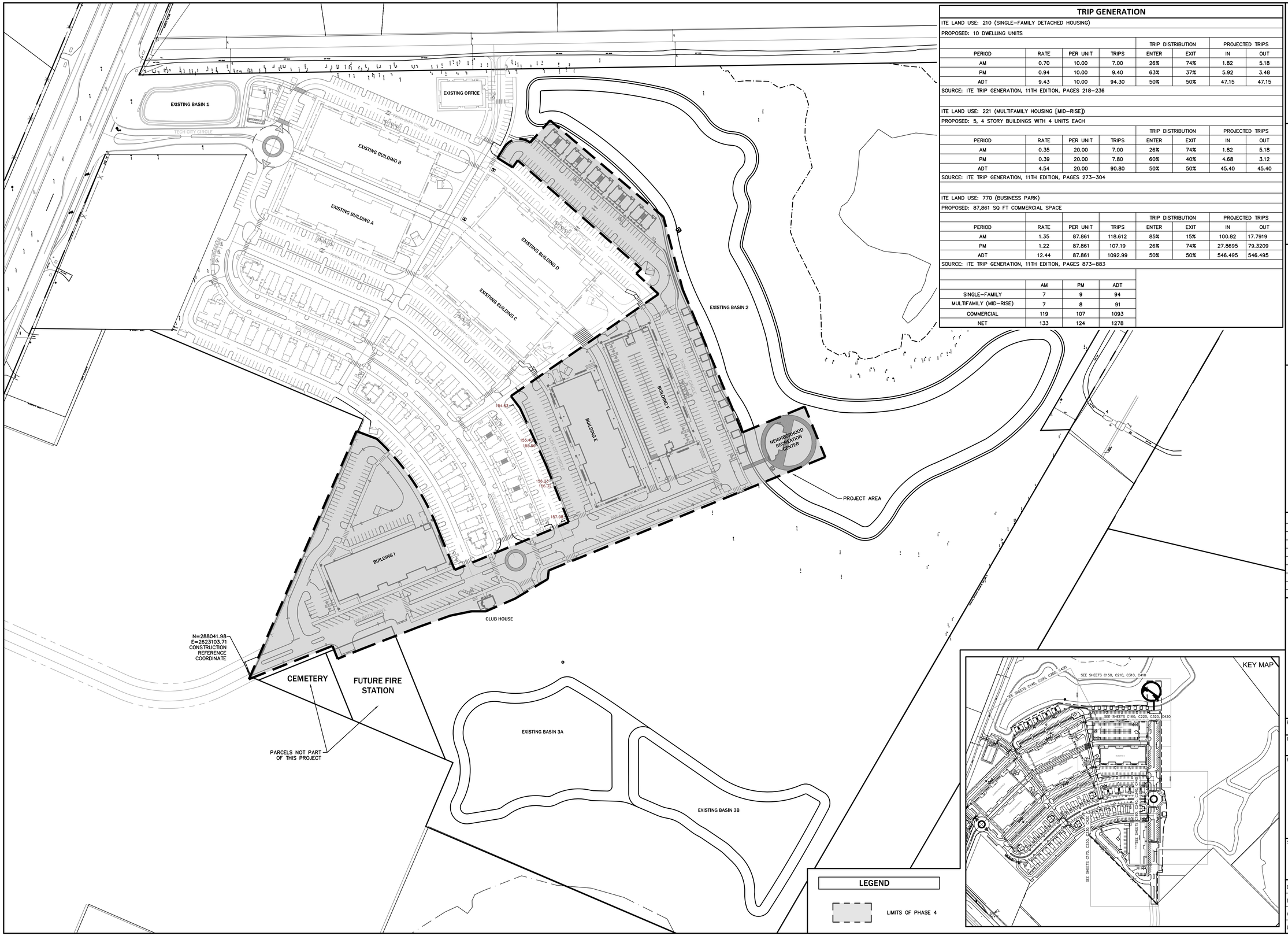
Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: OVERALL ZONING EXHIBIT

Designed: CSV
Drawn: MAB
Checked: DJM
Date: 06/23/22

Sheet No.: C115

\\SERVER3\engprojects\San Felasco Tech City - Phase 4\Plans\Current DWGS\C108711.dwg, C115 - OVERALL ZONING EXHIBIT, 6/27/2022 11:56:03 AM, mbarahona



TRIP GENERATION

ITE LAND USE: 210 (SINGLE-FAMILY DETACHED HOUSING)

PROPOSED: 10 DWELLING UNITS

				TRIP DISTRIBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.70	10.00	7.00	26%	74%	1.82	5.18
PM	0.94	10.00	9.40	63%	37%	5.92	3.48
ADT	9.43	10.00	94.30	50%	50%	47.15	47.15

SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 218-236

ITE LAND USE: 221 (MULTIFAMILY HOUSING [MID-RISE])

PROPOSED: 5, 4 STORY BUILDINGS WITH 4 UNITS EACH

				TRIP DISTRIBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.35	20.00	7.00	26%	74%	1.82	5.18
PM	0.39	20.00	7.80	60%	40%	4.68	3.12
ADT	4.54	20.00	90.80	50%	50%	45.40	45.40

SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 273-304

ITE LAND USE: 770 (BUSINESS PARK)

PROPOSED: 87,861 SQ FT COMMERCIAL SPACE

				TRIP DISTRIBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.35	87.861	118.612	85%	15%	100.82	17.7919
PM	1.22	87.861	107.19	26%	74%	27.8695	79.3209
ADT	12.44	87.861	1092.99	50%	50%	546.495	546.495

SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 873-883

	AM	PM	ADT
SINGLE-FAMILY	7	9	94
MULTIFAMILY (MID-RISE)	7	8	91
COMMERCIAL	119	107	1093
NET	133	124	1278

LEGEND

LIMITS OF PHASE 4

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NORTH

SCALE: 1" = 100'

0 50 100 200

GRAPHIC SCALE

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer

51532 — Certificate No.

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: OVERALL DEVELOPMENT PLAN

Designed: CSV
Drawn: MAB
Checked: DJM
Date: 06/23/22

Sheet No.: C120

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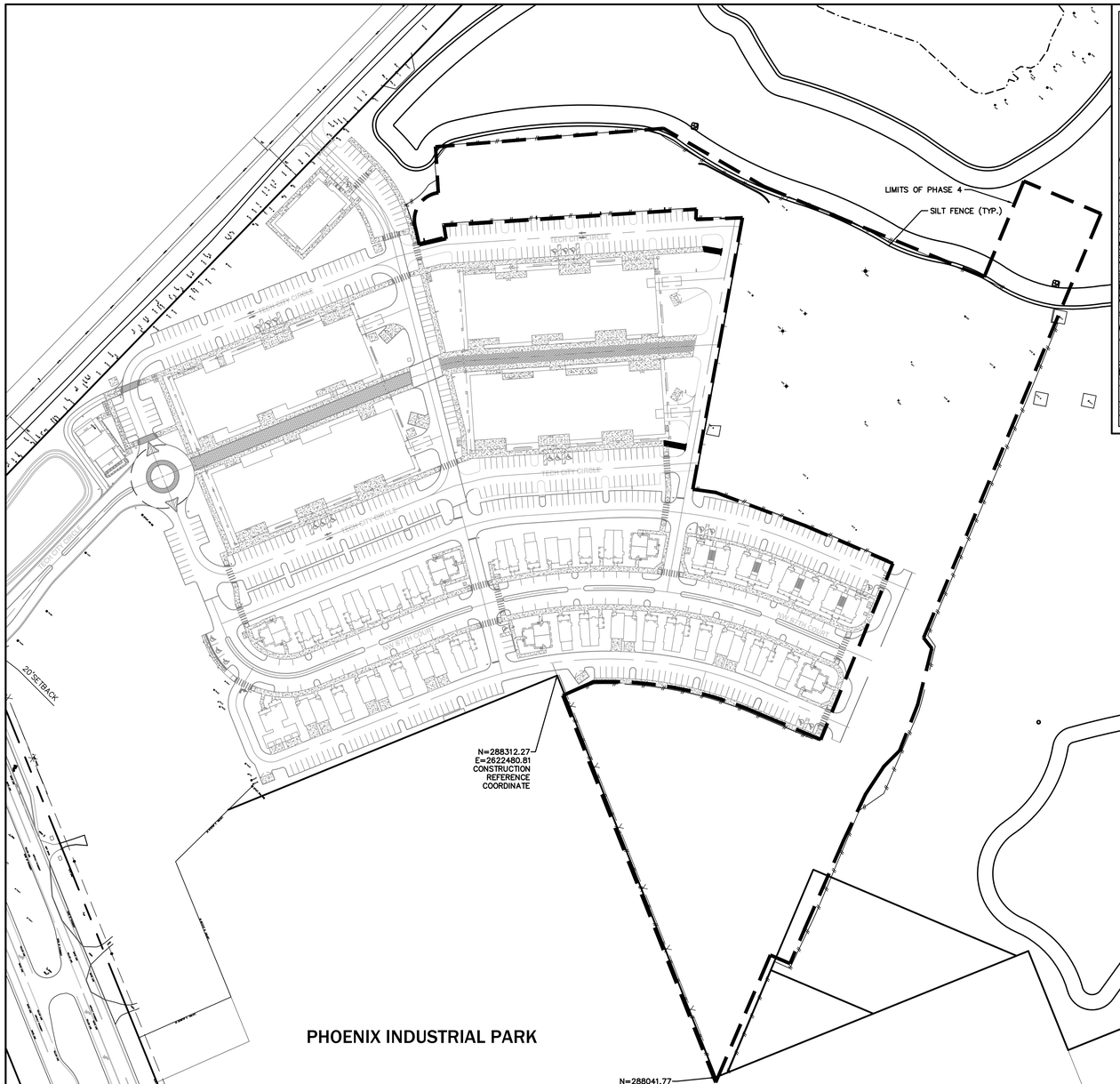
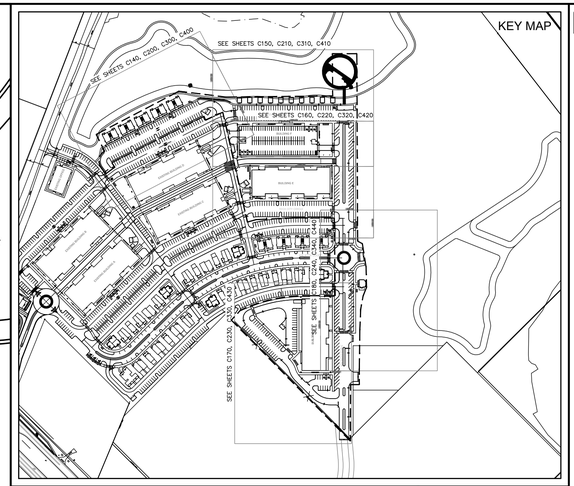
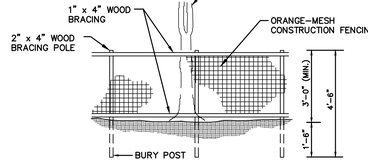




DEMOLITION NOTES

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

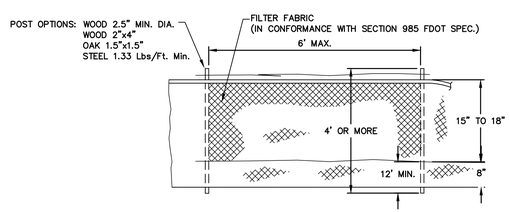


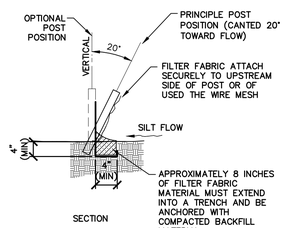
ELEVATION

NOTES:

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

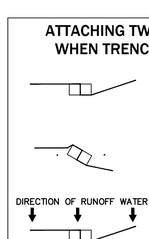
TREE BARRICADE FENCING DETAIL
N.T.S.





TYPE III SILT FENCE DETAIL
N.T.S.

ATTACHING TWO SILT-FENCES WHEN TRENCHING IS USED



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

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

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

LEGEND

- SILT FENCE
- TREE BARRICADE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISITING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- pl20 — EXISTING TREE TO BE REMOVED
- LIMITS OF PHASE 4

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NORTH
SCALE: 1" = 100'
0 50 100 200
GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: OVERALL TREE CLEARING, EROSION & SEDIMENTATION CONTROL PLAN

Designed:	CSV
Drawn:	MAB
Checked:	DJM
Date:	06/23/22

Sheet No.: C130

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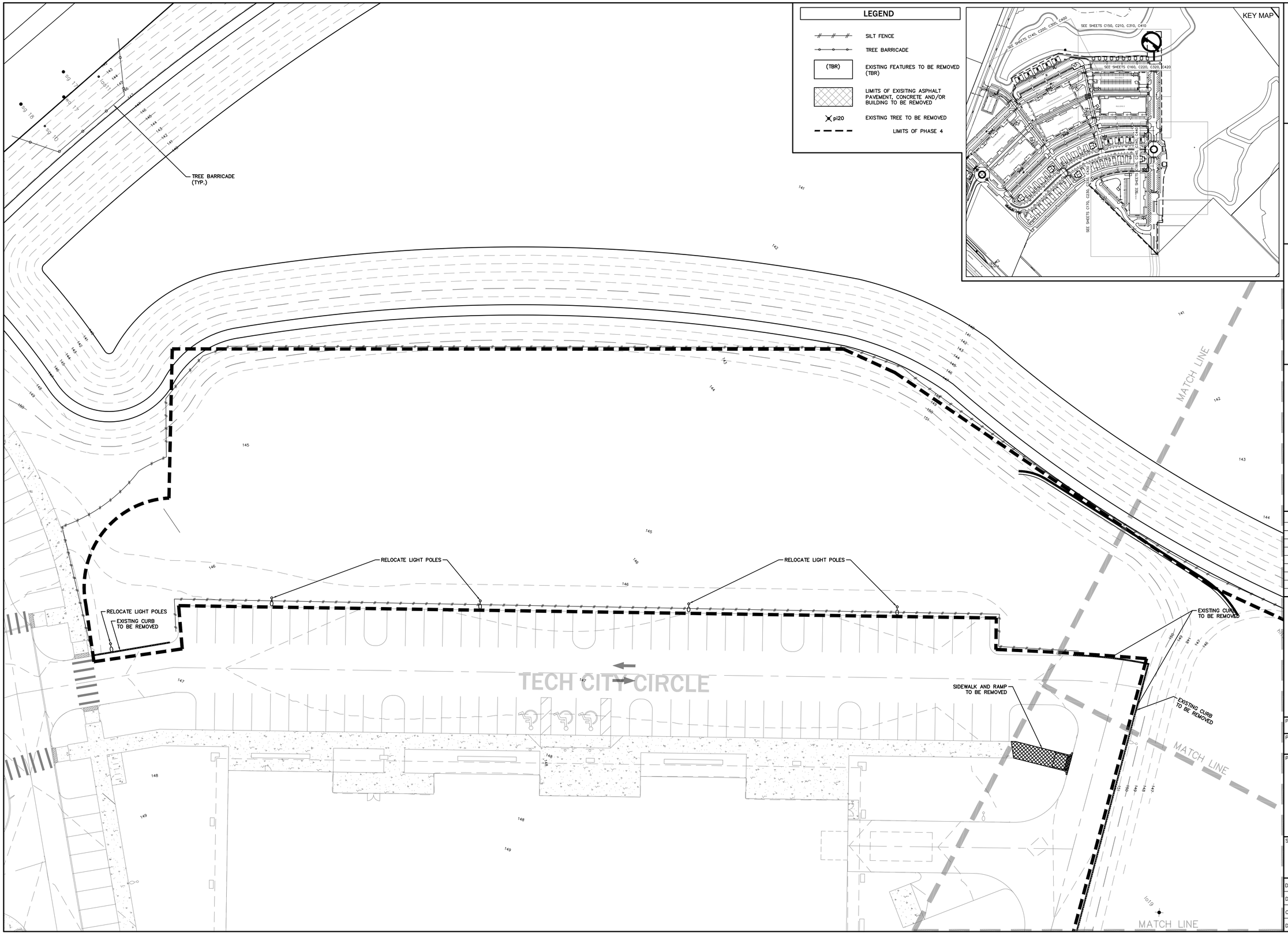

LEGEND

	SILT FENCE
	TREE BARRICADE
(TBR)	EXISTING FEATURES TO BE REMOVED (TBR)
	LIMITS OF EXISITING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
pl20	EXISTING TREE TO BE REMOVED
	LIMITS OF PHASE 4

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NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

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Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DEMOLITION, TREE CLEARING AND EROSION CONTROL PLAN (1 OF 5)

Designed: CSV
Drawn: MAB
Checked: DJM
Date: 06/23/22

Sheet No.: C140

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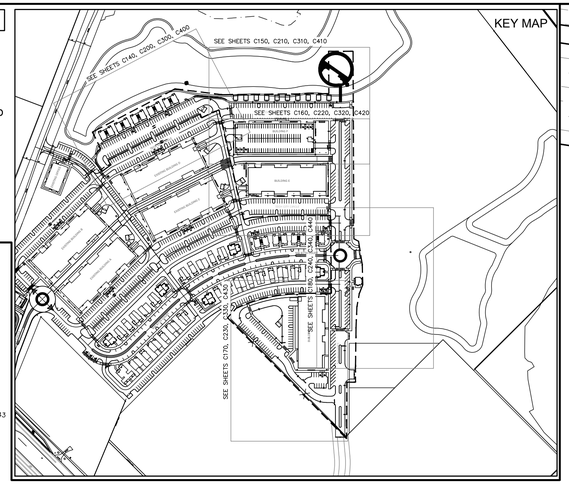
LEGEND

- SILT FENCE
- TREE BARRICADE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISITING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- pl20 — EXISTING TREE TO BE REMOVED
- LIMITS OF PHASE 4

KEY MAP



EXISTING CURB TO BE REMOVED

EXISTING CURB TO BE REMOVED

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

TREE BARRICADE (TYP.)

NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer

51532 — Certificate No.

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title:

SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DEMOLITION, TREE CLEARING AND EROSION CONTROL PLAN (2 OF 5)

Designed: CSV	Sheet No.: C150
Drawn: MAB	
Checked: DJM	
Date: 06/23/22	

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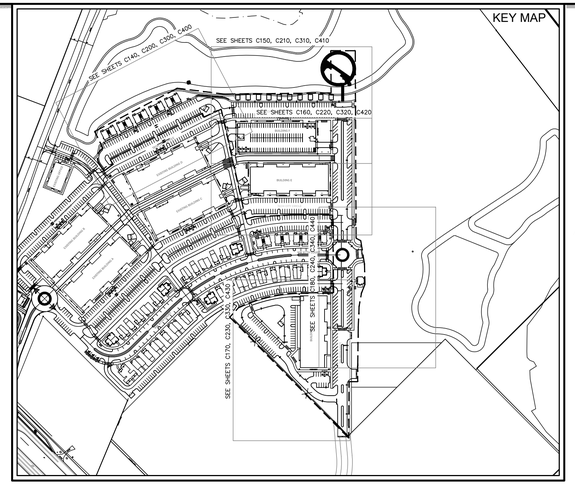

MATCH LINE

MATCH LINE

MATCH LINE

TREE BARRICADE (TYP.)

EXISTING CURB TO BE REMOVED

SIDEWALK AND RAMP TO BE REMOVED

LIMITS OF EXISTING ASPHALT TO BE REMOVED

N=288821.48
E=2622760.86

154.63
155.40
155.50
156.23
156.32
157.08

LEGEND

- SILT FENCE
- TREE BARRICADE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISITING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- pl20 — EXISTING TREE TO BE REMOVED
- LIMITS OF PHASE 4

NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title:

SAN FELASCO TECH CITY PHASE 4 SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:

DEMOLITION, TREE CLEARING AND EROSION CONTROL PLAN (3 OF 5)

Designed: CSV	Sheet No.: C160
Drawn: MAB	
Checked: DJM	
Date: 06/23/22	

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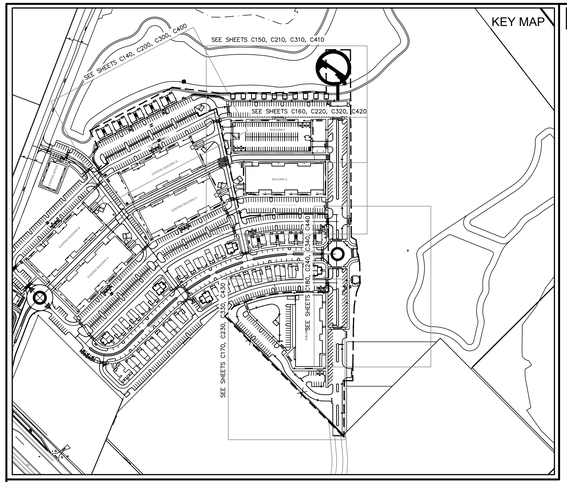
V:\R3\engineprojects\San Felasco Tech City - Phase 4\Plans\Current DWGS\C210711.dwg C160 - DEMO-TREE CLEARING (3 OF 5), 6/24/2022 2:42:18 PM, engineer13

KEY MAP



LEGEND

- SILT FENCE
- TREE BARRICADE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISITING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- p120 — EXISTING TREE TO BE REMOVED
- LIMITS OF PHASE 4

MATCH LINE

MATCH LINE

MATCH LINE

N=288554.54
E=2622875.41

LIMITS OF EXISTING ASPHALT TO BE REMOVED

NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DEMOLITION, TREE CLEARING AND EROSION CONTROL PLAN (4 OF 5)

Designed:	CSV
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Checked:	DJM
Date:	06/23/22

Sheet No.: C170

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N=288554.54
E=2622875.41

LIMITS OF EXISTING ASPHALT TO BE REMOVED

N=288821.48
E=2622760.86

LIMITS OF EXISTING ASPHALT TO BE REMOVED

MATCH LINE

MATCH LINE

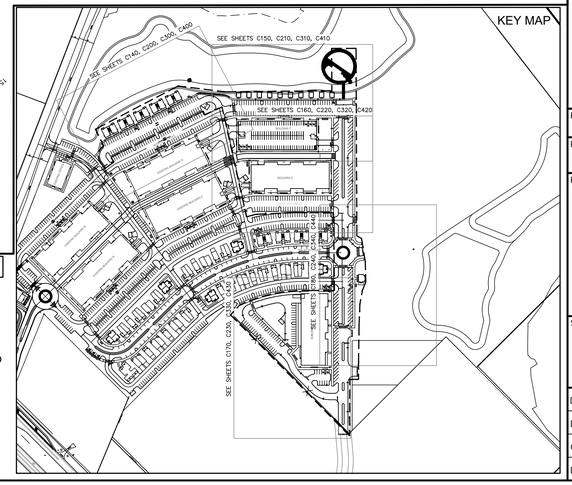
MATCH LINE

157.08

LEGEND

- SILT FENCE
- TREE BARRICADE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISITING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- pi20 — EXISTING TREE TO BE REMOVED
- LIMITS OF PHASE 4

KEY MAP



NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

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51532 — Certificate No.

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DEMOLITION, TREE CLEARING AND EROSION CONTROL PLAN (5 OF 5)

Designed:	CSV
Drawn:	MAB
Checked:	DJM
Date:	06/23/22

Sheet No.: C180

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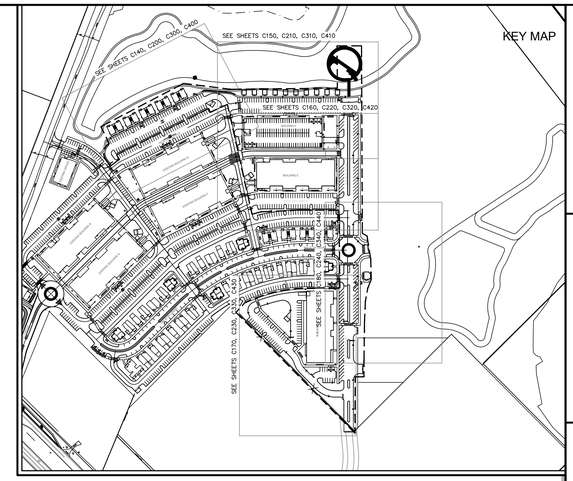

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NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

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51532 — Certificate No.

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title:

SAN FELASCO TECH CITY
PHASE 4 SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title:

DIMENSION PLAN (1 OF 5)

Designed: CSV	Sheet No.: C200
Drawn: MAB	
Checked: DJM	
Date: 06/23/22	

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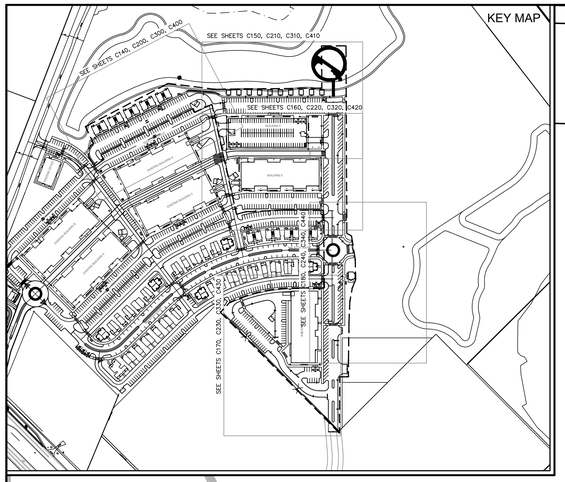

NEIGHBORHOOD RECREATION CENTER

N=289341.40
E=2622537.39

ø133.44'

N=289326.72
E=2622556.60

MES-1

PROPOSED STILT HOMES (TYP.)

FINAL DETAILS FOR PROPOSED BOARD WALK AND NEIGHBORHOOD RECREATION CENTER TO BE APPROVED WITH THE BUILDING PERMIT

N=289101.25
E=2622207.24

N=289115.22
E=2622245.82

N=289130.62
E=2622282.73

N=289145.73
E=2622319.77

N=289160.74
E=2622356.85

N=289175.75
E=2622393.93

N=289190.76
E=2622431.00

N=289205.77
E=2622468.08

N=289220.78
E=2622505.16

N=289235.78
E=2622542.24

N=289071.95
E=2622224.81

N=289072.72
E=2622222.93

N=289088.17
E=2622230.88

N=289103.18
E=2622267.95

N=289118.18
E=2622305.03

N=289133.19
E=2622342.11

N=289148.20
E=2622379.18

N=289163.21
E=2622416.26

N=289178.22
E=2622453.34

N=289193.23
E=2622490.42

N=289208.24
E=2622527.49

N=289223.25
E=2622564.57

N=289232.77
E=2622604.09

HANDICAP RAMP PER FDOT INDEX 522-001 CR-E

10 PARKING SPACES @ 9'=90'

7 PARKING SPACES @ 9'=63'

6 PARKING SPACES @ 9'=54'

N=289141.51
E=2622397.84

MH-28
N=289094.96
E=2622329.92

MH-29
N=289164.69
E=2622504.69

MH-37

N=289216.62
E=2622577.50

STREET SIGN

12" WHITE CROSSWALK STRIPING (TYP.)

3' LIME ROCK BASE EXTENSION FOR FUTURE ROAD EXTENSION

MH-30

END OF ROAD SIGN

N=289233.04
E=2622651.74

L=43.97, R=200.00
Δ=43.88 N61° 39' 46.1"E

EX MH-16

L=72.59, R=200.00
Δ=72.20 S57° 33' 47.03"W

403.30'
S 67°57'41" W

TECH CITY CIRCLE

HANDICAP PARKING SIGN WITH CONCRETE BOLLARD (TYP.)

HANDICAP RAMP PER FDOT INDEX 522-001 CR-E

HANDICAP RAMP TYPE CR-E PER FDOT INDEX 522-002 CR-E

HANDICAP RAMP TYPE CR-E PER FDOT INDEX 522-002 CR-E

PROPOSED STOP AND STREET SIGN

N=289001.65
E=2622259.56

HANDICAP RAMP PER FDOT INDEX 522-001 CR-E

24" WHITE STOP BAR

12" WHITE CROSSWALK STRIPING

PROPOSED STOP AND STREET SIGN

8 BIKE RACKS (16 SPACES)

12" WHITE CROSSWALK STRIPING (TYP.)

PROPOSED STOP AND STREET SIGN

24" WHITE STOP BAR

DETECTABLE WARNING (TYP.)

N=289164.25
E=2622664.49

N=289158.19
E=2622593.07

N=289120.93
E=2622605.90

PROPOSED BUILDING COLUMNS

3 ANGLED PARKING SPACES

BUILDING F

29 PARKING SPACES @ 8'

24 SPACES @ 8'

N=288987.83
E=2622263.00

HANDICAP RAMP TYPE CR-E PER FDOT INDEX 522-002 (CR-E)

12" WHITE CROSSWALK STRIPING (TYP.)

24" WHITE STOP BAR

PROPOSED STOP SIGN AND RIGHT TURN ONLY SIGN WITH STREET SIGN

PROPOSED TREE BARRICADE (TYP.)

9 ANGLED PARKING SPACES

12'X30' LOADING AREA CLEAR VERTICAL 14'

LOADING ZONE

242.87'

REMOVABLE BOLLARDS (MATCH EXISTING BOLLARDS IN PREVIOUS PHASES, NON-LOCKING DETER-A-POST 4536 P)(TYP.)

WOONERF

N=288927.22
E=2622434.89

365.30'
S 87°57'41" W

N=288971.96
E=2622545.42

N=289013.93
E=2622649.20

MATCH LINE

S-29 S-32 S-75 S-76 S-77 S-78 S-79 S-80 S-82 S-83 S-84 S-85

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NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

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Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title:

SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DIMENSION PLAN (2 OF 5)

Designed: CSV	Sheet No.: C210
Drawn: MAB	
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Date: 06/23/22	

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KEY MAP

SEE SHEETS C140, C220, C320, C420

SEE SHEETS C150, C210, C310, C410

SEE SHEETS C160, C220, C320, C420

SEE SHEETS C170, C230, C330, C430

SEE SHEETS C180, C240, C340, C440

BUILDING F

29 PARKING SPACES @ 8'

24 SPACES @ 8'

24 SPACES @ 8'

242.87'

29 PARKING SPACES @ 8'

301.17'

8' TYP.

15' TYP.

111.58'

8 BIKE RACKS (16 SPACES)

22.5'

N=289158.19
E=2622593.07

N=289120.93
E=2622605.90

PROPOSED BUILDING COLUMNS

3 ANGLED PARKING SPACES

HANDICAP RAMP TYPE CR-E PER FDOT INDEX 522-002 (CR-E)

12" WHITE CROSSWALK STRIPING (TYP.)

24" WHITE STOP BAR

PROPOSED STOP SIGN AND RIGHT TURN ONLY SIGN WITH STREET SIGN

12" WHITE CROSSWALK STRIPING (TYP.)

24" WHITE STOP BAR

PROPOSED STOP AND STREET SIGN

DETECTABLE WARNING (TYP.)

N=289164.25
E=2622664.49

PROPOSED TREE BARRICADE (TYP.)

9 ANGLED PARKING SPACES

184.74'
S 22°02'19" E

114.55'

140.01'

REMOVABLE BOLLARDS (MATCH EXISTING BOLLARDS IN PREVIOUS PHASES. NON-LOCKING DETER-A-POST 4536 P)(TYP.)

REMOVABLE BOLLARDS (MATCH EXISTING BOLLARDS IN PREVIOUS PHASES. NON-LOCKING DETER-A-POST 4536 P)(TYP.)

WOONERF

WOONERF

L=69.41' R=175.00'
Δ=22° 42' 35"
S56° 56' 56.69"W
68.95'

N=288927.22
E=2622434.88

365.30'
S 67°57'41" W

N=288971.96
E=2622545.42

N=289013.93
E=2622649.20

S-32

S-85

S-84

S-83

MATCH LINE

N=288853.62
E=2622313.23

12" WHITE CROSSING STRIPING

8 BIKE RACKS (16 SPACES)

22.5'

N=288862.86
E=2622365.55

N=288819.56
E=2622359.53

N=288800.97
E=2622335.69

PROPOSED 10'X20' DUMPSTER PAD (SEE DETAIL SHEER C360)

R5'

R2'

30'

12'

LOADING ZONE

12'X30' LOADING AREA CLEAR VERTICAL 14'

101.58'

N=288798.60
E=2622392.23

BUILDING E

PROPOSED BUILDING COLUMNS (TYP.)

N=288956.47
E=2622672.59

N=289013.04
E=2622725.79

S-86

S-81

N=288890.98
E=2622679.07

8 ANGLED PARKING SPACES

11 ANGLED PARKING SPACES

NW 86TH DRIVE

101.82'

183.74'
S 22°02'19" E

12" WHITE CROSSWALK STRIPING

PROPOSED STOP AND STREET SIGN

HANDICAP RAMP TYPE CR-E PER FDOT INDEX 522-002 (CR-E)

S-89

N=288744.66
E=2622406.93

N=288627.12
E=2622602.26

N=288861.72
E=2622682.79

N=288876.03
E=2622706.58

S-87

S-88

11 PARKING SPACES @ 9'=99"

10 PARKING SPACES @ 9'=90'

10 PARKING SPACES @ 9'=90'

16.19'

TECH CITY CIRCLE

327.55'
N 67°57'41" E

MATCH LINE

12" WHITE CROSSWALK STRIPING

24" WHITE STOP BAR

L=66.26' R=150.00'
Δ=65.72' S55° 18' 26.61"W

N=288712.07
E=2622422.07

EX MH-19

MH-31

9' TYP.

PROPOSED STOP AND STREET SIGN

S-35

11 PARKING SPACES @ 9'=99'

10 PARKING SPACES @ 9'=90'

10 PARKING SPACES @ 9'=90'

4.7'

8'

18.59'

24" WHITE STOP BAR (TYP.)

PROPOSED STOP AND STREET SIGN

N=288696.52
E=2622439.61

3.89'

S-46

S-47

N=288851.29
E=2622767.63

61.84'
S 22°02'19" E

N=288826.92
E=2622780.63

S-91

N=288816.00
E=2622747.99

N=288821.41
E=2622760.89

HANDICAP RAMP TYPE CR-E PER FDOT INDEX 522-002

12" WHITE CROSSWALK STRIPING

20.45'
S 67°57'41" W

L=28.34' R=200.00'
Δ=8.12° N63° 54' 05.63"E

END OF ROAD SIGN

3' EXTENSION OF LIME ROCK BASE FOR FUTURE ROAD

N=288806.62
E=2622823.72

PROPOSED STOP AND STREET SIGN

PROPOSED ROUNDABOUT AND STREET SIGN

12" WHITE CROSSWALK STRIPING

MATCH LINE

EXIST. S-34

S-45

S-44

S-43

NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

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Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DIMENSION PLAN (3 OF 5)

Designed: CSV
Drawn: MAB
Checked: DJM
Date: 06/23/22

Sheet No.: C220

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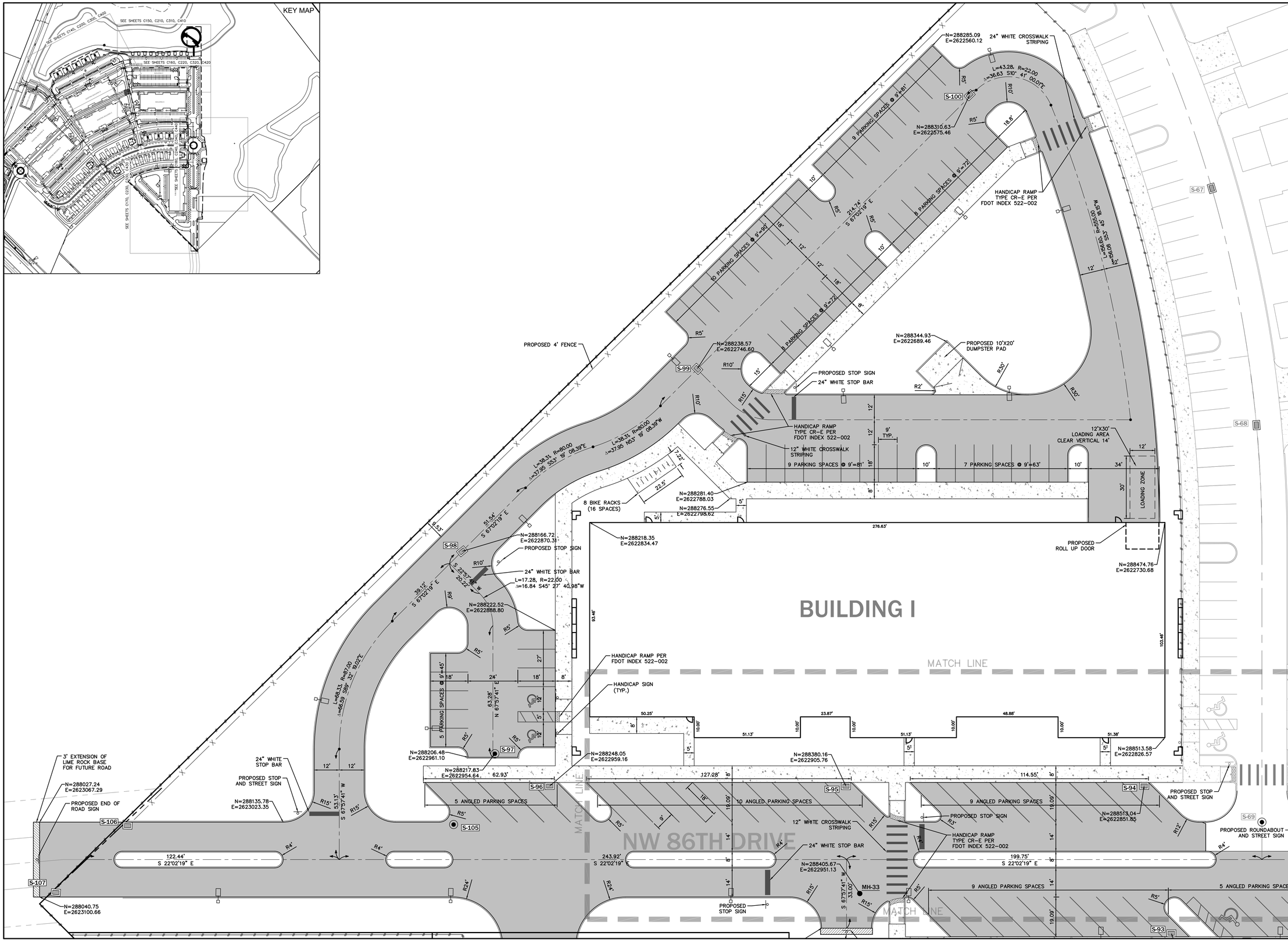

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NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

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51532 — Certificate No.

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DIMENSION PLAN (4 OF 5)

Designed: CSV
Drawn: MAB
Checked: DJM
Date: 06/23/22

Sheet No.: C230

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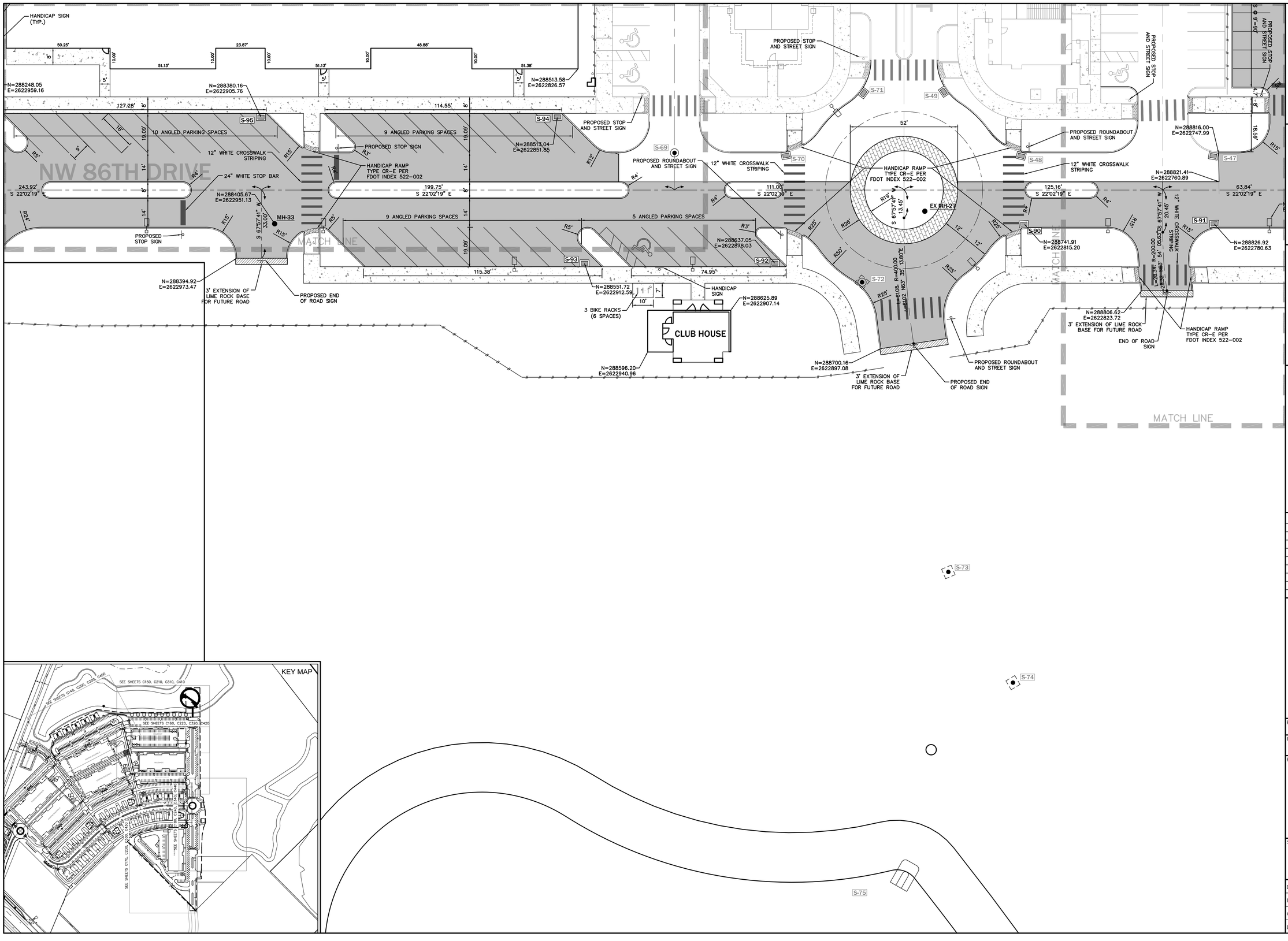

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NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

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51532 — Certificate No.

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DIMENSION PLAN (5 OF 5)

Designed: CSV
Drawn: MAB
Checked: DJM
Date: 06/23/22

Sheet No.: C240

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EXISTING BUILDING A

TECH CITY CIRCLE

NW 87TH COURT

EXISTING BUILDING C

EXISTING BUILDING D

EX MH-12

MH-35

S-104

S-103

MH-36

S-101

S-102

EX MH-16

S-79

EX MH-19

S-89

MH-28

S-85

S-78

BUILDING E

BUILDING F

S-84

MH-29

S-77

S-100

S-99

S-98

BUILDING I

S-97

S-96

S-95

S-94

S-88

MH-31

S-87

S-86

S-83

S-82

S-106

S-105

S-107

MH-33

EX MH-27

S-90

S-91

S-93

S-92

S-81

S-80

MH-37

S-76

S-75

MH-30

CLUB HOUSE

NEIGHBORHOOD RECREATION CENTER

NORTH

SCALE: 1" = 50'

0 25 50 100

GRAPHIC SCALE

No.	Date	Comment

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Claudia S. Vega, P.E. — Engineer

51532 — Certificate No.

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: OVERALL PAVING, GRADING AND DRAINAGE PLAN

Designed:	CSV
Drawn:	MAB
Checked:	DJM
Date:	06/23/22

Sheet No.: C300

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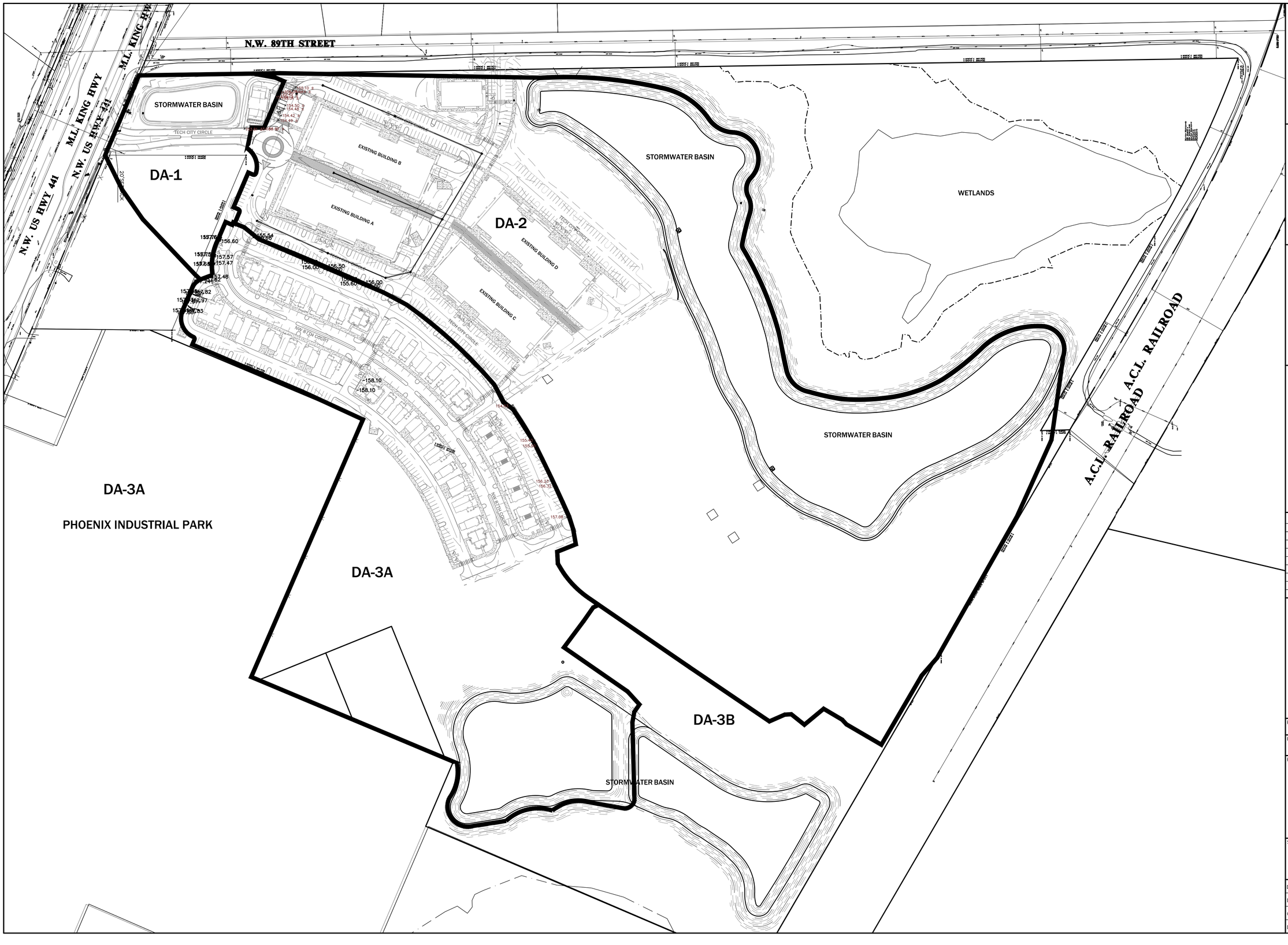

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NORTH
SCALE: 1" = 100'
0 50 100 200
GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

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

Project No: 21-087

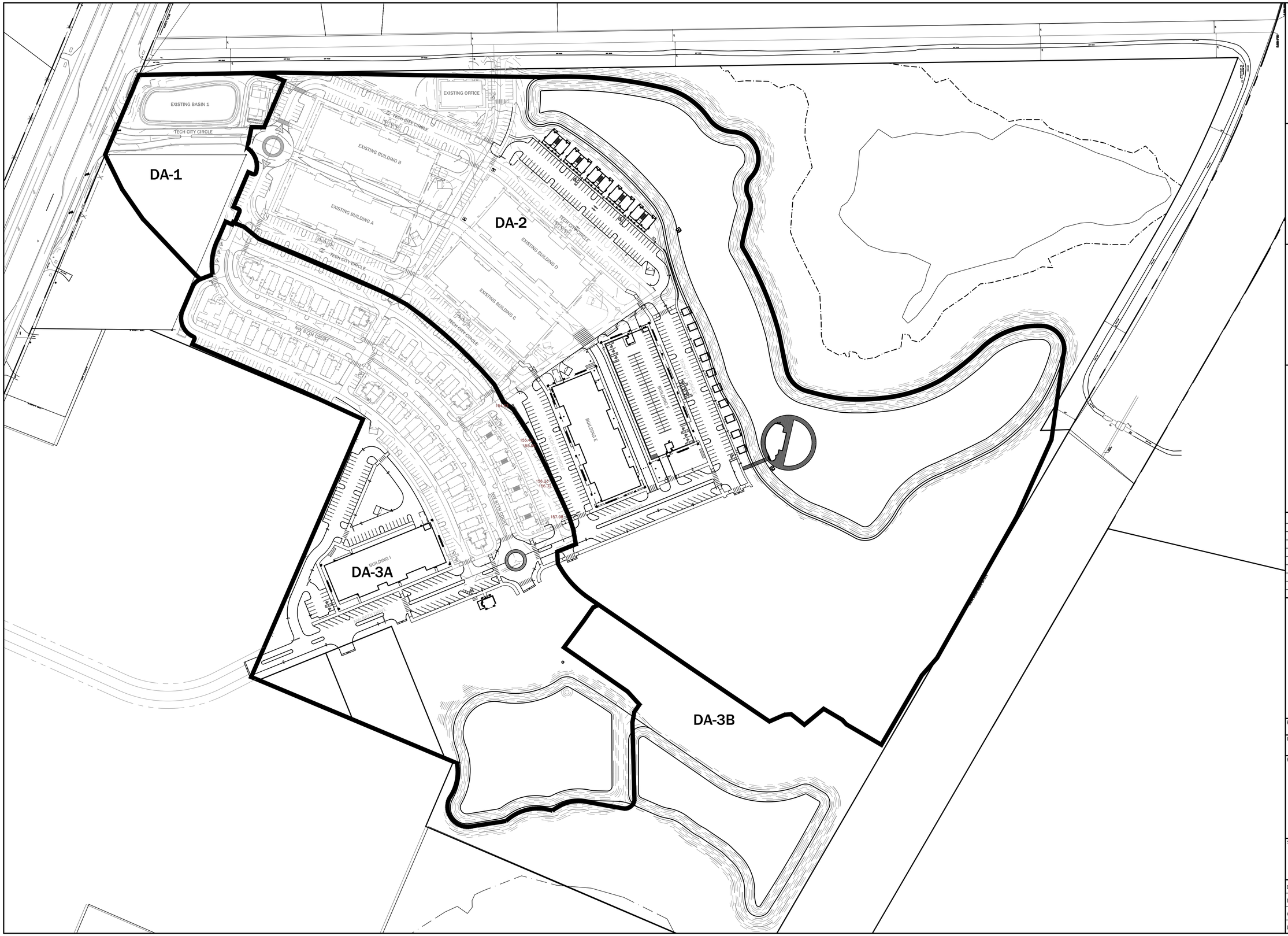
Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: PRE-DEVELOPMENT DRAINAGE MAP

Designed: CSV	Sheet No.: C310
Drawn: MAB	
Checked: DJM	
Date: 06/23/22	

r:\ER3\engprojects\San Felasco Tech City - Phase 4\Plans\Current DWG\S21087I1.dwg C310 - PRE-DEVELOPMENT DRAINAGE MAP 6/24/2022 2:43:48 PM, engineer13



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NORTH

SCALE: 1" = 100'

0 50 100 200

GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer

51532 — Certificate No.

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title:

SAN FELASCO TECH CITY
PHASE 4 SITE PLAN
CITY OF ALACHUA,
FLORIDA

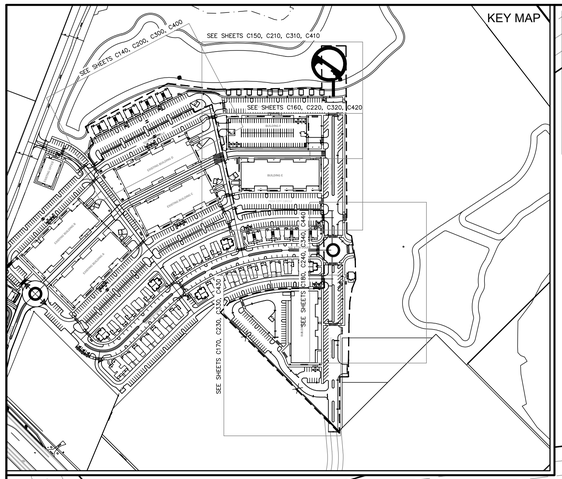
Sheet title:

POST - DEVELOPMENT
DRAINAGE MAP

Designed: CSV	Sheet No.: C315
Drawn: MAB	
Checked: DJM	
Date: 06/23/22	

v:\EA3\engnprojects\San Felasco Tech City - Phase 4\Plans\Current DWG\S2108721.dwg, C315 - POST - DEVELOPMENT DRAINAGE MAP, 6/24/2022 2:43:53 PM, engineer13

KEY MAP



STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-102 TYPE-C INLET	TOP EL.=149.84 SW 15" INV.=145.23 NW 15" INV.=145.23	STANDARD 232
S-103 TYPE-C INLET	TOP EL.=149.40 SW 15" INV.=145.65 NE 15" INV.=145.65	STANDARD 232
S-104 TYPE-C INLET	TOP EL.=149.40 NE 15" INV.=146.66	STANDARD 232

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S-75	30" INV.=140.00	272
S-101	15" INV.=140.00	272

MES-2
S-21
S-101
S-104
S-103
S-102
S-11
S-27
S-28
S-29
MES-1
MH-1
MH-13
MH-14
MH-15
MH-35
MH-36
EX MH-12
EX MH-16
XL

F.F.=151.00

201' – 15" RCP @ 0.50%
92' – 15" RCP @ 5.68%
83' – 15" RCP @ 0.50%

5'X5' RIPRAP PER FDOT INDEX 524-001

TOP OF WALL: 151.00'
BOT. OF WALL: 149.00'

PROPOSED RETAINING WALL (BY OTHERS)

PROPOSED HANDRAIL

TOP OF WALL: 151.00'
BOT. OF WALL: 147.25'

TOP OF WALL: 151.30'
BOT. OF WALL: 148.00'

6" STEP UP SIDEWALK

EXISTING STORM PIPES

EXISTING STORM INLETS

EXISTING STORM INLET

EXISTING STORM PIPE

EXISTING BASIN 2

MATCH LINE

MATCH LINE

TECH CITY CIRCLE

EXISTING BUILDING D

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

No.	Date	Comment

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Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: PAVING, GRADING AND DRAINAGE (1 OF 5)

Designed: CSV
Drawn: MAB
Checked: DJM
Date: 06/23/22

Sheet No.: C320

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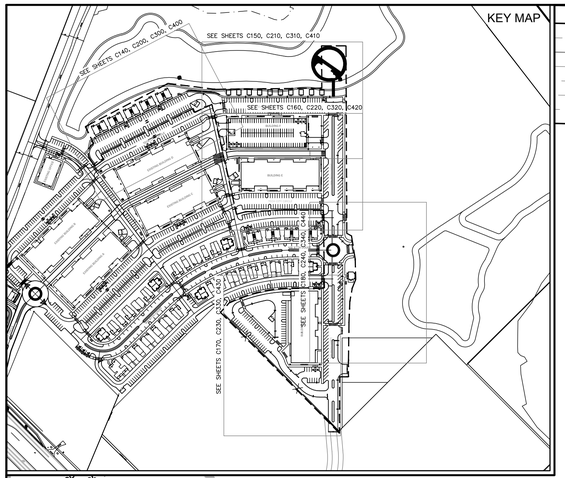
r:\ER\engprojects\San Felasco Tech City - Phase 4\Plans\Current DWGS\210831\dwg C320 - PGD (1 OF 5), 6/24/2022 2:43:58 PM, engineer13

KEY MAP



STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-76 STORM MANHOLE	TOP EL.=150.39 SW 15" INV.=146.35 NW 30" INV.=146.15 SE 24" INV.=146.15	STANDARD 200 & 201
S-77 TYPE-C INLET	TOP EL.=151.30 W 15" INV.=146.70 NE 15" INV.=146.70	STANDARD 232
S-78 STORM MANHOLE	TOP EL.=151.89 W 15" INV.=147.62 E 15" INV.=147.62	STANDARD 200 & 201
S-79 TYPE-C INLET	TOP EL.=151.30 E 15" INV.=148.55	STANDARD 232
S-80 TYPE-C INLET	TOP EL.=151.40 SW 15" INV.=146.64 NW 24" INV.=146.64 S 15" INV.=146.64	STANDARD 232
S-81 TYPE-C INLET	TOP EL.=152.98 N 15" INV.=147.45	STANDARD 232

STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-82 TYPE-C INLET	TOP EL.=151.65 NE 15" INV.=147.00 S 15" INV.=147.00	STANDARD 232
S-83 TYPE-C INLET	TOP EL.=153.45 W 15" INV.=147.58 N 15" INV.=147.58 S 15" INV.=147.58	STANDARD 232
S-84 TYPE-C INLET	TOP EL.=153.42 W 15" INV.=148.14 E 15" INV.=148.14	STANDARD 232
S-85 TYPE-C INLET	TOP EL.=153.42 E 15" INV.=148.73	STANDARD 232

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S-75	30" INV.=140.00	272
S-101	15" INV.=140.00	272

EXISTING BASIN 2

NEIGHBORHOOD RECREATION CENTER

F.F.=149.00

5'X5' RIPRAP PER FDOT INDEX 524-001

TOP OF WALL: 151.30'
BOT. OF WALL: 148.00'
MES-1

PROPOSED STILT HOMES

FINAL DETAILS FOR PROPOSED BOARD WALK AND NEIGHBORHOOD RECREATION CENTER TO BE APPROVED WITH THE BUILDING PERMIT

F.F.=152.00

2' CONCRETE SPILLWAY

186' – 15" RCP @ 0.50%

174' – 15" RCP @ 0.53%

91' – 15" RCP @ 0.53%

72' – 15" RCP @ 0.50%

115' – 15" RCP @ 0.50%

163' – 15" RCP @ 0.50%

119' – 15" RCP @ 0.50%

111' – 15" RCP @ 0.50%

54' – 30" RCP @ 10.93%

77' – 15" RCP @ 0.45%

S-75 S-76 S-77 S-78 S-79 S-80 S-81 S-82 S-83 S-84 S-85

MH-28 MH-29 MH-30 EX MH-16 EX MH-15

TECH CITY CIRCLE

MATCH LINE

EXISTING STORM INLET

EXISTING STORM PIPE

BUILDING F

F.F.=153.90

Pit 3

Pit 0

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

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No.	Date	Comment

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Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: PAVING, GRADING AND DRAINAGE (2 OF 5)

Designed: CSV	Sheet No.: C330
Drawn: MAB	
Checked: DJM	
Date: 06/23/22	

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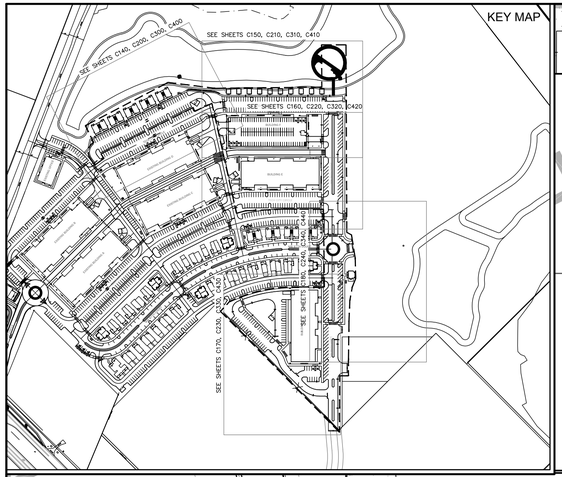
KEY MAP



STORMWATER STRUCTURE SCHEDULE

STRUCTURE	STRUCTURE DATA	FDOT INDEX
S–81 TYPE–C INLET	TOP EL.=152.98 N 15" INV.=147.45	STANDARD 232
S–82 TYPE–C INLET	TOP EL.=151.65 NE 15" INV.=147.00 S 15" INV.=147.00	STANDARD 232
S–83 TYPE–C INLET	TOP EL.=153.45 W 15" INV.=147.58 N 15" INV.=147.58 S 15" INV.=147.58	STANDARD 232
S–84 TYPE–C INLET	TOP EL.=153.42 W 15" INV.=148.14 E 15" INV.=148.14	STANDARD 232
S–85 TYPE–C INLET	TOP EL.=153.42 E 15" INV.=148.73	STANDARD 232
S–86 TYPE–C INLET	TOP EL.=153.34 SE 15" INV.=147.89 N 15" INV.=147.89	STANDARD 232

STORMWATER STRUCTURE SCHEDULE

STRUCTURE	STRUCTURE DATA	FDOT INDEX
S–87 STORM MANHOLE	TOP EL.=153.50 SW 15" INV.=148.32 NW 15" INV.=148.32	STANDARD 200 & 201
S–88 TYPE–C INLET	TOP EL.=153.03 SW 15" INV.=148.90 NE 15" INV.=148.90	STANDARD 232
S–89 TYPE–C INLET	TOP EL.=152.71 NE 15" INV.=149.96	STANDARD 232
S–90 TYPE–C INLET	TOP EL.=158.12 N 15" INV.=148.24 SE 15" INV.=148.24	STANDARD 232
S–91 TYPE–C INLET	TOP EL.=157.52 S 15" INV.=148.70	STANDARD 232

BUILDING F

F.F.=153.90

BUILDING E

F.F.=153.90

TECH CITY CIRCLE

NW 83RD DRIVE

EXISTING STORM INLET

EXISTING STORM PIPE

EX MH-19

MH-31

EXIST. S-34

EXIST. MH-18

2' CONCRETE SPILLWAY

MATCH LINE

MATCH LINE

72' – 15" RCP @ 0.50%

115' – 15" RCP @ 0.50%

119' – 15" RCP @ 0.50%

111' – 15" RCP @ 0.50%

212' – 15" RCP @ 0.50%

197' – 24" RCP @ 0.30%

135' – 24" RCP @ 0.30%

32' – 24" RCP @ 0.30%

38' – 24" RCP @ 0.31%

92' – 24" RCP @ 0.30%

165' – 15" RCP @ 0.50%

225' @ CD8-35" RCP

67' – 15" RCP @ 0.50%

15" RCP @ 0.50%

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NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: PAVING, GRADING AND DRAINAGE (3 OF 5)

Designed: CSV	Sheet No.: C340
Drawn: MAB	
Checked: DJM	
Date: 06/23/22	

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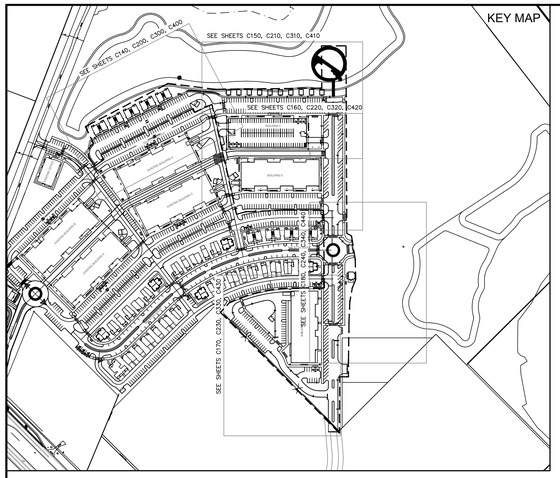

STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-93 TYPE-C INLET	TOP EL.=158.56 N 15" INV.=150.30 SW 15" INV.=150.30	STANDARD 232
S-94 TYPE-C INLET	TOP EL.=158.35 S 15" INV.=150.67 NE 15" INV.=150.67	STANDARD 232
S-95 TYPE-C INLET	TOP EL.=158.35 S 15" INV.=151.39 N 15" INV.=151.39	STANDARD 232
S-96 TYPE-C INLET	TOP EL.=159.15 S 15" INV.=152.10 N 15" INV.=152.10 SE 15" INV.=152.10	STANDARD 232
S-97 STORM MANHOLE	TOP EL.=158.48 SW 15" INV.=152.25 N 15" INV.=152.25	STANDARD 200 & 201
S-98 TYPE-C INLET	TOP EL.=157.69 NW 15" INV.=152.75 NE 15" INV.=152.75	STANDARD 232

STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-99 TYPE-C INLET	TOP EL.=157.41 NW 15" INV.=153.46 SE 15" INV.=153.46	STANDARD 232
S-100 TYPE-C INLET	TOP EL.=157.14 SE 15" INV.=154.39	STANDARD 232
S-105 STORM MANHOLE	TOP EL.=159.50 S 15" INV.=152.35 NW 15" INV.=152.35	STANDARD 200 & 201
S-106 TYPE-C INLET	TOP EL.=156.50 SE 15" INV.=153.14 N 15" INV.=153.14	STANDARD 232
S-107 TYPE-C INLET	TOP EL.=156.55 NW 15" INV.=153.42	STANDARD 232

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

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Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: PAVING, GRADING AND DRAINAGE (4 OF 5)

Designed:	CSV
Drawn:	MAB
Checked:	DJM
Date:	06/23/22

Sheet No.: C350

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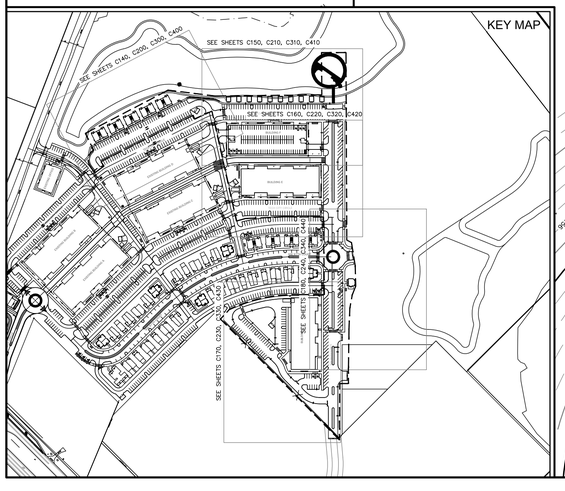
STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-72 STORM MANHOLE	TOP EL.=158.14 S 15" INV.=147.82 NW 15" INV.=147.82	STANDARD 200 & 201
S-90 TYPE-C INLET	TOP EL.=158.12 N 15" INV.=148.24 SE 15" INV.=148.24	STANDARD 232
S-91 TYPE-C INLET	TOP EL.=157.52 S 15" INV.=148.70	STANDARD 232
S-92 TYPE-C INLET	TOP EL.=157.13 S 15" INV.=148.69 N 15" INV.=148.69	STANDARD 232
S-93 TYPE-C INLET	TOP EL.=158.56 N 15" INV.=150.30 SW 15" INV.=150.30	STANDARD 232
S-94 TYPE-C INLET	TOP EL.=158.35 S 15" INV.=150.67 NE 15" INV.=150.67	STANDARD 232
S-95 TYPE-C INLET	TOP EL.=158.35 S 15" INV.=151.39 N 15" INV.=151.39	STANDARD 232
S-96 TYPE-C INLET	TOP EL.=159.15 S 15" INV.=152.10 N 15" INV.=152.10 SE 15" INV.=152.10	STANDARD 232

KEY MAP



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NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

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51532 — Certificate No.

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title:

SAN FELASCO TECH CITY
PHASE 4 SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title:

PAVING, GRADING AND DRAINAGE (5 OF 5)

Designed:	CSV
Drawn:	MAB
Checked:	DJM
Date:	06/23/22

Sheet No.: C360

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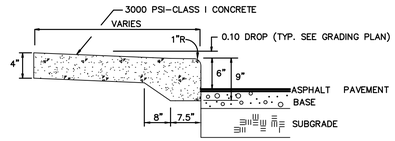
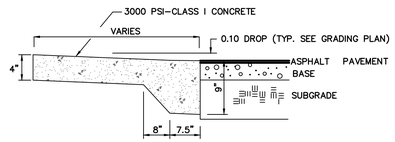


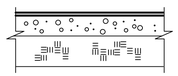
TYPICAL STEPUP SIDEWALK

N.T.S.



TYPICAL FLUSH SIDEWALK DETAIL

N.T.S.



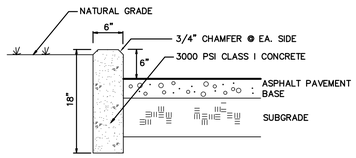
2" TYPE SP-9.5, ASPHALTIC CONCRETE (2 LIFTS OF 1" EACH)

6" LIMEROCK BASE, COMPACTED TO 98% OF MODIFIED PROCTOR DENSITY

12" SUBGRADE, LBR 40, COMP. TO 98% MODIFIED PROCTOR DENSITY

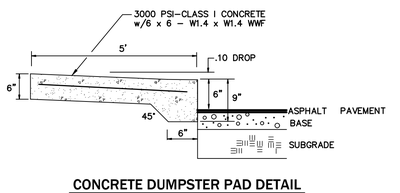
TYPICAL ASPHALT PAVEMENT DETAIL

N.T.S.



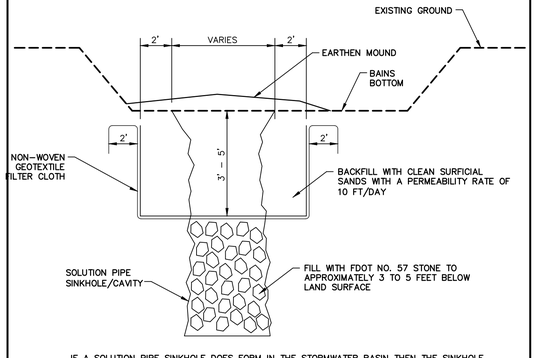
6" STANDARD CURB DETAIL

N.T.S.



CONCRETE DUMPSTER PAD DETAIL

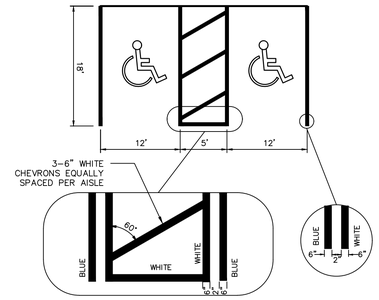
N.T.S.



IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH NO. 57 STONE TO APPROXIMATELY 3 TO 5 FEET BELOW LAND SURFACE. AN AREA AT LEAST 6' BEYOND THE EDGES OF THE CHIMNEY SHOULD BE EXCAVATED TO THE TOP OF THE GRAVEL. A NON-WOVEN GEOTEXTILE FILTER CLOTH SHOULD BE PLACED AT THE BOTTOM OF THE EXCAVATION AND THE EXCAVATION SHOULD BE BACKFILLED WITH CLEAN SAND HAVING A VERTICAL COEFFICIENT OF PERMEABILITY OF 10 FEET PER DAY. THE MATERIAL SHALL BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BRING THE SURFACE BACK TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.

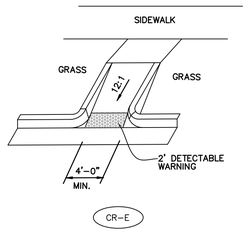
SOLUTION PIPE/CHIMNEY REPAIR DETAIL

N.T.S.



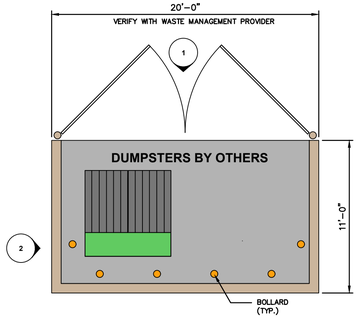
HANDICAP STRIPING DETAIL

N.T.S.



SIDEWALK CURB RAMPS-FDOT INDEX 522-002

N.T.S.



DUMPSTER ENCLOSURE PLAN

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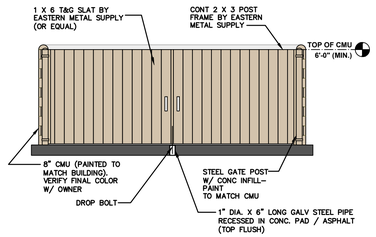

1 DUMPSTER ENCLOSURE ELEVATION

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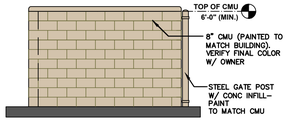

2 DUMPSTER ENCLOSURE ELEVATION

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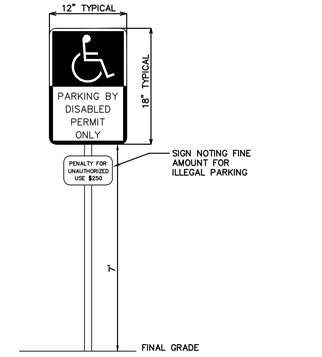
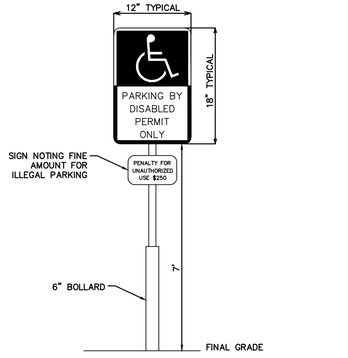


SIGN NOTES:

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

HANDICAP PARKING SIGN DETAIL

N.T.S.

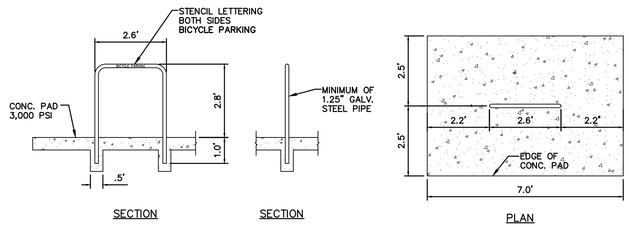


SIGN NOTES:

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

HANDICAP PARKING SIGN WITH BOLLARD DETAIL

N.T.S.



BIKE RACK DETAIL

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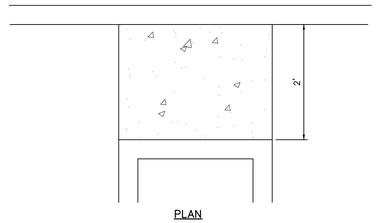

CONCRETE SPILLWAY DETAL

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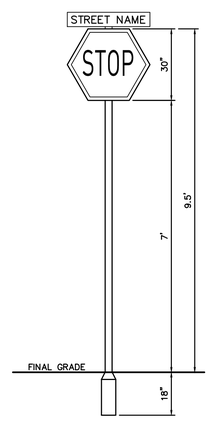

STOP SIGN WITH CITY NAME DETAIL

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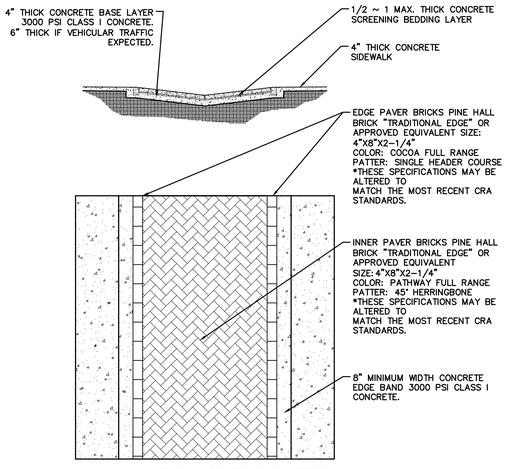

BRICK SIDEWALK DETAIL

N.T.S.

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. GENERAL: ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE PREPARED AFTER SITE DEMOLITION. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.
3. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
   A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-3, OR A-2-4 AND SHALL BE PLACED IN 6"-12" LOOSE LIFTS AND COMPACTED TO 98% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).
   B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 18" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
   C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL BE TYPE 'B' CONFORMING TO SECTION 914-3 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUES AND DENSITIES AS SHOWN IN THE TYPICAL SECTIONS.
   D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 6" MINIMUM COMPACTED LIFT OR DOUBLE COMPACTED LIFT. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO SECTION 300.
   E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE AS PER DESIGN SECTIONS AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330. ASPHALT PAVEMENT SHALL BE SUPERPAVE SP-PG 67-22 ASPHALT BINDER.
4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, AND CURBING SHALL BE CLASS I CONFORMING TO SECTION 346.
5. REINFORCED CONCRETE PIPE SHALL CONFORM TO SECTION 430.
6. ALL PAVEMENT MARKINGS REQUIRED IN THE R/W SHALL BE THERMOPLASTIC AND INCLUDE RAISED PAVEMENT MARKERS, WHERE REQUIRED CONFORMING TO SECTION 711.
7. ALL PAVEMENT MARKING, SYMBOLS AND STRIPING WITHIN THE SITE SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE. PAVEMENT MARKING SHALL BE 4" BLUE/WHITE (HANDICAP) OR WHITE (REGULAR) AND SHALL CONFORM TO THE LATEST F.D.O.T. AND M.U.T.C.D. STANDARDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GEOTECHNICAL CONSULTANT TO PROVIDE A FIELD INVESTIGATION REPORT DELINEATING RECOMMENDATIONS FOR UNDERCUTTING AND/OR UNDERDRAINS. A COPY OF THIS REPORT SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO UNDERCUTTING OR INSTALLING UNDERDRAIN. UNIT PRICES SHALL BE PROVIDED FOR UNDERDRAIN AND UNDERCUTTING. THE CONTRACTOR SHALL NOT CONSTRUCT BASE COURSE UNTIL THE REPORT IS REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
9. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. TESTING RESULTS SHALL BE SUBMITTED FOR THE SUBGRADE AND BASE COURSE, IN ACCORDANCE WITH THE DESIGN SECTION. A MINIMUM OF 5 TEST LOCATIONS SHALL BE PROVIDED ONSITE. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS. THE CONTRACTOR SHALL NOT PROCEED TO THE SUBSEQUENT PAVEMENT SECTION UNTIL TESTING -RESULTS ARE APPROVED FOR PREVIOUS SECTION. ALL TESTING REQUIRED WITHIN THE COUNTY R/W SHALL BE COORDINATED WITH THE COUNTY INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING COST.
10. LANDSCAPING: FINAL GRADING IN OPEN AREAS AND LANDSCAPE ISLANDS SHALL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR AND THE OWNER. THE CONTRACTOR SHALL ALSO COORDINATE THE PLACEMENT OF ANY IRRIGATION AND ELECTRICAL CONDUIT SLEEVES DURING CONSTRUCTION.
11. ROOF RUNOFF WILL BE DIRECTED TO THE STORMWATER SYSTEM IF A GUTTER COLLECTION SYSTEM IS NOT SHOWN IN THE PLANS. RUNOFF COLLECTION SHALL BE COORDINATED WITH THE ARCHITECT.
12. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF pH 5.5-6.5.
13. TREE BARRICADES MUST REMAIN IN PLACE AND IN THE DIMENSIONS SHOWN ON THE PLAN UNTIL LANDSCAPING BEGINS. SEE NOTE ON SHEET C0.20 AND THE DETAIL ON THE LANDSCAPE PLAN.

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SCALES:
AS SHOWN

No.	Date	Comment

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

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title:

SAN FELASCO TECH CITY PHASE 4 SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:

PAVING, GRADING DETAILS AND NOTES

Designed:	CSV
Drawn:	MAB
Checked:	DJM
Date:	06/23/22

Sheet No.: C370

V:\ER3\engprojects\San Felasco Tech City - Phase 4\Plans\Current DWG\S210871I.dwg C370 - PGD DETAILS, 6/24/2022 2:45:01 PM, engineer13

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

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

I. PROJECT INFORMATION:

PROJECT: SAN FELASCO TECH CITY PHASE 4
COUNTY: ALACHUA, FLORIDA
SECTION/TOWNSHIP/RANGE: S 20 , T 08 SOUTH, R 19 EAST
COUNTY PARCEL NO.: 05962-002-000
LATITUDE AND LONGITUDE: 29°46'41.7"N, 82°26'23.2"W
STREET ADDRESS: 13000 BLOCK OF NW US HWY 441
PROJECT AREA: 12.56 Ac.
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION: 12.56 Ac.

II. SITE DESCRIPTION:

1. THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF 10 SINGLE RESIDENTIAL UNITS, 40 ATTACHED RESIDENTIAL UNITS, THREE R&D AND AND STORAGE WAREHOUSE BUILDINGS, A PAVILION BUILDING AND PUBLIC BUILDING WITH AMENITIES.

   THE PROPOSED DEVELOPMENT UTILIZES AN EXISTING MASTER STORMWATER SYSTEM.

2. THE SOIL CONDITIONS WERE INVESTIGATED AND SUMMARIZED IN THE SOILS REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES. THE PROPOSED DRAINAGE PLAN WILL CONSIST OF (3) DRAINAGE AREA(S). AREA (1): 3.00 ACRES OF RUNOFF WILL BE ATTENUATED BY BASIN No. 1 WHICH DISCHARGES INTO THE EXISTING STORMWATER SYSTEM ALONG THE RIGHT-OF-WAY OF US HWY 441. AREA (2) 36.00 ACRES OF RUNOFF WILL BE ATTENUATED BY BASIN No. 2 WHICH DISCHARGES INTO THE EXISTING WETLAND AT THE NORTHERN END OF THE PROJECT SITE. AREA (3): 23.58 ACRES OF RUNOFF WILL BE ATTENUATED BY BASIN No. 3 WHICH DISCHARGES INTO THE EXISTING WETLAND AT THE EASTERN END OF THE PROJECT SITE. AREA (4): 16.36 ACRES OF RUNOFF WILL SHEET FLOW INTO THE EXISTING WETLAND AS IN EXISTING CONDITIONS.

3. EXISTING AND FUTURE DRAINAGE PATTERNS ARE SHOWN ON THE DRAINAGE PLAN FOR PRE-DEVELOPMENT CONDITIONS AND POST-DEVELOPMENT CONDITIONS. OUTFALLS, AND STORMWATER BASINS ARE SHOWN IN THE DRAINAGE PLAN AND THE DETAIL PLAN.

4. SEQUENCE OF CONSTRUCTION:

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

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

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

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

   E. THE SITE WILL BE ROUGHLY GRADED. IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROADWAYS SHALL BE GRADED. (THE BASIN AREA SHALL BE STABILIZED AS SPECIFIED IN THE PLANS.)

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

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

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

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

III. CONTROLS:

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

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

IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES

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

SEDIMENTATION PRACTICES

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

V. STORMWATER MANAGEMENT:

1. THE PROPOSED PROJECT OBTAINED AN ENVIRONMENTAL RESOURCE PERMIT FROM SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) FOR THE CONSTRUCTION AND OPERATION OF A STORMWATER TREATMENT SYSTEM AND CONTROLS. THE PROPOSED SYSTEM (AS SHOWN ON THE PLANS) INCLUDED THE USE OF THE BEST MANAGEMENT PRACTICES (BMP) CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF RULE 40C-42 OF THE DISTRICT. THE OWNER AND/OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER TREATMENT SYSTEM AND CONTROLS UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND FINAL STABILIZATION HAS BEEN ACCOMPLISHED. HOWEVER, THE OWNER AND/OR AN ENTITY SIMILAR TO A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM IN PERPETUITY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE PERMIT.
2. TO TREAT AND CONTROL THE STORMWATER PRODUCED BY THE PROPOSED DEVELOPMENT, THE PROJECT REQUIRES THE INSTALLATION AND CONSTRUCTION OF THE FOLLOWING BMP'S: 2 DRY RETENTION BASINS WITH ALL GRADING ASSOCIATED WITH THE CONSTRUCTION. THE BASIN SYSTEM HAS BEEN DESIGNED TO CONTAIN AND ATTENUATE THE STORMS AND DISCHARGE AT PRE-DEVELOPMENT CONDITIONS, WHILE PROVIDING TREATMENT TO THE RUNOFF AS REQUIRED BY THE DISTRICT AND STATE RULES USING THE GUIDELINES CONTAINED IN THE SRWMD HANDBOOK.
3. THE PROPOSED DEVELOPMENT UTILIZES AN EXISTING MASTER STORMWATER SYSTEM WHICH CONSISTS OF 3 DRAINAGE AREAS. AREA 1 HAS A DRY RETENTION BASIN THAT DISCHARGES TO THE EXISTING STORMWATER SYSTEM ALONG THE RIGHT-OF-WAY OF US HWY 441. AREA 2 HAS A DRY RETENTION BASIN THAT DISCHARGES TO THE EXISTING WETLAND. AREA 3 HAS A DRY RETENTION BASIN THAT DISCHARGES TO THE EXISTING WETLAND.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

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

VII. APPROVED STATE OR LOCAL PLANS:

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

VIII. MAINTENANCE:

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

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

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

IX. INSPECTIONS:

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

X. NON-STORMWATER DISCHARGES:

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

XI. CONTRACTORS:

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

CERTIFICATION STATEMENT

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

CONTRACTING FIRM: _____
ADDRESS: _____
CITY, STATE, ZIP CODE: _____
TELEPHONE: _____
FAX: _____
PROJECT NAME: SAN FELASCO TECH CITY PHASE 4 SITE PLAN
PROJECT ADDRESS: _____
PROJECT ADDRESS: _____
CITY, STATE, ZIP CODE: , FLORIDA.
NAME: _____ SIGNATURE: _____
DATE: _____

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

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

PROJECT NAME: SAN FELASCO TECH CITY PHASE 4 SITE PLAN FDEP NPDES STORMWATER IDENTIFICATION NO.: FLR10 _____
OWNER: _____ CONTRACTOR: _____
CONSTRUCTION MANAGER: _____

Date of Inspection	Location	Rain data	Type of control (see below)	Date installed / modified	Current Condition (see below)	Observations or Corrective Action / Other Remarks	Inspected By

CONDITION CODE: G = Good; C = Needs to be cleaned; M = Marginal, needs maintenance or replacement soon; P = Poor, needs immediate maintenance or replacement; O = Other

CONTROL TYPE CODES

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

INSPECTOR INFORMATION:

Name _____ Qualification _____ Date _____

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

* * * * * *

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

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TEL. (352) 373-3541
www.edafl.com mail@edafl.com

No.	Date	Comment

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Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: STORMWATER POLLUTION PREVENTION PLAN

Designed: CSV
Drawn: MAB
Checked: DJM
Date: 06/23/22

Sheet No.: C380

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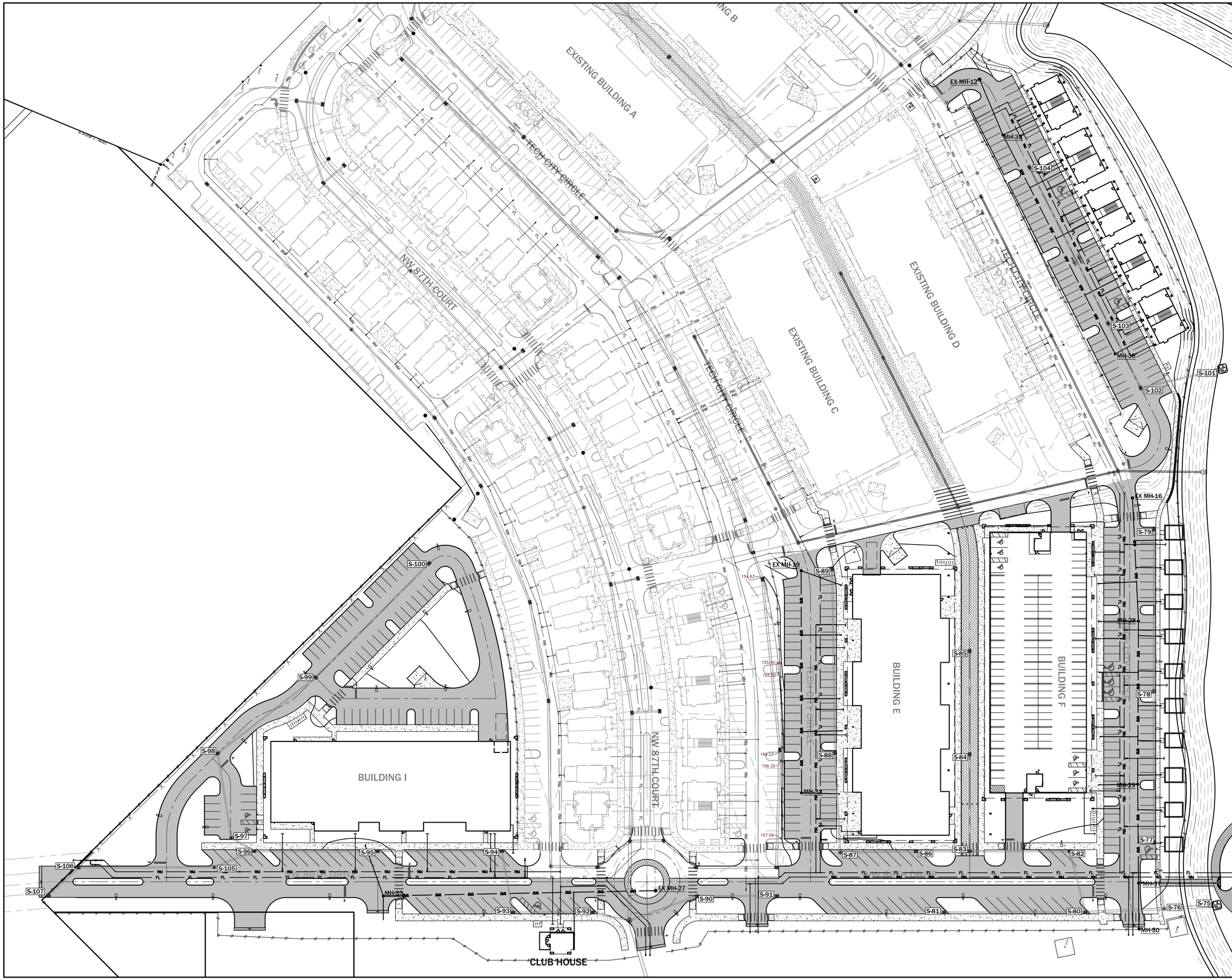

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NORTH

SCALE: 1" = 50'

0 25 50 100

GRAPHIC SCALE

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Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title:

SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: OVERALL UTILITY PLAN

Designed: CSV	Sheet No.: C400
Drawn: MAB	
Checked: DJM	
Date: 06/23/22	

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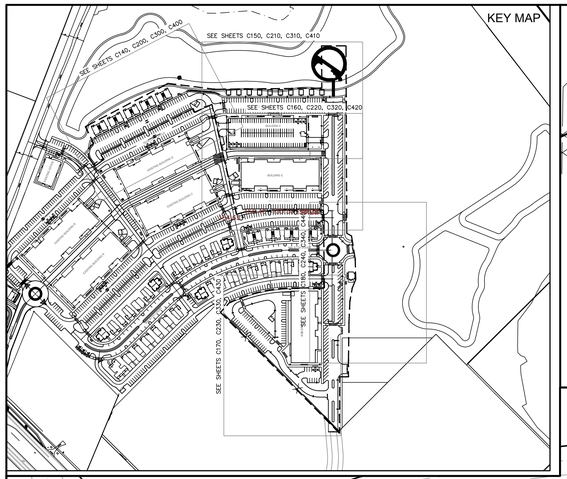
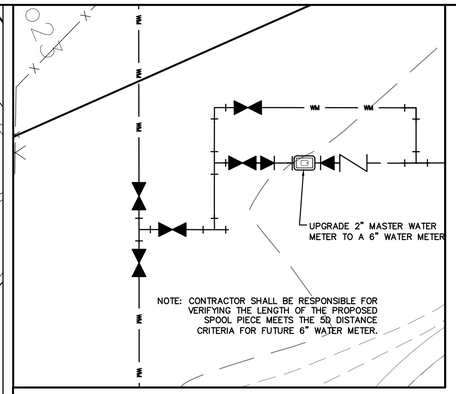


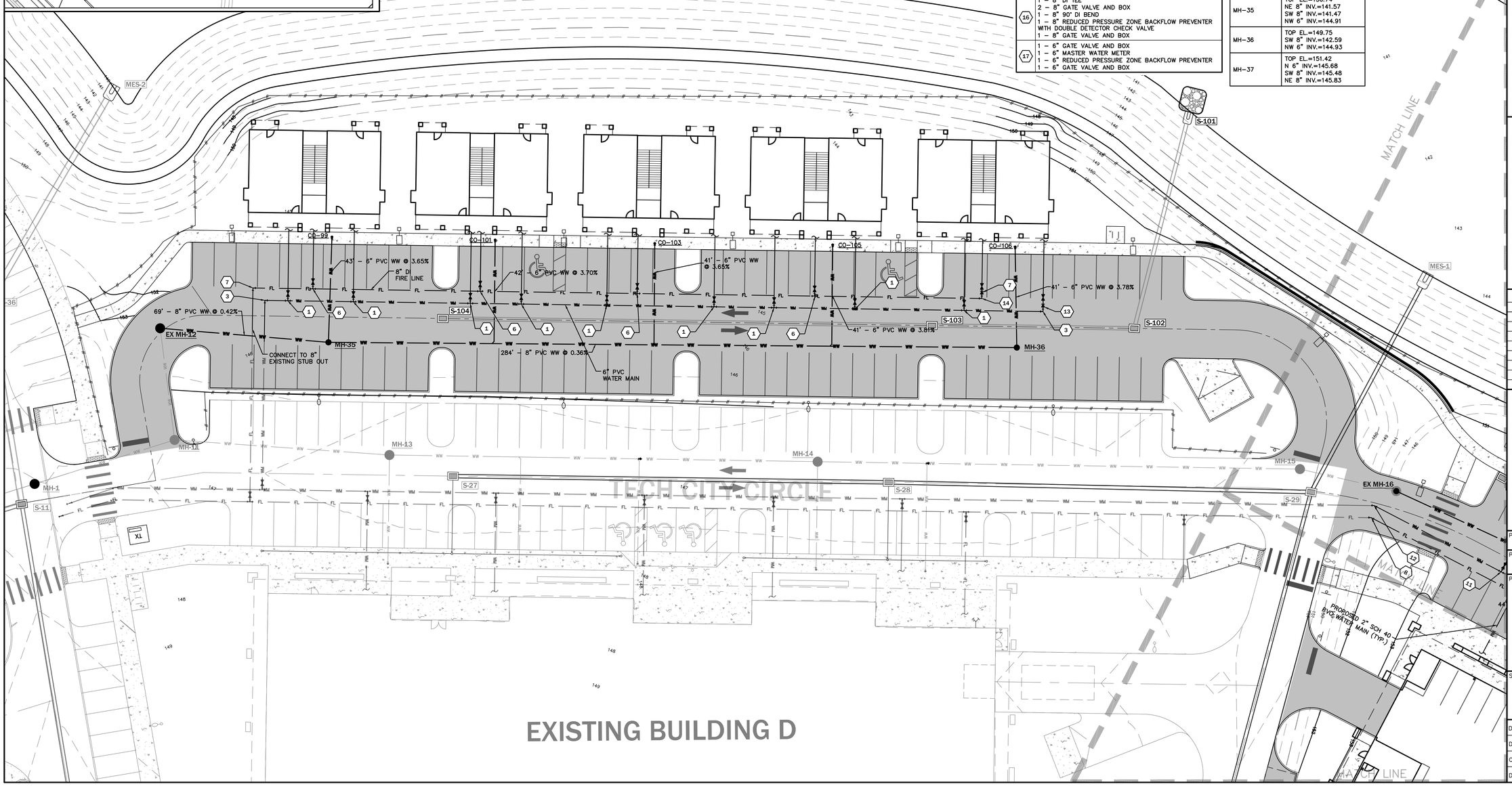


EXISTING MASTER WATER METER DETAIL

1	1 – 6" X 2" SADDLE 1 – 2" CORPORATION STOP 2" SCH 40 PVC WATER SERVICE
2	1 – 6" PVC TEE
3	1 – 6" 90° PVC BEND
4	6" PVC STUB AND 3" PVC BLOW–OFF ASSEMBLY FOR FUTURE WATERMAIN EXTENSION
5	1 – 8" DI TEE
6	1 – 8" X 3" DI TEE 1 – 3" GATE VALVE AND BOX 1 – 3" DIP FIRE LINE
7	1 – 8" 90° DI BEND
8	1 – 8" 22.5° DI BEND
9	1 – 8" 45° DI BEND
10	8" DI STUB AND 3" DI BLOW–OFF ASSEMBLY FOR FUTURE FIRE LINE EXTENSION
11	1 – 6" X 1" SADDLE 1 – 1" CORPORATION STOP 1" SCH 40 PVC WATERMAIN
12	1 – 6" 45° PVC BEND
13	1 – 6"x2" PVC REDUCER 1 – 2" CORPORATION STOP 2" SCH 40 PVC WATER SERVICE
14	1 – 8"x3" DI REDUCER 1 – 3" GATE VALVE AND BOX 3" DI FIRE LINE
15	1 – 8"x6" DI TEE 1 – 6" FIRE HYDRANT ASSEMBLY
16	1 – 8" DI TEE 2 – 8" GATE VALVE AND BOX 1 – 8" 90° DI BEND 1 – 8" REDUCED PRESSURE ZONE BACKFLOW PREVENTER WITH DOUBLE DETECTOR CHECK VALVE 1 – 8" GATE VALVE AND BOX
17	1 – 6" GATE VALVE AND BOX 1 – 6" MASTER WATER METER 1 – 6" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 1 – 6" GATE VALVE AND BOX

WASTEWATER STRUCTURE SCHEDULE	
STRUCTURE	STRUCTURE DATA
CO–123	TOP EL.=149.00 S 6" INV.=146.21
CO–131	TOP EL.=148.00 N 6" INV.=145.96 S 6" INV.=145.96
EX MH–12	TOP EL.=152.35 NE 8" INV.=141.18
EX MH–16	TOP EL.=151.12 NE 8" INV.=143.50
EX MH–19	TOP EL.=153.06 E 8" INV.=142.40 N 6" INV.=146.42
EX MH–27	TOP EL.=158.50 SE 8" INV.=144.24
MH–28	TOP EL.=152.10 E 8" INV.=144.17 SW 8" INV.=144.07 S 6" INV.=146.55
MH–29	TOP EL.=151.90 W 8" INV.=144.92 NE 8" INV.=145.02 SE 6" INV.=146.60
MH–30	TOP EL.=149.81 SW 8" INV.=145.62
MH–31	TOP EL.=154.85 W 8" INV.=143.43 N 6" INV.=146.66
MH–33	TOP EL.=158.99 NW 8" INV.=145.50 E 6" INV.=145.60 SW 6" INV.=149.68
MH–35	TOP EL.=150.74 NE 8" INV.=141.57 SW 8" INV.=141.47 NW 6" INV.=144.91
MH–36	TOP EL.=149.75 SW 8" INV.=142.59 NW 6" INV.=144.93
MH–37	TOP EL.=151.42 N 6" INV.=145.68 SW 8" INV.=145.48 NE 8" INV.=145.83

WASTEWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
CO–99	TOP EL.=150.96 INV.=146.50
CO–101	TOP EL.=150.95 INV.=146.50
CO–103	TOP EL.=150.94 INV.=146.50
CO–105	TOP EL.=150.95 INV.=146.50
CO–106	TOP EL.=150.96 INV.=146.50



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

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Professional Engineer of Record:

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

Project No: 21-087
Project phase: CONSTRUCTION PLANS
Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA
Sheet title: UTILITY PLAN (1 OF 5)

Designed:	CSV
Drawn:	MAB
Checked:	DJM
Date:	06/23/22

Sheet No.: C410

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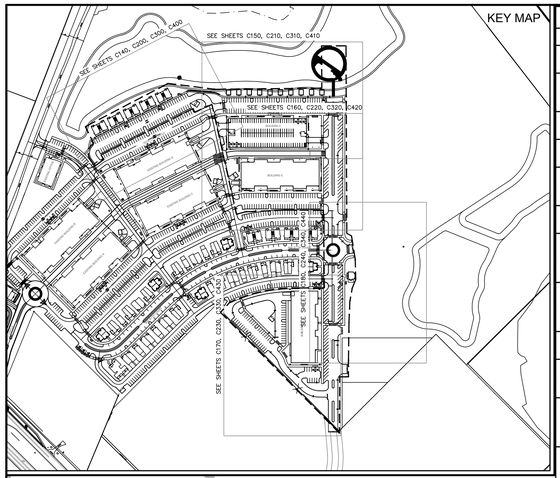
KEY MAP



WASTEWATER STRUCTURE SCHEDULE	
STRUCTURE	STRUCTURE DATA
CO–123	TOP EL.=149.00 S 6" INV.=146.21
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MH–37	TOP EL.=151.42 N 6" INV.=145.68 SW 8" INV.=145.48 NE 8" INV.=145.83

WASTEWATER STRUCTURE SCHEDULE	
STRUCTURE	STRUCTURE DATA
CO–108	TOP EL.=151.95 SE 4" INV.=146.50
CO–109	TOP EL.=151.93 S 4" INV.=146.50
CO–110	TOP EL.=151.92 S 4" INV.=146.50
CO–111	TOP EL.=151.94 S 4" INV.=146.50
CO–112	TOP EL.=151.92 S 4" INV.=146.50
CO–113	TOP EL.=151.93 S 4" INV.=146.50
CO–114	TOP EL.=151.91 S 4" INV.=146.50
CO–115	TOP EL.=151.93 SE 4" INV.=146.50
CO–116	TOP EL.=151.93 S 4" INV.=146.50
CO–117	TOP EL.=151.92 S 4" INV.=146.50

1	1 – 6" X 2" SADDLE 1 – 2" CORPORATION STOP 2" SCH 40 PVC WATER SERVICE
2	1 – 6" PVC TEE
3	1 – 6" 90° PVC BEND
4	6" PVC STUB AND 3" PVC BLOW–OFF ASSEMBLY FOR FUTURE WATERMAIN EXTENSION
5	1 – 8" DI TEE
6	1 – 8" X 3" DI TEE 1 – 3" GATE VALVE AND BOX 1 – 3" DIP FIRE LINE
7	1 – 8" 90° DI BEND
8	1 – 8" 22.5° DI BEND
9	1 – 8" 45° DI BEND
10	8" DI STUB AND 3" DI BLOW–OFF ASSEMBLY FOR FUTURE FIRE LINE EXTENSION
11	1 – 6" X 1" SADDLE 1 – 1" CORPORATION STOP 1" SCH 40 PVC WATERMAIN
12	1 – 6" 45° PVC BEND
13	1 – 6"x2" PVC REDUCER 1 – 2" CORPORATION STOP 2" SCH 40 PVC WATER SERVICE
14	1 – 8"x3" DI REDUCER 1 – 3" GATE VALVE AND BOX 3" DI FIRE LINE
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17	1 – 6" GATE VALVE AND BOX 1 – 6" MASTER WATER METER 1 – 6" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 1 – 6" GATE VALVE AND BOX

WASTEWATER STRUCTURE SCHEDULE	
STRUCTURE	STRUCTURE DATA
CO–118	TOP EL.=153.63 NW 6" INV.=148.40
CO–119	TOP EL.=153.62 N 6" INV.=148.40
CO–120	TOP EL.=153.60 N 6" INV.=148.40
CO–121	TOP EL.=153.58 N 6" INV.=148.40
CO–122	TOP EL.=153.62 NW 6" INV.=148.40
CO–123	TOP EL.=149.00 S 6" INV.=146.21
CO–124	TOP EL.=153.46 S 6" INV.=148.40
CO–125	TOP EL.=153.52 S 6" INV.=148.40
CO–126	TOP EL.=153.53 S 6" INV.=148.40
CO–127	TOP EL.=153.62 SE 6" INV.=148.40

WASTEWATER STRUCTURE SCHEDULE	
STRUCTURE	STRUCTURE DATA
CO–128	TOP EL.=153.63 S 6" INV.=148.40
CO–129	TOP EL.=158.25 SW 4" INV.=153.25
CO–130	TOP EL.=159.25 NE 6" INV.=154.00
CO–131	TOP EL.=148.00 N 6" INV.=145.96 S 6" INV.=145.96

NEIGHBORHOOD RECREATION CENTER

BUILDING F

TECH CITY CIRCLE

MATCH LINE

MES-1

EX MH-16

MH-15

MH-28

MH-29

MH-37

MH-30

CO–108 CO–109 CO–110 CO–111 CO–112 CO–113 CO–114 CO–115 CO–116 CO–117 CO–118 CO–119 CO–120 CO–121 CO–122 CO–123 CO–131

S-25 S-29 S-32 S-75 S-76 S-77 S-78 S-79 S-80 S-82 S-83 S-84 S-85

31' – 4" PVC WW @ 4.00%
29' – 4" PVC WW @ 4.00%
27' – 4" PVC WW @ 4.00%
42' – 8" PVC WW @ 0.40%
26' – 4" PVC WW @ 4.00%
188' – 8" PVC WW @ 0.40%
27' – 4" PVC WW @ 4.00%
114' – 8" PVC WW @ 0.40%
44' – 6" PVC WW @ 3.97%
44' – 6" PVC WW @ 4.00%
43' – 6" PVC WW @ 4.00%
45' – 6" PVC WW @ 4.00%
46' – 6" PVC WW @ 4.00%
42' – 6" PVC WW @ 0.60%

PROPOSED 2" SCH 40 PVC WATER MAIN (TYP.)
PROPOSED 6" PVC WATER MAIN
PROPOSED 8" DI FIRE MAIN
REMOTE FDC
3" DIP FIRE LINE
PROPOSED 8" DI FIRE MAIN
PROPOSED 6" PVC WATER MAIN

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

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Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title:

SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN (2 OF 5)

Designed:	CSV
Drawn:	MAB
Checked:	DJM
Date:	06/23/22

Sheet No.: C420

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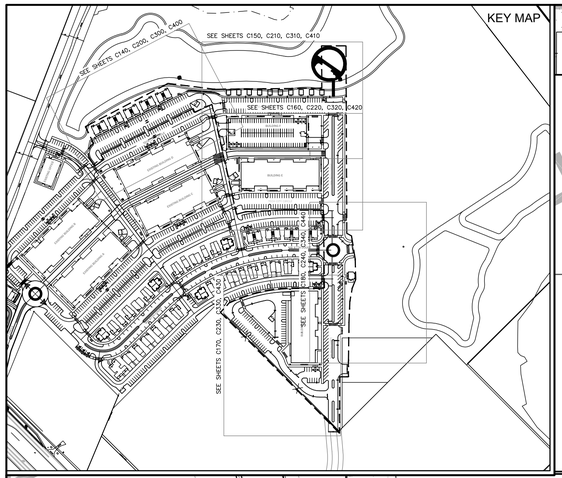
KEY MAP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SEE SHEETS C150, C210, C310, C410
SEE SHEETS C160, C220, C320, C420
SEE SHEETS C170, C230, C330, C430
SEE SHEETS C240, C440
SEE SHEETS C250, C450
SEE SHEETS C260, C460
SEE SHEETS C270, C470
SEE SHEETS C280, C480
SEE SHEETS C290, C490
SEE SHEETS C300, C500
SEE SHEETS C310, C510
SEE SHEETS C320, C520
SEE SHEETS C330,

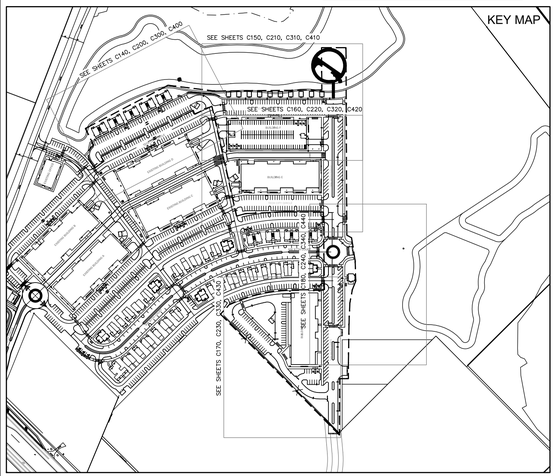
1	1 – 6" X 2" SADDLE 1 – 2" CORPORATION STOP 2" SCH 40 PVC WATER SERVICE
2	1 – 6" PVC TEE
3	1 – 6" 90° PVC BEND
4	6" PVC STUB AND 3" PVC BLOW-OFF ASSEMBLY FOR FUTURE WATERMAIN EXTENSION
5	1 – 8" DI TEE
6	1 – 8" X 3" DI TEE 1 – 3" GATE VALVE AND BOX 1 – 3" DIP FIRE LINE
7	1 – 8" 90° DI BEND
8	1 – 8" 22.5° DI BEND
9	1 – 8" 45° DI BEND
10	8" DI STUB AND 3" DI BLOW-OFF ASSEMBLY FOR FUTURE FIRE LINE EXTENSION
11	1 – 6" X 1" SADDLE 1 – 1" CORPORATION STOP 1" SCH 40 PVC WATERMAIN
12	1 – 6" 45° PVC BEND
13	1 – 6"x2" PVC REDUCER 1 – 2" CORPORATION STOP 2" SCH 40 PVC WATER SERVICE
14	1 – 8"x3" DI REDUCER 1 – 3" GATE VALVE AND BOX 3" DI FIRE LINE
15	1 – 8"x6" DI TEE 1 – 6" FIRE HYDRANT ASSEMBLY
16	1 – 8" DI TEE 2 – 8" GATE VALVE AND BOX 1 – 8" 90° DI BEND 1 – 8" REDUCED PRESSURE ZONE BACKFLOW PREVENTER WITH DOUBLE DETECTOR CHECK VALVE 1 – 8" GATE VALVE AND BOX
17	1 – 6" GATE VALVE AND BOX 1 – 6" MASTER WATER METER 1 – 6" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 1 – 6" GATE VALVE AND BOX

WASTEWATER STRUCTURE SCHEDULE

STRUCTURE	STRUCTURE DATA
CO-123	TOP EL.=149.00 S 6" INV.=146.21
CO-131	TOP EL.=148.00 N 6" INV.=145.96 S 6" INV.=145.96
EX MH-12	TOP EL.=152.35 NE 8" INV.=141.18
EX MH-16	TOP EL.=151.12 NE 8" INV.=143.50
EX MH-19	TOP EL.=153.06 E 8" INV.=142.40 N 6" INV.=146.42
EX MH-27	TOP EL.=158.50 SE 8" INV.=144.24
MH-28	TOP EL.=152.10 E 8" INV.=144.17 SW 8" INV.=144.07 S 6" INV.=146.55
MH-29	TOP EL.=151.90 W 8" INV.=144.92 NE 8" INV.=145.02 SE 6" INV.=146.60
MH-30	TOP EL.=149.81 SW 8" INV.=145.62
MH-31	TOP EL.=154.85 W 8" INV.=143.43 N 6" INV.=146.66
MH-33	TOP EL.=158.99 NW 8" INV.=145.50 E 6" INV.=145.60 SW 6" INV.=149.68
MH-35	TOP EL.=150.74 NE 8" INV.=141.57 SW 8" INV.=141.47 NW 6" INV.=144.91
MH-36	TOP EL.=149.75 SW 8" INV.=142.59 NW 6" INV.=144.93
MH-37	TOP EL.=151.42 N 6" INV.=145.68 SW 8" INV.=145.48 NE 8" INV.=145.83

WASTEWATER STRUCTURE SCHEDULE

STRUCTURE	STRUCTURE DATA
CO-128	TOP EL.=153.63 S 6" INV.=148.40
CO-129	TOP EL.=158.25 SW 4" INV.=153.25
CO-130	TOP EL.=159.25 NE 6" INV.=154.00
CO-131	TOP EL.=148.00 N 6" INV.=145.96 S 6" INV.=145.96



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TEL. (352) 373-3541
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NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN (4 OF 5)

Designed:	CSV
Drawn:	MAB
Checked:	DJM
Date:	06/23/22

Sheet No.: C440

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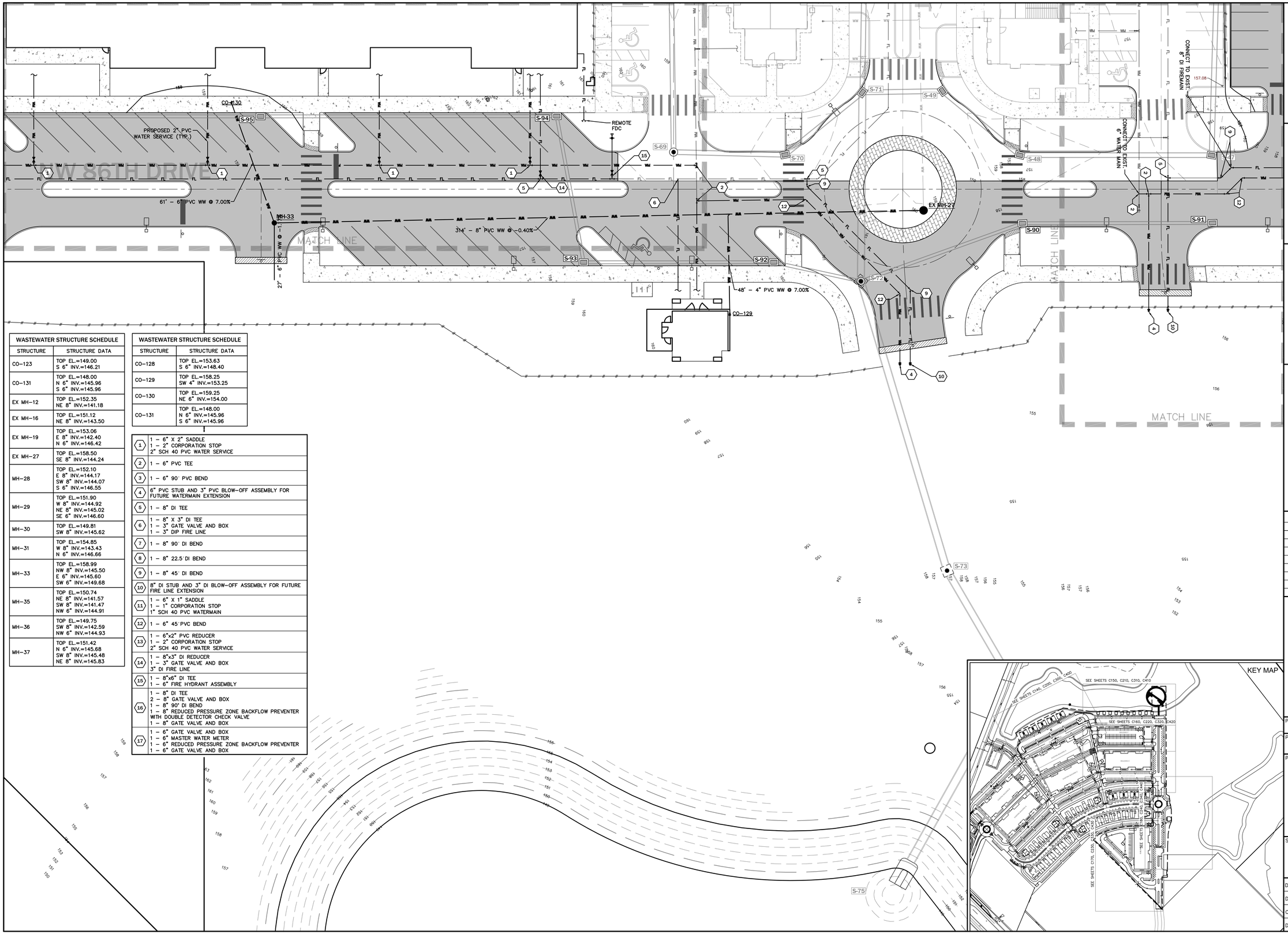

WASTEWATER STRUCTURE SCHEDULE	
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WASTEWATER STRUCTURE SCHEDULE	
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1	1 – 6" X 2" SADDLE 1 – 2" CORPORATION STOP 2" SCH 40 PVC WATER SERVICE
2	1 – 6" PVC TEE
3	1 – 6" 90° PVC BEND
4	6" PVC STUB AND 3" PVC BLOW-OFF ASSEMBLY FOR FUTURE WATERMAIN EXTENSION
5	1 – 8" DI TEE
6	1 – 8" X 3" DI TEE 1 – 3" GATE VALVE AND BOX 1 – 3" DIP FIRE LINE
7	1 – 8" 90° DI BEND
8	1 – 8" 22.5° DI BEND
9	1 – 8" 45° DI BEND
10	8" DI STUB AND 3" DI BLOW-OFF ASSEMBLY FOR FUTURE FIRE LINE EXTENSION
11	1 – 6" X 1" SADDLE 1 – 1" CORPORATION STOP 1" SCH 40 PVC WATERMAIN
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NORTH
SCALE: 1" = 20'
0 10 20 40
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No.	Date	Comment

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Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title: SAN FELASCO TECH CITY PHASE 4 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN (5 OF 5)

Designed:	CSV
Drawn:	MAB
Checked:	DJM
Date:	06/23/22

Sheet No.: C450

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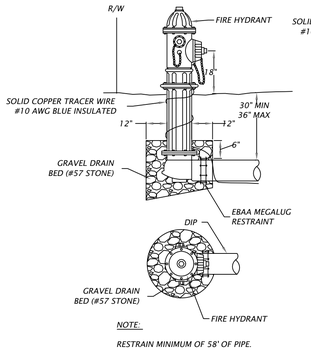
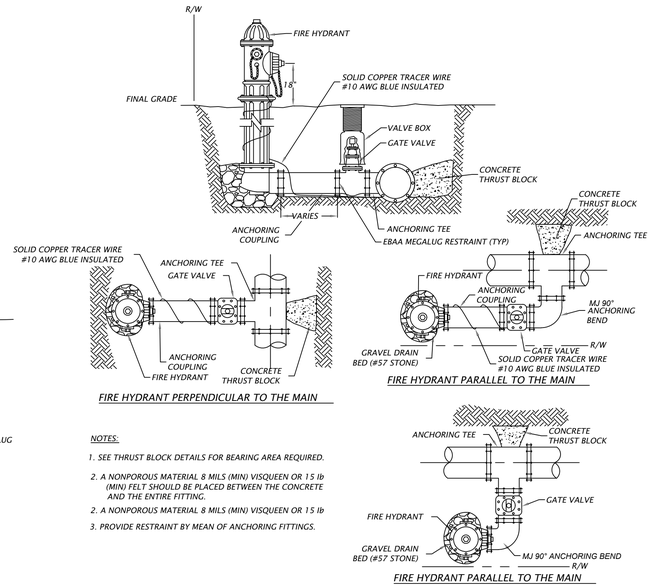
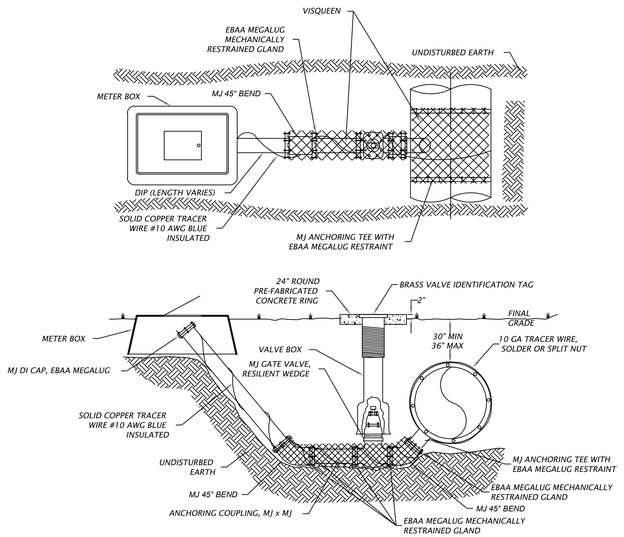


DETAIL No. 205 - FIRE HYDRANT (DEAD END)
N.T.S.



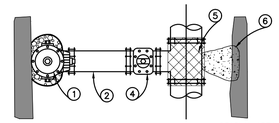
DETAIL No. 210 - FIRE HYDRANT (PERPENDICULAR/PARALLEL TO MAIN)
N.T.S.



DETAIL No. 215 - 2" AND 3" BLOW-OFF ASSEMBLY
N.T.S.

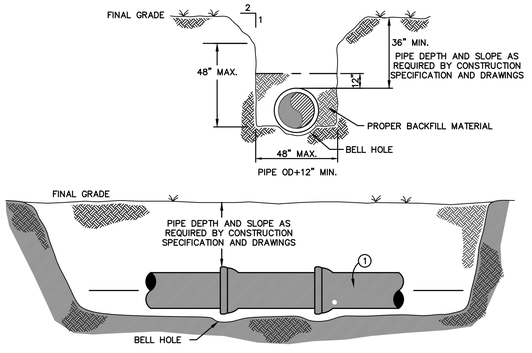
GENERAL UTILITY NOTES

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



MATERIALS	
ITEM	DESCRIPTION
1	FIRE HYDRANT
2	ANCHORING COUPLING
3	VALVE BOX
4	GATE VALVE
5	ANCHORING TEE
6	CONCRETE THRUST BLOCK (2500 psi)
7	GRAVEL DRAIN BED
8	TRACER WIRE
9	ANCHORING, 90° BEND. M.J.

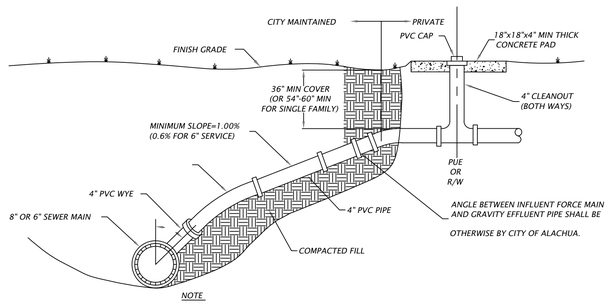
NOTES:
1. A NONPOROUS MATERIAL 8 MILS (MIN.) VISQUEEN OR 15 lb FELT SHOULD BE PLACED BETWEEN THE CONCRETE AND ENTIRE FITTINGS.



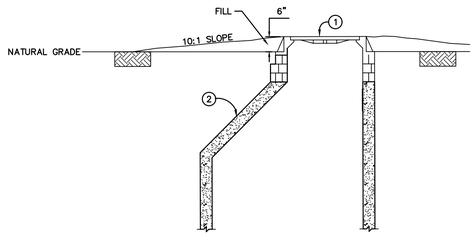
MATERIALS	
ITEM	DESCRIPTION
1	GRAVITY MAIN PIPE

NOTES:
1. GRAVITY MAIN PIPE SHALL BE INSTALLED AT THE LINE AND GRADE AS SHOWN ON THE PROFILES.

WASTEWATER GRAVITY MAIN CONSTRUCTION
N.T.S.



DETAIL No. 310 - WASTEWATER SERVICE LATERAL
N.T.S.



NOTE: WHEN MANHOLE IS OUTSIDE PAVEMENT, THE RIM ELEVATION SHALL BE 6" ABOVE NATURAL GRADE. WITH FILL ADDED FOR A 10:1 SLOPE TO NATURAL GRADE.

MATERIALS	
ITEM	DESCRIPTION
1	MANHOLE RING & COVER
2	ECCENTRIC CONE

NOTE: IN LOCATIONS WHERE STORMWATER INFILTRATION MAY BE POSSIBLE, A MANHOLE PAN WILL BE REQUIRED.

MANHOLE OUTSIDE OF PAVEMENT
N.T.S.

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
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TEL. (352) 373-3541
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SCALES:
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No.	Date	Comment

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Professional Engineer of Record:

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

Project No: 21-087

Project phase: CONSTRUCTION PLANS

Project title:
SAN FELASCO TECH CITY PHASE 4 SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY DETAILS

Designed: CSV
Drawn: MAB
Checked: DJM
Date: 06/23/22

Sheet No.: C460

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EXISTING REGULATED TREE REMOVAL AND CREDIT CHART

Tree No.	Existing Tree - Scientific / Common Name	Size (DBH)	Remove or Remain?	Mitigation Rate Required	Mitigation Required			Tree Credit	Condition & Notes
					Replacement Trees	OR	Replacement Inches		
202	Quercus virginiana / Live Oak	13	Remain					3	
218	Carya glabra / Pignut Hickory	13	Remove	1 tree:1 tree	1				
351	Pinus spp. / Pine	13	Remain						Pine does not provide credit nor require mitigation
501	Quercus virginiana / Live Oak	19	Remove	1 tree:1 tree	1				
502	Quercus virginiana / Live Oak	65	Remove	inch:inch			65		
503	Quercus virginiana / Live Oak	41	Remove	inch:inch			41		
504	Quercus virginiana / Live Oak	53	Remove	inch:inch			53		
505	Pinus spp. / Pine	21	Remove						Pine does not provide credit nor require mitigation
506	Prunus serotina / Wild Cherry	17	Remove						Wild Cherry does not provide credit nor require mitigation
507	Prunus serotina / Wild Cherry	19	Remove						Wild Cherry does not provide credit nor require mitigation
508	Prunus serotina / Wild Cherry	11	Remove						Wild Cherry does not provide credit nor require mitigation
509	Pinus spp. / Pine	23	Remove						Pine does not provide credit nor require mitigation
510	Prunus serotina / Wild Cherry	12	Remove						Wild Cherry does not provide credit nor require mitigation
511	Quercus virginiana / Live Oak	52	Remove	inch:inch			52		
512	Prunus serotina / Wild Cherry	11	Remove						Wild Cherry does not provide credit nor require mitigation
513	Prunus serotina / Wild Cherry	13	Remove						Wild Cherry does not provide credit nor require mitigation
514	Prunus serotina / Wild Cherry	16	Remove						Wild Cherry does not provide credit nor require mitigation
515	Prunus serotina / Wild Cherry	10	Remain						Wild Cherry does not provide credit nor require mitigation
414	Quercus virginiana / Live Oak	26	Remove	1 tree:1 tree	1				
							Total Credits Available:	**3**	
							Total Mitigation Required by Inch:Inch Replacement:	211	inches
					Total Mitigation Required by Tree:Tree Replacement:		3	trees	
Converting Tree:Tree Replacement to Inch:Inch Replacement Below									
					50% Mitigation Trees to be Canopy Trees at 2" cal. =		2	trees	4 inches
					50% Mitigation Trees to be Understory Trees at 1.5" cal. =		1	trees	1.5 inches
							Total Mitigation Inches Required:	**216.5**	inches

SEE LANDSCAPE PLAN FOR LOCATION OF MITIGATION REPLACEMENT TREES AND FOR USE OF TREE CREDITS

TREE AND VEGETATION REMOVAL NOTES

1. PRE-DESIGN MEETING: IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
2. EXISTING TREE PROTECTION: PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES LOCATED NEAR ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS. PROTECTED TREES SHALL INCLUDE THOSE TREES THAT HAVE NOT BEEN PERMITTED NOR DESIGNATED FOR REMOVAL BY EITHER THE TERMS OF THE PERMIT OR APPROVED DEVELOPMENT ORDER. PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES, OR STORED MATERIALS. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL CONSTRUCTION IS COMPLETED. SEE DETAIL ON SHEET L-102 FOR ADDITIONAL REQUIREMENTS.
3. EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
4. TREE REMOVAL: TREE REMOVAL SHALL BE CONDUCTED BY A LICENSED GENERAL CONTRACTOR, LICENSED RESIDENTIAL CONTRACTOR, OR TREE REMOVAL COMPANY. THE ENTITY RESPONSIBLE FOR REMOVAL OF THE TREE OR TREES SHALL HAVE A CURRENT OCCUPATIONAL LICENSE GRANTED BY THE JURISDICTION IN WHICH THE COMPANY IS LOCATED. PROOF OF CURRENT OCCUPATIONAL LICENSE SHALL BE SUBMITTED AT THE TIME OF APPLICATION FOR TREE REMOVAL PERMIT OR BUILDING PERMIT.A COPY OF THE TREE REMOVAL PERMIT SHALL BE POSTED ON THE SITE DURING CONSTRUCTION, IF APPLICABLE. SEE 'EXISTING REGULATED TREES AND REQUIRED MITIGATION' CHART FOR ADDITIONAL INFORMATION.
5. INVASIVE NON-NATIVE TREE AND VEGETATION REMOVAL: VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS AMENDED, SHALL BE REMOVED AT TIME OF DEVELOPMENT.

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

EXISTING REGULATED TREES AND REQUIRED MITIGATION

Per City of Alachua ULDR, Article 6., Sec. 6.2.D., Tree planting, relocation, replacement, credit, banking & Sec. 6.2.2.D.4. Landscaping standards, Credits for preservation of existing trees preserved & Table 6.2-3. Credit for existing trees preserved

REQUIREMENTS =

- Tree mitigation: New trees shall be installed to replace removed healthy, regulated trees that are 10" DBH and over, excluding those trees on the City's Nuisance Tree List. Removed regulated trees shall be replaced on a 1 tree:1 tree basis. Removed heritage and champion trees shall be replaced on an inch:inch basis. Heritage trees are defined as 30" DBH or larger.
- Replacement trees: Shall be graded Florida No. 1 or better. Replacement trees shall be of a similar type as that being removed. 50% shall be shade trees and 75% shall be site-specific trees chosen from the recommended tree list.
- Tree credits: Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of healthy existing native trees. No credit will be given for the preservation of trees on the nuisance tree list. Double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development. Tree credits can be used to comply with the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers.
- Trees that do not require mitigation nor provide credits: Pines and Wild Cherry trees, which exist on this site, are included in the City's Nuisance Tree List, App. 6.2.2.A. and as such do not require mitigation if removed. Wild Cherry trees to remain have not been included as tree credits.
- Use of proposed landscaping to meet mitigation: Up to 25% of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards can count towards the requirements of subsection 6.2.1.D.1. See landscape plans for proposed plantings and calculations.

MANLEY DESIGN
Landscape Architecture • Site Planning

Manley Design, LLC
224 NW 2nd Avenue, Suite E
Gainesville, Florida 32601
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

SAN FELASCO TECH CITY PHASE 4

Alachua, FL

for

Laser Investment Group

SEAL:

THIS DOCUMENT SET HAS BEEN DIGITALLY SIGNED AND SEALED BY:

REGISTERED LANDSCAPE ARCHITECT ELISABETH M. MANLEY LA 6666722 STATE OF FLORIDA

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PROJECT NO: 22-005
CLIENT'S NO.: 22-005
ISSUED FOR: **SITE DEVELOPMENT REVIEW**

ISSUED DATE: 28 FEB 2022
REVISIONS:
26 APR 2022
31 MAY 2022
23 JUN 2022

SCALE:

N / A

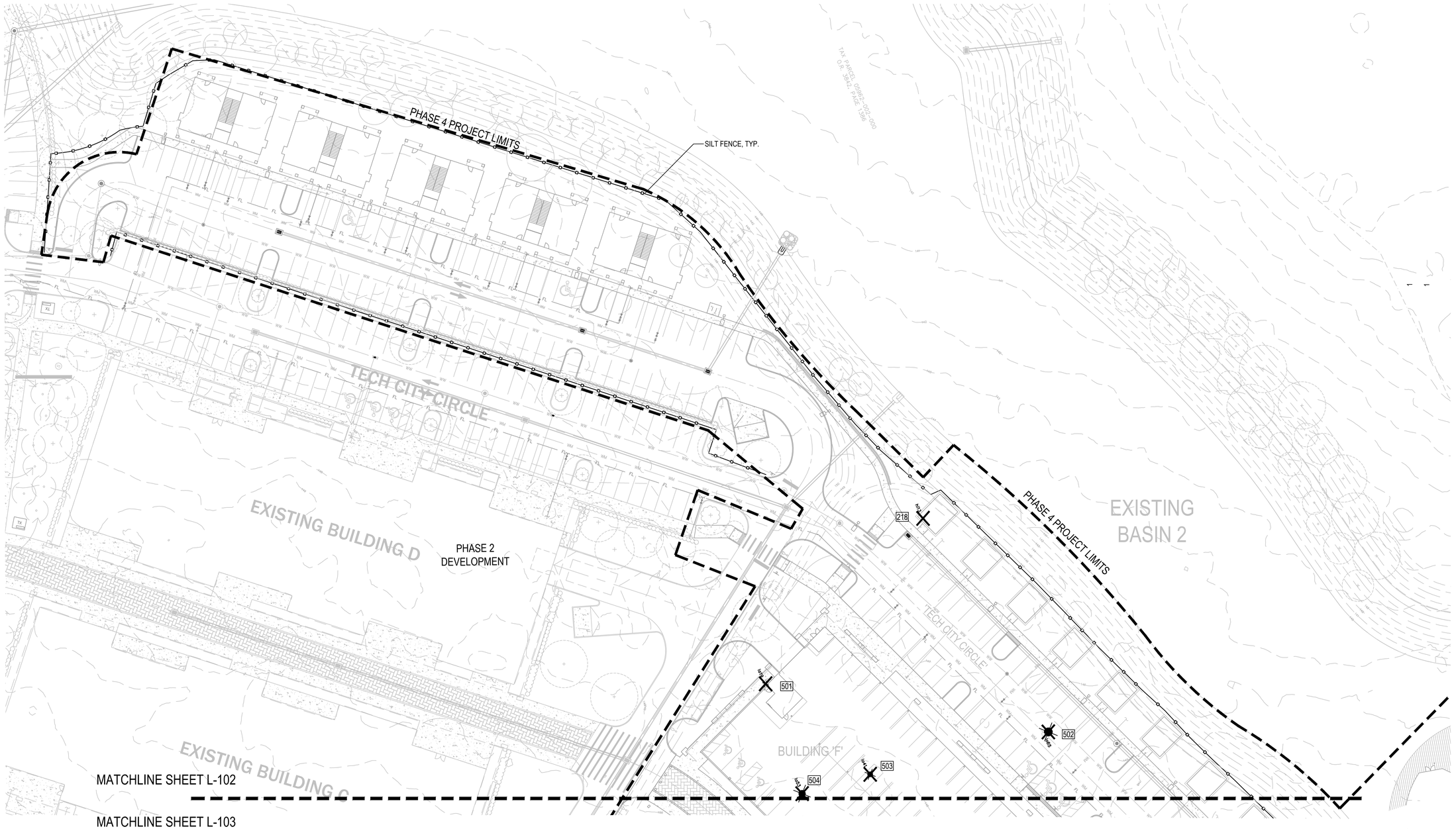
SHEET TITLE:

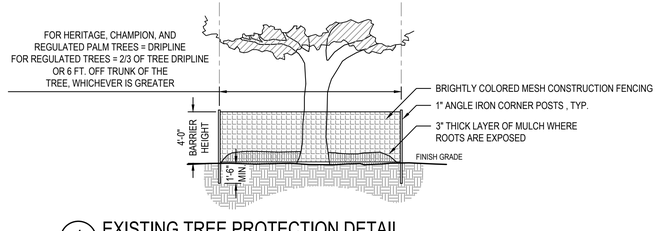
TREE REMOVAL AND CREDITS CHART, NOTES, AND DETAIL

SHEET NUMBER:

L-101

PLOTDATE: 06/23/2022 2:25 PM USER: SARAH MCCOWN
FILENAME: C:\USERS\SARAH MCCOWN\BOX\PROJECT\2022\22-005 TECH CITY PH 4 - EDA\04_PRODUCTION\02_SPR & CDS\2022-06_SPR 4\01_SHEETS\22-005_TR.DWG





1 EXISTING TREE PROTECTION DETAIL
SCALE: N.T.S.

NOTE:

1. PROTECTIVE BARRICADES SHALL BE PLACED AROUND TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA.
2. DO NOT STORE MATERIALS OR ALLOW ENCROACHMENT OF VEHICLES OR MACHINERY WITHIN TREE BARRIER AREA. NO BUILDING MATERIALS, DEBRIS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS. ADDITIONALLY, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION AREA UNLESS APPROVED BY THE CITY OF ALACHUA DURING SITE PLAN REVIEW: CLEARING OF VEGETATION OTHER THAN BY HAND, COMPACTION, FILLING, OR REMOVAL OF SOIL, AND CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
3. NO GRADE CHANGES MAY OCCUR WITHIN TREE BARRIER AREA WITHOUT APPROVAL. IF GRADE CHANGES ARE PROPOSED WITHIN THE TREE BARRIER AREA, EITHER A PROTECTIVE DRYWELL AND ROOT AERATION SYSTEM SHALL BE PROVIDED WHERE GRADE IS RAISED OR A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED AT THE PERIMETER OF THE PROTECTIVE RADIUS.
4. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
5. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
6. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
7. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

LEGEND

- EXISTING TREES TO REMAIN WITHIN PROJECT AREA (REFERENCE CHART ON L-101 WITH TREE NUMBER REGARDING TREE INFORMATION)
- EXISTING TREES TO REMAIN OUTSIDE OF PROJECT AREA
- EXISTING TREES TO BE REMOVED WITHIN PROJECT (REFERENCE CHART ON L-101 WITH TREE NUMBER REGARDING TREE INFORMATION)
- TREES PROPOSED WITHIN PREVIOUS PHASES

NORTH

MANLEY DESIGN
Landscape Architecture • Site Planning

Manley Design, LLC
224 NW 2nd Avenue, Suite E
Gainesville, Florida 32601
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

SAN FELASCO TECH CITY PHASE 4

Alachua, FL

for

Laser Investment Group

SEAL:

THIS DOCUMENT SET HAS BEEN DIGITALLY SIGNED AND SEALED BY:

REGISTERED LANDSCAPE ARCHITECT
ELIZABETH MANLEY
LA 6666722
STATE OF FLORIDA

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PROJECT NO: 22-005
CLIENT'S NO.: 22-005
ISSUED FOR: **SITE DEVELOPMENT REVIEW**

ISSUED DATE: 28 FEB 2022
REVISIONS:
26 APR 2022
31 MAY 2022
23 JUN 2022

SCALE:

0 10 20 40
SCALE: 1" = 20

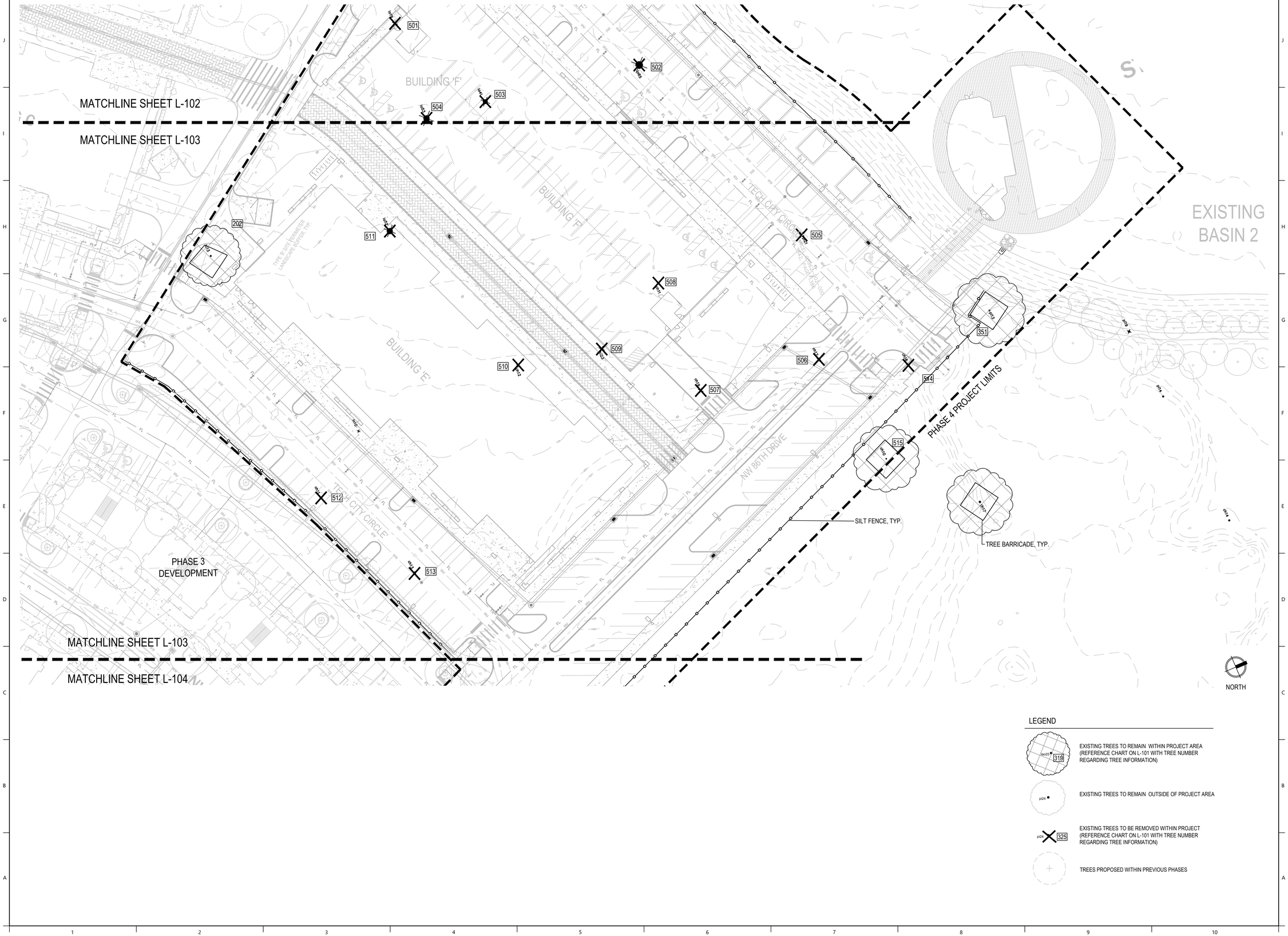
SHEET TITLE:

TREE REMOVAL AND CREDITS PLAN

SHEET NUMBER:

L-102

PLOTDATE: 06/23/2022 2:25 PM USER: SARAH MCCOWN
FILENAME: C:\USERS\SARAH MCCOWN\BOX\PROJECT\2022\22-005 TECH CITY PH 4 - EDA\04_PRODUCTION\02_SPR & CDS\2022-06_SPR A\01_SHEETS\22-005_TR.DWG



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DANIEL ELISABETH MANLEY
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23 JUN 2022

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SCALE: 1" = 20

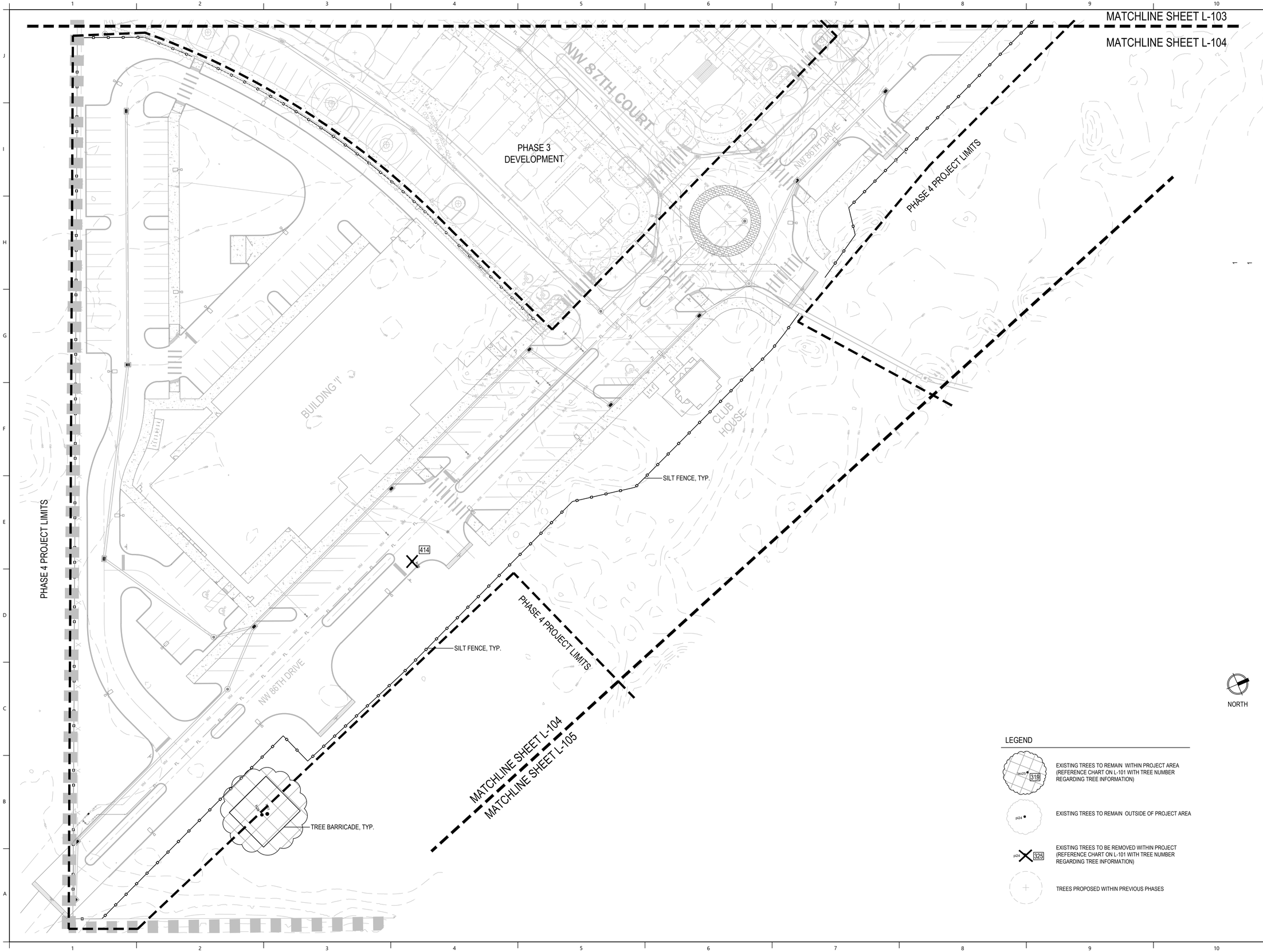
SHEET TITLE:

TREE REMOVAL AND CREDITS PLAN

SHEET NUMBER:

L-103

PLOTDATE: 06/23/2022 2:27 PM USER: SARAH MCCOWN
FILENAME: C:\USERS\SARAH MCCOWN\BOX\PROJECT\2022\22-005 TECH CITY PH 4 - EDA\04_PRODUCTION\02_SPR & CDS\2022-06_SPR 4\01_SHEETS\22-005_TR.DWG



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for

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ISSUED FOR: **SITE DEVELOPMENT REVIEW**

ISSUED DATE: 28 FEB 2022

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SCALE: 1" = 20

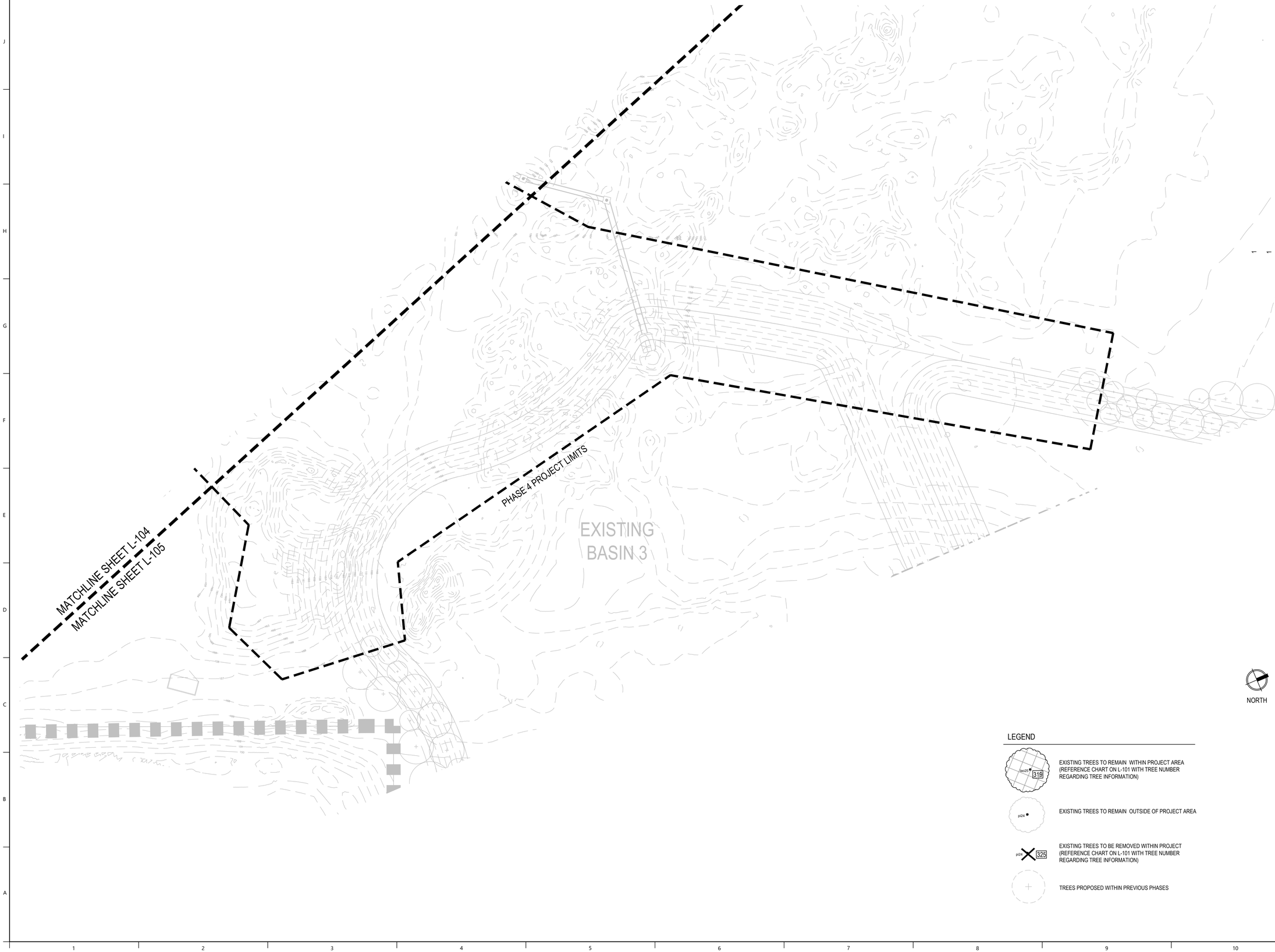
SHEET TITLE:

TREE REMOVAL AND CREDITS PLAN

SHEET NUMBER:

L-104

PLOTDATE: 06/23/2022 2:42 PM USER: SARAH MCCOWN
FILENAME: C:\USERS\SARAH MCCOWN\BOX\PROJECT\2022\22-005 TECH CITY PH 4 - EDA\04_PRODUCTION\02_SPR & CDS\2022-06_SPR 4\01_SHEETS\22-005_TR.DWG



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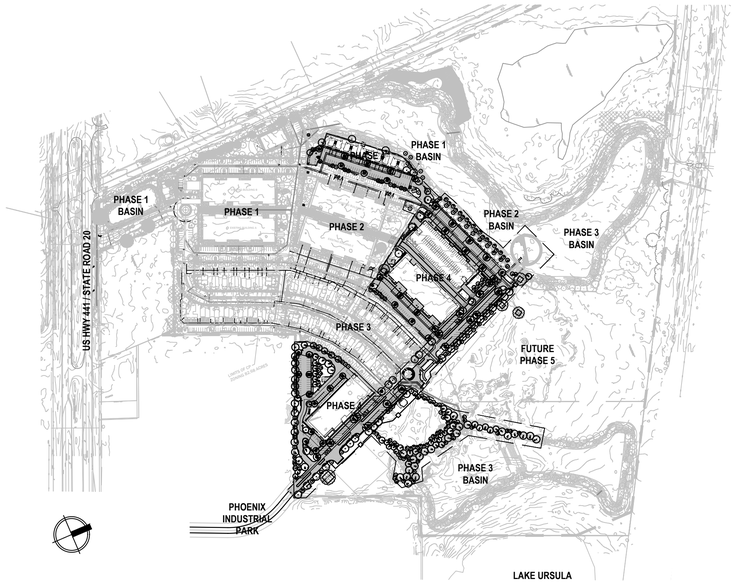
TREE REMOVAL AND CREDITS PLAN

SHEET NUMBER:

L-105

PLOTDATE: 06/23/2022 2:41 PM USER: SARAH MCCOWN
FILENAME: C:\USERS\SARAH MCCOWN\BOX\PROJECT\2022\22-005 TECH CITY PH 4 - EDA\04_PRODUCTION\02_SPR & CDS\2022-06_SPR A\01_SHEETS\22-005_TR.DWG

KEY MAP



TREE CREDITS

TREE CREDITS: Use of Credits- Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of healthy existing native trees. No credit will be given for the preservation of trees on the nuisance tree list. Double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development. Tree credits can be used to comply with the up to 75% of the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers. See 'TREE REMOVAL AND TREE CREDITS PLAN' for list of tree credits.

TREE CREDITS	
Total Site, Parking, and Perimeter Buffer required trees	308
Tree Credits can be used towards meeting 75% of required trees	
75% of Total Site, Parking, and Perimeter Buffer required trees	231
Total Tree Credits Available	3
Tree Credit total is less than 75% of site required trees - All credits may be used.	
Total Tree Credits Able to be Used	3
Total Tree Credits Actually Used	3
Difference (remaining credits)	**0**

TREE DIVERSITY REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.8. Plantings

REQUIREMENT = When (40) or more trees are required, no more than 50% of the required trees shall be of one single species.

TREE DIVERSITY	
Total Trees Proposed	330
50%	165
Max. of one species	**64**

MULTI-PHASE TREE RELOCATION

TREE RELOCATION DUE TO MULTI-PHASE CONFLICTS		
	REQUIRED	
	Canopy Trees, count	*Understory Trees, count*
Trees as part of Phase 1, 2, and/or 3 that were in conflict with proposed Phase 4 improvements that are relocated.		
Mitigation Required Canopy Trees in Need of Relocation	18	28
Site Required Canopy Trees in Need of Relocation	27	23
SUBTOTAL	45	51

Above totals represent trees that were proposed in previous phases that need to be relocated due to Phase 4 impacts. These trees have been incorporated into Phase 4 open areas and around the Phase 3 basin. These trees are denoted with an "R": see plan legend.

LANDSCAPE AREA REQUIREMENT

Per City of Alachua Comprehensive Plan - Future Land Use Element, Objective 2.4, Policy 2.4.a.

LANDSCAPE AREA			
Total Site Area = 12.56 Acres			
		Provided	
	Required	*Acres*	*% of Total Site Area*
Open Area (10% Min.)	**1.256**	**3.96**	31.5%
Landscape Area (10% Min., exclusive of open area)	**1.256**	**1.29**	10.3%

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.3. Perimeter Buffers

REQUIREMENTS =

- Vacant Adjacent Parcel (*Sec. 6.2.2.D.3.d.i.*): Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class.

Perimeter Buffer - Type 'A' Buffer (Sec. 6.2.3. Perimeter Buffer Classifications): This buffer area functions as basic edge demarcating individual properties with a slight visual obstruction from the ground to a height of 10'. Screening requirement within buffer yard includes the following options:

- Option 1: 1 canopy tree + 1 understory/ornamental tree per 60 LF.
- Option 2: 1 canopy tree per 60 LF + hedge
- Option 3: 4' high berm or fence

- Existing Trees to Remain Credits (*Sec. 6.2.2.D.4.*): Canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers, of this section. Credits for the preservation of existing canopy or ornamental/understory trees will be based on the standards in Table 6.2-3, Credit for Existing Trees Preserved.

SITE PERIMETER BUFFERS							
6.2.2.D.3.							
AREA			*FL FRIENDLY REDUCE*	*PROVIDED*			*CREDITS USED*
South/Adjacent to Ph 3 & 2 Dev.	Not Required	CANOPY	0	0	TREES	CANOPY	
	Not Required	UNDERSTORY	0	0	TREES	UNDERSTORY	
Southeast adjacent to Phoenix - Type 'A' Buffer, Option 1 Total length = 588 LF / 60	10	CANOPY	9	9	TREES	CANOPY	0
	10	UNDERSTORY	9	9	TREES	UNDERSTORY	0
West adjacent to Phase 2 Dev.	Not Required	CANOPY	0	0	TREES	CANOPY	
	Not Required	UNDERSTORY	0	0	TREES	UNDERSTORY	
North/Adjacent to future Tech City 'CP' site - Type 'A', Option 1. Adjacency vacant so only half of requirement applies. Total length = 1,807 LF / 60 x 50%	16	CANOPY	15	15	TREES	CANOPY	0
	16	UNDERSTORY	15	15	TREES	UNDERSTORY	0
						TOTAL TREE CREDITS USED	0

TREE MITIGATION

TREE MITIGATION: See 'TREE REMOVAL AND TREE CREDITS PLAN' for calculation of required tree mitigation. 50% mitigation trees to be canopy trees and 75% to be site specific species. Up to 25% of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of mitigation per LCD Sec. 6.2.1.D.1. All mitigation trees are noted as 'M' on plans. Mitigation trees are provided in the Cafe and residential areas in addition to required plantings. All trees proposed around SMF Basin 2 Expansion and SMF Basin 3 are provided for mitigation. ('M' is not provided for each mitigation tree around ponds - See general notes on plan).

TREE MITIGATION				
	PROVIDED			
	Canopy Trees, count	*INCHES - Canopy Trees (2"/ea)*	*Understory Trees, count*	*INCHES - Understory Trees (1.5"/ea)*
Part A. Trees required by Land Development Code (LDC) can be applied toward total required mitigation for up to 25%				
Proposed Trees to meet LDC requirments	93	186	54	81
SUBTOTAL		186		81
Only 25% can be used towards mitigation		**46**		**20**
Part B. Tree Mitigation provided by additional replacement trees, in addition to those trees required by Land Development Code (LDC)				
Mitigation trees provided in addition to LDC trees	32	64	58	87
All can be used towards mitigation		**64**		**87**
Total Mitigation Inches Provided (Part A + B)				
Total Mitigation Inches Provided (25% allowable of Part A + All of Part B)		**110**		**107**
50% of mitigation trees shall be Canopy trees	*Canopy =*	*50.7%*	*Understory =*	*49.3%*
Total Mitigation Inches Provided by Canopy and Understory trees	**217**			
Total Mitigation Inches Required - See Tree Removal and Credits Plan	**216.5**			

PARKING LOT LANDSCAPE REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.2. Parking Lot Landscaping

PARKING PERIMETER								
6.2.2.D.2.								
PARKING AREA	Total Area (LF)	*REQUIRED*		*PROVIDED*			*CREDITS USED*
PERIMETER								
A	Adjacent to Ph 1	0	CANOPY	0	TREES	CANOPY	
		0	UNDERSTORY	0	TREES	UNDERSTORY	
			SHRUBS	0	TREES	CANOPY	
B	Internal to site	0	CANOPY	0	TREES	CANOPY	
		0	UNDERSTORY	0	TREES	UNDERSTORY	
			SHRUBS	0	TREES	CANOPY	
C	Internal to site	0	CANOPY	0	TREES	CANOPY	
		0	UNDERSTORY	0	TREES	UNDERSTORY	
			SHRUBS	0	TREES	CANOPY	
D	115	5	CANOPY	5	TREES	CANOPY	0
		3	UNDERSTORY	3	TREES	UNDERSTORY	0
			SHRUBS	Provided	TREES	CANOPY	
E	Internal to site	0	CANOPY	0	TREES	CANOPY	
		0	UNDERSTORY	0	TREES	UNDERSTORY	
			SHRUBS	0	TREES	CANOPY	
F	140	6	CANOPY	6	TREES	CANOPY	0
		3	UNDERSTORY	3	TREES	UNDERSTORY	0
			SHRUBS	Provided	TREES	CANOPY	
G	Internal to site	0	CANOPY	0	TREES	CANOPY	
		0	UNDERSTORY	0	TREES	UNDERSTORY	
			SHRUBS	0	TREES	CANOPY	
H	195	8	CANOPY	5	TREES	CANOPY	3
		4	UNDERSTORY	4	TREES	UNDERSTORY	0
			SHRUBS	Provided	TREES	CANOPY	
I	207	9	CANOPY	9	TREES	CANOPY	0
		5	UNDERSTORY	5	TREES	UNDERSTORY	0
			SHRUBS	Provided	TREES	CANOPY	
J	45	2	CANOPY	2	TREES	CANOPY	0
		1	UNDERSTORY	1	TREES	UNDERSTORY	0
			SHRUBS	Provided	TREES	CANOPY	
K	181	8	CANOPY	8	TREES	CANOPY	0
		4	UNDERSTORY	4	TREES	UNDERSTORY	0
			SHRUBS	Provided	TREES	CANOPY	
L	Internal to site	0	CANOPY	0	TREES	CANOPY	
		0	UNDERSTORY	0	TREES	UNDERSTORY	
			SHRUBS	0	TREES	CANOPY	
M	Adjacent to Phase 3	0	CANOPY	0	TREES	CANOPY	
		0	UNDERSTORY	0	TREES	UNDERSTORY	
			SHRUBS	0	TREES	CANOPY	
						TOTAL TREE CREDITS USED	3

SITE LANDSCAPE REQUIREMENTS

1. PROPOSED MULTI-FAMILY DEVELOPMENT AREA

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.1. Landscape Standards (a.) Multifamily and townhouses.

- Site Orientation: The front side of Phase 4 site is considered the northern side, adjacent to future Phase 5. Sides of Phase 4 are the eastern and western sides. The rear of Phase 4 is to the south, adjacent to Phase 2 & 3.

Multi-Family Buildings							
Multi-Family Use' = 6.2.2.D.1.a.							
					PROVIDED		*CREDITS USED*
TOTAL SITE AREA OF MULTI-FAMILY DEVELOPMENT AREA		1.1		AC			
SITE CANOPY TREE REQUIREMENTS (6.2.2.D.1.a.i)							
FRONT/EAST = 2 CANOPY TREES /AC	TREES	CANOPY	3		3	0	
REAR/WEST = 1 CANOPY TREES /AC	TREES	CANOPY	4		4	0	
SIDE/NORTH = 1 CANOPY TREES /AC	TREES	CANOPY	4		4	0	
SIDE/SOUTH = 1 CANOPY TREES /AC	TREES	CANOPY	4		4	0	
SITE UNDERSTORY TREE REQUIREMENTS (6.2.2.D.1.a.ii)							
TOTAL SITE UNDERSTORY = 6 UNDERSTORY TREES /AC	TREES	UNDERSTORY	22				
50% UNDERSTORY AT FRONT/EAST	TREES	UNDERSTORY	11		11		
25% UNDERSTORY AT NORTH SIDE	TREES	UNDERSTORY	6		6	0	
25% UNDERSTORY SOUTH SIDE	TREES	UNDERSTORY	6		6	0	
BUILDING FAÇADE REQUIREMENTS (6.2.2.D.1.a.iii)							
TYPICAL MULTI-FAMILY BUILDING - LONGEST BUILDING FACE	LF	TOTAL FAÇADE	55				
REQUIRED FRONT FAÇADE SHRUBS		SHRUBS	FRONT FACADE		PROVIDED		
REQUIRED FAÇADE OF BLDGS FACING FACHOTHER (6.2.2.D.1.a.iv)		SHRUBS	NOT REQUIRED DUE TO UNDER 100 LF OF FACED				
					TOTAL TREE CREDITS USED		0

2. PROPOSED BUSINESS DEVELOPMENT AREA = BUILDING 'E', 'F', & 'I'

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.1. Landscape Standards (c.) Business Uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

Building 'E' & 'F'							
BUSINESS USE = 6.2.2.D.1.c.							
					PROVIDED		*CREDITS USED*
TOTAL SITE AREA OF BUSINESS DEVELOPMENT AREA		8.56		AC			
SITE CANOPY TREE REQUIREMENTS (6.2.2.D.1.c.i)							
FRONT/NORTH = 3 CANOPY TREES /AC	TREES	CANOPY	11		11	0	
REAR/SOUTH = 2 CANOPY TREES /AC	TREES	CANOPY	8		8	0	
E SIDE = 2 CANOPY TREES /AC	TREES	CANOPY	8		8	0	
W SIDE = 2 CANOPY TREES /AC	TREES	CANOPY	8		8	0	
SITE UNDERSTORY TREE REQUIREMENTS (6.2.2.D.1.c.ii)							
TOTAL SITE UNDERSTORY = 6 UNDERSTORY TREES /AC	TREES	UNDERSTORY	22				
50% OF UNDERSTORY LOCATED AT FRONT	TREES	UNDERSTORY	11		11		
25% OF UNDERSTORY LOCATED AT EAST SIDE	TREES	UNDERSTORY	6		6	0	
25% OF UNDERSTORY LOCATED AT WEST SIDE	TREES	UNDERSTORY	6		6	0	
BUILDING FAÇADE REQUIREMENTS (6.2.2.D.1.c.i)							
BUILDING 'E' FACADE = 4 CANOPY / 100 LF PLANTED AT FRONT	LF	TOTAL FRONT FAÇADE	112				
REQUIRED FAÇADE TREES	TREES	CANOPY	5		5		
REQUIRED FAÇADE SHRUBS (6.2.2.D.1.c.iii)		SHRUBS	ALL FACADES		PROVIDED		
BUILDING 'F' FACADE = 4 CANOPY / 100 LF PLANTED AT FRONT	LF	TOTAL FRONT FAÇADE	102				
REQUIRED FAÇADE TREES	TREES	CANOPY	5		5		
REQUIRED FAÇADE SHRUBS (6.2.2.D.1.c.iii)		SHRUBS	ALL FACADES		PROVIDED		
					TOTAL TREE CREDITS USED		0

Building 'I'							
BUSINESS USE = 6.2.2.D.1.c.							
					PROVIDED		*CREDITS USED*
TOTAL SITE AREA OF BUSINESS DEVELOPMENT AREA		1.21		AC			
SITE CANOPY TREE REQUIREMENTS (6.2.2.D.1.c.i)							
FRONT/NORTH = 3 CANOPY TREES /AC	TREES	CANOPY	4		4	0	
REAR/SOUTH = 2 CANOPY TREES /AC	TREES	CANOPY	3		3	0	
E SIDE = 2 CANOPY TREES /AC	TREES	CANOPY	3		3	0	
W SIDE = 2 CANOPY TREES /AC	TREES	CANOPY	3		3	0	
SITE UNDERSTORY TREE REQUIREMENTS (6.2.2.D.1.c.ii)							
TOTAL SITE UNDERSTORY = 6 UNDERSTORY TREES /AC	TREES	UNDERSTORY	8				
50% OF UNDERSTORY LOCATED AT FRONT/NORTH	TREES	UNDERSTORY	4		4		
25% OF UNDERSTORY LOCATED AT EAST SIDE	TREES	UNDERSTORY	2		2	0	
25% OF UNDERSTORY LOCATED AT WEST SIDE	TREES	UNDERSTORY	2		2	0	
BUILDING FAÇADE REQUIREMENTS (6.2.2.D.1.c.i)							
BUILDING 'I' FACADE = 4 CANOPY / 100 LF PLANTED AT FRONT	LF	TOTAL FRONT FAÇADE	277				
REQUIRED FAÇADE TREES	TREES	CANOPY	12		12		
REQUIRED FAÇADE SHRUBS (6.2.2.D.1.c.iii)		SHRUBS	ALL FACADES		PROVIDED		
					TOTAL TREE CREDITS USED		0

PARKING INTERIOR

PARKING INTERIOR						
6.2.2.D.2.						
PARKING AREA	TOTAL AREA (SF)	*REQUIRED*		*PROVIDED*		*CREDITS USED*
INTERIOR						
A	23580	14	TREES	14	TREES	0
B	22530	13	TREES	13	TREES	0
C	725	1	TREES	1	TREES	0
D	2292	2	TREES	2	TREES	0
E	1944	2	TREES	2	TREES	0
F	2673	2	TREES	2	TREES	0
G	2187	2	TREES	2	TREES	0
H	3726	3	TREES	3	TREES	0
I	3942	3	TREES	3	TREES	0
J	3162	2	TREES	2	TREES	0
K	10051	6	TREES	6	TREES	0
L	2772	2	TREES	2	TREES	0
M	17460	10	TREES	10	TREES	0
					TOTAL TREE CREDITS USED	0

MANLEY DESIGN
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Gainesville, Florida 32601
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

SAN FELASCO TECH CITY PHASE 4

Alachua, FL

for

Laser Investment Group

SEAL:

THIS DOCUMENT SET HAS BEEN DIGITALLY SIGNED AND SEALED BY:



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PROJECT NO: 22-005
CLIENT'S NO.: 22-005
ISSUED FOR: **SITE DEVELOPMENT REVIEW**

ISSUED DATE: 28 FEB 2022
REVISIONS:
26 APR 2022
31 MAY 2022
23 JUN 2022

SCALE:

N / A

SHEET TITLE:

LANDSCAPE, KEY SHEET, CALCULATIONS, AND NOTES

SHEET NUMBER:

L-201

PLOTDATE: 06/23/2022 2:30 PM USER: SARAH MCCOWN
FILENAME: C:\USERS\SARAH MCCOWN\BOX\PROJECT\2022\22-005 TECH CITY PH 4 - EDA\04_PRODUCTION\02_SPR & CDS\2022-06_SPR A\01_SHEETS\22-005_LP.DWG

LEGEND

EXISTING TREES TO REMAIN WITHIN PROJECT (SEE TREE REMOVAL AND TREE CREDITS PLAN FOR ADDITIONAL INFORMATION)

EXISTING TREES TO REMAIN OUTSIDE OF PROJECT

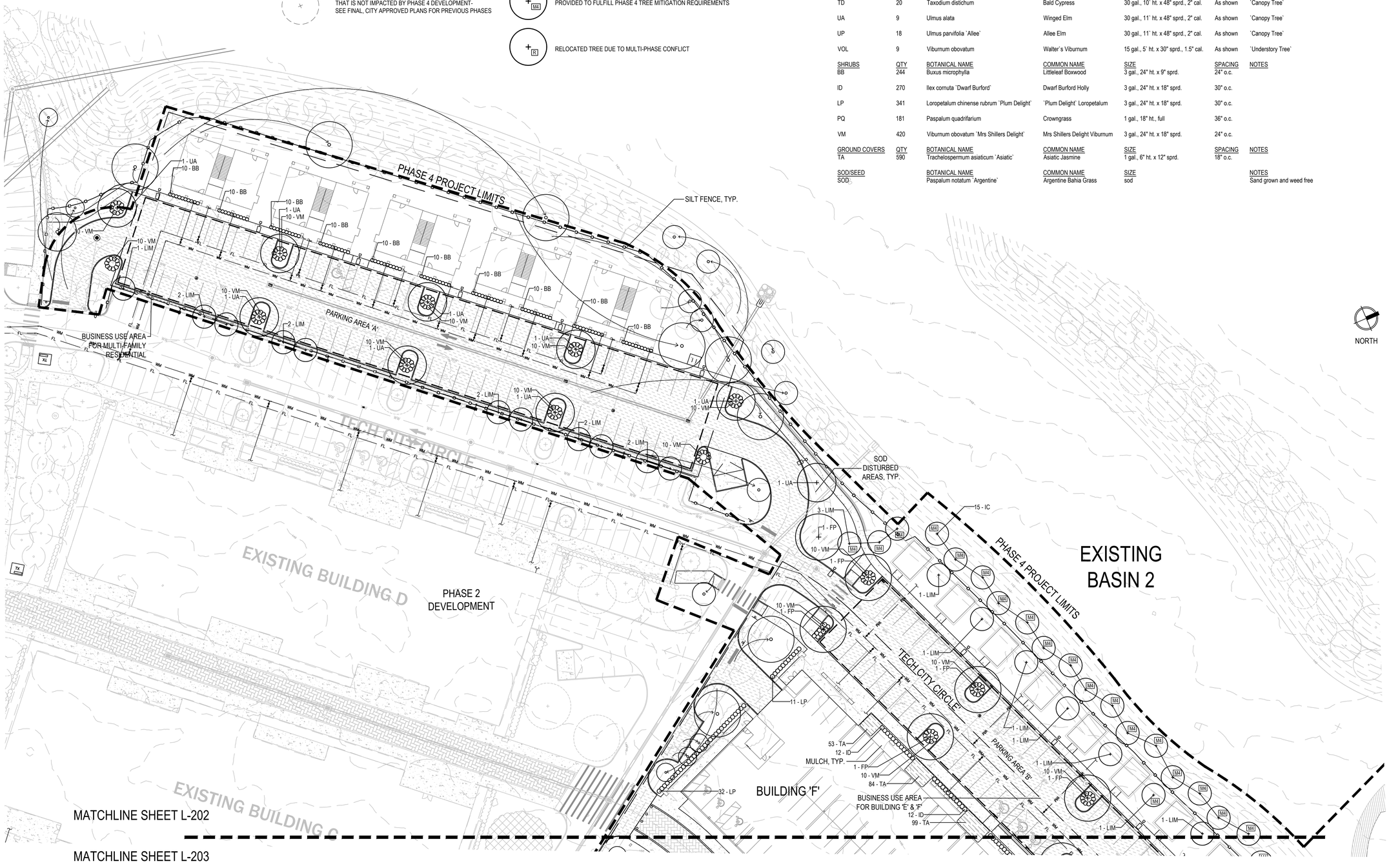
PROPOSED TREE AS PART OF PHASE 1, 2, OR 3 DEVELOPMENT THAT IS NOT IMPACTED BY PHASE 4 DEVELOPMENT- SEE FINAL, CITY APPROVED PLANS FOR PREVIOUS PHASES

RELOCATED LOCATION OF TREE PLANTED WITHIN EARLIER PHASE DUE TO IMPACTS OF PHASE 4'S DEVELOPMENT

NEW PROPOSED TREE AS PART OF PHASE 4 DEVELOPMENT AND AS REQUIRED TO FULFILL LAND DEVELOPMENT REQUIREMENTS

NEW PROPOSED TREE AS PART OF PHASE 4 DEVELOPMENT PROVIDED TO FULFILL PHASE 4 TREE MITIGATION REQUIREMENTS

RELOCATED TREE DUE TO MULTI-PHASE CONFLICT



NORTH

LANDSCAPE NOTES

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
AR	13	Acer rubrum `Florida Flame`	Florida Flame Red Maple	30 gal., 11` ht. x 48" sprd., 2" cal.	As shown	`Canopy Tree`
FP	20	Fraxinus pennsylvanica	Green Ash	30 gal., 11` ht. x 48" sprd., 2" cal.	As shown	`Canopy Tree`
IC	48	Ilex cassine	Dahoon Holly	15 gal., 8` ht. x 24" sprd., 1.5" cal.	As shown	`Understory Tree`
LIM	63	Lagerstroemia indica x faurei `Muskogee`	Muskogee Crape Myrtle	15 gal., 8` ht. x 24" sprd., 1.5" cal.	As shown	Multi-trunk, five canes minimum, `Understory Tree`
LIN	43	Lagerstroemia indica x faurei `Natchez`	Natchez Crape Myrtle	15 gal., 8` ht. x 24" sprd., 1.5" cal.	As shown	Multi-trunk, five canes minimum, `Understory Tree`
LT	34	Liriodendron tulipifera	Tulip Poplar	30 gal., 11` ht. x 48" sprd., 2" cal.	As shown	`Canopy Tree`
QV	54	Quercus virginiana	Southern Live Oak	30 gal., 11` ht. x 48" sprd., 2" cal.	As shown	`Canopy Tree`
TD	20	Taxodium distichum	Bald Cypress	30 gal., 10` ht. x 48" sprd., 2" cal.	As shown	`Canopy Tree`
UA	9	Ulmus alata	Winged Elm	30 gal., 11` ht. x 48" sprd., 2" cal.	As shown	`Canopy Tree`
UP	18	Ulmus parvifolia `Allee`	Allee Elm	30 gal., 11` ht. x 48" sprd., 2" cal.	As shown	`Canopy Tree`
VOL	9	Viburnum obovatum	Walter`s Viburnum	15 gal., 5` ht. x 30" sprd., 1.5" cal.	As shown	`Understory Tree`

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
BB	244	Buxus microphylla	Littleleaf Boxwood	3 gal., 24" ht. x 9" sprd.	24" o.c.	
ID	270	Ilex cornuta `Dwarf Burford`	Dwarf Burford Holly	3 gal., 24" ht. x 18" sprd.	30" o.c.	
LP	341	Loropetalum chinense rubrum `Plum Delight`	`Plum Delight` Loropetalum	3 gal., 24" ht. x 18" sprd.	30" o.c.	
PQ	181	Paspalum quadrifarium	Crowngrass	1 gal., 18" ht., full	36" o.c.	
VM	420	Viburnum obovatum `Mrs Shillers Delight`	Mrs Shillers Delight Viburnum	3 gal., 24" ht. x 18" sprd.	24" o.c.	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TA	590	Trachelospermum asiaticum `Asiatic`	Asiatic Jasmine	1 gal., 6" ht. x 12" sprd.	18" o.c.	

SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SOD	Paspalum notatum `Argentine`	Argentine Bahia Grass	sod	Sand grown and weed free

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SAN FELASCO TECH CITY PHASE 4

Alachua, FL

for

Laser Investment Group

SEAL:

THIS DOCUMENT SET HAS BEEN DIGITALLY SIGNED AND SEALED BY:

REGISTERED LANDSCAPE ARCHITECT — DANIEL ELISABETH MANLEY — LA 6666722 — STATE OF FLORIDA

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PROJECT NO: 22-005
CLIENT'S NO.: 22-005
ISSUED FOR: **SITE DEVELOPMENT REVIEW**

ISSUED DATE: 28 FEB 2022
REVISIONS:
26 APR 2022
31 MAY 2022
23 JUN 2022

SCALE:

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

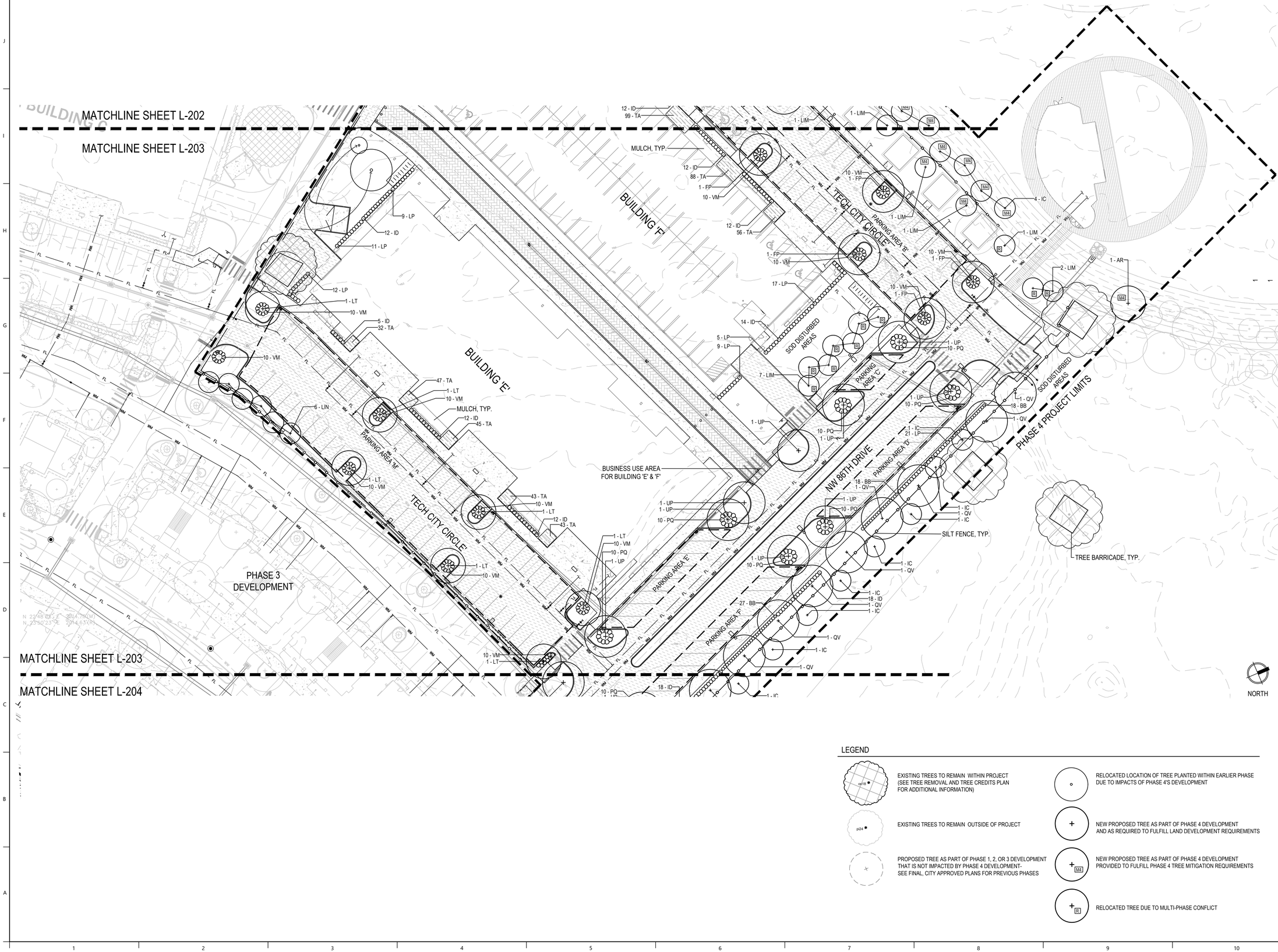
SHEET TITLE:

LANDSCAPE PLAN, SCHEDULE AND NOTES

SHEET NUMBER:

L-202

PLOTDATE: 06/23/2022 2:31 PM USER: SARAH MCCOWN
FILENAME: C:\USERS\SARAH MCCOWN\BOX\PROJECT\2022\22-005 TECH CITY PH 4 – EDA\04_PRODUCTION\02_SPR & CDS\2022-06_SPR A\01_SHEETS\22-005_LP.DWG



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Alachua, FL

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SCALE:

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

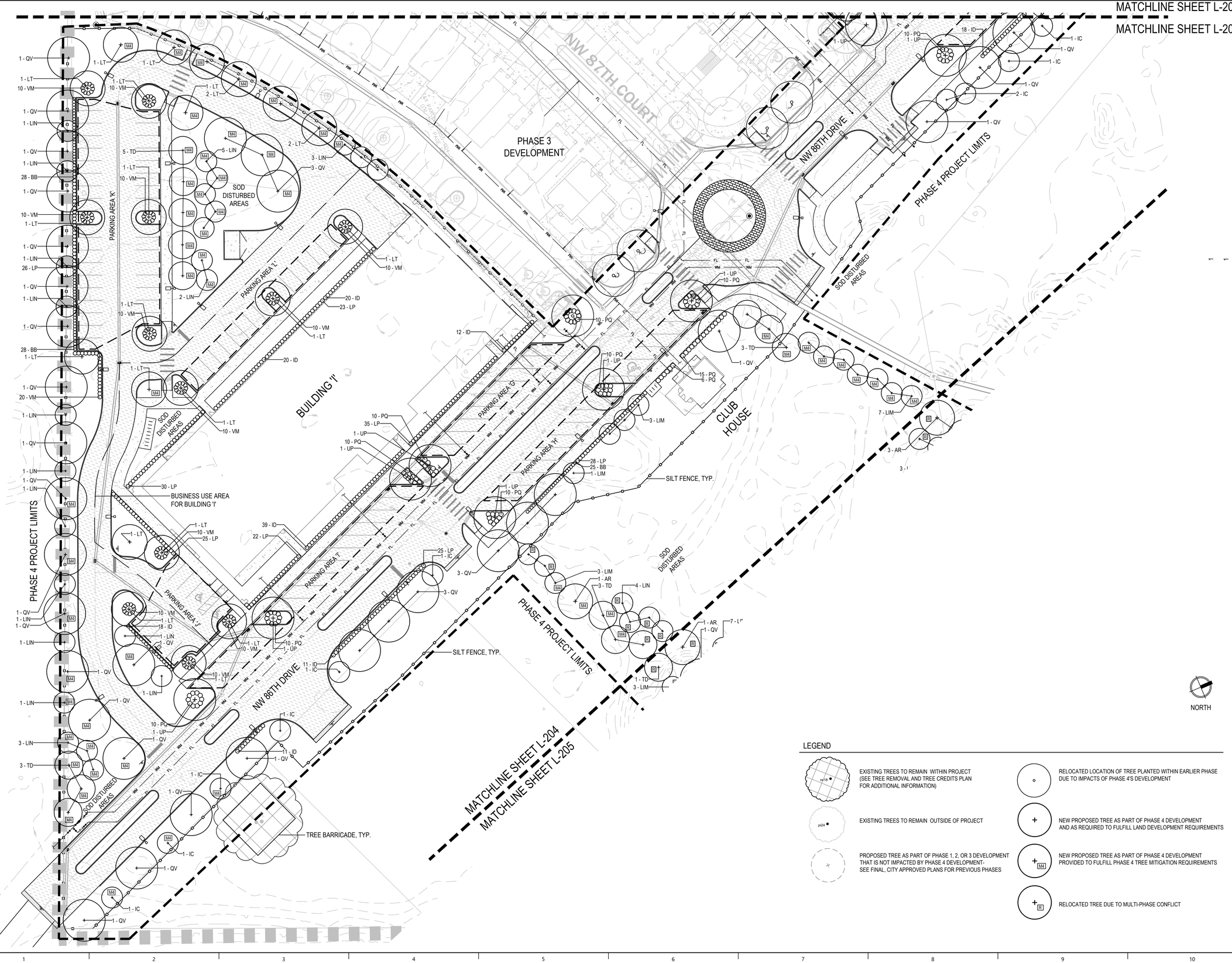
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-203

PLOTDATE: 06/23/2022 2:33 PM USER: SARAH MCCOWN
FILENAME: C:\USERS\SARAH MCCOWN\BOX\PROJECT\2022\22-005 TECH CITY PH 4 - EDA\04_PRODUCTION\02_SPR & CDS\2022-06_SPR 4\01_SHEETS\22-005_LP.DWG



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31 MAY 2022
23 JUN 2022

SCALE:

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SCALE: 1" = 30'

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-204

PLOTDATE: 06/23/2022 2:44 PM USER: SARAH MCCOWN
FILENAME: C:\USERS\SARAH MCCOWN\BOX\PROJECT\2022\22-005 TECH CITY PH 4 - EDA\04_PRODUCTION\02_SPR & CDS\2022-06_SPR 4\01_SHEETS\22-005_LP.DWG



LEGEND

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Certificate of Authorization No. LC26000575

PROJECT NAME:

SAN FELASCO TECH CITY PHASE 4

Alachua, FL

for

Laser Investment Group

SEAL:

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REGISTERED LANDSCAPE ARCHITECT
DANIEL ELISABETH MANLEY
LA 6666722
STATE OF FLORIDA

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CLIENT'S NO.: 22-005
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31 MAY 2022
23 JUN 2022

SCALE:

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

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-205

PLOTDATE: 06/23/2022 2:43 PM USER: SARAH MCCOWN
FILENAME: C:\USERS\SARAH MCCOWN\BOX\PROJECT\2022\22-005 TECH CITY PH 4 - EDA\04_PRODUCTION\02_SPR & CDS\2022-06_SPR 4\01_SHEETS\22-005_LP.DWG

XERISCAPE CRITERIA

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.6.b. Xeriscape Standards.
Proposed landscape and future irrigation design meet Xeriscape requirements for this project.

Required: (i.) Preserve and maintain native vegetation.
Provided: Site plan preserves areas of existing trees and vegetation.

Required: (ii.) Group plant material into water use zones based on water needs.
Provided: Proposed plant material has low to moderate watering requirements and as such will be grouped together in irrigation zones.

Required: (iii.) Ensure plant types are appropriate for soils.
Provided: Selected plant material includes native tree species and Florida-friendly shrubs and groundcovers that are appropriate for anticipated site soils.

Required: (iv.) Use of mulch.
Provided: Mulch is proposed for all trees, shrubs, and groundcover areas.

Required: (v.) Use of low water use plants.
Provided: Native tree species and Florida-friendly, low or moderate water demanding shrub and groundcover species are proposed.

Required: (vi.) Efficient irrigation.
Provided: See Irrigation Plans. Turf does not require irrigation as it is a drought-tolerant species. Design also provides a rain sensor, minimizes overspray via use of drip and microsprays, and groups irrigation zones per plant type and similar watering demand.

Required: (vii.) Maintenance.
Provided: Maintenance of landscape and irrigation is required per note 14 above, Landscape Notes.

Required: (viii.) Drip irrigation or emitters.
Provided: See Irrigation Plans. Irrigation design includes drip irrigation.

FLORIDA FRIENDLY LANDSCAPING PRACTICES

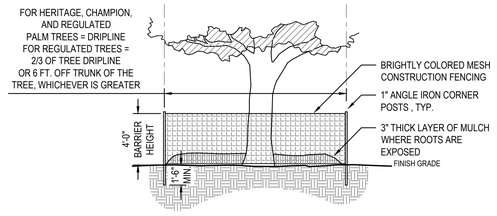
Per City of Alachua ULDR, Article 6., Sec. 6.2.2.C.8. Proposed design adheres to the nine principles of Florida Friendly Landscaping as follows.

Per City of Alachua ULDR, Article 6., Sec. 6.2.2..d.7.b.ix. The amount of any required site or perimeter buffering landscaping may be reduced by 10% if the development area is completely (100%) landscaped using Florida Friendly practices and plant material as certified by a registered landscape architect. This project uses Florida Friendly plant material and qualifies for the 10% reduction - See calculation notes.

1. Right Plant Right Place - Proposed plant materials are Florida-friendly species that are well adapted to the project's location. Plants are located outside of traffic and security view zones. Plants are also located outside of the required offset distances from underground and overhead utilities as per GRU requirements.
2. Water Efficiently - The proposed irrigation system includes a weather-sensor that will shut the system off during rain events. Proposed irrigation components are modern, water-efficient products that utilize the industry's best practices regarding water efficiency.
3. Fertilize Appropriately - Reference "maintenance recommendations' below.
4. Mulch - Mulching is proposed for all planting areas. Mulch to be of a type per City of Alachua requirements. Reference planting details, notes, and below recommendations.
5. Attract Wildlife - Proposed plants are either Florida native or Florida friendly species that offer habitat for wildlife cover and nesting. Some proposed species offer berries attractive to local bird species, and proposed Oaks and Elms attract birds, butterflies, and other species regarding blooms and seeds.
6. Manage Yard Pests Responsibly- Proposed pest management will be per best management practices.
7. Recycle Yard Waste - Yard waste will 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 District and City of Alachua requirements. See Civil plans.

As a Registered Landscape Architect and as per the seal on this drawing sheet, I certify that the project meets the above Florida Friendly landscape best practices.

NOTE:
1. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA.
2. DO NOT STORE MATERIALS OR ALLOW ENCROACHMENT OF VEHICLES OR MACHINERY WITHIN TREE BARRIER AREA. NO BUILDING MATERIALS, DEBRIS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS. ADDITIONALLY, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION AREA UNLESS APPROVED BY THE CITY OF ALACHUA DURING SITE PLAN REVIEW: CLEARING OF VEGETATION OTHER THAN BY HAND, COMPACTION, FILLING, OR REMOVAL OF SOIL, AND CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
3. NO GRADE CHANGES MAY OCCUR WITHIN TREE BARRIER AREA WITHOUT APPROVAL. IF GRADE CHANGES ARE PROPOSED WITHIN THE TREE BARRIER AREA, EITHER A PROTECTIVE DRYWELL AND ROOT AERATION SYSTEM SHALL BE PROVIDED WHERE GRADE IS RAISED OR A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED AT THE PERIMETER OF THE PROTECTIVE RADIUS.
4. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
5. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
6. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
7. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.



1 EXISTING TREE PROTECTION DETAIL
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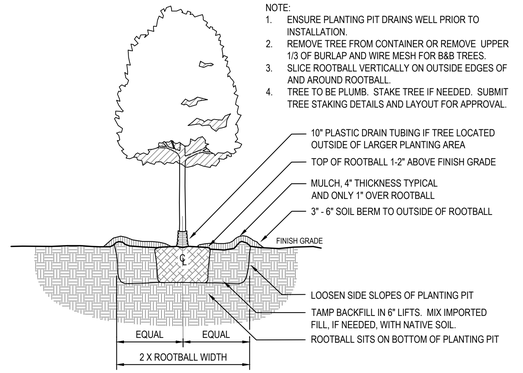
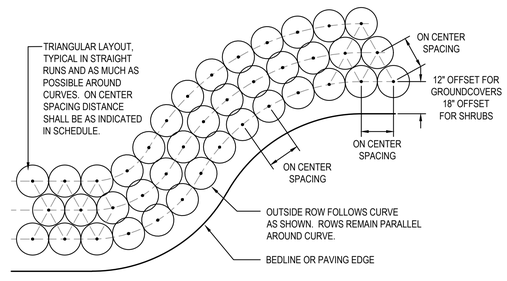
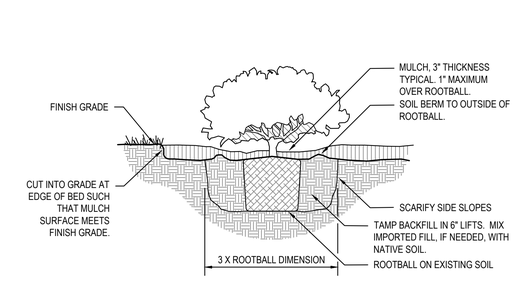


2 TREE PLANTING DETAIL
SCALE: N.T.S.



3 SHRUB AND ORNAMENTAL GRASS LAYOUT DETAIL
SCALE: N.T.S.



4 SHRUB AND ORNAMENTAL GRASS PLANTING DETAIL
SCALE: N.T.S.

MAINTENANCE RECOMMEDATIONS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.7.B.vii. A maintenance schedule must be submitted addressing the following:
1. Checking: Check distribution and sprinkler function of the irrigation system periodically and monthly at a minimum. Make repairs as needed. Adjust spray heads to minimize overthrow onto pavement.
2. Resetting: Water at a frequency as allowed by the local jurisdictions including City of Alachua and Suwannee River Water Management District. Water at a duration as indicated in irrigation design indicated for each zone. Adjust frequency and duration as needed and as directed by regulating agencies.
3. Remulching: Maintain the depth of mulch in all planting areas as specified in plans. Replenish a minimum of twice a year or as needed. Depth shall be measured when mulch is settled. Remove sticks, cones, and debris from mulch prior to placing. Utilize mulch type as specified in plans. Remove debris from mulch areas prior to remulching.
4. Fertilizing: Apply a slow-release, granular fertilizer within all planting areas. Apply in a manner and at a rate and frequency as recommended by the manufacturer and as per City of Alachua regulations, if applicable. Do not apply on leaves or branches. Do not allow fertilizer to fall on pavement or near drains. Fertilizer to meet specification for commercial applications.
5. Weeding: Keep planting beds, tree rings, and mulch areas free of undesirable vegetation. Apply a pre-emergent herbicide as approved by the Owner to planting areas prior to the planting season in early Spring. Manually remove weeds and other undesirable species over 12" in height. Utilize a post-emergent herbicide as approved by the regulating agencies for weeds less than 12". Weed monthly, minimum.
6. Pruning: Maintain plantings to maintain the clear sight window as defined by the regulating agencies of the adjacent roadways. Pruning to be done in accordance with the most current version of the American National Standard "Tree, Shrub, and Other Woody Plant Maintenance" (ANSI A300). Prune flowering plants following their blooming period. Prune other plants in early spring prior to their first flush. Remove dead or injured branches. Head branches if needed to maintain height and trim at different lengths for a more natural form, where desired by the Owner. Do not prune shrubs into balls or other shapes and instead maintain in their natural form, as directed by the Owner.
7. Mowing: Mow turf at a frequency to maintain turf in a vigorous and healthy state without appearing unkempt. Remove unwanted vegetation and debris from turf areas during mowing activities.
8. Watering: Water all material thoroughly following planting and through establishment and/or final acceptance. Water trees per the 'Irrigation Schedule for Vitality' guidelines within the most current edition of 'Florida Grades and Standards for Nursery Plants' or as otherwise approved.

LANDSCAPE NOTES

1. PRE-DESIGN MEETING: IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
2. EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
3. INVASIVE NON-NATIVE TREE AND VEGETATION REMOVAL: VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS AMENDED, SHALL BE REMOVED AT TIME OF DEVELOPMENT.
4. VISIBILITY: NO TREE SHALL BE PLANTED WITHIN TEN FEET OF A FIRE HYDRANT OR UTILITY POLE, WITHIN 15 FEET OF A DRIVEWAY APRON, WITHIN 20 FEET OF A TRAFFIC SIGN, OR WITHIN 25 FEET OF AN INTERSECTION IN ORDER TO ENSURE ADEQUATE VISIBILITY.
5. PLANTING PREPARATION: REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTINGS.
6. PRUNING: IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE. SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AND "PRUNING. TRIMMING. REPAIRING. MAINTAINING, AND REMOVING TREES. AND CUTTING BRUSH—SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.
7. PLANT MATERIAL, GENERAL: ALL PLANT MATERIALS SHALL MEET 'FLORIDA NUMBER 1' REQUIREMENTS AS PER THE MOST CURRENT EDITION OF "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS', FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
8. PROPOSED TREES: PROPOSED CANOPY TREES SHALL BE A MINIMUM OF EIGHT FEET TALL WITH 1 ½" CALIPER PER FLORIDA GRADES AND STANDARDS. PROPOSED UNDERSTORY TREES SHALL HAVE A CALIPER OF 1 ½" INCHES.
9. PROPOSED SHRUBS: PROPOSED SHRUBS SHALL BE A MINIMUM OF 24" HEIGHT IF UPRIGHT SPECIES AND 18" SPREAD IF SPREADING SPECIES.
10. NEW TREE STAKING: IF NECESSARY TO MAINTAIN TREES PLUMB, TREES SHALL BE STAKED WITH BIODEGRADABLE STAKING MATERIALS.
11. SOD: ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTINGS SHALL BE SODDED. SEE CIVIL PLANS FOR SODDING INFORMATION FOR STORMWATER FACILITIES. SOD SHALL BE SAND-GROWN, STRONGLY ROOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
12. MULCH: THREE INCHES OF MULCH SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUNDCOVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINE STRAW MULCH FOR ALL PLANTING AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.
13. IRRIGATION: IRRIGATION WILL BE PROVIDED BY AN AUTOMATIC IRRIGATION SYSTEM.
14. RESPONSIBILITY: THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES. TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSPECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL PLANT LIFE SHOWN ON A LANDSCAPE PLAN SHALL BE REPLACED IF IT DIES, IS SERIOUSLY DAMAGED, OR REMOVED.

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MANLEY DESIGN
Landscape Architecture • Site Planning

Manley Design, LLC
224 NW 2nd Avenue, Suite E
Gainesville, Florida 32601
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

SAN FELASCO TECH CITY PHASE 4

Alachua, FL

for

Laser Investment Group

SEAL:

THIS DOCUMENT SET HAS BEEN DIGITALLY SIGNED AND SEALED BY:

REGISTERED LANDSCAPE ARCHITECT — DANIEL ELISABETH MANLEY — LA 6666722 — STATE OF FLORIDA

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS. THE ABOVE NAMED REGISTERED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THIS SHEET IN ACCORDANCE WITH RULE 61G10-11.011 F.A.C.

PROJECT NO: 22-005
CLIENT'S NO.: 22-005
ISSUED FOR: **SITE DEVELOPMENT REVIEW**

ISSUED DATE: 28 FEB 2022
REVISIONS:
26 APR 2022
31 MAY 2022
23 JUN 2022

SCALE:

N / A

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

L-206

PLOTDATE: 06/23/2022 2:34 PM USER: SARAH MCCOWN
FILENAME: C:\USERS\SARAH MCCOWN\BOX\PROJECTS\2022\22-005 TECH CITY PH 4 - EDA\04_PRODUCTION\02_SPR & CDS\2022-06_SPR 4\01_SHEETS\22-005_LP.DWG

TECHNICAL SPECIFICATIONS - PLANTING, SECTION 329000

PART 1 - GENERAL

1.1 SUMMARY
- A. PROVIDE ALL LABOR, EQUIPMENT AND INCIDENTALS REQUIRED TO RENDER ALL SERVICES REQUIRED TO SUCCESSFULLY INSTALL ALL TURF AND LANDSCAPE PROPOSED WITHIN THE PROJECT AREA AS DEFINED ON PLANS.
- B. WORK WILL INCLUDE BUT IS NOT LIMITED TO PREPARATION, INSTALLATION, AND MAINTENANCE FOR PROPOSED TURF AND LANDSCAPE MATERIAL.

1.2 SUBMITTALS
- A. PROVIDE TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ANY PLANTING ACTIVITIES. SUBMITTALS SHALL INCLUDE:
  1. A COPY OF CURRENT CERTIFICATE AS A CERTIFIED LANDSCAPE CONTRACTOR BY THE FLORIDA NURSERY, GROWERS, AND LANDSCAPE ASSOCIATION (FNGLA).
  2. A COPY OF CURRENT PEST CONTROL LICENSE (ROW, ORNAMENTAL AND/OR AQUATIC, IF APPROPRIATE)
  3. MANUFACTURER'S LABELS OR INFORMATION FOR ANY COMPONENTS INCORPORATED INTO THIS PROJECT, INCLUDING BUT NOT LIMITED TO FERTILIZERS, PESTICIDES, AND STAKING SYSTEMS.
  4. IF REGENERATED PALMS ARE PROPOSED WITHIN THE PROJECT, REPRESENTATIVE COLOR PHOTOGRAPHS OF "REGENERATED PALMS" SHALL BE PROVIDED BY THE CONTRACTOR AND SUBMITTED TO THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY. PHOTOS SHALL CLEARLY DEPICT THE FOLLOWING; CLEAR TRUNK HEIGHT; THE TRUNK DIAMETER MEASURED AT THE BASE; THE ROOT BALL MEASUREMENTS; REGENERATED ROOTS ON ALL SIDES OF THE ROOT BALL; AND THREE FULLY EXPANDED NEW FRONDS.
  5. IF IMPORTED FILL IS REQUIRED TO AUGMENT EXISTING CONDITIONS FOR PLANTING, PROVIDE IMPORTED FILL AS DESCRIBED WITHIN PRODUCTS SECTION. PROVIDE A SOIL ANALYSIS THROUGH THE UNIVERSITY OF FLORIDA EXTENSION SOIL TESTING LABORATORY FOR EACH FILL SOURCE AND INCLUDING INCLUDE A WRITTEN REPORT CONTAINING SOIL-AMENDMENT AND FERTILIZER RECOMMENDATIONS FOR EACH SOURCE.
  6. SCHEDULE OF VALUES: PRIOR TO THE COMMENCEMENT OF THE WORK, SUBMIT INSTALLED UNIT PRICES FOR ALL PLANT MATERIALS (MULCH SHALL BE INCLUDED IN THE INSTALLED UNIT PRICING) AND SODDING. THE SCHEDULE OF VALUES SHOULD EQUAL THE TOTAL CONTRACT PRICE FOR LANDSCAPE INSTALLATION.
  7. TYPEWRITTEN INSTRUCTIONS PROVIDING A MAINTENANCE SCHEDULE AND ALL MAINTENANCE OPERATIONS NECESSARY TO MAINTAIN THE PLANTINGS DURING AND FOLLOWING INSTALLATION, AS SPECIFIED BELOW.
  8. WRITTEN WARRANTIES AS SPECIFIED BELOW.
  9. RECORD DRAWINGS: FURNISH ONE SET OF RECORD DRAWINGS THAT CLEARLY SHOW ALL CHANGES MADE TO THE ORIGINAL CONTRACT DRAWINGS DURING THE COURSE OF THE WORK. DRAWINGS SHALL BE PROVIDED IN PDF FILE FORMAT AND TO BE FULLY LEGIBLE AND TO SCALE.

1.3 QUALITY CONTROL
- B. ALL WORK SHALL BE PERFORMED BY A FNGLA CERTIFIED LANDSCAPE CONTRACTOR (FCLC) WHO HAS COMPLETED LANDSCAPE WORK SIMILAR IN SCOPE, MATERIAL, DESIGN, AND EXTENT TO THAT AS INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL TREE AND SHRUB ESTABLISHMENT. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN FCLC CERTIFICATION UNDER FNGLA.
- C. PRUNING, IF REQUIRED, SHALL BE PERFORMED BY A CERTIFIED ARBORIST, AS CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).

ALL PLANT MATERIAL TO COMPLY WITH 'FLORIDA #1' GRADE QUALITY STANDARD AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE 'FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS' PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.

- D. UNSATISFACTORY OR DEFECTIVE MATERIAL MAY BE REJECTED AT ANY TIME, AND REJECTED MATERIAL SHALL BE REMOVED IMMEDIATELY FROM THE PROJECT SITE.
- E. CONTRACTOR SHALL MAINTAIN AND EXPERIENCED, FULL-TIME SUPERVISOR ON THE PROJECT SITE DURING ALL PLANTING ACTIVITIES.
- F. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS PROOF OF NON-AVAILABILITY OR EVIDENCE OF 'EQUAL' STATUS IS DEMONSTRATED PRIOR TO ORDERING AND/OR INSTALLATION. CONTRACTOR TO SUBMIT A SUBSTITUTION REQUEST TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ORDERING, DELIVERY, OR INSTALLATION OF MATERIAL. THE SUBSTITUTION REQUEST SHALL IDENTIFY THE ISSUE WITH THE SPECIFIED MATERIAL AND PROPOSE ALTERNATIVE, EQUAL MATERIAL(S). INFORMATION TO BE PROVIDED REGARDING ALTERNATIVE MATERIALS SHALL INCLUDE SCIENTIFIC NAME, COMMON NAME, SIZE, AND SOURCE.
- G. PACKAGE STANDARD PRODUCTS WITH MANUFACTURER'S CERTIFIED ANALYSIS OR ANALYSIS BY RECOGNIZED LABORATORY.

1.4 CONTRACTOR REQUIREMENTS
- A. PROVIDE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY FOR COMPLETION OF WORK AND MAINTENANCE.
- B. OBTAIN ALL NECESSARY PERMITS, LICENSES, AND NOTIFICATIONS AND PAY FEES NECESSARY FOR COMPLETION OF THE WORK.
- C. COMPLY WITH ALL APPLICABLE CODES.
- D. COORDINATE WITH OTHER TRADES WORKING ON THE PROJECT DURING PLANTING ACTIVITIES.
- E. COORDINATION SHALL OCCUR WITH OTHER CONTRACTORS OR PROJECTS OCCURRING OFF SITE IF NECESSARY.
- F. IDENTIFY AND VERIFY THE LOCATION OF ALL UTILITIES WITHIN PROPOSED PLANTING AREAS. CONTRACTOR TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AS REQUIRED BY CHAPTER 556 OF FLORIDA STATUTES PRIOR TO ANY EXCAVATION OR PLANTING ACTIVITIES.
- G. PROVIDE SAFE STORAGE FOR ALL EQUIPMENT AND MATERIALS. STORAGE OF SUCH ITEMS IS AT THE CONTRACTOR'S RISK.
- H. REPAIR, AT NO COST TO THE OWNER, ANY DAMAGE OCCURRING DUE TO CONTRACTOR NEGLIGENCE TO EXISTING UTILITIES, STRUCTURES, FURNISHINGS, HARDSCAPE, LANDSCAPE, OR OTHER ELEMENTS TO REMAIN. ANY DAMAGED WORK SHALL BE REPAIRED AS PER PLANS, OTHER SPECIFICATIONS SECTIONS, OR AS INSTRUCTED BY THE OWNER'S REPRESENTATIVE.
- I. MAINTENANCE DURING INSTALLATION AND UNTIL FINAL ACCEPTANCE.

1.5 WARRANTY
- A. EXISTING LANDSCAPE AND VEGETATION
  1. ALL EXISTING LANDSCAPE AND TURF TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES.
- B. NEW PLANTS
  1. WARRANTY SHRUBS AND GROUNDCOVER FOR A PERIOD OF TWELVE (12) MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR THAT WHICH IS A RESULT OF NEGLECT BY OWNER, ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.
  2. REMOVE AND REPLACE ANY LANDSCAPE MATERIAL FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD.
- B. NEW SOD:
  1. WARRANTY ALL GRASS FOR A PERIOD OF SIX (6) MONTHS AFTER SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR THE UNUSUAL PHENOMENA OR INCIDENTS, WHICH ARE BEYOND THE CONTRACTOR'S CONTROL
  2. REMOVE AND REPLACE ALL TURF FOUND TO BE DEAD OR IN AN UNHEALTHY CONDITION DURING WARRANTY PERIOD AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- C. REPAIR GRADES, LAWN AREAS, PAVING, AND ANY OTHER DAMAGE RESULTING FROM REPLACEMENT PLANTING OPERATIONS, AT NO ADDITIONAL COST TO OWNER.
- D. IF ANY PLANTS ARE REPLACED DURING THE WARRANTY PERIOD, THEN THE REPLACEMENT MATERIAL SHALL ALSO BE WARRANTED FOR THE SAME PERIOD AS LISTED FOR NEW MATERIAL, ABOVE, FROM THE DATE OF REPLACEMENT. ONLY ONE REPLACEMENT WILL BE REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.
- E. A FINAL INSPECTION WILL BE MADE AT THE END OF THE WARRANTY PERIOD TO DETERMINE ACCEPTANCE OR REJECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER, IN WRITING, THIRTY (30) DAYS PRIOR TO THE END OF THE WARRANTY PERIOD, AT WHICH TIME THE OWNER HAS THE OPTION TO PERFORM AN END OF WARRANTY INSPECTION. FAILURE TO NOTIFY THE OWNER OF THE END DATE OF THE WARRANTY PERIOD SHALL CAUSE THE WARRANTY PERIOD TO EXTEND UNTIL SUCH TIME AS THE CONTRACTOR GIVES THE OWNER THE REQUIRED 30 DAYS' NOTICE.

1.6 DELIVERY, STORAGE, AND HANDLING
- A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT SITE.
- B. SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING OF ROLLED STRIPS.
- C. PLANTS: DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OF DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET PLANTS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME. HANDLE PLANT MATERIALS BY ROOTBALL.

PART 1 - GENERAL, CON'T

1.7 PROJECT CONDITIONS
- A. COORDINATE AND COOPERATE WITH OTHER TRADES TO ENABLE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.
- B. IF WEATHER CONDITIONS DETRIMENTAL TO PLANTING ARE ENCOUNTERED OR ANTICIPATED, NOTIFY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING. PLANTING SHALL NOT OCCUR DURING PERIODS OF OR WITHIN 48 HOURS OF PREDICTED TEMPERATURES LESS THAN 32 F.
- C. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED OR ANTICIPATED, INCLUDING BUT NOT LIMITED TO LIMESTONE, ROAD BASE, RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OBSTRUCTIONS, OR TOXIC MATERIALS, NOTIFY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- D. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
- E. DETERMINE LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL, 811. PERFORM WORK IN A MANNER THAT AVOIDS POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED.

PART 2 - PRODUCTS

2.1 FILL
- A. IF REQUIRED TO AUGMENT EXISTING SOILS FOR LANDSCAPE AND TURF INSTALLATION, PROVIDE NEW, DEEP FILL MATERIAL AS PER USDA STANDARD TEXTURES AND THAT IS TAKEN FROM WELL-DRAINING LOCAL SOURCES WITH SIMILAR SOIL TYPES AS FOUND AT THE PROJECT SITE.
- B. FILL TO BE SUITABLE FOR PLANT GROWTH, FRIABLE, AND FREE OF CLAY LUMPS, BRUSH, WEEDS, SEEDS, ROOTS, STUMPS, STONES, ORGANIC MUCK, HARD PAN CLAY, LITTER AND CONSTRUCTION DEBRIS INCLUDING LIMEROCK OR PAVING BASE MATERIAL, ASPHALT, AND CONCRETE, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH
- C. FILL TO BE OF PH 5-6.5.

2.2 MULCH
- A. MULCH SHALL BE PINE STRAW, FREE OF BRANCHES, CONES, AND DEBRIS.

2.3 COMMERCIAL FERTILIZER
- A. FERTILIZER TYPE AND APPLICATION TIMING AND METHODS SHALL MEET ALACHUA COUNTY 'FERTILIZER STANDARDS AND MANAGEMENT PRACTICES' LDR ARTICLE IV., REQUIREMENTS. DO NOT APPLY FERTILIZER FROM JULY - FEBRUARY. APPLY FERTILIZER EITHER DURING THE PROJECT'S INSTALLATION OR DURING THE ESTABLISHMENT PERIOD, DEPENDING ON WHICH IS POSSIBLE RELATIVE TO THIS TIME PERIOD. IF IT IS ANTICIPATED THAT THE PROJECT WILL BE COMPLETED OUTSIDE OF THE SPECIFIED FERTILIZING WINDOW AND THAT FERTILIZING WON'T BE POSSIBLE, DISCUSS WITH THE OWNNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- B. FERTILIZER MAY ONLY BE APPLIED WITHIN 10 FT. FROM ANY WETLAND OR BODY OF WATER FOR A PERIOD OF 90 DAYS FOLLOWING PLANTING. FOLLOWING THAT TIME PERIOD, FERTILIZING IN THIS AREA IS NOT ALLOWED.
- C. FERTILIZERS APPLIED TO TURF AND/OR LANDSCAPE PLANTS SHALL BE FORMULATED AND APPLIED IN ACCORDANCE WITH DIRECTIONS PROVIDED BY RULE 5E-1.003, FLORIDA ADMINISTRATIVE CODE, LABELING REQUIREMENTS FOR URBAN TURF FERTILIZERS.
  - C.1. NITROGEN OR PHOSPHORUS FERTILIZER SHALL NOT BE APPLIED TO TURF OR LANDSCAPE PLANTS EXCEPT AS ALLOWED BY THIS RULE OR IF WITHIN UF/IFAS RECOMMENDATIONS FOR LANDSCAPE PLANTS, VEGETABLE GARDENS, AND FRUIT TREES AND SHRUBS, UNLESS A SOIL OR TISSUE DEFICIENCY HAS BEEN VERIFIED BY AN APPROVED TEST.
  - C.2. NO FERTILIZER CONTAINING PHOSPHORUS SHALL BE APPLIED TO TURF, SOD, LAWNS, OR LANDSCAPE PLANTS UNLESS A SOIL OR PLANT TISSUE DEFICIENCY IS VERIFIED BY A TESTING METHODOLOGY APPROVED BY THE UNIVERSITY OF FLORIDA, INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES. IF A DEFICIENCY IS VERIFIED, THE APPLICATION OF FERTILIZER CONTAINING PHOSPHOROUS MUST ADHERE TO THE RATES AND DIRECTION FOR THE APPROPRIATE REGION OF FLORIDA, AS ADOPTED BY THE FLORIDA ADMINISTRATIVE CODE RULE.
- D. C.3. FERTILIZERS CONTAINING NITROGEN APPLIED TO TURF OR LANDSCAPING PLANTS MUST CONTAIN NO LESS THAN 50 PERCENT SLOW RELEASE NITROGEN PER GUARANTEED ANALYSIS LABEL.

2.4 PLANT MATERIALS
- A. PROVIDE SHRUBS AND GROUNDCOVERS OF SIZE, GENUS, SPECIES, AND VARIETY AS SHOWN IN THE PLANT SCHEDULE FOR LANDSCAPE WORK THAT CONFORM TO FLORIDA NO. 1 QUALITY STANDARDS.
- B. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- C. LANDSCAPE MATERIAL SHALL BE CONTAINER GROWN MATERIAL UNLESS OTHERWISE SPECIFIED OR UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.

2.5 SOD
- A. PROVIDE SAND-GROWN ONLY, STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES, AND MACHINE CUT TO PAD THICKNESS OF 3/4 INCH (PLUS OR MINUS 1/4 INCH), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. SOD SHALL BE VIABLE AND NOT DORMANT.
- B. PROVIDE SOD OF UNIFORM PAD SIZES WITH A MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON UPPER 10 PERCENT OF PAD WILL BE REJECTED.
- C. STABILIZING NETTING OR OTHER SYNTHETIC MATERIALS WITHIN SOD SHALL BE PROHIBITED.
- D. SOD TO BE AS LISTED WITHIN THE PLANT SCHEDULE.
- E. REFER TO CIVIL PLANS FOR SOD TYPE AND INSTALLATION METHODS WITHIN STORMWATER FACILITIES.

2.6 WEED PRE-EMERGENT HERBICIDE
- A. APPLY 'RON STAR G' PRE-EMERGENT HERBICIDE, OR APPROVED EQUAL IN PLANTING AREAS. REVIEW AND GAIN APPROVAL FROM OWNER PRIOR TO APPLICATION.

PART 3 - EXECUTION

3.1 PREPARATION
- A. CONDUCT A PRE-CONSTRUCTION CONFERENCE ON SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. DISCUSS PROPOSED ACTIVITIES, REVIEW PROPOSED PLANTING AREAS, AND CONFIRM PROPOSED SCHEDULE OF WORK. PROVIDE ONE WEEK'S NOTICE OF PROPOSED CONFERENCE.
- B. ENSURE ALL ASPHALT, LIMEROCK, AND OTHER CONSTRUCTION DEBRIS ARE REMOVED FROM AREAS OF PROPOSED PLANTING OR SODDING TO A MINIMUM DEPTH OF THREE FEET PRIOR TO INSTALLATION.
- C. CLEAN EXISTING SOIL OF ROOTS, PLANTS, SODS, STONES, CLAY, LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
- D. PLANTING DEPTH OF SOIL SHALL BE A MINIMUM OF THREE (3) FEET. IF FILL MUST BE ADDED, IT SHALL CONFORM TO THE REQUIREMENTS LISTED ABOVE.
- E. GAIN APPROVAL FROM OWNER FOR REMOVAL OF EXISTING GRASS, VEGETATION, AND TURF BY METHODS OTHER THAN HAND REMOVAL. IF APPROVED, ADHERE TO THE FOLLOWING REGARDING PREPARATION OF AREAS WITH UNCHANGED GRADE OR AREAS THAT HAVE NOT BEEN ALTERED BY CONSTRUCTION ACTIVITIES: REMOVE EXISTING GRASS, VEGETATION, AND TURF BY SPRAYING WITH "ROUND-UP" OR OTHER APPROPRIATE HERBICIDE AND PERFORM ADDITIONAL SPRAY TREATMENTS AS NEEDED TO ENSURE A COMPLETE KILL. REMOVE AND DISPOSE OF RESULTING DEAD VEGETATION AND TURF. DO NOT TURN RESULTING DEAD VEGETATION OR TURF OVER INTO SOIL. REPEAT IF NECESSARY TO REMOVE EXISTING VEGETATION.
- F. FOR TURF AREAS INDICATED FOR RENOVATION, MECHANICALLY CUT OUT AREAS OF FAILING TURF AND CREATE A CLEAN EDGE FOR NEW SOD INSTALLATION.
- G. FINE GRADE PROPOSED PLANTING AND SOD AREAS TO SMOOTH, EVEN SURFACES WITH LOOSE, UNIFORMLY FINE TEXTURE AND FREE OF LUMPS, CLODS, STONES, ROOTS, AND OTHER EXTRANEOUS MATTER. ROLL, RAKE, AND DRAG AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES.
- H. ALLOW FOR SOD THICKNESS IN AREAS TO BE SODDED SUCH THAT INSTALLED SOD MEETS FINISHED GRADES.

3.2 TREE BARRIERS AND EXISTING TREE PROTECTION
- A. REFER TO NOTES ON DEMOLITION PLANS OR LANDSCAPE PLANS REGARDING TREE PROTECTION AND TREE PROTECTION BARRIERS.
- B. MINIMIZE IMPACTS ON EXISTING TREE ROOTS AS MUCH AS POSSIBLE. AVOID TREE ROOT PLATE AREAS AS DEFINED BY PERMITTING AGENCIES.
- C. ALL ROOTS OF TREES TO REMAIN THAT ARE IMMEDIATELY ADJACENT TO EXTENSIVE EXCAVATION AND ARE 1" DIAMETER OR OVER SHALL BE HAND CUT. EXPOSE ROOTS BY HAND DIGGING, HAND CUT OR SAW CLEANLY, AND IMMEDIATELY COVER WITH SOIL. DO NOT ALLOW CUT ROOTS TO DRY OUT.
- D. SUPPLEMENTAL IRRIGATION IS REQUIRED FOR TREES THAT HAVE UNDERGONE ROOT PRUNING. PROVIDE SUPPLEMENTAL IRRIGATION IMMEDIATELY FOLLOWING PRUNING AND CONTINUE THROUGH CONSTRUCTION.

PART 3 - EXECUTION, CON'T

3.3 PLANTING TREES, SHRUBS, AND GROUNDCOVERS
- A. PLANT SHRUBS AND GROUNDCOVER AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS UNLESS OTHERWISE AUTHORIZED BY LANDSCAPE ARCHITECT. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER INSTALLATION OF LAWNS, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE CAUSED BY LANDSCAPE INSTALLATION.
- B. LAY OUT INDIVIDUAL SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. TRIANGLE SPACING SHALL BE USED FOR SHRUBS AND GROUNDCOVERS UNLESS OTHERWISE SPECIFIED IN PLANS OR BY LANDSCAPE ARCHITECT. OUTLINE AREAS AND SECURE LANDSCAPE ARCHITECT'S OR OWNER REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE REQUIRED.
- C. EXCAVATE PITS, BEDS, AND TRENCHES SUCH THAT PITS ARE AS DEEP AS THE PLANT'S ROOTBALL AND 1.5 TIMES THE DIAMETER OF THE ROOTBALL. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. SCARIFY SIDES OF PIT.
- D. FILL EXCAVATIONS FOR SHRUBS WITH WATER AND ALLOW WATER TO PERCOLATE OUT PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING IF PITS DO NOT DRAIN PRIOR TO PLANTING.
- E. REMOVE PLANT MATERIAL FROM CONTAINER. LIFT TREES BY THE ROOTBALL AND NOT BY THE TRUNK. SET PLANT MATERIAL STOCK IN CENTER OF PIT OR TRENCH WITH TOP OF BALL AT 1-2" ABOVE ADJACENT FINISH LANDSCAPE GRADES.
- F. REMOVE ANY SYNTHETIC OR STRAPPING MATERIAL PRIOR TO SETTING PLANT MATERIAL INTO PLANTING PIT OR TRENCH.
- G. ENSURE PLANT MATERIAL IS PLUMB.
- H. PLACE BACKFILL AROUND BASE AND SIDES OF BALL AND WORK IN EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. ENSURE ROOTBALL REMAINS 1-2" ABOVE ADJACENT FINISH GRADE. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
- I. DISH TOP OF BACKFILL FOR TREES AND PALMS TO ALLOW FOR MULCHING.
- J. ALL PLANT MATERIAL SHALL BE FERTILIZED AT THE TIME OF PLANTING. MIX OR APPLY FERTILIZER JUST INSIDE OF PLANT FOLIAGE/DRIPLINE. DO NOT APPLY FERTILIZER DIRECTLY ON STEMS OR EXPOSED ROOTS OF MATERIAL. MIX SPECIFIED FERTILIZERS WITH EXISTING SOIL AT RATES SPECIFIED BY THE MANUFACTURER. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN THREE (3) DAYS.
- K. APPLY PRE-EMERGENT HERBICIDE, IF APPROVED BY OWNER, AND AS PER MANUFACTURER'S SPECIFICATIONS.
- L. MULCH PITS, TRENCHES, AND PLANTED AREAS. PROVIDE A THREE (3) INCH THICKNESS OF MULCH AND WORK ONTO TOP OF BACKFILL. THE FINISH LEVEL OF MULCH SHOULD MEET ADJACENT FINISH GRADES. MULCH AREAS BETWEEN GROUNDCOVER PLANTS.
- M. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS.
- N. GUY AND STAKE TREES IMMEDIATELY AFTER PLANTING AS NEEDED.

3.4 SODDING NEW LAWNS
- A. ENSURE GRADE IS SMOOTH AND EVEN WITH A LOOSE, UNIFORM TEXTURE. ROLL, RAKE AND DRAG PROPOSED LAWN AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES AND PROVIDE AN EVEN SURFACE FOR SOD INSTALLATION.
- B. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING.
- C. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
- D. APPLY SPECIFIED COMMERCIAL FERTILIZER AT RATES SPECIFIED AND THOROUGHLY MIX INTO UPPER TWO INCHES OF SOIL IN AREAS OF PROPOSED SOD. DELAY APPLICATION OF FERTILIZER IF LAWN PLANTING WILL NOT FOLLOW WITHIN A FEW DAYS.
- E. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. TAP SOD FIRMLY IN PLACE ONCE LAID.
- F. ANCHOR SOD ON SLOPES GREATER THAN 3:1 WITH WOOD PEGS TO PREVENT SLIPPAGE, IF NEEDED.
- G. AVOID DAMAGE TO SUBGRADE OR SOD DUE TO INSTALLATION ACTIVITIES.
- H. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

3.5 CLEANUP
- A. MAINTAIN WORK AREAS IN AN ORDERLY CONDITION. KEEP PAVEMENTS AND ADJACENT SITE AREAS CLEAN. REMOVE ALL POTS, LITTER, TOOLS, EQUIPMENT, AND EXTRANEOUS SOIL, SOD, OR MATERIALS AT THE END OF EACH WORK DAY. STORE MATERIALS AND EQUIPMENT WHERE DIRECTED. DISPOSE OF MATERIALS AS DIRECTED.

3.6 NEW PLANT PROTECTION
- A. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DURING CONSTRUCTION. MAINTAIN PROTECTION DURING INSTALLATION AND THROUGHOUT THE MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.
- B. TREES WHICH ARE TO REMAIN IN THE CONSTRUCTION AREA SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
- C. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN THE DRIP LINE OF EXISTING OR NEWLY PLANTED TREES. REMOVE INTERFERING BRANCHES WITHOUT INJURY TO TRUNKS.

3.7 MAINTENANCE
- A. MAINTENANCE ACTIVITIES SHALL INCLUDE THE FOLLOWING ACTIVITIES DURING CONSTRUCTION AND UNTIL FINAL ACCEPTANCE:
  1. WEEDING: MAINTAIN PLANTINGS AND TURF AS WEED FREE.
  2. MULCHING: MAINTAIN MULCH AT TREES, PALMS, AND WITHIN PLANTING BEDS AT A 3" DEPTH.
  3. PEST CONTROL: SPRAY AS REQUIRED TO KEEP PLANTINGS AND TURF FREE OF INSECTS AND DISEASE.
  4. MOWING: MOW TURF AREAS AS NEEDED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
  5. REPLACEMENT: REPLACE PLANTS OR SOD AREAS THAT ARE IN POOR CONDITION.
  6. LITTER REMOVAL: REMOVE LITTER AND DEBRIS FROM LANDSCAPE AND TURF AREAS.
  7. RESTORE PLANTING SAUCERS OF TREES AND SHRUBS.
  8. TIGHTEN AND REPAIR STAKE AND GUY WIRE SUPPORTS, IF PRESENT, AND RESET TREES AND SHRUBS TO PROPER GRADES OF VERTICAL POSITION AS REQUIRED.
  9. REMOVE ALL TREE STAKING, IF PRESENT, WITHIN ONE YEAR AFTER PLANTING.

3.8 REPLACEMENT OF EXISTING LANDSCAPE DAMAGED DURING PROJECT
- A. ANY EXISTING VEGETATION, INCLUDING TREES AND SHRUBS, DAMAGED OR DESTROYED SHALL BE REPLACED OR MITIGATED BY THE CONTRACTOR WITH LIKE SPECIES OR ANOTHER SPECIES APPROVED BY THE OWNER'S REPRESENTATIVE. ANY AREA OF VEGETATION THAT IS DAMAGED DURING CONSTRUCTION WILL BE RESTORED TO ITS ORIGINAL STATE WITHIN 72 HOURS OF THE COMPLETION OF THE ASSOCIATED CONSTRUCTION WORK.
- B. IF REMOVAL OF AN EXISTING TREE REQUIRES MITIGATION, THE CONTRACTOR SHALL BE HELD LIABLE FOR THE COMPLETE COST, INCLUDING BUT NOT LIMITED TO TREE REPLACEMENT COSTS AND PAYMENTS REQUIRED TO PERMITTING AGENCIES.
- C. TREE REPLACEMENT SPECIES AND PROCEDURES SHALL BE DISCUSSED WITH AND APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF ACTIVITIES.

3.9 INSPECTION AND ACCEPTANCE
- A. WHEN ALL LANDSCAPE WORK IS SUBSTANTIALLY COMPLETE, THE LANDSCAPE ARCHITECT WILL, UPON REQUEST, MAKE A SUBSTANTIAL COMPLETION INSPECTION TO DETERMINE ACCEPTABILITY AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE LANDSCAPE ARCHITECT WILL PRODUCE A WRITTEN PUNCH LIST FOR THE CONTRACTOR AND OWNER'S REPRESENTATIVE

Building Design Data

OCCUPANCY CLASSIFICATION - BUSINESS / MERCANTILE

CONSTRUCTION TYPE - TYPE III , SPRINKLED

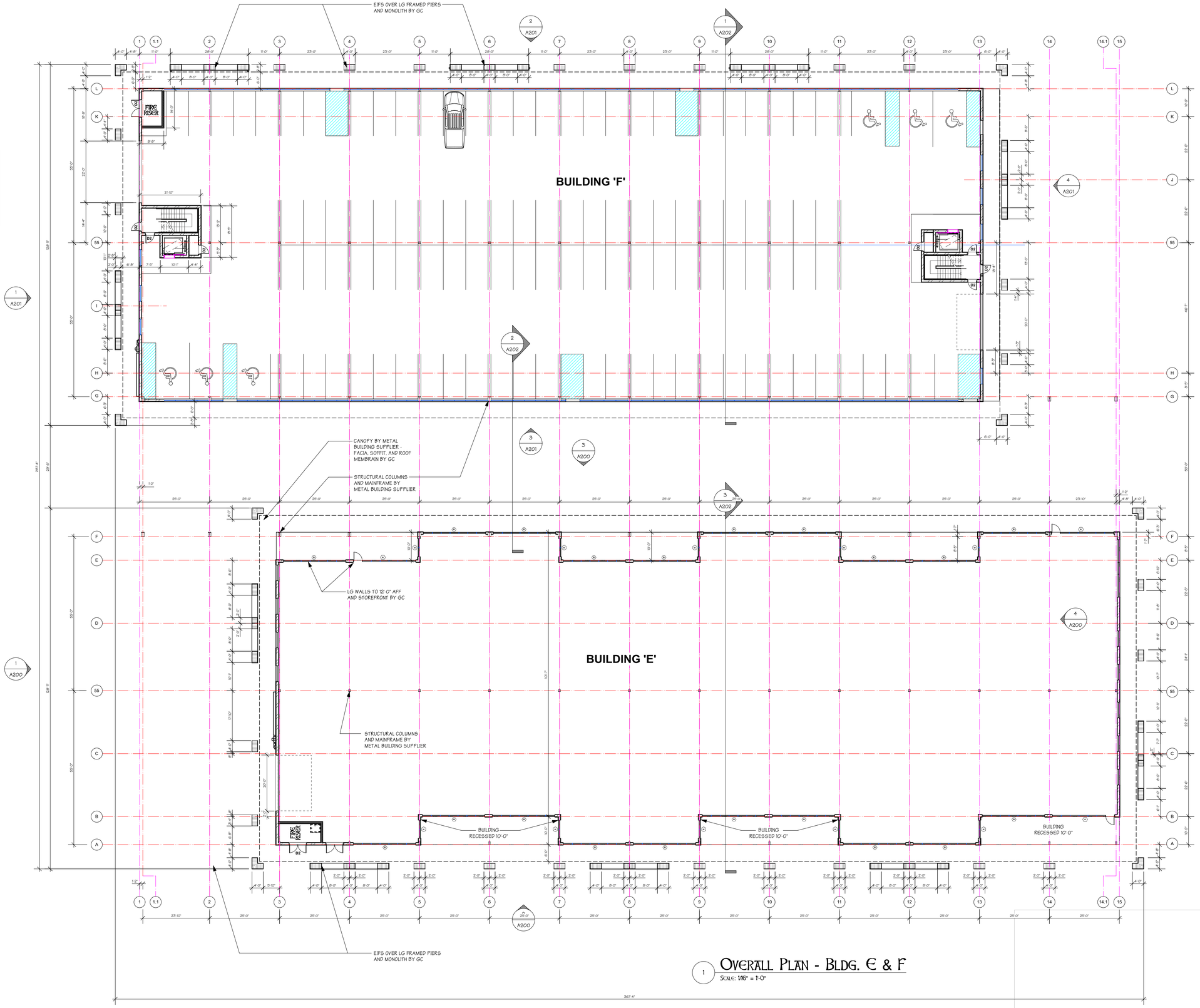
FLOORS: ONE

ROOF TYPE: SINGLE PLY MEMBRANE

ROOF MATERIAL: PVC

PAVEMENT: CONC / ASPHALT

OVERALL AREA	
AREA	**SQUARE FOOTAGE**
BUILDING E	30,635.17 SQ FT
BUILDING F - 2ND Floor	30,020.23 SQ FT
Stair / Elevator 1	342.72 SQ FT
Stair / Elevator 2	342.72 SQ FT
TOTAL SQ. FT.	61,340.84 SQ FT



1 OVERALL PLAN - BLDG. E & F
SCALE: 1/16" = 1'-0"

REVISIONS		
REV.	DATE	DESCRIPTION
2	7/13/21	ADDENDUM #2

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Building E & F - Overall Plan

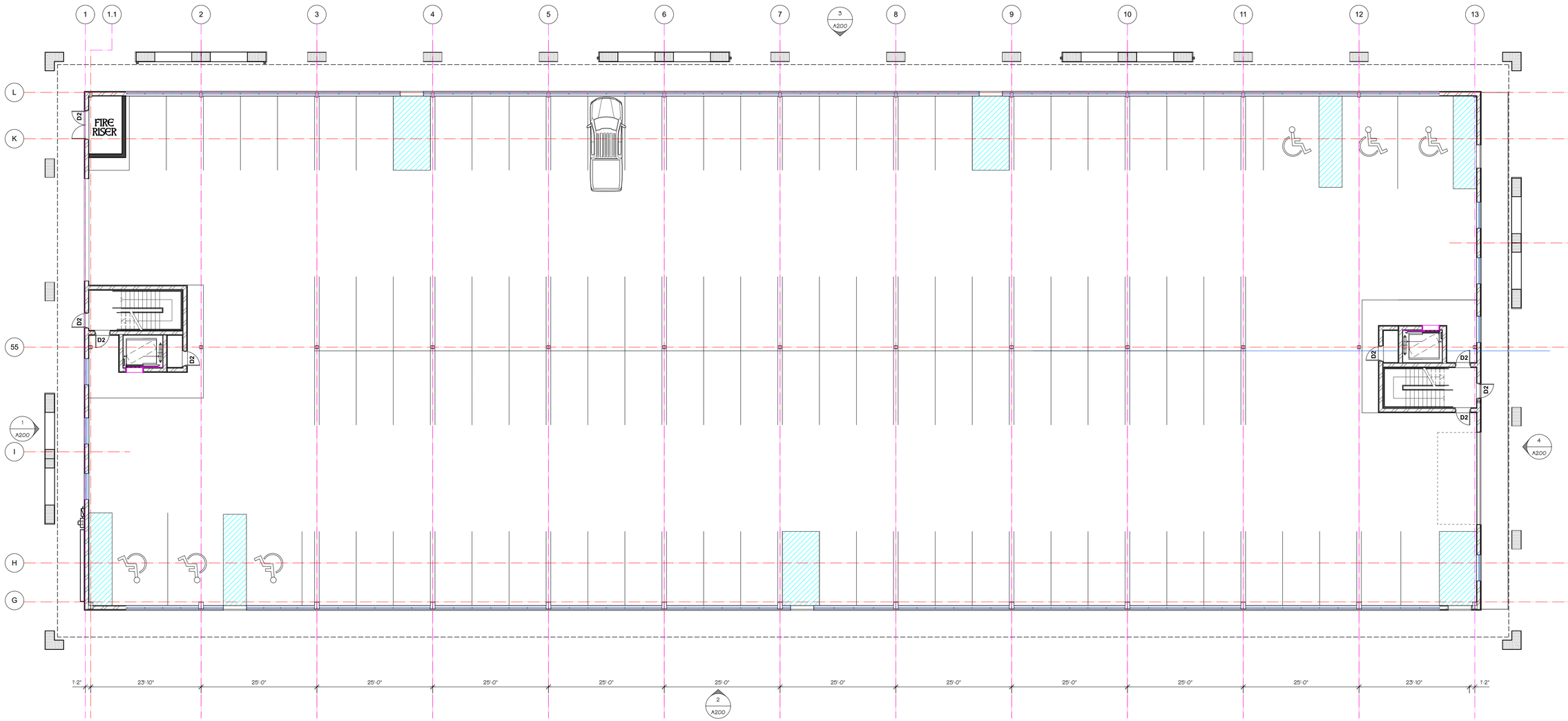
Building E, F & I

SAN FELASCO TECH CITY Alachua, Florida

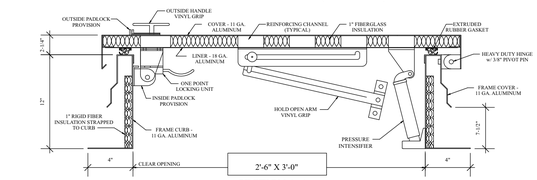
DATE	12/28/21
JOB	D_20095
DRAWN BY	JAD
CHECKED BY	JAD

A-01

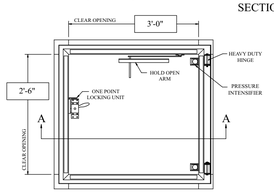
1 OF 5



VERTICAL LADDER ROOF HATCH (ALUMINUM)



SECTION A-A

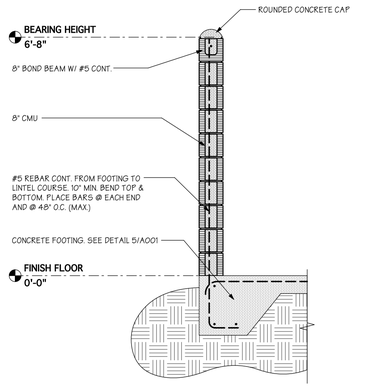


NOTES:

(1) ALL MOUNTING HARDWARE TO BE SUPPLIED BY GC

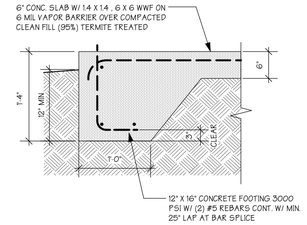
2 ROOF HATCH

Scale: NTS



3 DUMPSTER WALL SECTION

Scale: 1/2" = 1'-0"



4 DUMPSTER FOOTING

Scale: 3/4" = 1'-0"

1 ENLARGED PLAN - BLDG. F

Scale: 3/32" = 1'-0"

REVISIONS

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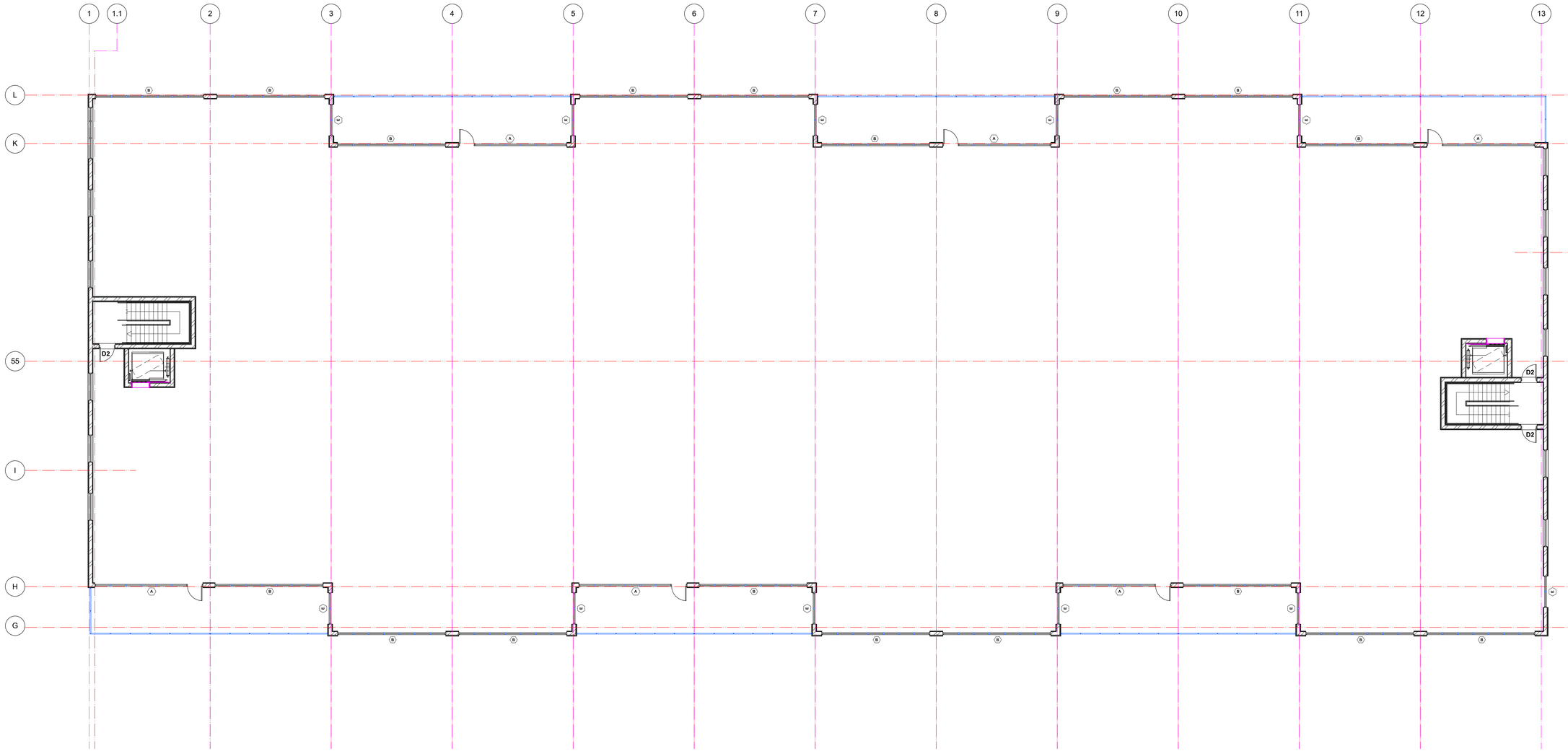
Building E, F & I

SAN FELASCO TECH CITY Alachua, Florida

DATE	12/28/21
JOB	D_20095
DRAWN BY	JAD
CHECKED BY	JAD

A-02

2 OF 5



1 ENLARGED PLAN - BLDG. F SECOND FLOOR
SCALE: 3/32" = 1'-0"

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DA

Building F Enlarged 2nd Floor

Building E, F & I

SAN FELASCO TECH CITY Alachua, Florida

DATE	12/28/21
JOB	D_20095
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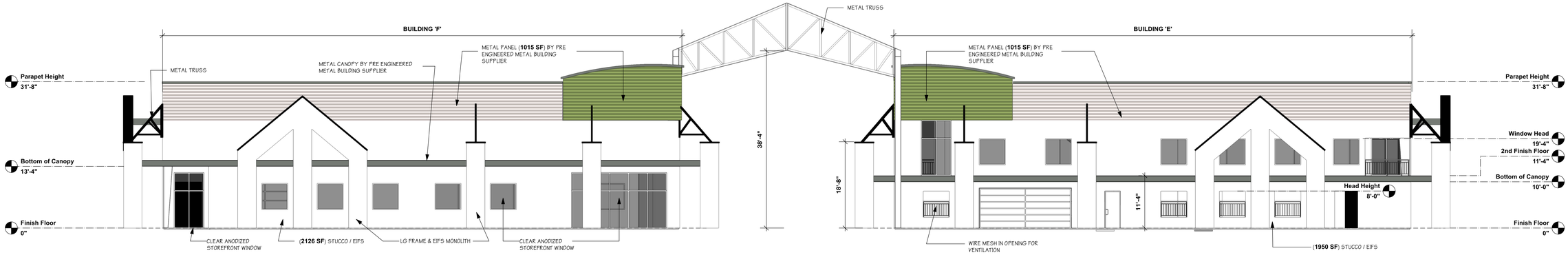
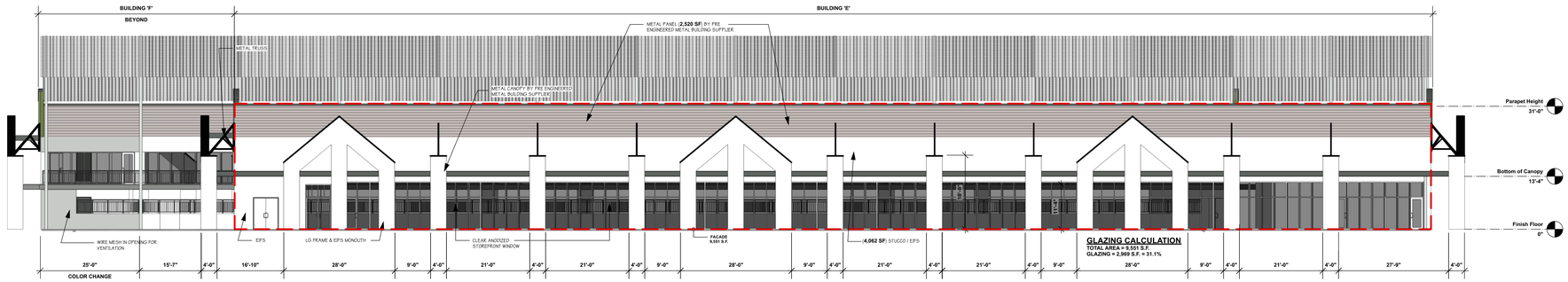
A-03

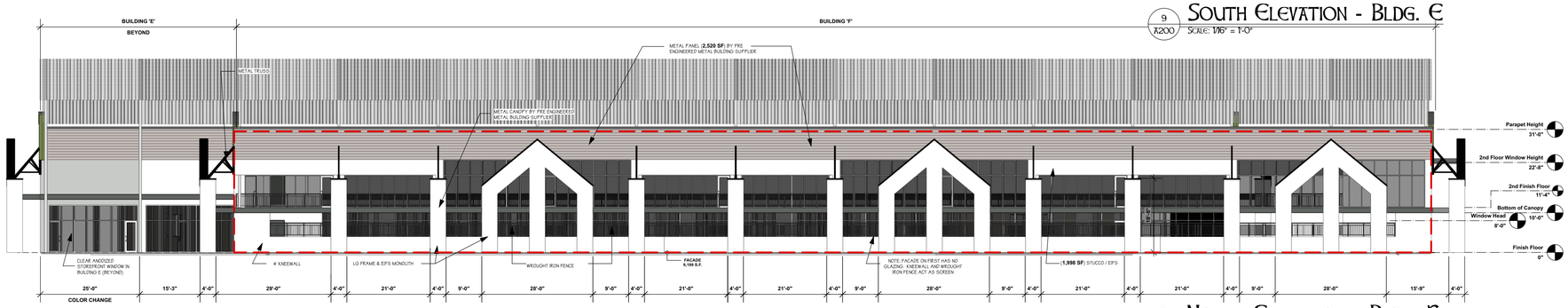
3 OF 5



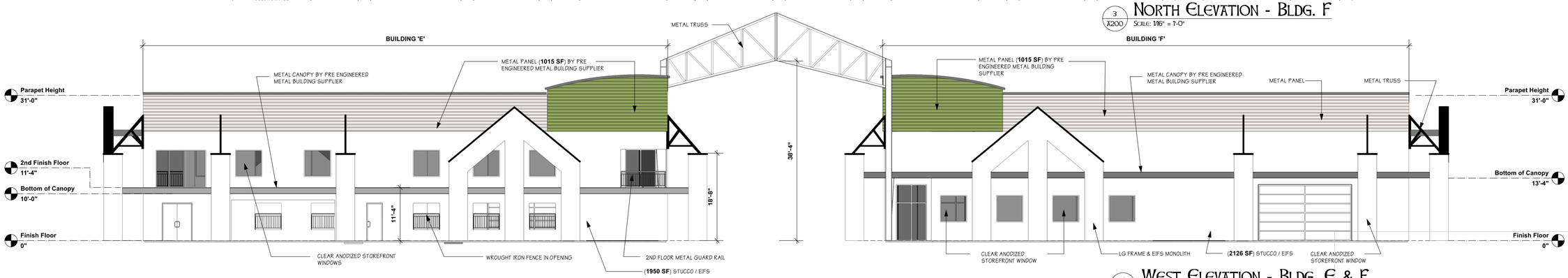
1 / A200 EAST ELEVATION - BLDG. E & F
SCALE: 3/32" = 1'-0"



9 / A200 SOUTH ELEVATION - BLDG. E
SCALE: 1/16" = 1'-0"



3 / A200 NORTH ELEVATION - BLDG. F
SCALE: 1/16" = 1'-0"



4 / A200 WEST ELEVATION - BLDG. E & F
SCALE: 3/32" = 1'-0"

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REV.	DATE	DESCRIPTION
1	6/30/21	ADDENDUM #1

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Building E & F - Elevations

Building E, F & I
SAN FELASCO TECH CITY
Alachua, Florida

DATE	12/28/21
JOB	D_20095
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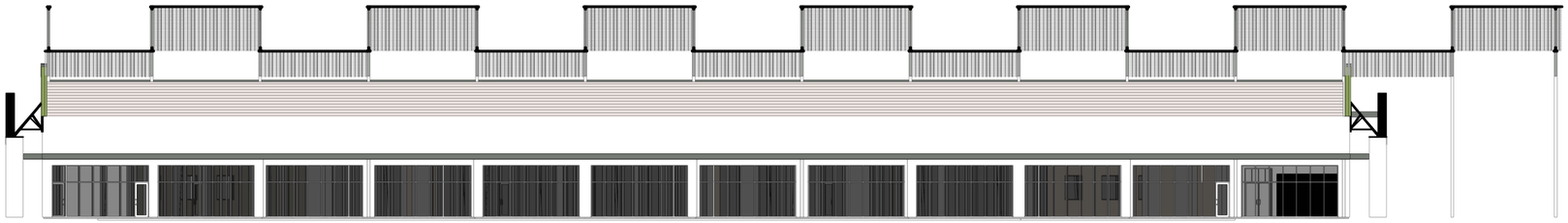
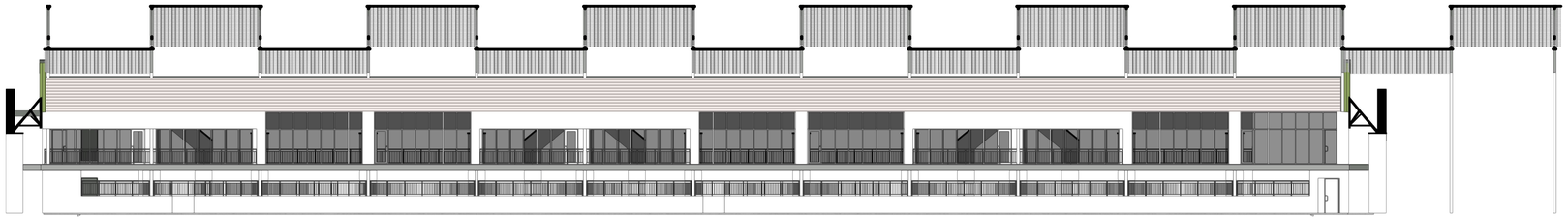
A-04

4 OF 5



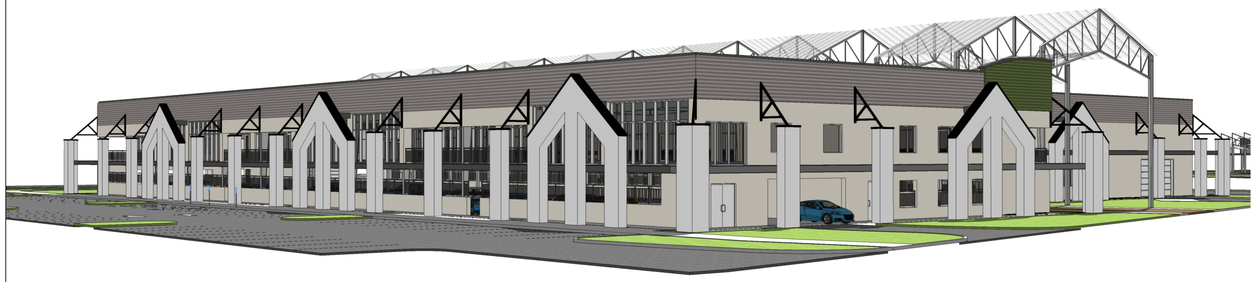
1 A201 NORTH ELEVATION - BLDG. E
SCALE: 1/16" = 1'-0"



2 A201 SOUTH ELEVATION - BLDG F
SCALE: 1/16" = 1'-0"











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Building E & F - Elevations

Building E, F & I

SAN FELASCO TECH CITY Alachua, Florida

DATE	12/28/21
JOB	D_20095
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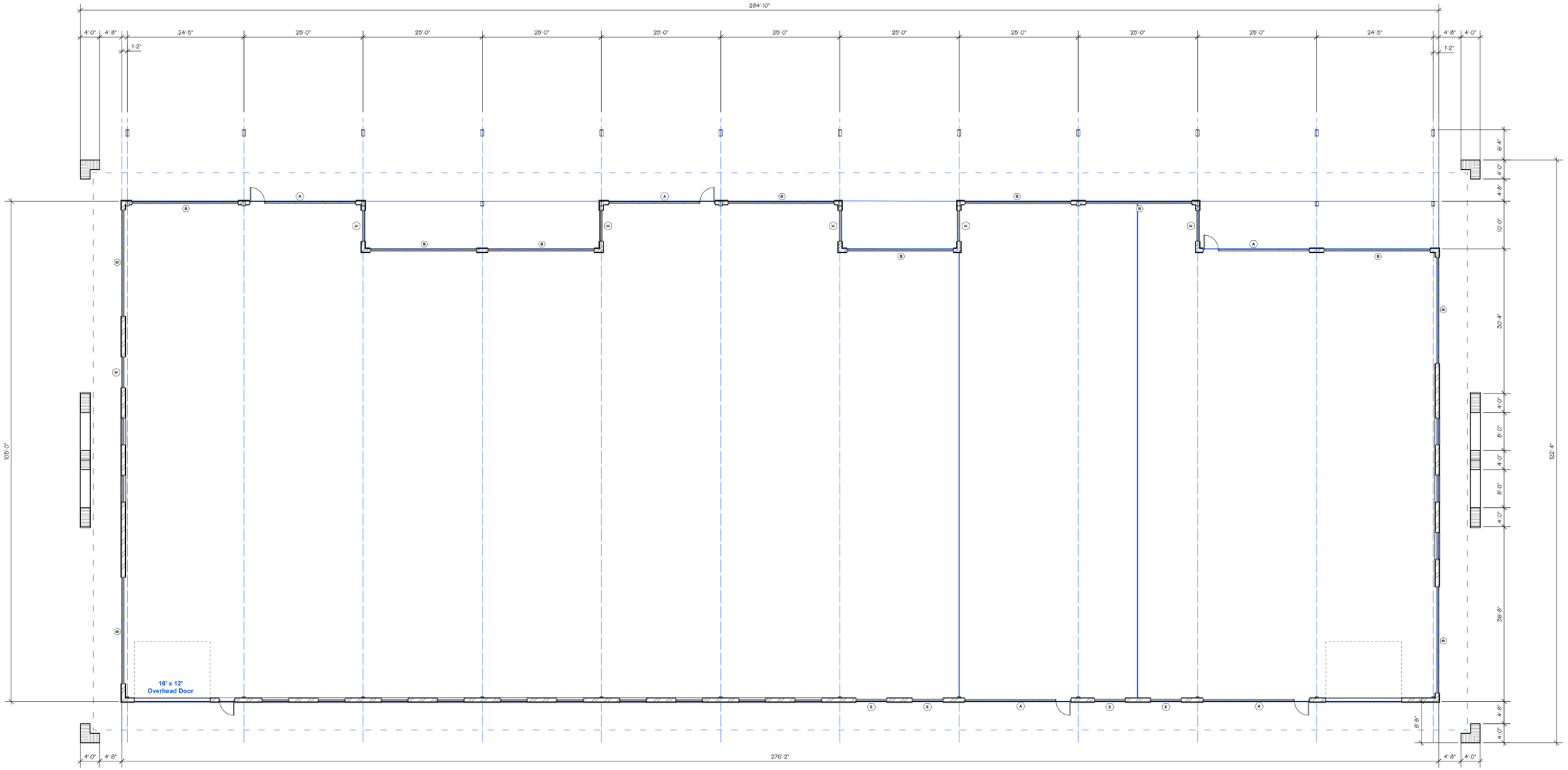
5 OF 5



1 FLOOR PLAN - BLDG. 1
SCALE: 3/32" = 1'-0"

OVERALL AREA	
AREA	SQUARE FOOTAGE
Building I	27,758.34 SQ FT
TOTAL SQ. FT.	27,758.34 SQ FT

REVISIONS

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Building I Floor Plan

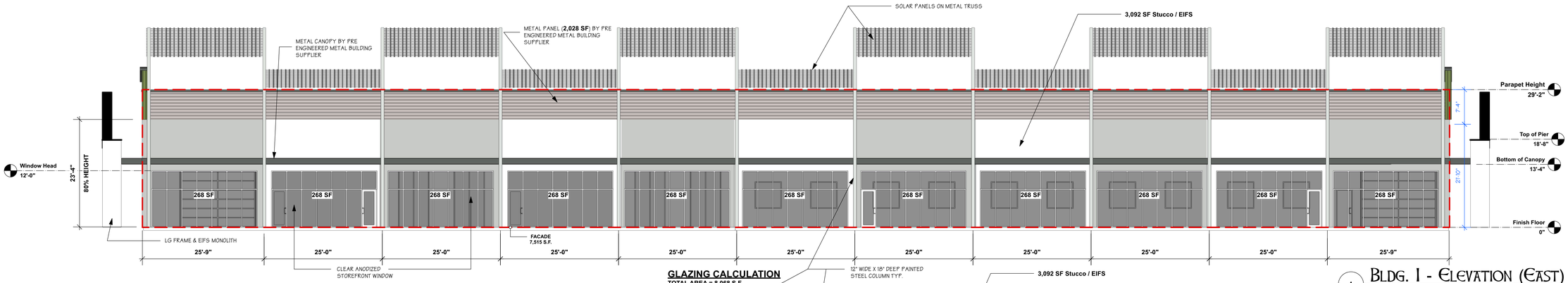
Building I

SAN FELASCO TECH CITY Alachua, Florida

DATE	5/2/22
JOB	D_22004
DRAWN BY	JAD
CHECKED BY	JAD

A-06

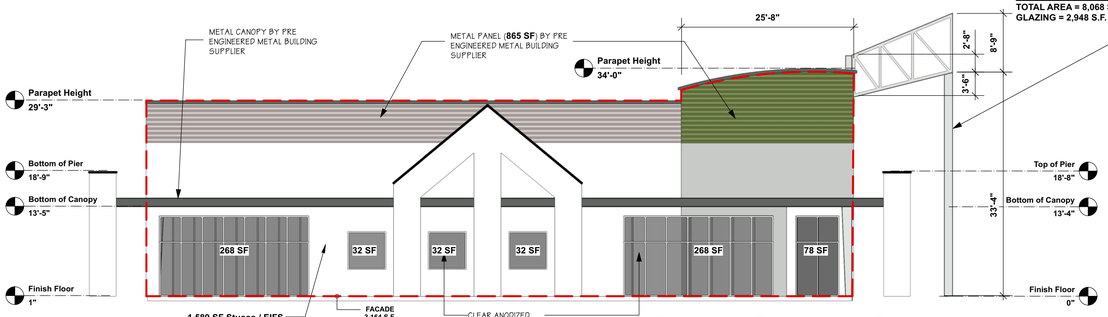
6 OF 18



1 BLDG. 1 - ELEVATION (EAST)
SCALE: 3/32" = 1'-0"

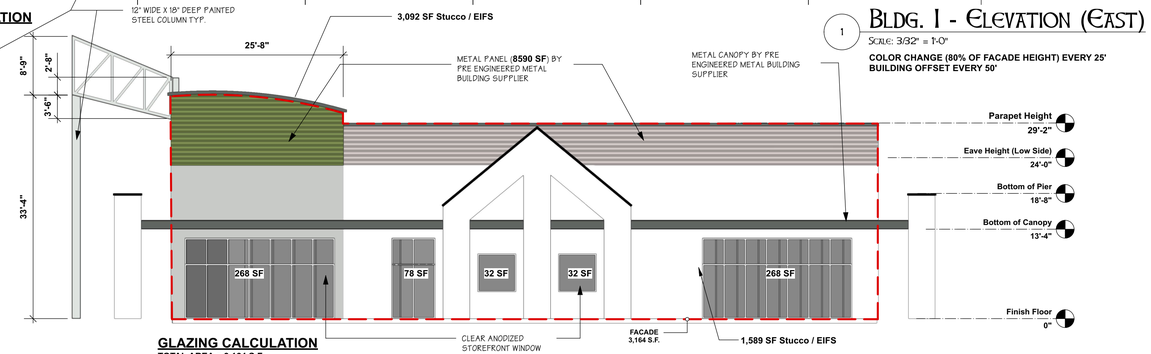
COLOR CHANGE (80% OF FACADE HEIGHT) EVERY 25'
BUILDING OFFSET EVERY 50'

GLAZING CALCULATION
TOTAL AREA = 8,068 S.F.
GLAZING = 2,948 S.F. = 36.5%



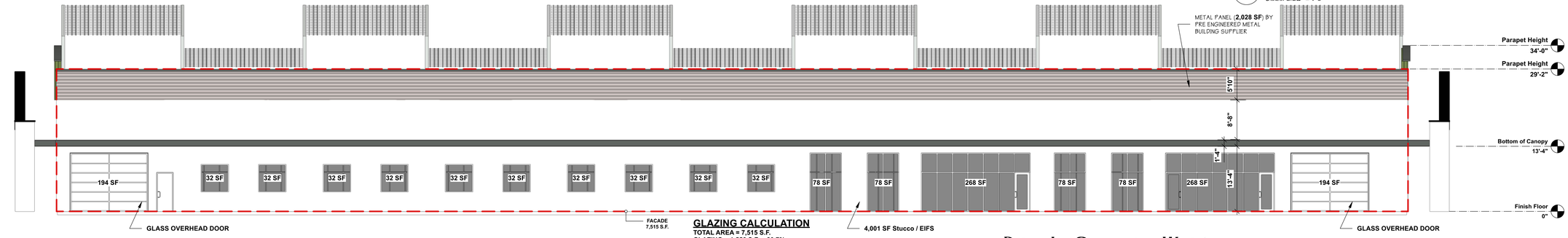
2 BLDG. 1 - ELEVATION (SOUTH)
SCALE: 3/32" = 1'-0"

GLAZING CALCULATION
TOTAL AREA = 3,164 S.F.
GLAZING = 710 S.F. = 22.4%



3 BLDG. 1 - ELEVATION (NORTH)
SCALE: 3/32" = 1'-0"

GLAZING CALCULATION
TOTAL AREA = 3,164 S.F.
GLAZING = 678 S.F. = 21.4%



4 BLDG. 1 - ELEVATION (WEST)
SCALE: 3/32" = 1'-0"

GLAZING CALCULATION
TOTAL AREA = 7,515 S.F.
GLAZING = 1,556 S.F. = 20.7%



5 BLDG. 1 - PERSPECTIVE
SCALE: 1/4" = 1'-0"



6 BLDG. 1 - PERSPECTIVE
SCALE: 1/4" = 1'-0"



7 BLDG. 1 - PERSPECTIVE
SCALE: 3/16" = 1'-0"

REVISIONS

REV.	DATE	DESCRIPTION

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E john@donahue-arch.com
FL # AR0017456

DA

Building I - Elevations

Building I

SAN FELASCO TECH CITY Alachua, Florida

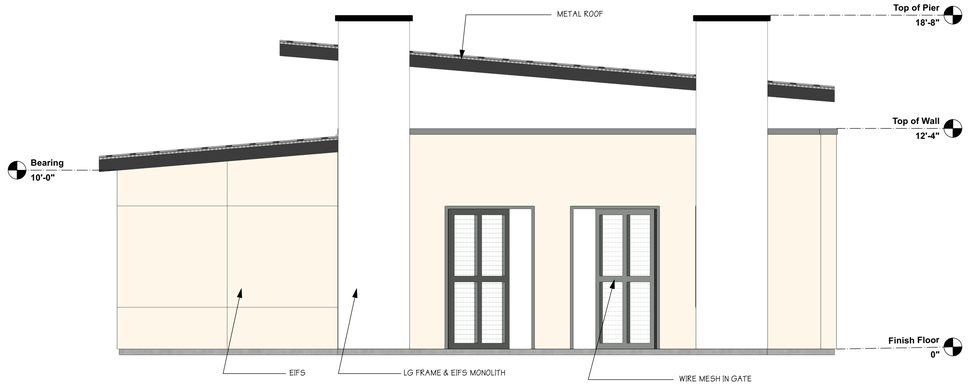
DATE	5/2/22
JOB	D_22004
DRAWN BY	JAD
CHECKED BY	JAD

A-07

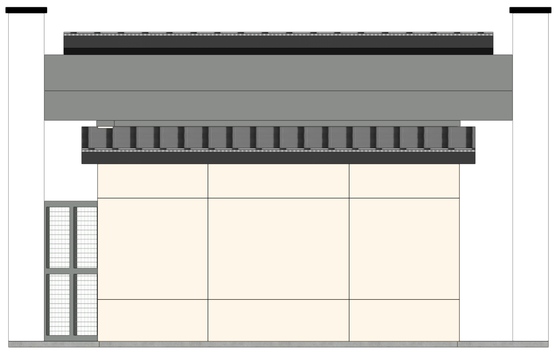
2 OF 2



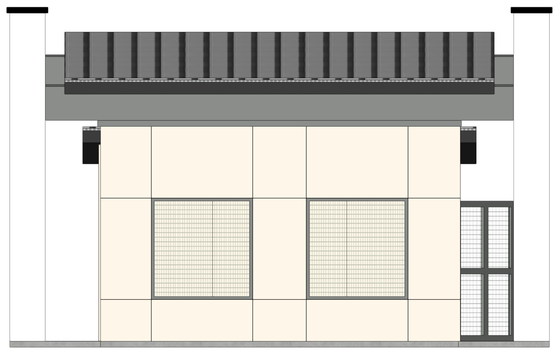
1 A-08 FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 A-08 REAR ELEVATION
Scale: 1/4" = 1'-0"



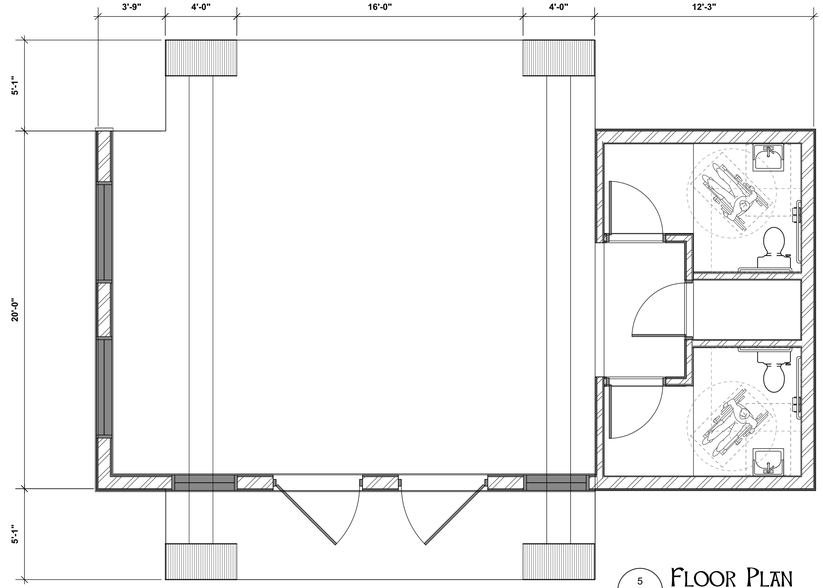
3 A-08 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



4 A-08 LEFT ELEVATION
Scale: 1/4" = 1'-0"

AREA TABULATION

AREA	SQUARE FOOTAGE
Restrooms	205.03 SQ. FT
Covered Pavilion	838.97 SQ. FT
TOTAL SQ. FT.	1,044.00



5 A-08 FLOOR PLAN
Scale: 1/4" = 1'-0"



6 A-08 PERSPECTIVE 1
Scale: 1/4" = 1'-0"



7 A-08 PERSPECTIVE 2
Scale: 1/4" = 1'-0"

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Paviion 1

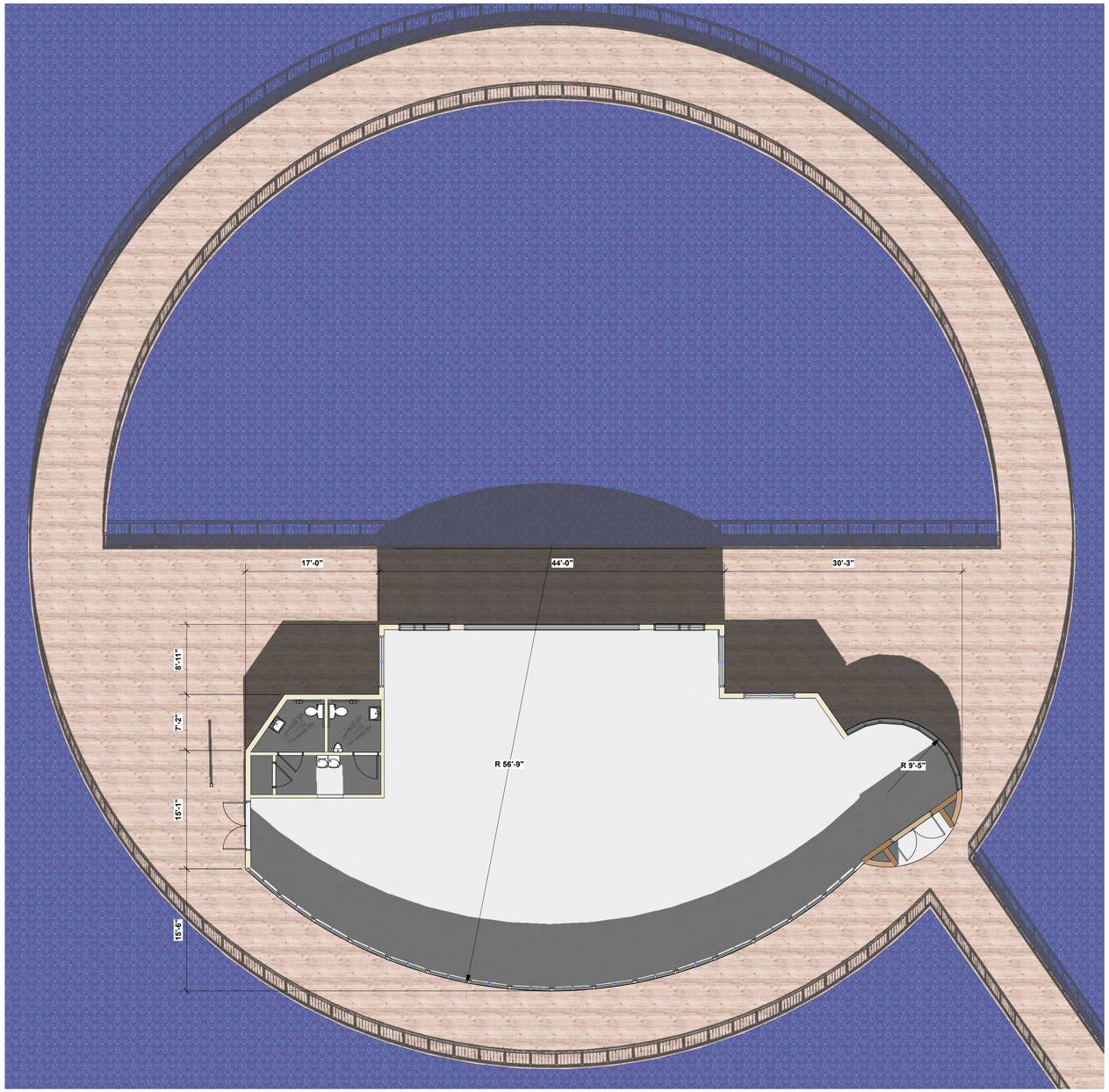
Pavilion

SAN FELASCO TECH CITY Alachua, Florida

DATE	2/18/22
JOB	D_22021
DRAWN BY	JAD
CHECKED BY	JAD

A-08

8 OF 18



1 A-09 FLOOR PLAN
Scale: 1/8" = 1'-0"

OVERALL AREA	
AREA	SQUARE FOOTAGE
Event Center	3,139.84 SQ FT
TOTAL SQ. FT.	3,139.84 SQ FT

REVISIONS

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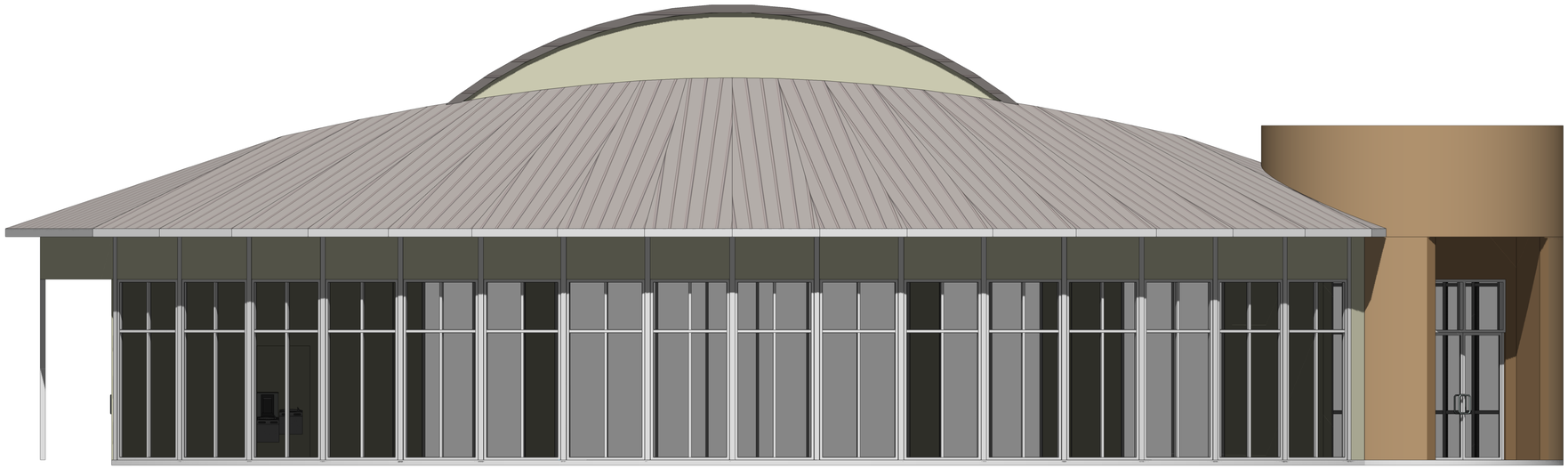
Floor Plan

Event Center
SAN FELASCO TECH CITY Alachua, Florida

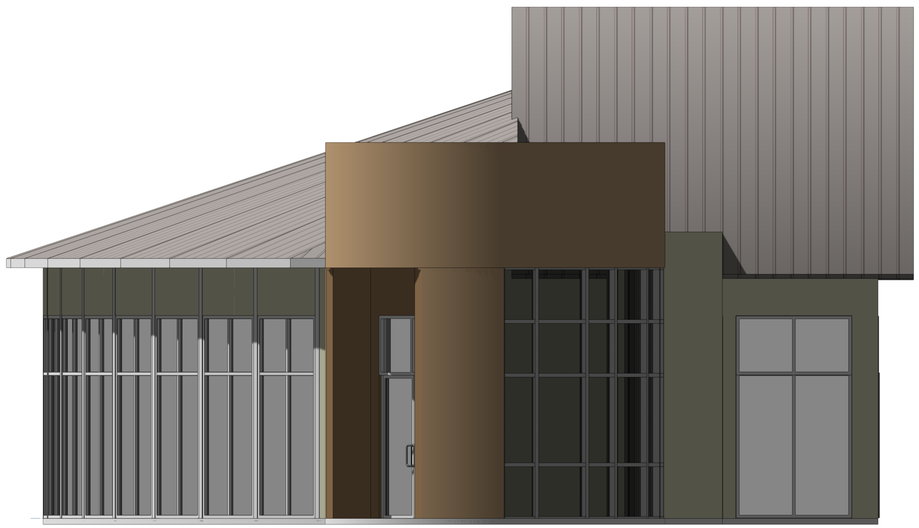
DATE 3/15/22
JOB D_22004
DRAWN BY JAD
CHECKED BY JAD

A-09

9 OF 18



1 / A-10 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 / A-10 EAST ELEVATION
Scale: 1/4" = 1'-0"

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Elevations

Event Center

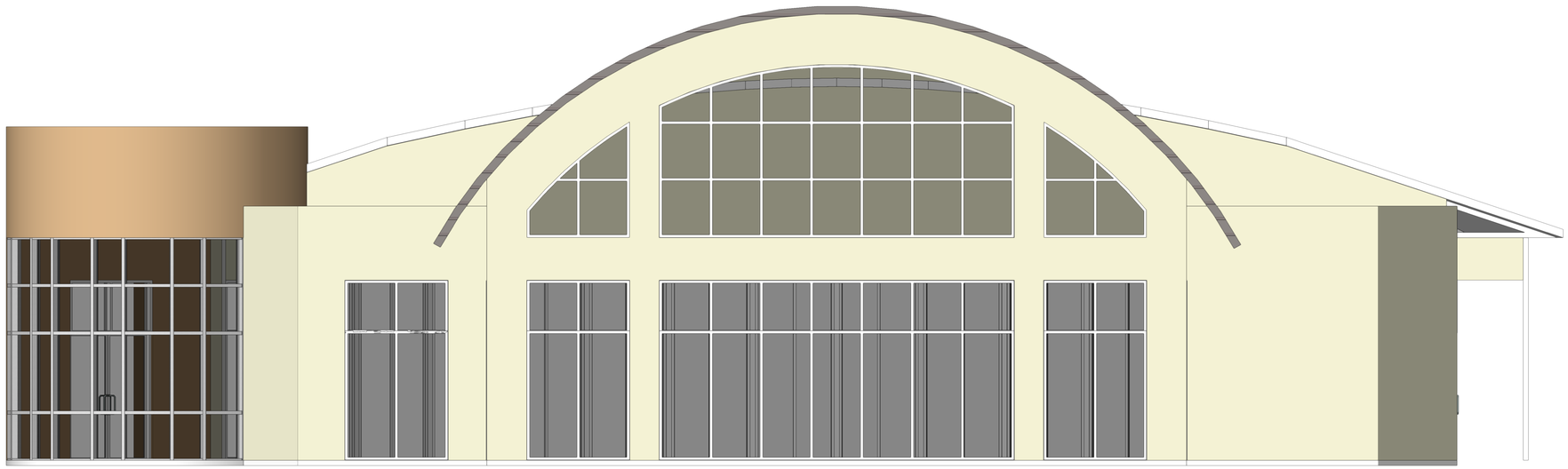
SAN FELASCO TECH CITY Alachua, Florida

DATE 3/15/22
JOB D_22004
DRAWN BY JAD
CHECKED BY JAD

10

A-10

OF 18



1 A-11 NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 A-11 WEST ELEVATION
Scale: 1/4" = 1'-0"

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FL. # AR0017456

Elevations

Event Center
SAN FELASCO TECH CITY
Alachua, Florida

DATE	3/15/22
JOB	D_22004
DRAWN BY	JAD
CHECKED BY	JAD

A-11

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REVISIONS		
REV.	DATE	DESCRIPTION

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FL. # AR0017456

Renderings

Event Center

SAN FELASCO TECH CITY Alachua, Florida

DATE	3/15/22
JOB	D_22004
DRAWN BY	JAD
CHECKED BY	JAD

A-12

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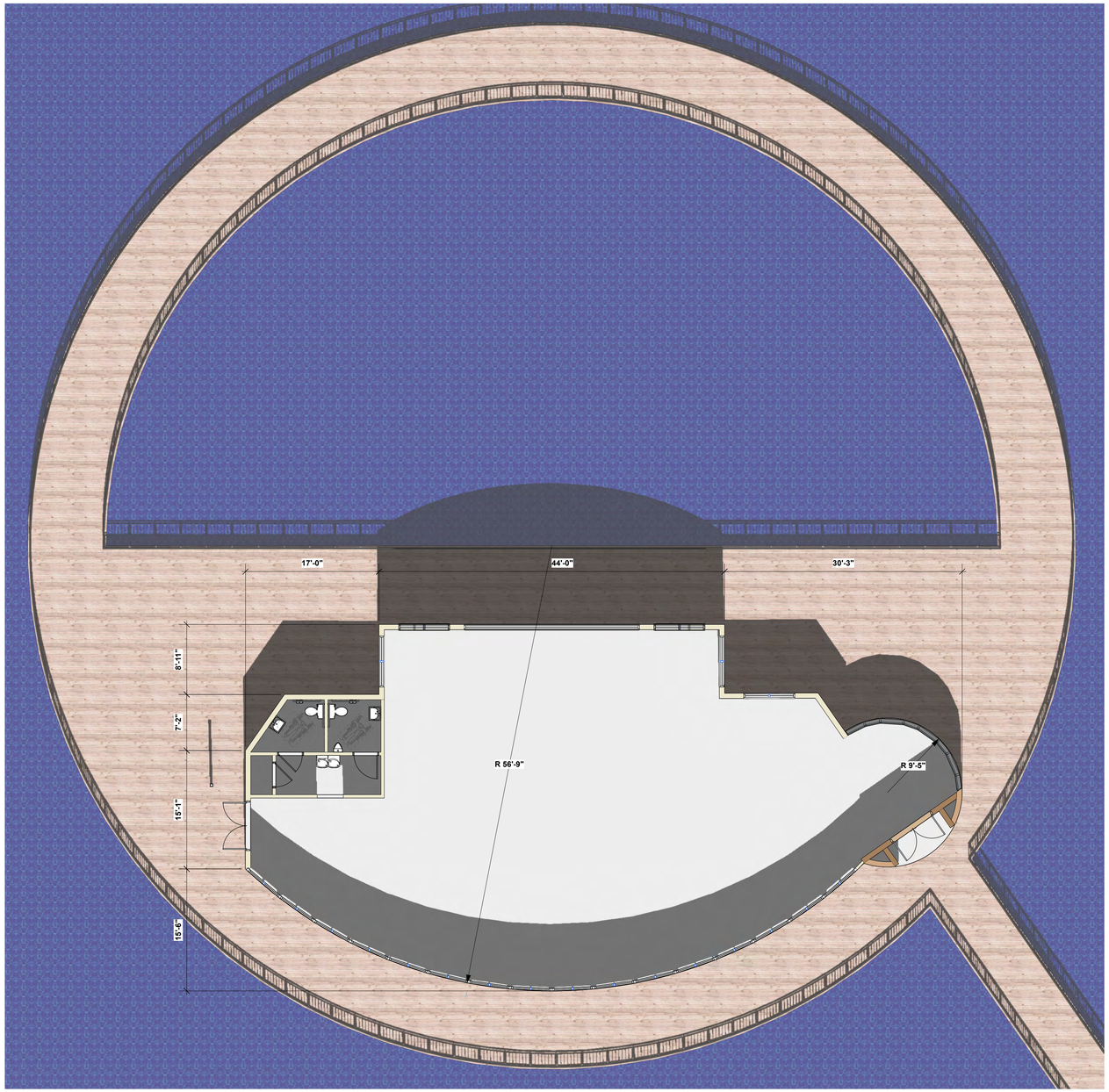
OF 18



1 A100 FLOOR PLAN
Scale: 1/8" = 1'-0"

OVERALL AREA	
AREA	SQUARE FOOTAGE
Event Center	3,139.84 SQ FT
TOTAL SQ. FT.	3,139.84 SQ FT

REVISIONS		
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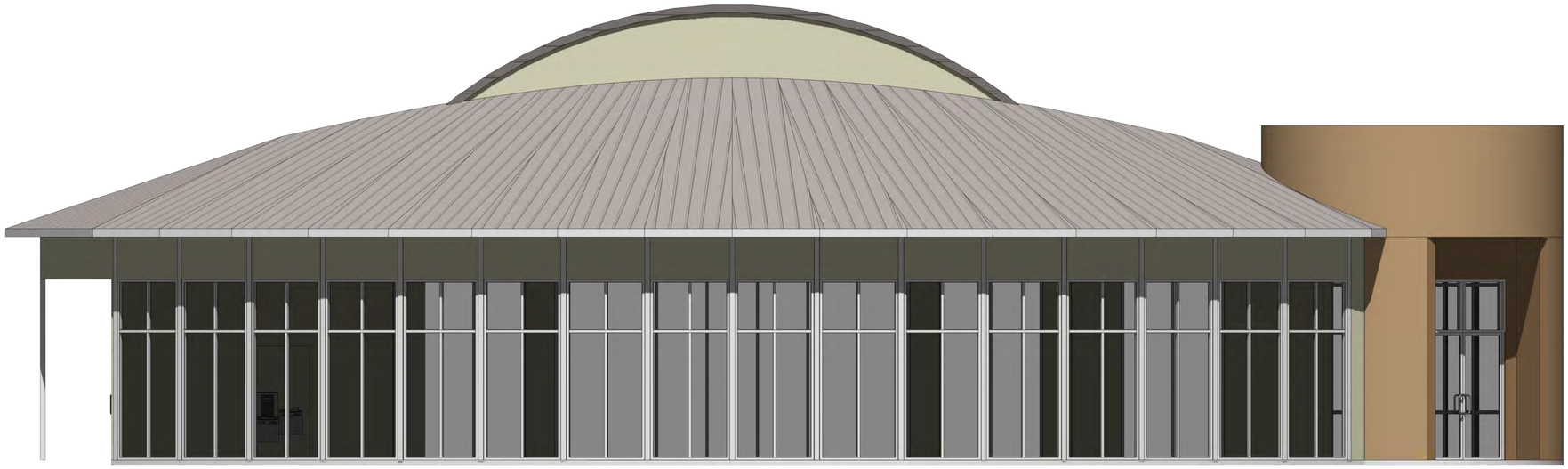
Floor Plan

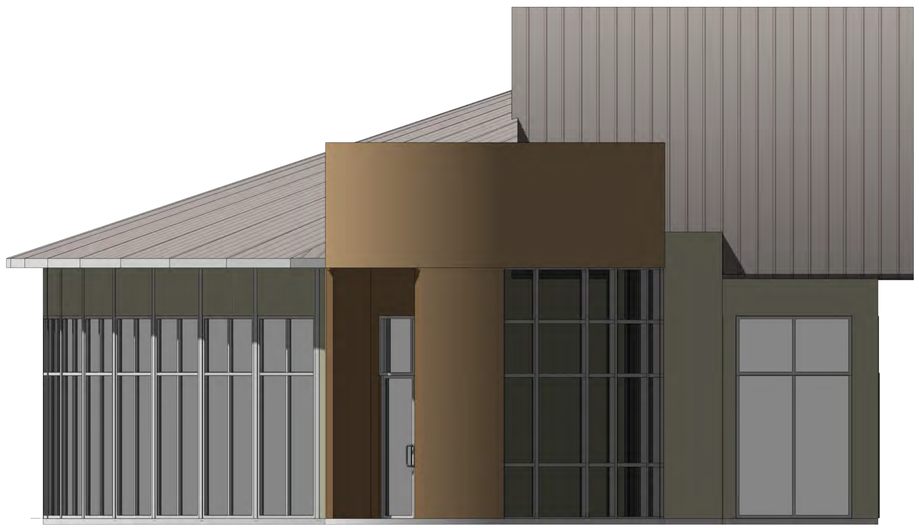
Event Center
SAN FELASCO TECH CITY Alachua, Florida

DATE	3/15/22
JOB	D_22004
DRAWN BY	JAD
CHECKED BY	JAD

A100 | 1 OF 4



1 A200 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 A200 EAST ELEVATION
Scale: 1/4" = 1'-0"

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Elevations

Event Center

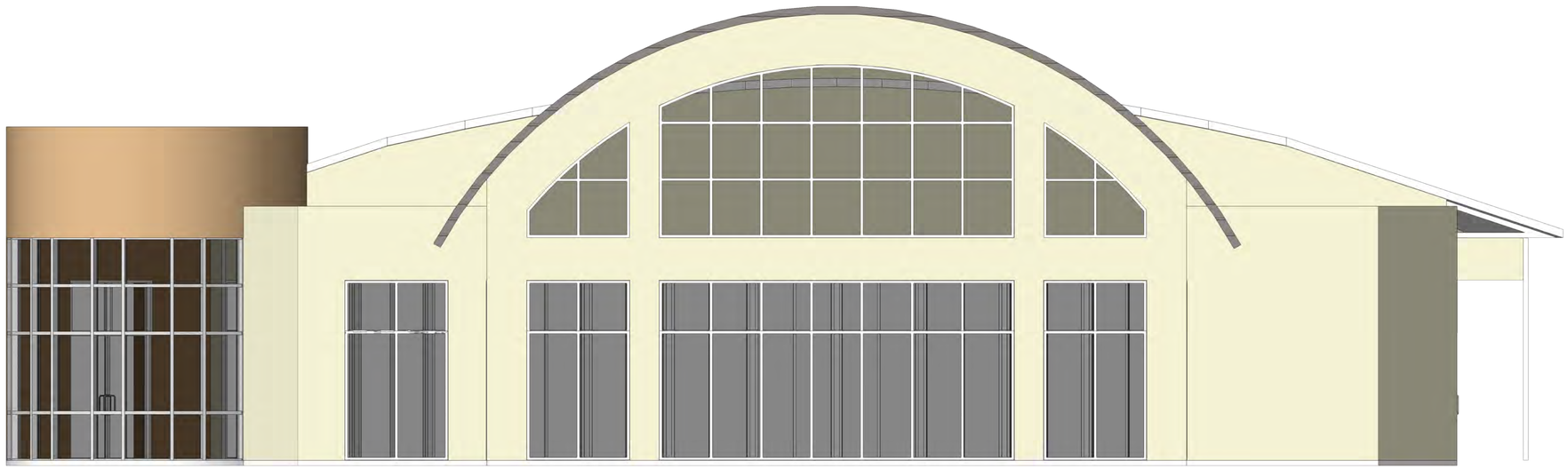
SAN FELASCO TECH CITY Alachua, Florida

DATE 3/15/22
JOB D_22004
DRAWN BY JAD
CHECKED BY JAD

2

A200

OF 4



1 A201 NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 A201 WEST ELEVATION
Scale: 1/4" = 1'-0"

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Elevations

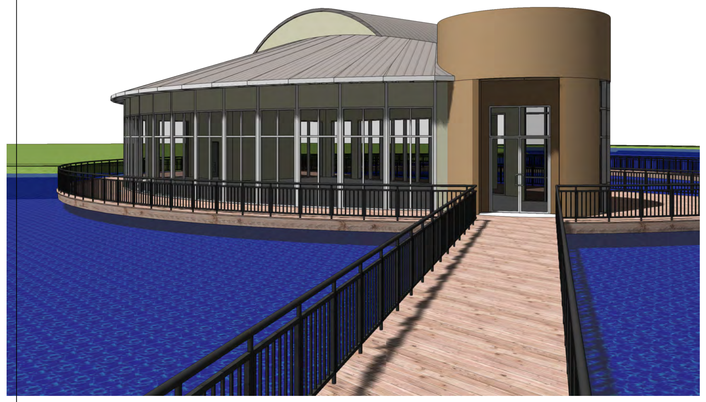
Event Center
SAN FELASCO TECH CITY Alachua, Florida

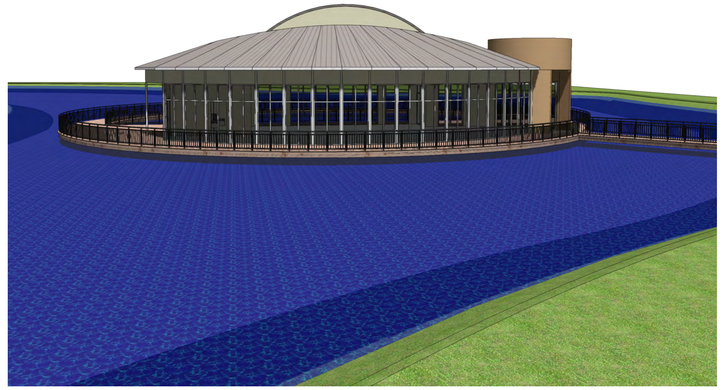
DATE 3/15/22
JOB D_22004
DRAWN BY JAD
CHECKED BY JAD

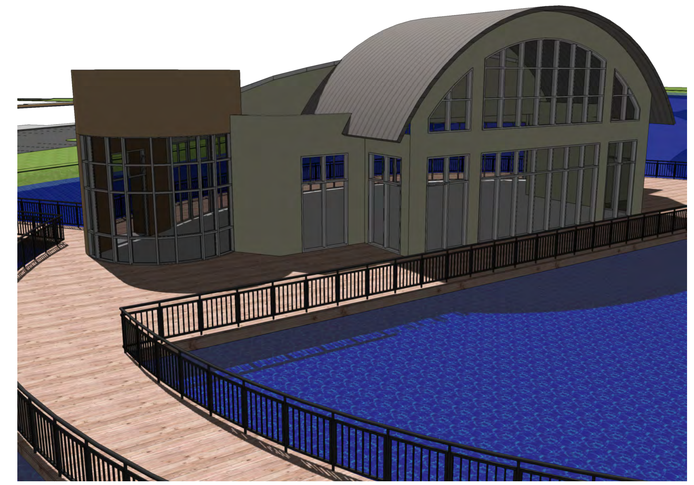
3

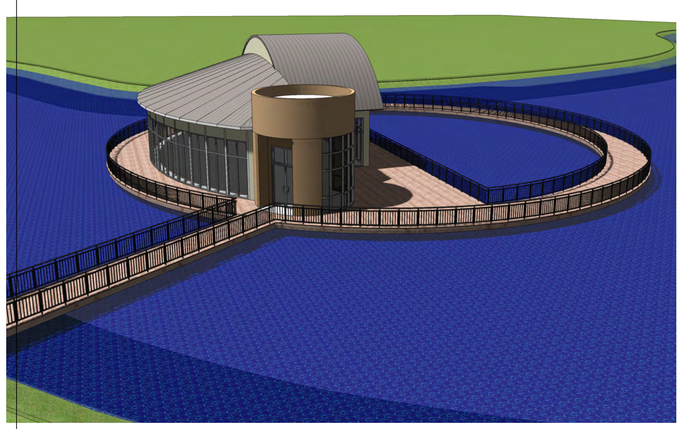
A201

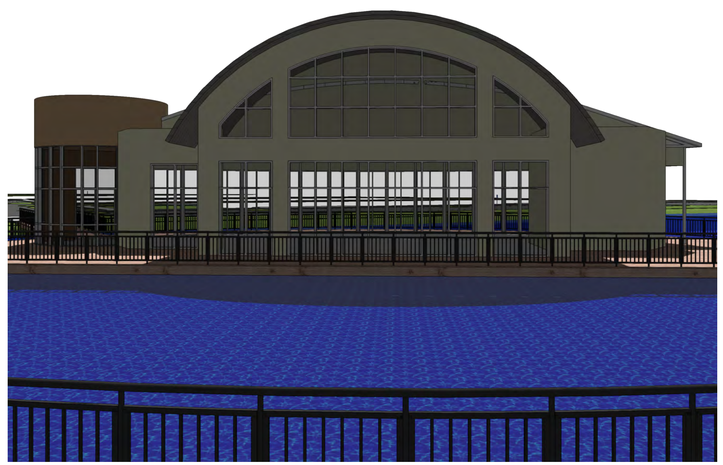
OF 4

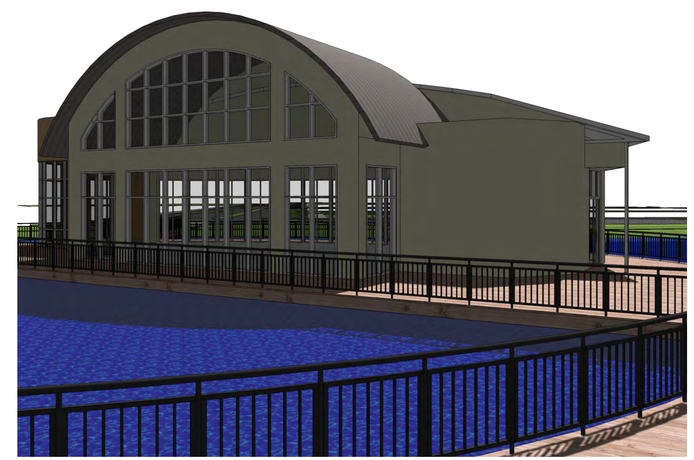












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FL: # AR0017456

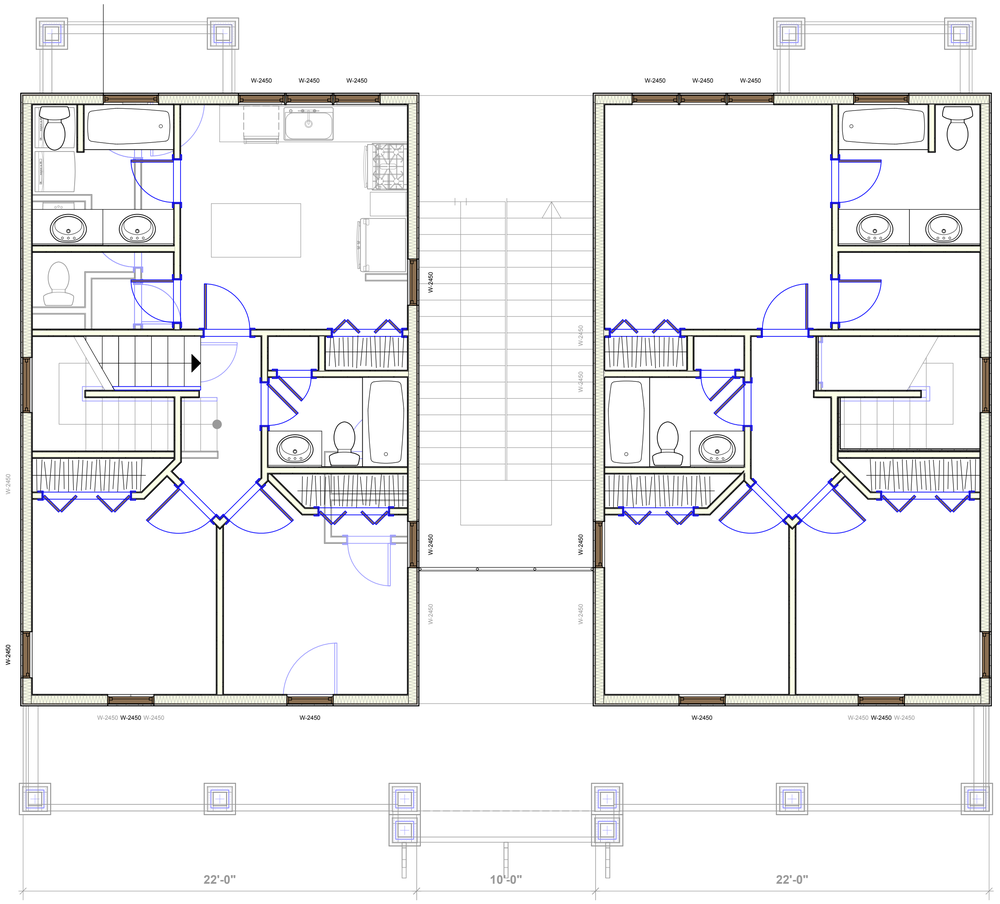
Renderings

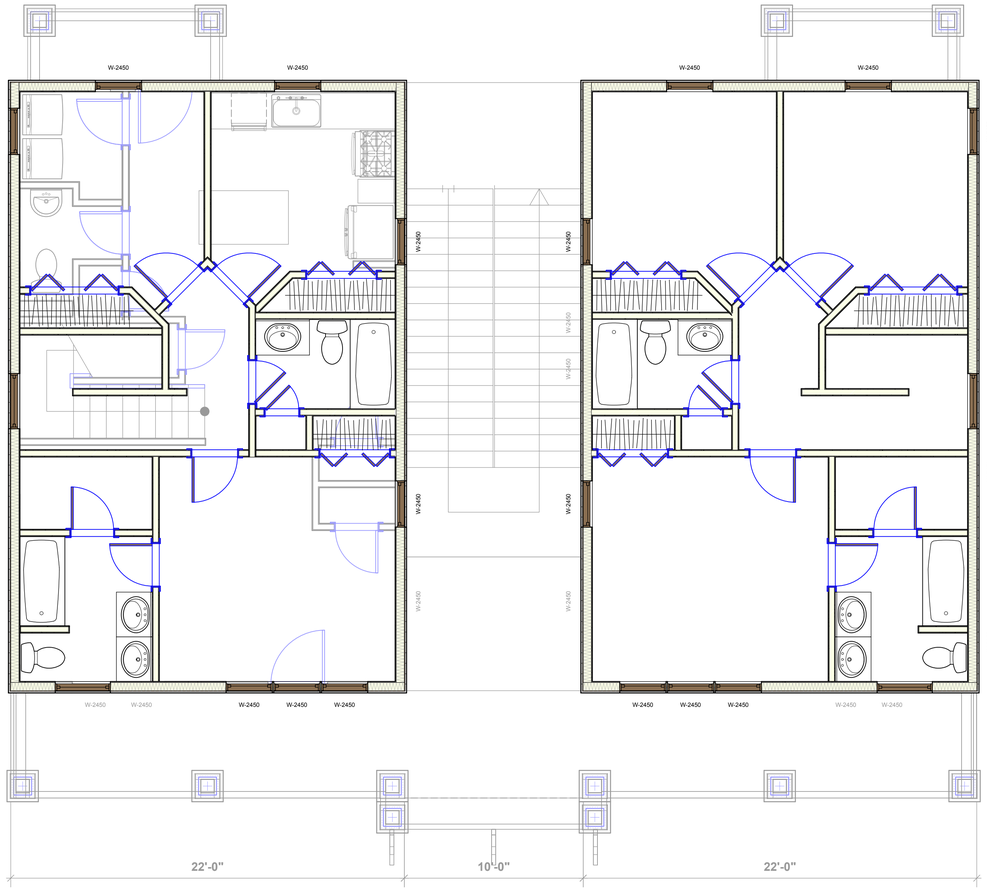
Event Center
SAN FELASCO TECH CITY
Alachua, Florida

DATE 3/15/22
JOB D_22004
DRAWN BY JAD
CHECKED BY JAD

4 OF 4

A202


W-2450
W-2450
W-2450


W-2450
W-2450
W-2450



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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E john@donahue-arch.com
FL: # AA26000933, GA: # RA012363
FL Engineering CA: # 32147, ID: # IB26000848

DA

Elevations

Residence #6 for
Laser Investment Group, LLC

San Felsaco Tech City
Alachua, Florida

DATE 3/14/22	
JOB D_19066	
DRAWN BY JAD	15
CHECKED BY JAD	
A-15	OF 18



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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E john@donahue-arch.com
FL: # AA26000933, GA: # RA012363
FL Engineering CA: # 32147, ID: # IB26000848

Elevations

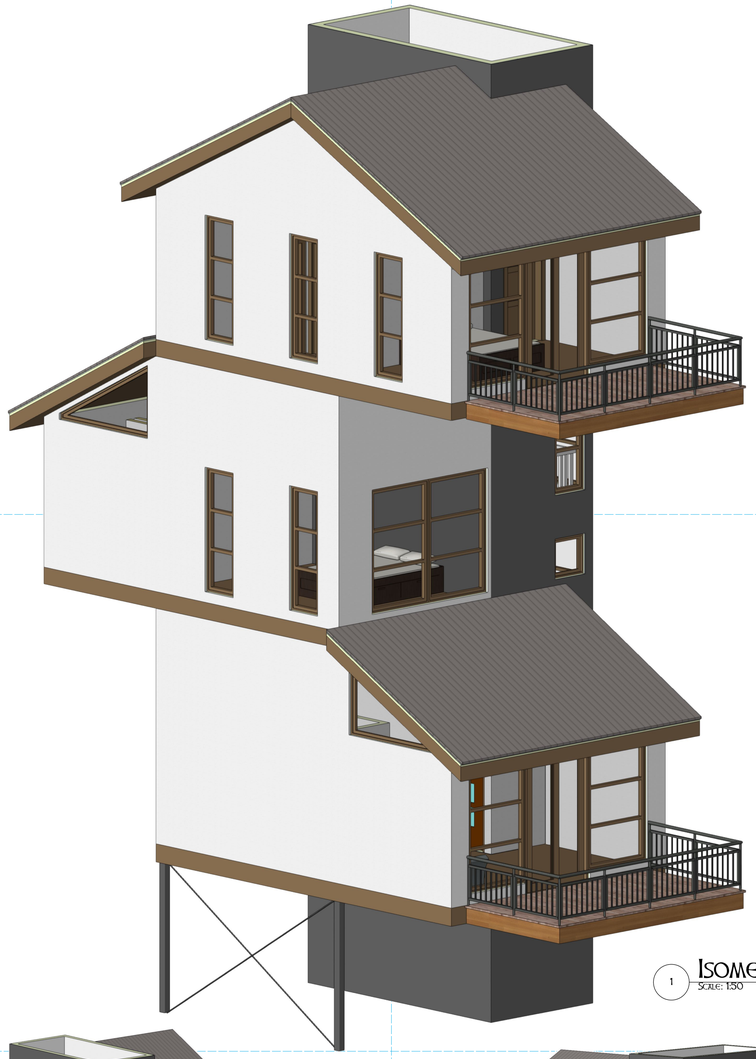
Residence #6 for Laser Investment Group, LLC

San Felsaco Tech City
Alachua, Florida

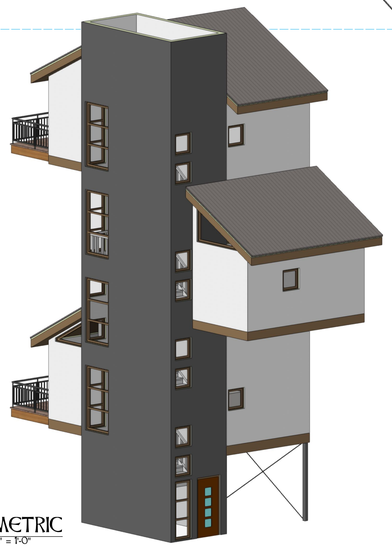
DATE	3/14/22
JOB	D_19066
DRAWN BY	JAD
CHECKED BY	JAD

A-16

16 OF 18



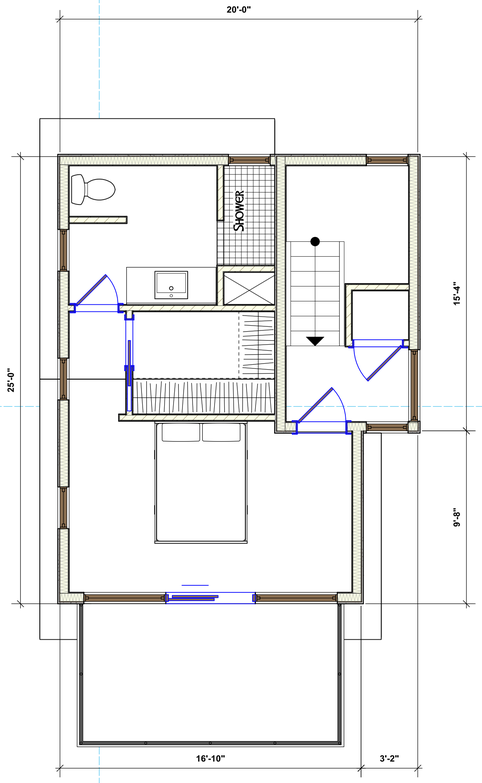
1 ISOMETRIC
SCALE: 1:50



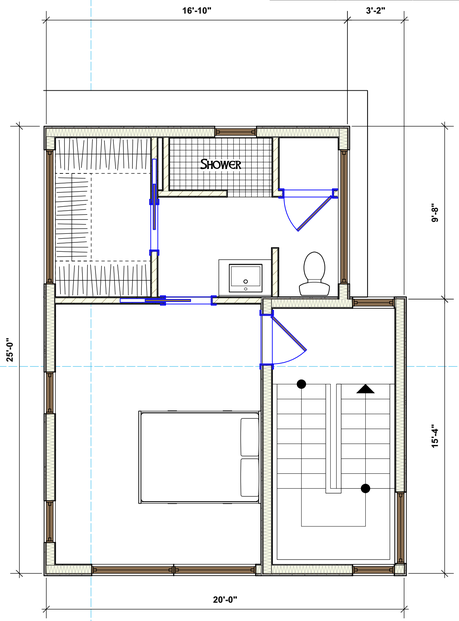
4 ISOMETRIC
SCALE: 1/8" = 1'-0"



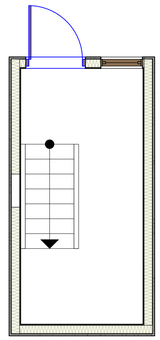
6 ISOMETRIC
SCALE: 1/8" = 1'-0"



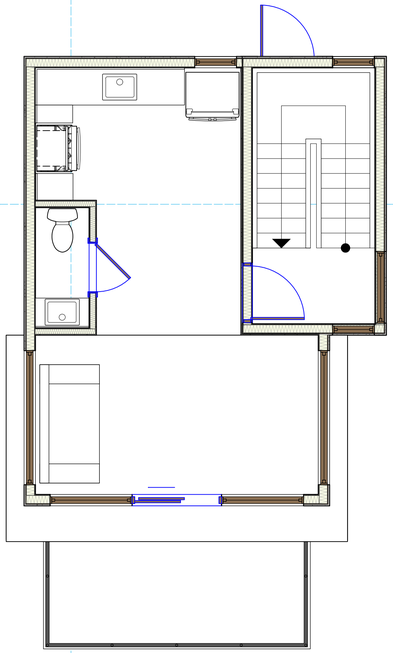
3 THIRD FLOOR
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR
SCALE: 1/4" = 1'-0"



G GROUND FLOOR
SCALE: 1/4" = 1'-0"



5 FIRST FLOOR
SCALE: 1/4" = 1'-0"

AREA TABULATION

AREA	SQUARE FOOTAGE
Entry Level	120.75 SQ. FT
First Floor	467.26 SQ. FT
First Floor Deck	119.33 SQ. FT
Second Floor	467.26 SQ. FT
Third Floor	467.26 SQ. FT
Third Floor Deck	119.33 SQ. FT
TOTAL SQ. FT.	1,761.19

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REV.	DATE	DESCRIPTION

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E john@donahue-arch.com
FL. # AR0017456, GA. # RA012363

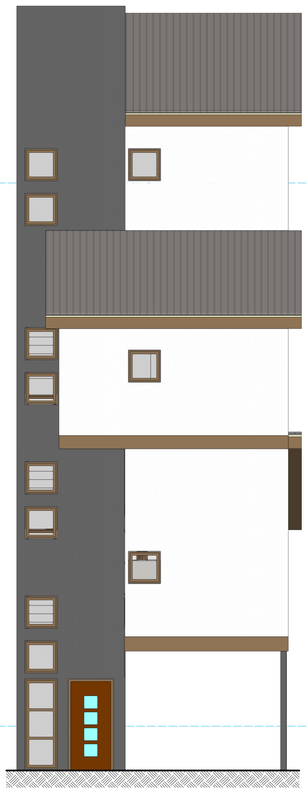
DA

Stilt House Plans

A New Stilt Home for Laser Investment Group, LLC

San Felsaco Tech City
Alachua, Florida

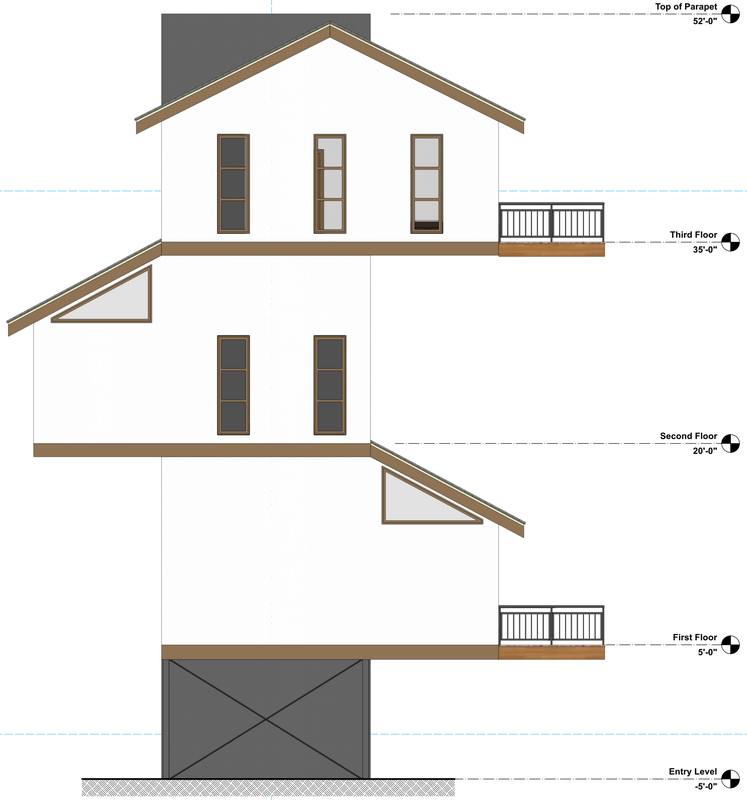
DATE 3/10/22	
JOB D_19011	
DRAWN BY JAD	17
CHECKED BY JAD	
A-17	OF 18



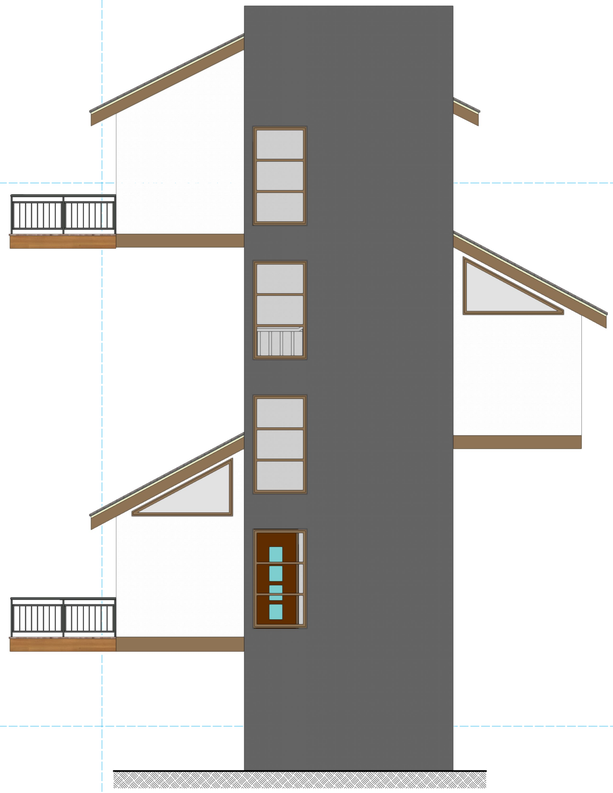
1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"



3 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



4 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS

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FL: # AR0017456, GA: # RA012383

Elevations

A New Stilt Home for Laser Investment Group, LLC

San Felsaco Tech City
Alachua, Florida

DATE	3/10/22
JOB	D_19011
DRAWN BY	JAD
CHECKED BY	JAD

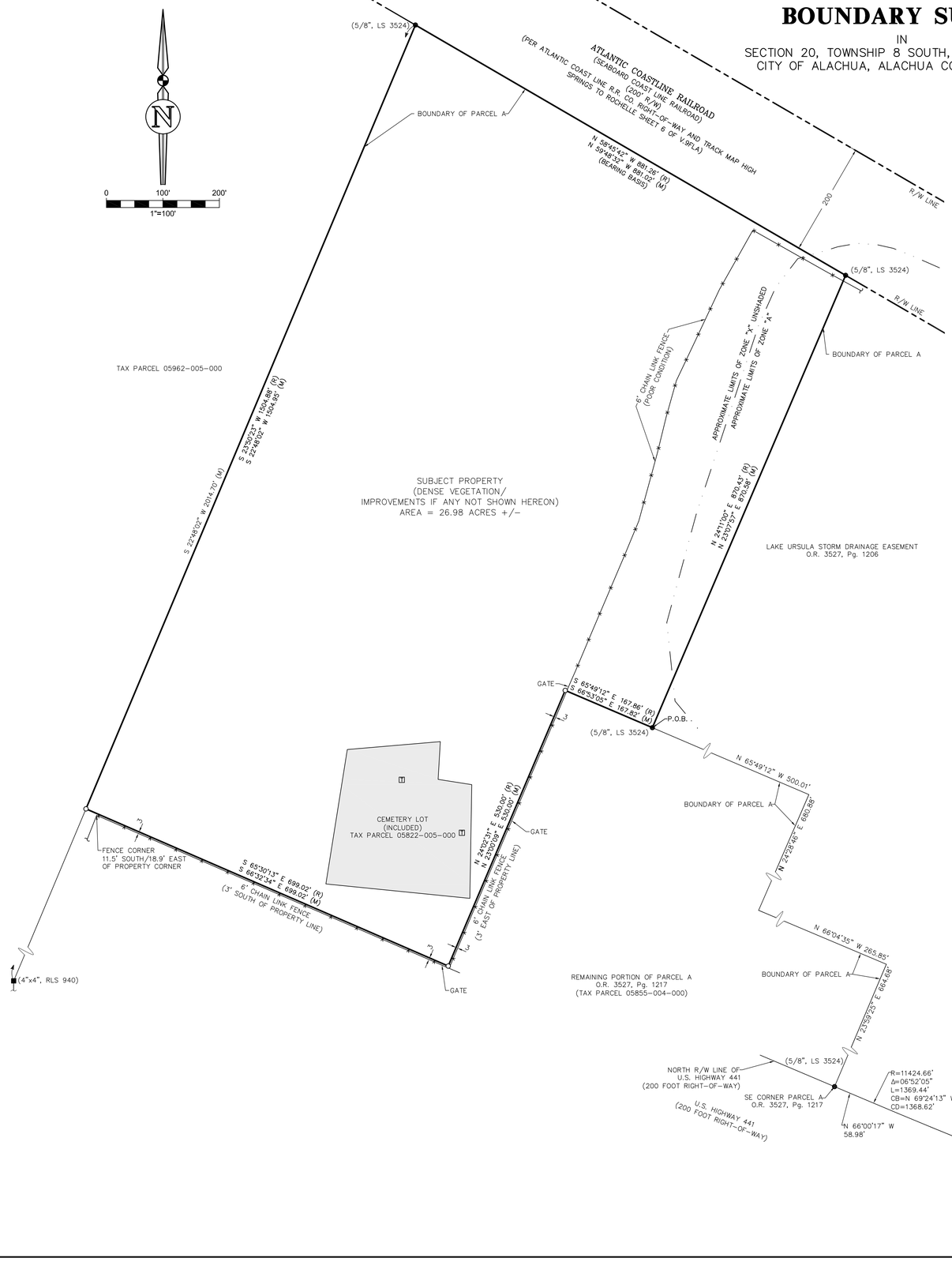
A-18

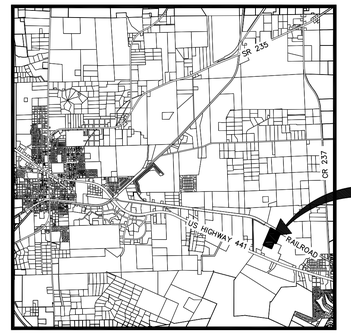
18 OF 18

BOUNDARY SURVEY

IN

SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19, EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA





LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

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° 51' 47" 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° 52' 05", A RADIUS OF 11424.66 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69° 24' 13" WEST, 1368.62 FEET; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET; THENCE NORTH 66° 00' 17" WEST, A DISTANCE OF 58.98 FEET TO THE SOUTHEAST 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° 59' 25" EAST, A DISTANCE OF 664.68 FEET;
2. THENCE NORTH 66° 04' 35" WEST, A DISTANCE OF 265.85 FEET;
3. THENCE NORTH 24° 28' 46" EAST, A DISTANCE OF 680.88 FEET;
4. THENCE NORTH 65° 49' 12" WEST, A DISTANCE OF 500.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;
5. THENCE NORTH 24° 11' 00" EAST, A DISTANCE OF 870.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD (200' RIGHT-OF-WAY);
6. THENCE NORTH 58° 45' 42" WEST, ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 881.26 FEET;
7. THENCE SOUTH 23° 50' 23" WEST, A DISTANCE OF 1504.88 FEET;

THENCE LEAVING SAID BOUNDARY SOUTH 65° 30' 13" EAST, A DISTANCE OF 699.02 FEET; THENCE NORTH 24° 02' 31" EAST, A DISTANCE OF 530.00 FEET TO A POINT ON THE NORTHWESTERLY PROJECTION OF THE BOUNDARY OF SAID PARCEL A; THENCE SOUTH 65° 49' 12" EAST ON SAID NORTHWESTERLY PROJECTION, A DISTANCE OF 167.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA AND CONTAINING AN AREA OF 26.98 ACRES MORE OR LESS.

NOTES:

1) BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES (NORTH AMERICAN DATUM OF 1983, FLORIDA NORTH ZONE) WITH A MEASURED BEARING OF NORTH 59°48'32" WEST ON THE SOUTH RIGHT OF WAY LINE OF THE SEABOARD COAST LINE RAILROAD.

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

3) THIS SURVEY WAS MADE WITH BENEFIT AND REFERENCE TO TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 591395, COMMITMENT DATE JUNE 17, 2018 AT 11:00 PM. IT IS THIS SURVEYOR'S OPINION THAT ONLY EXCEPTION 17 FROM SCHECULE B-II, DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1206 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA IS SURVEY RELATED AND/OR AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

4) LEGAL DESCRIPTION HEREON WAS OBTAINED FROM TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 591395, COMMITMENT DATE JUNE 17, 2018 AT 11:00 PM.

5) ONLY TOMB STONES FOUND AT THE TIME OF SURVEY ARE SHOWN HEREON. THE SITE IS COVERED BY THICK VEGETATION/UNDERBRUSH MAKING IT DIFFICULT TO FIND ANY ADDITIONAL GRAVE SITES. PAROL EVIDENCE FROM OCCUPANTS OF THE ADJACENT LANDS SUGGEST THERE MAY BE AT LEAST 10 OTHER GRAVES ON THE SUBJECT PROPERTY THAT MAY OR MAY NOT BE SITUATED ON THE CEMETERY LOT DEPICTED ON THIS SURVEY.

6) DIMENSIONS BETWEEN THE POINT OF COMMENCEMENT AND POINT OF BEGINNING SHOWN HEREON ARE PER THE LEGAL DESCRIPTION PROVIDED. THE SOUTHEAST CORNER OF PARCEL A AS WELL AS THE CORNERS OF THE SUBJECT PROPERTY WERE RECOVERED AND LOCATED IN THE FIELD TO VERIFY THE BOUNDARY OF PARCEL A.

LEGEND:

Δ	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
L	=	ARC
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
(M)	=	MEASURED DIMENSION
O.R.	=	OFFICIAL RECORDS BOOK
Pg.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
(R)	=	RECORD DIMENSION
R/W	=	RIGHT OF WAY
+/-	=	MORE OR LESS
SECTION 20-8-19	=	SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST
■	=	FOUND CONCRETE MONUMENT (size, ID)
●	=	FOUND REBAR & CAP (size, ID)
○	=	SET 5/8" REBAR & CAP (LB 2389)
⚿	=	TOMB STONE

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0145G, COMMUNITY NUMBER: 120664, PANEL: 0145 OF 0425, EFFECTIVE DATE: 06/16/06. SAID MAP DESCRIBES ZONE(s) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE 'X' (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment

eda engineers-surveyors-planners, inc.
LB 2389
2404 N.W. 43rd ST. GAINESVILLE, FLORIDA 32606-6603
TEL: (352) 373-3541 FAX: (352) 373-7249
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eda engineers-surveyors-planners, inc. — P.S.M. 6839
Corporate Authorization No. LB 2389
By: ALEJANDRO PEREZ

Project No. 2018-0023 S02
Drawn AP
Check AP

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2018

Fieldbook	Page	Survey Date	Drawing Completed	Revised
980	44-46 21-25	08/31/18	08/30/18	

PREPARED FOR: 1) THE LASER INVESTMENT GROUP, LLC
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3) RAMONA M. CHANCE
4)

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 08/31/18

Sheet No.:

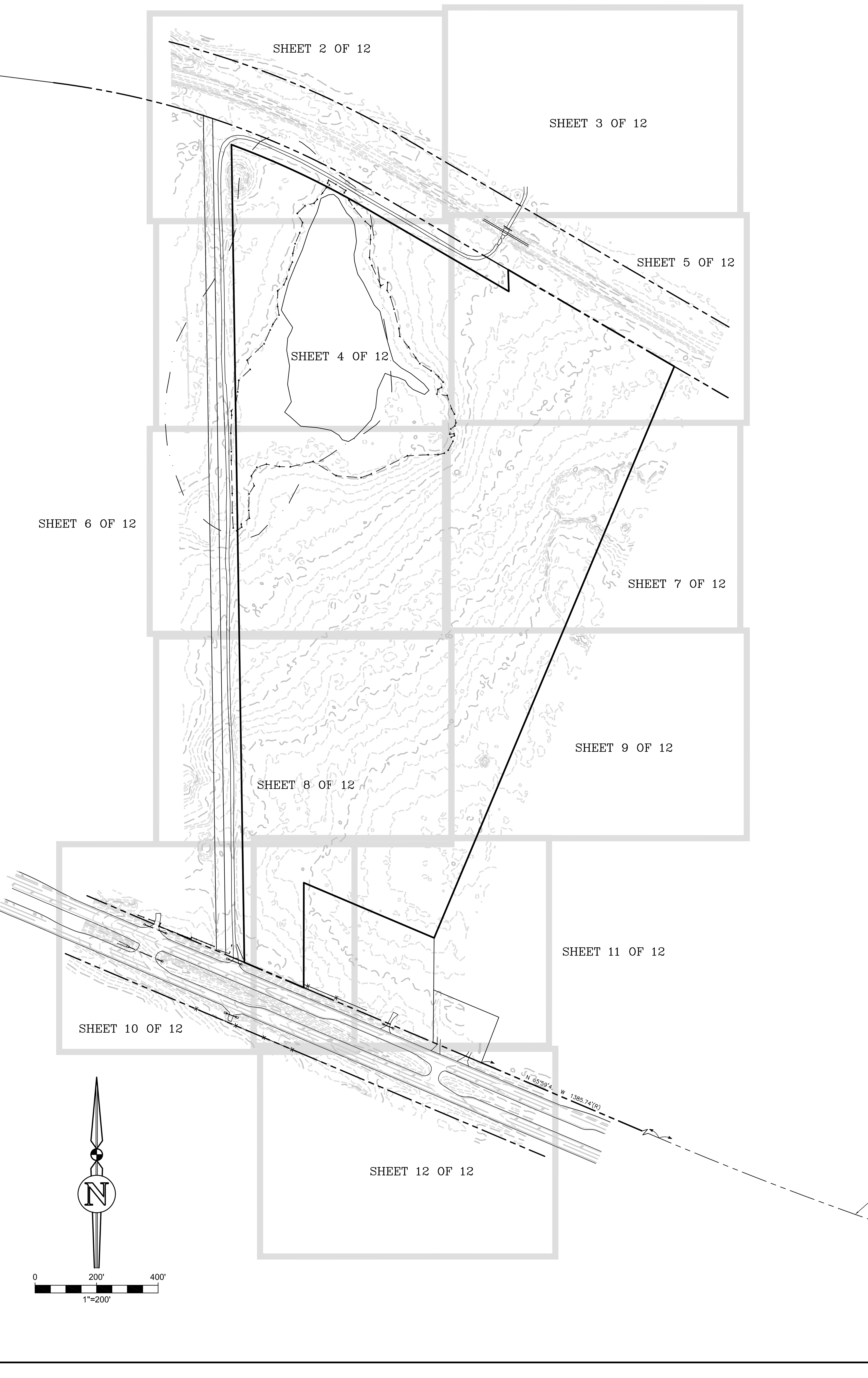
V-001

\\server3\Survey_Projects\2018\2018-0023 (Tech City)\S02 Phoenix Commercial Parcel\2018-0023-S02.dwg - Layout2

Plotted Aug 31, 2018 - 15:35:48 - aperez

BOUNDARY AND TOPOGRAPHIC SURVEY

IN
SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
FOR
MITCH GLAESER



LEGAL DESCRIPTION: (PER OFFICIAL RECORDS BOOK 3842, PAGE 1386)

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and 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 along said North right-of-way line; North 72 deg. 51 min. 49 sec. West 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 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 158.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 26 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad(200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.66 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.

Easement Parcel #1

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius at 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08'45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.20 feet to the Northerly right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line of said property 2715.11 feet to the P.O.B., being and lying in Section 20, Township 8 South, Range 19 East, Alachua county, Florida.

Easement Parcel #2

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.17 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the Southwest and having a radius of 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run South 00 deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

TREE LEGEND:

ONLY TREES WITH A DIAMETER 10" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

LOCATION / SPECIES / DIAMETER AT 4.5' ABOVE GRADE

	SIZE/COMMON NAME *Genus species*
ce23	= 23" SOUTHERN REDCEDAR *Juniperus silicicola*
ch25	= 25" BLACK CHERRY *Prunus serotina*
lao17	= 17" LAUREL OAK *Quercus hemisphaerica*
lo15	= 15" LIVE OAK *Quercus virginiana*
pa12	= 12" PALM *Sabal palmetto*
pi16	= 16" PINE *Pinus sp.*
tree12	= 12" UNIDENTIFIED TREE
wo12	= 12" WATER OAK *Quercus nigra*
mma12	= 12" MIMOSA *Albizia julibrissin*
sb12	= 12" SUGARBERRY *Celtis laevigata*
sg16	= 16" SWEETGUM *Liquidambar straciflua*

NOTES:

1) THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM. ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 157.834 FEET (NGVD 1929 DATUM) ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BM4", BEING A CONCRETE MONUMENT WITH BRASS DISK STAMPED "2602006 BM-26-97-A-0" AT THE APPROXIMATE SOUTH RIGHT-OF-WAY LINE OF US 441 AND +/- 1,200 SOUTHEAST OF THE CENTERLINE OF SW 89TH ST. FOR THE PURPOSES OF THIS SURVEY, THIS ELEVATION WAS CONVERTED TO 157.04 FEET (NAVD 1988 DATUM) WITH CORPSCON v6.0.1, U.S. ARMY CORPS OF ENGINEERS.

2) BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES (NORTH AMERICAN DATUM OF 1983, FLORIDA NORTH ZONE) WITH A MEASURED BEARING OF SOUTH 67°01'06" EAST ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD No.s 20 & 25, U.S. HIGHWAY No. 441.

3) ONLY TREES 10" IN DIAMETER AND GREATER WERE LOCATED AS A PART OF THIS SURVEY. THE SCIENTIFIC NAMES SHOWN HEREON ARE TO THE BEST ABILITY OF THIS SURVEYOR, BUT THIS SURVEYOR DOES NOT PURPORT TO BE A CERTIFIED ARBORIST. THE LOCATION OF THE TREES SHOWN HEREON IS THE APPROXIMATE CENTER OF THE TREE AT GROUND LEVEL AND THE DIAMETER WAS MEASURED AT BREAST HEIGHT - THE EXTENT OF THE TREE CANOPY OR ROOT SYSTEM WAS NOT DETERMINED BY THIS SURVEYOR. IF THE LOCATION OF TREES IN RELATION TO NEARBY PROPERTY LINES IS CRITICAL A MORE DETAILED SURVEY MAY BE REQUIRED.

4) THIS SURVEY CONSISTS OF 12 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.

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

6) THE WETLAND FLAGS SHOWN HEREON WERE PLACED BY PETE WALLACE OF ECOSYSTEM RESEARCH CORPORATION (386-462-5005) ON OR AROUND FEBRUARY 10, 2018. THIS SURVEYOR IS NOT A WETLANDS DELINEATOR.

7) PARCELS 1 AND 2 SHOWN HEREON WERE DEDICATED BY EASEMENT AND ROADWAY AGREEMENT RECORDED IN O.R. 1558, PAGE 1383 AND ACKNOWLEDGED BY AGREEMENTS RECORDED IN O.R. 4290, PAGE 2224, O.R. 4290, PAGE 2229, AND O.R. 4290, PAGE 2234 ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

8) ONLY TREES IN THE HATCHED AREAS SHOWN HEREON WERE LOCATED AT THE TIME OF THIS SURVEY. TREES SOUTH OF THE SURVEY LIMITS WERE NOT VERIFIED AND MAY HAVE BEEN REMOVED AS THERE WAS CONSTRUCTION UNDER WAY AT THE TIME OF SURVEY.

9) BOUNDARY AND/OR TOPOGRAPHIC INFORMATION WAS NOT UPDATED AT THE TIME OF THIS SURVEY.

UTILITY LOCATION NOTE:

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

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

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

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

LEGEND OF SYMBOLS & ABBREVIATIONS:

cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
D	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
A	=	ARC
T	=	TANGENT
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
DIP	=	DUCTILE IRON PIPE
EJB	=	ELECTRICAL JUNCTION BOX
ELEV	=	ELEVATION
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
FOCJB	=	FIBER OPTIC CABLE JUNCTION BOX
ID.	=	IDENTIFICATION
inv	=	INVERT
(M)	=	MEASURED DIMENSION
(R)	=	RECORD DIMENSION
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
PVC	=	POLY-VINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
SECTION 20-8-19	=	SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST
ANCH ⟵	=	GUY ANCHOR
◊ FOCMRK	=	FIBER OPTIC CABLE MARKER
■	=	FOUND CONCRETE MONUMENT (size, ID)
●	=	FOUND REBAR & CAP (size, ID)
◊ MBOX	=	MAIL BOX
○ PP	=	POWER POLE
◊ REFL	=	REFLECTOR
	=	SIGN
○ TP	=	TELEPHONE POLE
T TELPED	=	TELEPHONE PEDESTAL
◊ TELMRK	=	TELEPHONE LINE MARKER
T CTVPED	=	CABLE TELEVISION PEDESTAL
△ WF(ID)	=	WETLANDS FLAG (ID)
80	=	ELEVATION CONTOUR LINE
X X	=	FENCE LINE
OHPL	=	OVERHEAD POWER LINE
OHTL	=	OVERHEAD TELEPHONE LINE
FOC	=	FIBER OPTIC CABLE LINE
FM	=	SANITARY SEWER FORCE MAIN
UGE	=	UNDERGROUND ELECTRIC LINE
GAS	=	UNDERGROUND GAS LINE
UGT	=	UNDERGROUND TELEPHONE LINE
UGTV	=	UNDERGROUND CABLE TELEVISION LINE
RWL	=	UNDERGROUND RECLAIMED WATER LINE
WL	=	UNDERGROUND WATER LINE
(6" PVC)	=	SIZE AND/OR MATERIAL AS PROVIDED BY UTILITY COMPANY
88.95×	=	SPOT ELEVATION
▭	=	APPROXIMATE LIMITS OF TREE LOCATIONS FOR THIS SURVEY

No.	Date	Comment
4	01/11/19	ADDED TREES FOR NORTHERN PORTION
3	08/29/18	ADDED CERTIFICATION
2	06/20/18	REVISED LEGAL DESCRIPTION
1	06/11/18	REVISED BOUNDARY DIMENSIONS/ ADDED CERTIFICATIONS

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0140D & 12001C0145D, COMMUNITY NUMBER: 120664 ; PANEL: 0140D 0145D; EFFECTIVE DATE: 06/16/06 . SAID MAP DESCRIBES ZONE(s) 'A' AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE 'X' (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eda 40 years
eda engineers-surveyors-planners, inc.
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Project No. 2018-0023 S00
Drawn AL/AP
Check A.P.

eda engineers-surveyors-planners, inc.
Corporate Authorization No. LB 2389
BY: ALEJANDRO PEREZ P.S.M. 6839

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2018

Fieldbook	Page	Survey Date	Drawing Completed	Revised
978	4-34 72-79	04/19/18	04/20/18	01/11/19

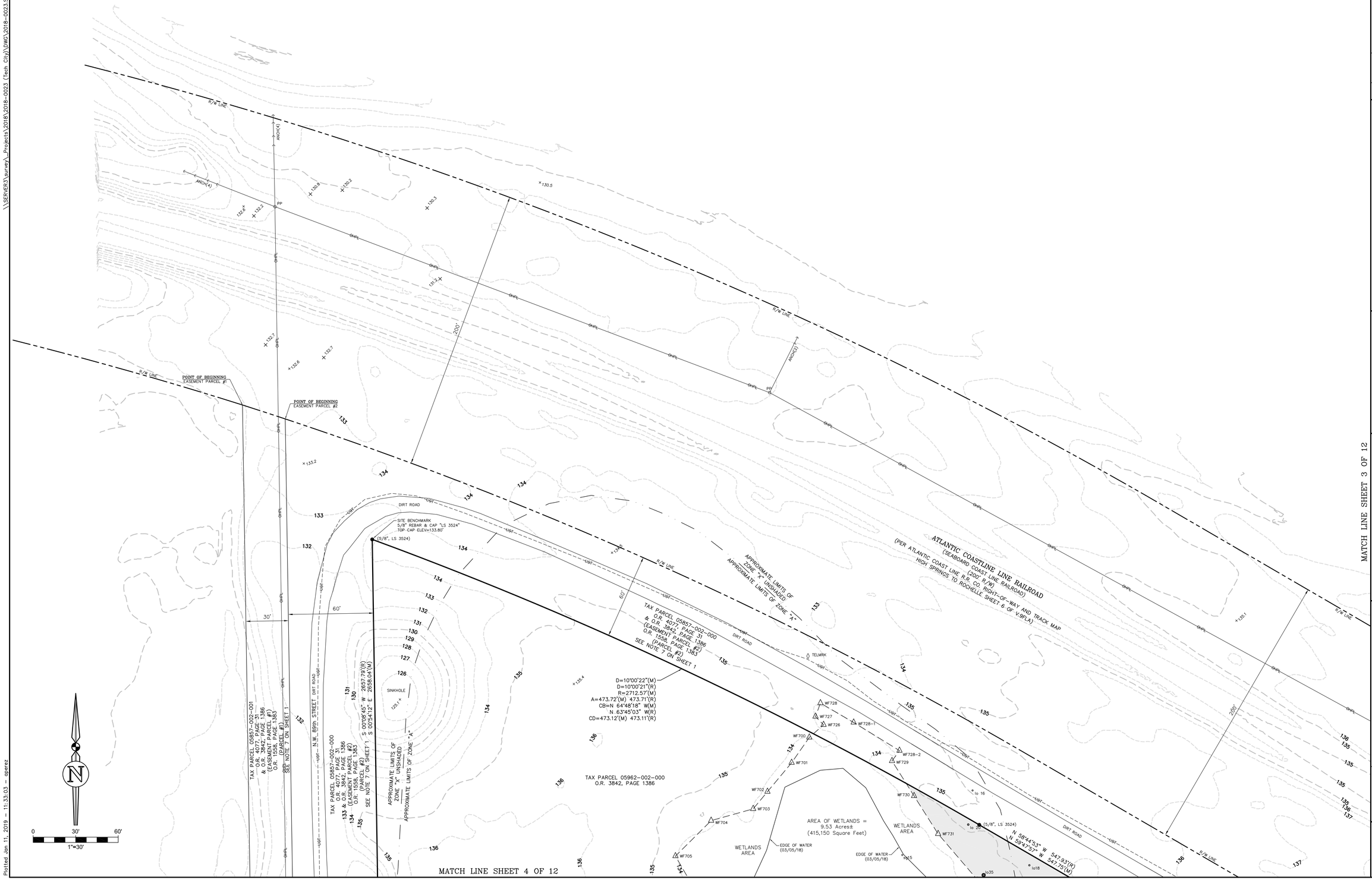
PREPARED FOR: 1) THE LASER INVESTMENT GROUP, LLC.
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3) JAMES F. GRAY, P.A.
4) FLORIDA CREDIT UNION

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 01/10/19

Sheet No.: V-001

\\SERVER3\survey_Projects\2018\2018-0023 (Tech City)\DWG\2018-0023.S00_Bdy-Topo.dwg - Sheet01
Plotted Jan 11, 2019 - 11:33:03 - aperez

\\SERVER3\survey_Projects\2018\2018-0023 (Tech City)\DWG\2018-0023.S00_Bdy-Topo.dwg — Sheet02



FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) "A" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12086C0505E COMMUNITY NUMBER: 120064 PANEL: 0505 SUFFIX: E EFFECTIVE DATE: 06/16/06 SAID MAP DESCRIBES ZONE(S) "A" AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment
4	01/11/19	ADDED TREES FOR NORTHERN PORTION
3	08/29/18	ADDED CERTIFICATION
2	06/20/18	REVISED LEGAL DESCRIPTION
1	06/11/18	REVISED BOUNDARY DIMENSIONS/ ADDED CERTIFICATIONS

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E-MAIL: mail@eda-fl.com
LB 3289

Project No.	eda engineers-surveyors-planners, inc.
2018-0023 S00	Corporate Address: 2404 NW 43rd Street, Gainesville, Florida 32606-6803
Drawn AL/AP	Rev. SEE SHEET 1 OF 12 FOR ORIGINAL SIGNATURE AND RAISED SEAL P.S.M. 6839
Check A.P.	ALEJANDRO PEREZ

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Field Book	Page	Survey Date	Drawing Completed	Revised
978	4-34 2-28	04/19/18	04/20/18	01/11/19

PREPARED FOR: 1) THE LASER INVESTMENT GROUP, LLC
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3) JAMES F. GRAY, P.A.
4) FLORIDA CREDIT UNION

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 01/10/19

Sheet No.:

V-002

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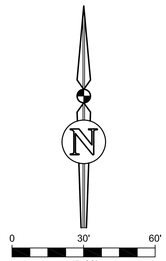
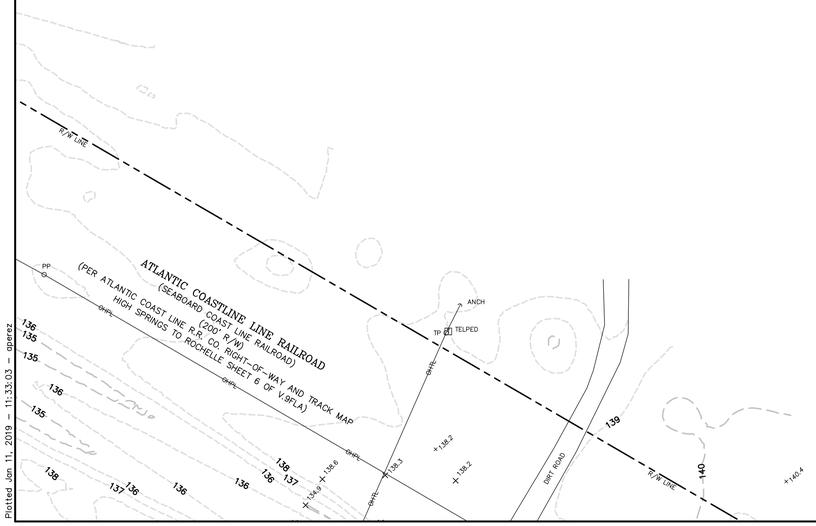
MATCH LINE SHEET 2 OF 12





MATCH LINE SHEET 5 OF 12

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) "A" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12086C0205D AS COMMUNITY NUMBER: 120064 ; PANEL: 0205 ; SUFFIX: D ; EFFECTIVE DATE: 06/16/06 ; SAID MAP DESCRIBES ZONE(s) "A" AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X (UNSHADED)" AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment
4	01/11/19	ADDED TREES FOR NORTHERN PORTION
3	08/29/18	ADDED CERTIFICATION
2	06/20/18	REVISED LEGAL DESCRIPTION
1	06/11/18	REVISED BOUNDARY DIMENSIONS/ ADDED CERTIFICATIONS

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LB 2289

Fieldbook 978 | Survey Date 4-24 thru 4-25 | Drawing Completed 04/19/18 04/20/18 | Revised 01/11/19

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4) FLORIDA CREDIT UNION

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By: ALEJANDRO PEREZ
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Sheet No.:

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FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 120010 0140 & 120010 0150 ; COMMUNITY NUMBER: 120664 ; PANEL: 01450 01450 ; EFFECTIVE DATE: 06/16/06 ; SAID MAP DESCRIBES ZONE(s) 'A'

AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment
4	01/11/19	ADDED TREES FOR NORTHERN PORTION
3	08/29/18	ADDED CERTIFICATION
2	06/20/18	REVISED LEGAL DESCRIPTION
1	06/11/18	REVISED BOUNDARY DIMENSIONS/ ADDED CERTIFICATIONS

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By: ALEJANDRO PEREZ P.S.M. 6839
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Fieldbook	Page	Survey Date	Drawing Completed	Revised
978	4-34 72-79	04/19/18	04/20/18	01/11/19

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Sheet No.:

V-004

MATCH LINE SHEET 3 OF 12

MATCH LINE SHEET 4 OF 12

MATCH LINE SHEET 7 OF 12

TAX PARCEL 05857-002-000
& O.R. 4027, PAGE 37
(EASEMENT PARCEL 1386
O.R. 3858, PAGE 1383
SEE NOTE 7 ON SHEET 1

N 58°44'53" W 547.93'(R)
N 59°47'57" W 547.75'(M)

S 01°41'11" E 70.66'(M)
S 00°37'49" E 70.66'(R)

(5/8", LS 3524)

ATLANTIC COASTLINE LINE RAILROAD
(PER ATLANTIC COAST LINE R.R. CO. RIGHT-OF-WAY AND TRACK MAP
HIGH SPRINGS TO ROCHELLE SHEET 6 OF V.9FLA)
(SEABOARD COAST LINE RAILROAD)
200' R/W

N 59°47'53" W 624.87'(M)
N 58°44'53" W 624.24'(R)

S R/W LINE SEABOARD COAST LINE RAILROAD

TAX PARCEL 05962-002-000
O.R. 3842, PAGE 1386

TAX PARCEL 05855-004-000
O.R. 3527, PAGE 1217

N 22°46'02" E 2019.70'(M)
N 23°50'23" E 2014.63'(R)

R/W LINE

Rip Rap HEADWALL
top elev=137.5'
18"cmp inv=135.80'
139.3

18"cmp
inv=135.97'

WOOD POST

RAILROAD SIGNALS

BROKEN ASPHALT

DIRT ROAD

ASPHALT

tp TELEPHONE POLE

OHPL

UGT

pp

(5/8", LS 3524)

0 30' 60'
1"=30'

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) "A" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER: 12041C0205D DATED: 06/16/06 SAID MAP DESCRIBES ZONE(S) "A" AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X (UNSHADED)" AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment
4	01/11/19	ADDED TREES FOR NORTHERN PORTION
3	08/29/18	ADDED CERTIFICATION
2	06/20/18	REVISED LEGAL DESCRIPTION
1	06/11/18	REVISED BOUNDARY DIMENSIONS/ ADDED CERTIFICATIONS

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Project No.: 2018-0023 S00
Drawn: AL/ AP
Check: A.P.

eda engineers-surveyors-planners, inc.
Corporate Authorization No. LB 2289
By: ALEJANDRO PEREZ
SEE SHEET 1 OF 12 FOR ORIGINAL SIGNATURE AND RAISED SEAL
P.S.M. 6839

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES.
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 01/20/19.

A PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSED
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FieldBook	Page	Survey Date	Drawing Completed	Revised
978	4-34 72	04/19/18	04/20/18	01/11/19

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3). JAMES F. GRAY, P.A.
4). FLORIDA CREDIT UNION

Sheet No.:

V-005

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MATCH LINE SHEET 4 OF 12

MATCH LINE SHEET 7 OF 12

MATCH LINE SHEET 8 OF 12

EDGE OF WATER (03/05/18)

WETLANDS AREA

AREA OF WETLANDS = 9.53 Acres± (415,150 Square Feet)

DIRT ROAD

OHPL

OHF

APPROXIMATE LIMITS OF ZONE "A"

APPROXIMATE LIMITS OF ZONE "X" UNSHADED

OVERFLOW

WF787 WF786 WF785 WF784 WF783 WF782 WF781 WF780-1 WF780 WF779 WF778 WF777 WF776 WF775 WF774 WF773 WF772 WF771 WF770 WF769 WF768 WF767 WF766 WF765 WF189

TAX PARCEL 05962-002-000
O.R. 3842, PAGE 1386

TAX PARCEL 05857-002-001
O.R. 4077, PAGE 31
& O.R. 3842, PAGE 1386
(LESS PARCEL #1)
O.R. 1558, PAGE 1383
(PARCEL #1)
SEE NOTE 7 ON SHEET 1

TAX PARCEL 05857-002-000
O.R. 4077, PAGE 31
& O.R. 3842, PAGE 1386
(LESS PARCEL #2)
O.R. 1558, PAGE 1383
(PARCEL #2)
SEE NOTE 7 ON SHEET 1

30' 60'

S 00°08'45" W 2657.79'(R)
S 00°54'12" E 2658.04'(M)

N.W. 89th STREET

0 30' 60'
1"=30'

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) "A" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12086C0164 H OF THE COMMUNITY NUMBER: 120664 ; PANEL 0164 SUFFIX H ; EFFECTIVE DATE: 06/16/06 . SAID MAP DESCRIBES ZONE(S) "A" AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment
4	01/31/19	ADDED TREES FOR NORTHERN PORTION
3	08/29/18	ADDED CERTIFICATION
2	06/20/18	REVISED LEGAL DESCRIPTION
1	06/01/18	REVISED BOUNDARY DIMENSIONS/ ADDED CERTIFICATIONS

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Project No. 2018-0023.S00
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Corporate Authorization No. LB 2289
ALEJANDRO PEREZ
Re: P.S.M. 6839
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Fieldbook	Page
978	4-34 29

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	04/19/18	04/20/18	01/31/19

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4) FLORIDA CREDIT UNION

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES.
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Sheet No.:

V-006

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MATCH LINE SHEET 5 OF 12

MATCH LINE SHEET 6 OF 12

MATCH LINE SHEET 9 OF 12

TAX PARCEL 05962-002-000
O.R. 3842, PAGE 1386

TAX PARCEL 05855-004-000
O.R. 3527, PAGE 1217

N 22°48'02" E 2014.70'(M)
N 23°00'23" E 2014.60'(R)

0 30' 60'
1"=30'

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) "X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12086C0245G COMMUNITY NUMBER: 120654 PANEL: 0245 SUFFIX: G EFFECTIVE DATE: 06/16/06

AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment
4	01/11/19	ADDED TREES FOR NORTHERN PORTION
3	08/29/18	ADDED CERTIFICATION
2	06/20/18	REVISED LEGAL DESCRIPTION
1	06/11/18	REVISED BOUNDARY DIMENSIONS/ ADDED CERTIFICATIONS

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Survey Date 04/19/18 | Drawing Completed 04/20/18 | Revised 01/11/19

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Sheet No.:

V-007

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MATCH LINE SHEET 6 OF 12

TAX PARCEL 05962-002-000
O.R. 3842, PAGE 1386

N.W. 89th STREET

DIRT ROAD

TELPED

PP

30'

60'

S 00°08'43" W 2657.79'(R)
S 00°54'12" E 2658.04'(M)

MATCH LINE SHEET 9 OF 12

MATCH LINE SHEETS 10 & 11 OF 12

0 30' 60'
1"=30'

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) "A" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12086C0255G COMMUNITY NUMBER: 120664 ; PANEL: 0255 ; SUFFIX: G ; EFFECTIVE DATE: 06/16/06 ; SAID MAP DESCRIBES ZONE(S) "A" AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X (UNSHADED)" AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment
4	01/11/19	ADDED TREES FOR NORTHERN PORTION
3	08/29/18	ADDED CERTIFICATION
2	06/20/18	REVISED LEGAL DESCRIPTION
1	06/11/18	REVISED BOUNDARY DIMENSIONS/ ADDED CERTIFICATIONS

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E-MAIL: mail@eda4.com

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04/19/18 Survey Date
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Sheet No.:

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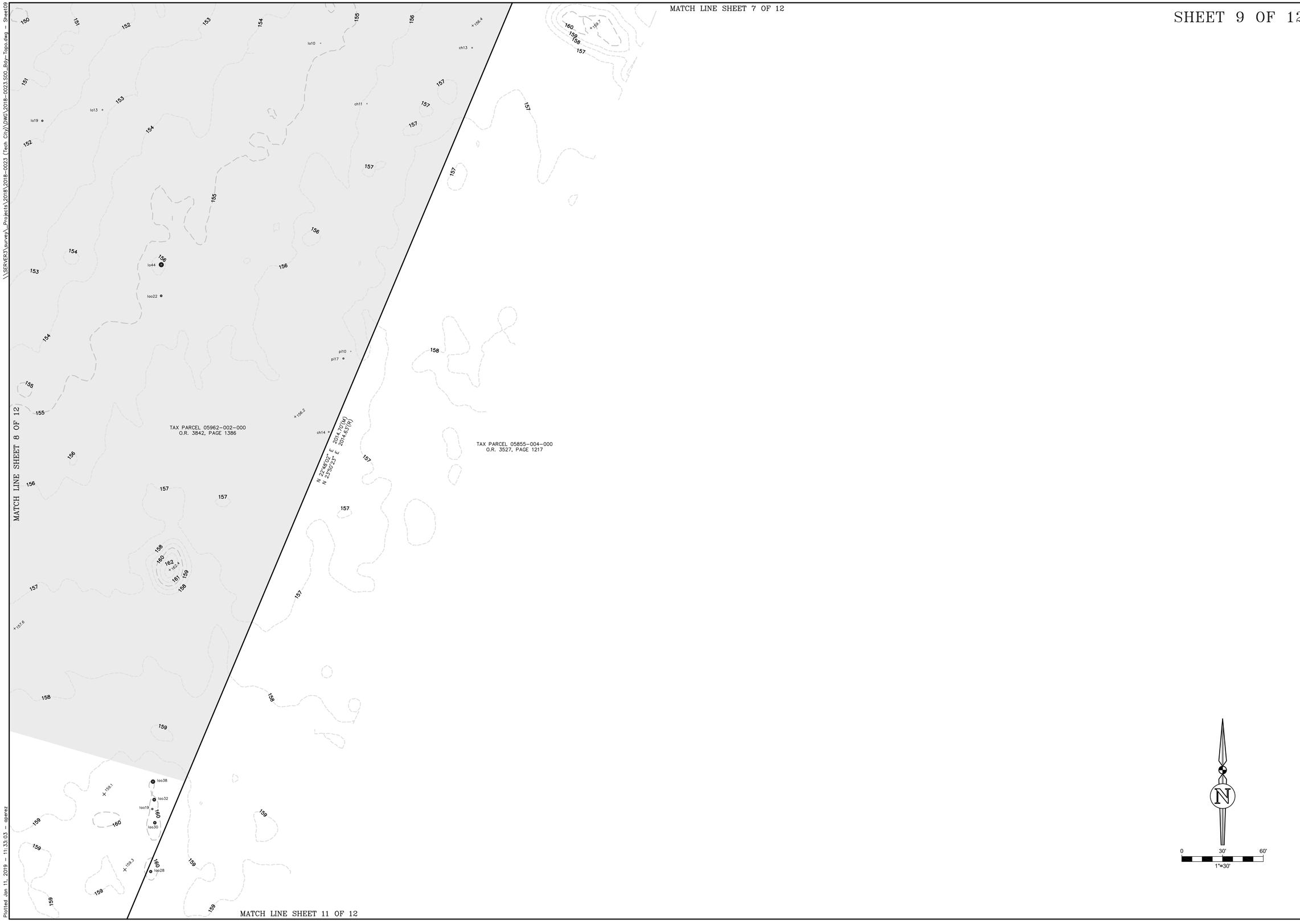

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Plotted Jan 11, 2019 - 11:33:03 - aperez

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12061C0145D & 12061C0145D ; COMMUNITY NUMBER: 120664 ; PANEL: 01450 01450 ; EFFECTIVE DATE: 06/16/06 ; SAID MAP DESCRIBES ZONE(s) 'A'

AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE 'X' (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment
4	01/11/19	ADDED TREES FOR NORTHERN PORTION
3	08/29/18	ADDED CERTIFICATION
2	06/20/18	REVISED LEGAL DESCRIPTION
1	06/11/18	REVISED BOUNDARY DIMENSIONS/ ADDED CERTIFICATIONS

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Project No. 2018-0023 S00
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Check A.P.

eda engineers-surveyors-planners, inc.
Corporate Authorization No. LB 2389
By: ALEJANDRO PEREZ P.S.M. 6839
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978 Fieldbook 4-34 72-79 Page
04/19/18 Survey Date
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Sheet No.:

V-009

MATCH LINE SHEET 8 OF 12

MATCH LINE SHEET 12 OF 12

TAX PARCEL 05857-002-001
O.R. 4077, PAGE 31
O.R. 3842, PAGE 1386
(EASEMENT PARCEL #1)
O.R. 1558, PAGE 1383
(PARCEL #2)
SEE NOTE 7 ON SHEET 1

TAX PARCEL 05962-002-000
O.R. 3842, PAGE 1386

TAX PARCEL 05963-000-000
O.R. 1041, PAGE 860

STATE ROAD No.s 20 & 25
U.S. HIGHWAY No. 441
(200' R/W)
FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP,
SECTION 26020-2501, LAST REVISED 9/2/80

NORTH R/W LINE OF STATE ROAD No.s 20 & 25
U.S. HIGHWAY No. 441
(BEARING BASIS)

N.W. 89th STREET

DIRT ROAD

S 67°03'27" E 460.04'(M)
S 65°57'03" E 460.08'(R)

N 00°02'38" E 340.93'(M)
N 01°07'22" E 340.98'(R)

S 67°01'06" E 209.36'(M)
S 66°00'09" E 209.40'(R)

SITE BENCHMARK
(4"x4", NO ID)
TOP CAP ELEV=146.72'

(4"x4", NO ID)

SITE BENCHMARK
"L.S. 3524"
TOP CAP ELEV=146.72'

BRICK WALL w/ COLUMNS
ASPHALT DRIVE
M.E.S. 18"cmp inv=140.89'
M.E.S. 15"cmp inv=135.11'
M.E.S. 18"cmp inv=141.44'
M.E.S. 18"cmp inv=144.72'
M.E.S. 14"x22"cmp inv=137.54'
M.E.S. 18"cmp inv=144.94'
M.E.S. 18"cmp inv=140.86'
M.E.S. 18"cmp inv=141.45'
GRASS SWALE
EDGE OF PAVEMENT
ASPHALT PAVEMENT
WHITE LINE
YELLOW LINE
DOUBLE YELLOW LINE
GUARD RAIL
5' WOOD FENCE
4' WIRE FENCE
POST
REFL. SIGN
STOP BAR
TELPED
ANCH
CTVPED
R/W LINE
OHPL
UGT
FOG
CAC
WM
SW
RWV
PP

0 30' 60'
1"=30'

Plotted Jan 11, 2019 – 11:33:03 – aperez

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No.	Date	Comment
4	01/11/19	ADDED TREES FOR NORTHERN PORTION
3	08/29/18	ADDED CERTIFICATION
2	06/20/18	REVISED LEGAL DESCRIPTION
1	06/11/18	REVISED BOUNDARY DIMENSIONS/ ADDED CERTIFICATIONS

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) "X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER: 12064C 0145 G COMMUNITY NUMBER: 120644 PANEL: 0145 EFFECTIVE DATE: 06/16/06 SUFFIX: "G"
AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eda engineers-surveyors-planners, inc.
Corporate Address: LB 2389
2404 N.W. 43rd ST., GAINESVILLE, FLORIDA 32606-6803
TEL: (352) 373-3541 FAX: (352) 378-7915
E-MAIL: mail@eda-fl.com

Project No. 2018-0023.S00
Drawn AL/AP
Check A.P.

eda engineers-surveyors-planners, inc.
Corporate Address: LB 2389
Registered Business No. E.B. 6839
SEE SHEET 1 OF 12 FOR ORIGINAL SIGNATURE AND RAISED SEAL

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

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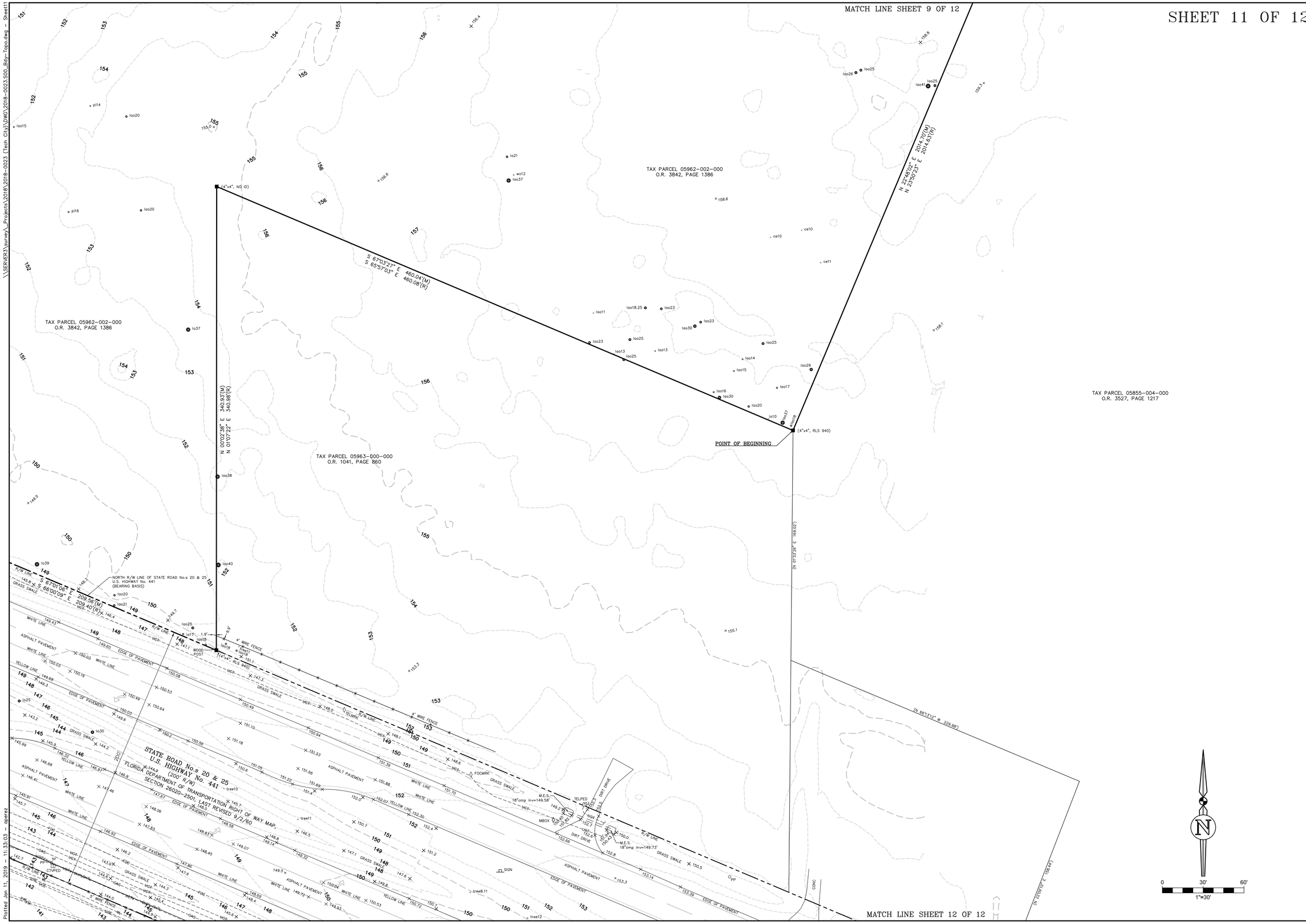
Fieldbook	Survey Date	Drawing Completed	Revised
978	04/19/18	04/20/18	01/11/19
Page	47-49		

PREPARED FOR: 1). THE LASER INVESTMENT GROUP, LLC.
2). OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3). JAMES F. GRAY, P.A.
4). FLORIDA CREDIT UNION

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES.
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 01/04/19

Sheet No.:

V-010



Plotted Jan 11, 2019 - 11:33:03 - aperez

\\SERVER3\survey_Projects\2018\2018-0023 (Tech City)\DWG\2018-0023.S00_Bdy-Topo.dwg - Sheet11

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0140 & 12001C0150 ; COMMUNITY NUMBER: 120664 ; PANEL: 01450, 01450 ; EFFECTIVE DATE: 06/16/06 ; SAID MAP DESCRIBES ZONE(s) 'A' AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE 'X' (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment
4	01/11/19	ADDED TREES FOR NORTHERN PORTION
3	08/29/18	ADDED CERTIFICATION
2	06/20/18	REVISED LEGAL DESCRIPTION
1	06/11/18	REVISED BOUNDARY DIMENSIONS/ ADDED CERTIFICATIONS

eda engineers-surveyors-planners, inc.
LB 2389
2404 N.W. 43rd ST., GAINESVILLE, FLORIDA 32606-6602
TEL: (352) 373-3541 FAX: (352) 373-7249
E-MAIL: mail@eda.cc.com

Project No. 2018-0023 S00
Drawn AL/AP
Check A.P.

eda engineers-surveyors-planners, inc.
Corporate Authorization No. LB 2389
By: ALEJANDRO PEREZ P.S.M. 6839
SEE SHEET 1 OF 12 FOR ORIGINAL SIGNATURE AND RAISED SEAL

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Fieldbook	Page	Survey Date	Drawing Completed	Revised
978	4-34 72-79	04/19/18	04/20/18	01/11/19

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2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3) JAMES F. GRAY, P.A.
4) FLORIDA CREDIT UNION

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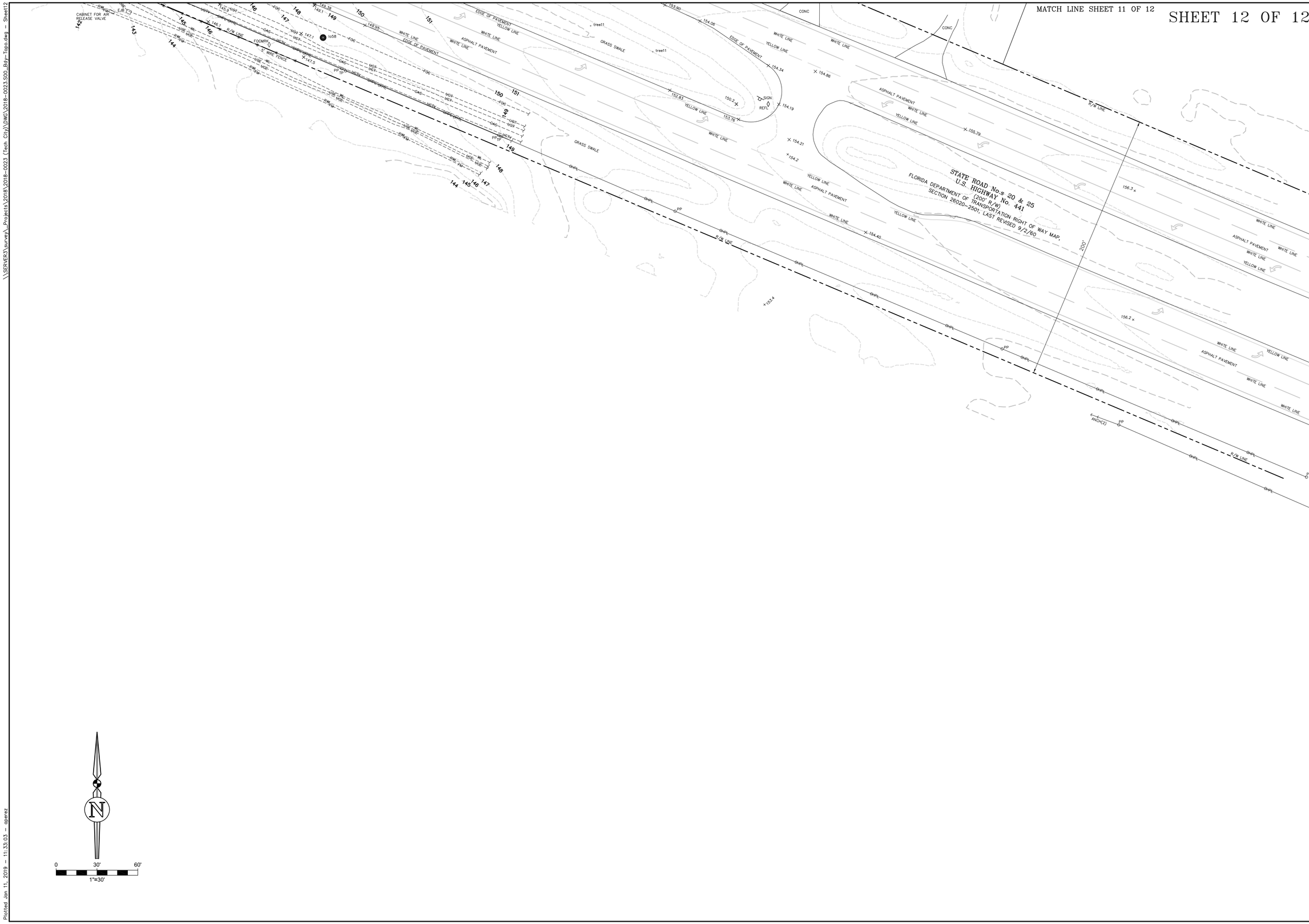
Sheet No.:

V-011



Plotted Jan 11, 2019 - 11:33:03 - aperez

\\SERVER3\survey_Projects\2018\2018-0023 (Tech City)\DWG\2018-0023.S00_Bdy-Topo.dwg - Sheet12

No.	Date	Comment
4	01/11/19	ADDED TREES FOR NORTHERN PORTION
3	08/29/18	ADDED CERTIFICATION
2	06/20/18	REVISED LEGAL DESCRIPTION
1	06/11/18	REVISED BOUNDARY DIMENSIONS/ ADDED CERTIFICATIONS

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 120064 ; COMMUNITY NUMBER: 120064 ; PANEL: 01400 01450 ; EFFECTIVE DATE: 06/16/06 SAID MAP DESCRIBES ZONE(s) 'A' AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE 'X' (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eda engineers-surveyors-planners, inc.
LB 2389
2404 N.W. 43rd ST. GAINESVILLE, FLORIDA 32606-6602
TEL: (352) 373-3541 FAX: (352) 373-7249
E-MAIL: mail@edaflt.com

Project No. 2018-0023 S00
Drawn AL/AP
Check A.P.

eda engineers-surveyors-planners, inc.
Corporate Authorization No. LB 2389
ALEJANDRO PEREZ
By: _____ P.S.M. 6839
SEE SHEET 1 OF 12 FOR ORIGINAL SIGNATURE AND RAISED SEAL

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Fieldbook 978 Page 4-34 72-79
Survey Date 04/19/18
Drawing Completed 04/20/18
Revised 01/11/19

PREPARED FOR: 1) THE LASER INVESTMENT GROUP, LLC.
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Sheet No.:

V-012

GENERAL NOTES

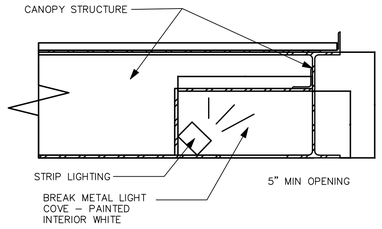
1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
3. POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE.

PLAN NOTES

① EXISTING POLE TO BE FITTED TO ALLOW FOR DUAL HEAD MOUNTING WITH NEW LIGHT FIXTURE.

② EXISTING FIXTURE IN CONFLICT WITH PHASE 4. FIXTURE TO BE RELOCATED TO LOCATION SHOWN.

Photometric Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BUILDING E DRIVE	+	2.0 fc	4.0 fc	1.4 fc	2.9:1	1.4:1
BUILDING E DUMPSTER AREA	+	1.6 fc	4.4 fc	1.1 fc	4.0:1	1.5:1
BUILDING F DRIVE	+	1.9 fc	4.8 fc	0.9 fc	5.3:1	2.1:1
BUILDING I DUMPSTER AREA	+	2.1 fc	4.3 fc	0.6 fc	7.2:1	3.5:1
ENTRANCE DRIVE	+	2.0 fc	4.4 fc	0.5 fc	8.8:1	4.0:1
PARKING BUILDING I	+	2.2 fc	5.0 fc	0.5 fc	10.0:1	4.4:1
PARKING LOT APARTMENT BUILDINGS	+	2.0 fc	5.0 fc	0.7 fc	7.1:1	2.9:1
PARKING LOT BUILDING E	+	1.6 fc	4.9 fc	0.5 fc	9.8:1	3.2:1
PARKING LOT BUILDING F	+	2.2 fc	5.0 fc	0.7 fc	7.1:1	3.1:1
PROPERTY LINE	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A
SIDEWALK SINGLE FAMILY	+	2.8 fc	4.2 fc	0.5 fc	8.4:1	5.6:1
WALKWAY BUILDING E	+	5.3 fc	9.9 fc	1.0 fc	9.9:1	5.3:1
WALKWAY BUILDING F	+	3.9 fc	6.7 fc	0.7 fc	9.6:1	5.6:1
WALKWAY BUILDING I	+	4.9 fc	8.6 fc	1.0 fc	8.6:1	4.9:1
WALKWAY MULTIFAMILY	+	3.4 fc	4.2 fc	1.8 fc	2.3:1	1.9:1



COVE LIGHTING DETAIL

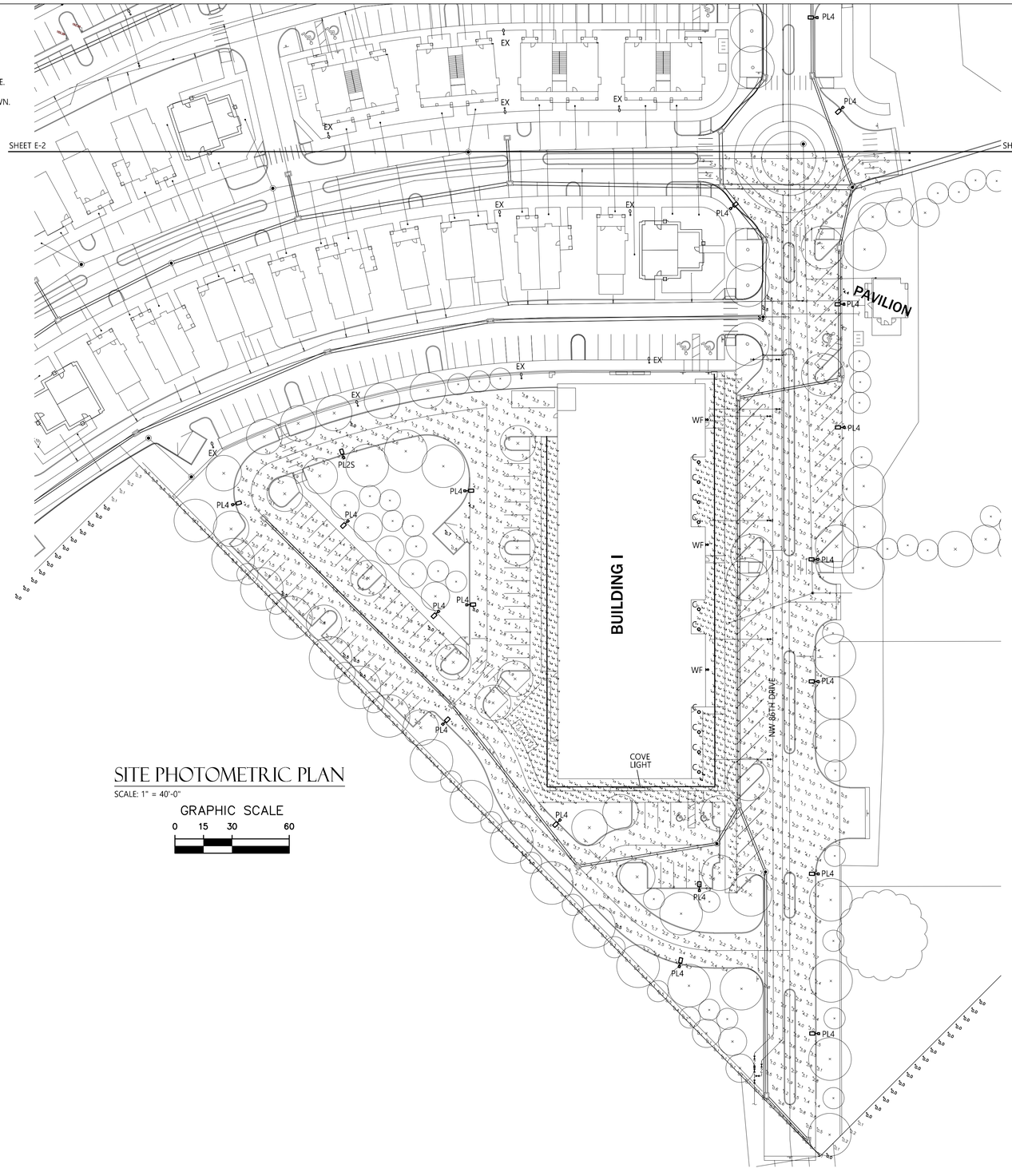
NO SCALE

LUMINAIRE SCHEDULE FOR PHOTOMETRICS

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	MH
	PL2S	1	ARXX-15M2-MV-NW-2-XX-700 S	Leotek Electronics - Pole arm mount roadway luminaire.		ARXX-15M2-MV-NW-2-XX-700 S.ies	12000	0.81	125	25FT
	PL4	26	ARXX-18M2-MV-NW-4-XX-700 S	Leotek Electronics - Pole arm mount roadway luminaire.		ARXX-18M2-MV-NW-4-XX-700 S.ies	15000	0.81	160	25FT
	PL4S	13	ARXX-15M2-MV-NW-4-XX-700 S	Leotek Electronics - Pole arm mount roadway luminaire.		ARXX-15M2-MV-NW-4-XX-700 S.ies	17500	0.81	124	25FT
	WF	13	122L-4-55LA-NW	122 SlenderForm LED Sconce	(1) LIGHT ARRAY OF 32 LEDs DRIVEN AT 530mA	122-4-55LA-NW.IES	5365	0.81	50	14FT U.O.N.
	C	36	UR4E-XXXX3090L WITH XXUR-120EB2		LED	UR4E-XXXX3090L.IES	1100	0.81	15	CEILING
	LINEAR LED COVE	1320FT	523-000004-72	MOLDED PLASTIC HOUSING, ONE WHITE CIRCUIT BOARD WITH 6 LEDS, TRANSLUCENT WHITE PLASTIC DROP LENS	SIX WHITE LIGHT EMITTING DIODES (LEDS)	eW_Cove_EC_Powercore_4000K_12in_ITL64058_011510.ies	41 lum/ft	0.81	12.08	CEILING

FIXTURE NOTES:

1. FIXTURES MARKED AS "EX" ARE EXISTING TO REMAIN FIXTURES FROM PREVIOUS PHASES.
2. FIXTURES MARKED AS "RE" ARE TO BE RELOCATED AS THEY ARE IN CONFLICT WITH PHASE 4. SEE KEYNOTE 2 FOR NEW LOCATION.
3. U.O.N. REFERS TO UNLESS OTHERWISE NOTED ON FIXTURE HEIGHTS. VARIATIONS LISTED ON PLANS.



SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

GRAPHIC SCALE

0 15 30 60

HUNTER DESIGN AND CONSULTING, INC.
696 1ST AVE N. STE 200
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

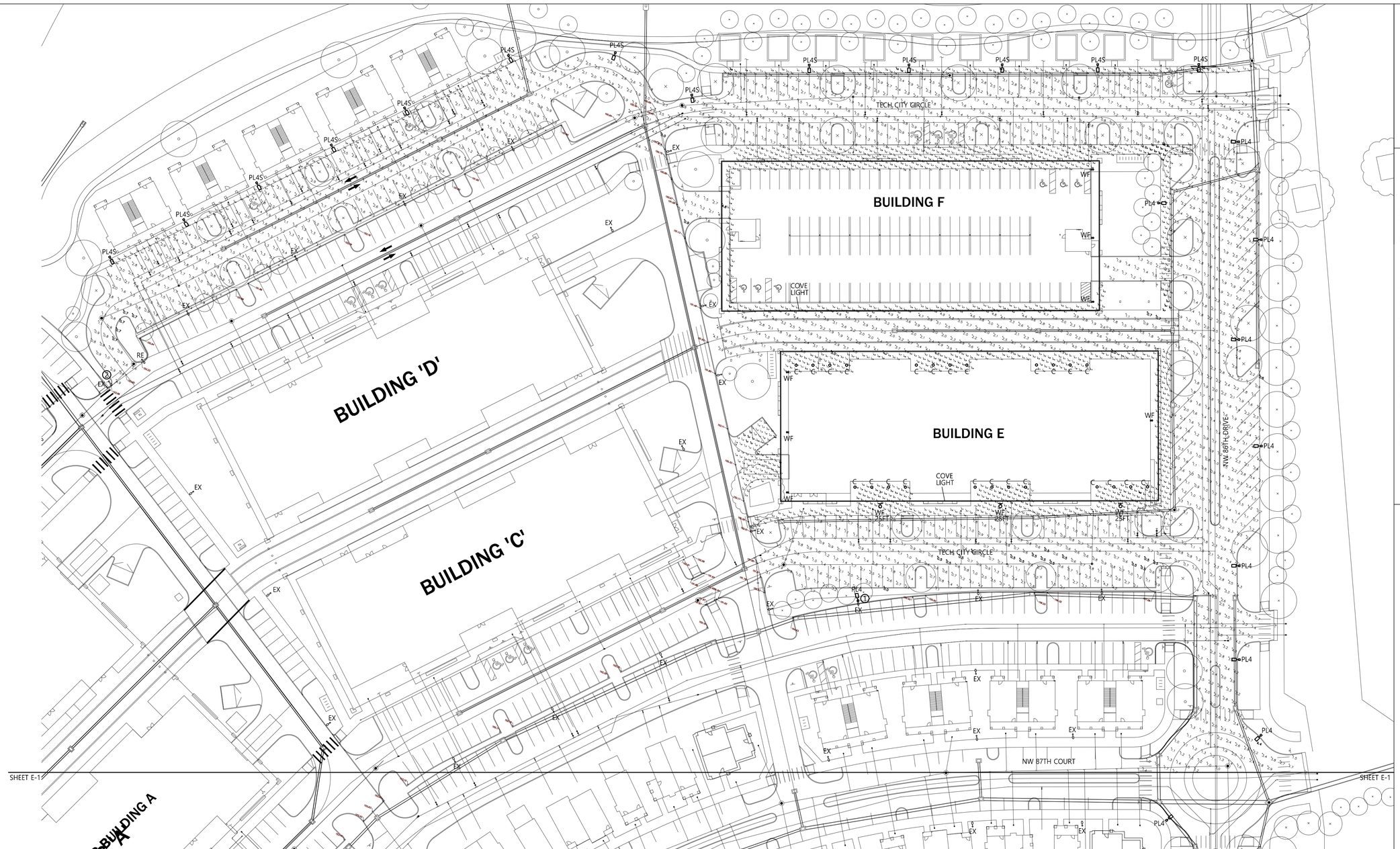
TECH CITY PHASE 4
PARTIAL SITE LIGHTING PLAN

ALACHUA COUNTY, FLORIDA

PROJECT INFORMATION	
PROJECT NUMBER:	22017
DRAFTED:	K. NORTHCUTT
DESIGNED:	K. NORTHCUTT
REVIEWED:	K. HUNTER
ISSUE DATE:	6/24/22
REVISIONS	

SHEET NUMBER

E-1



SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

GRAPHIC SCALE

0 15 30 60

PLAN NOTES

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HUNTER DESIGN AND CONSULTING, INC.
696 1ST AVE N. STE 200
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

TECH CITY PHASE 4
PARTIAL SITE LIGHTING PLAN

ALACHUA COUNTY, FLORIDA

PROJECT INFORMATION	
PROJECT NUMBER:	22017
DRAFTED:	K. NORTHCUTT
DESIGNED:	K. NORTHCUTT
REVIEWED:	K. HUNTER
ISSUE DATE:	6/24/22
REVISIONS	

SHEET NUMBER

E-2

March 16, 2022

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

Re: San Felasco Tech City Phase 4
Site Plan Application

The proposed Phase 4 development consists of the construction of 10 single residential units, 20 attached residential units, 3 R&D and storage warehouses comprising 87,861 (+/-) SF, a pavilion, and a public building with amenities.

The project is located at 13900 Tech City Circle on Alachua County Tax Parcel Numbers 05962-002-000, 05962-002-001, 05962-002-002, 05962-002-003, 05844-004-001, 05844-004-002, and 05855-005-000. The entire San Felasco Tech City Office Park site area comprises 82.68 (+/-) acres, and the Phase 4 project area comprises 12.56 (+/-) acres.

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

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

Sincerely,

Claudia Vega, P.E.
Director of Engineering

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: San Felasco Tech City Phase 4
2. Pre-Application Conference Date: 3/1/22
3. Neighborhood Meeting Date: 2/24/2022
4. Address of Subject Property: 13900 Tech City Circle
5. Parcel ID Number(s): 05962-002-000, 05962-002-001, 05962-002-002, 05962-002-003, 05844-004-001, 05844-004-002, 05855-005-000
6. Existing Use of Property: Corporate Park
7. Future Land Use Map Designation: Corporate Park
8. Zoning Designation: Corporate Park
9. Acreage: 82.68 +/-
10. Total Existing Building Square Footage, if applicable: 199,370
11. Total Existing Impervious Area (not including existing building area), if applicable: 416,331
12. Total Building Square Footage Proposed: 103,085
13. Total New Impervious Area Proposed (not including building area): 214,980

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Claudia Vega, P.E. Title: Director of Engineering
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: 352-373-3541 FAX: -- e-mail: cvega@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): The Laser Investment Group LLC
   Mailing Address: 13900 Tech City Circle, Ste 100
   City: Alachua State: FL ZIP: 32615

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

   Site Plan shall include:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. Proof of payment of taxes.

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

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

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

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

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

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

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

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

Signature of Applicant

Signature of Co-applicant

Claudia Vega, Director of Engineering
Typed or printed name *and title* of applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 16th day of March, 2022, by Claudia Vega who executed the same and has ____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

Print Name: AUDRA BURRELL

Notary Public, State of Florida

My Commission Expires: 12/1/23

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # **APPLICATION DATE**

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family Multi Family Exempt (See exemptions on page 2)

Number of Units Number of Units

Level of Review

Pre-Application Conference Preliminary Final Revised Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary **Middle** **High**

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	**units X 0.12**	**Elementary School Multiplier**	**Student Stations**
MIDDLE	**units X 0.06**	**Middle School Multiplier**	**Student Stations**
HIGH	**units X 0.09**	**High School Multiplier**	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	**units X 0.06**	**Elementary School Multiplier**	**Student Stations**
MIDDLE	**units X 0.03**	**Middle School Multiplier**	**Student Stations**
HIGH	**units X 0.03**	**High School Multiplier**	**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

Existing legal lots eligible for a building permit

Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired

Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development

Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA

Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME : **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

Approved based upon the following findings (see 2021-2022 Capacity Tables)

Elementary SCSA Capacity Required

Capacity Available Available Capacity

Capacity Available in 3 yrs Available Capacity

Capacity Available in Adjacent SCSA Available Capacity

Middle SCSA Capacity Required

Capacity Available Available Capacity

Capacity Available in 3 yrs Available Capacity

Capacity Available in Adjacent SCSA Available Capacity

High SCSA

Capacity Available Available Capacity

Capacity Available in 3 yrs Available Capacity

Capacity Available in Adjacent SCSA Available Capacity

Denial for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date:

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13900 Tech City Circle

Parcel ID Number(s): 05962-002-000, 05962-002-001, 05962-002-002, 05962-002-003, 05844-004-001, 05844-004-002, 05855-005-000

Acreage: _____

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Mitchell Glaeser Title: Manager

Company (if applicable): The Laser Investment Group LLC

Mailing Address: 13900 Tech City Circle, Ste 100

City: Alachua State: FL ZIP: 32615

Telephone: (352) 538-0072 FAX: -- e-mail: mitch@glaeseronline.com

C. AUTHORIZED AGENT

Name: Claudia Vega, P.E. Title: Director of Engineering

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

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

D. REQUESTED ACTION:

Site Plan

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

Mitch Glaeser

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 16 day of March, 2022 by Mitch Glaeser, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

Notary Public State of Florida
Jacquelyn Stirling
My Commission GG 987746
Expires 05/12/2024

ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		**Date:**	3/16/2022
Project:	San Felasco Tech City	**Engineer:**	MD
	Phase 4 (Single-Family Homes)	**Checked By:**	SJR
Location:	13000 Block of NW US HWY 441		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Wood Frame Construction **construction coefficient (F) (p. 2):** 1.5

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 500 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 1054 sq. ft.

Effective Area (A_i) (p. 9) : 1,027 sq. ft. **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 865.2646994

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

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front:

construction of facing wall of exposure building (p. 4): Noncombustible Construction

Distance (ft.) to the exposure building: 31 - 60 **Length of exposure wall:** 290

Number of stories of exposure wall: 2 **Length x number of stories:** 580

Opening Protection in exposure wall: Unprotected

Factor for exposure (X_i) from Table 330.A (p. 17): 0.11

Back:

construction of facing wall of exposure building (p. 4): Wood Frame Construction

Distance (ft.) to the exposure building: **Length of exposure wall:**

Number of stories of exposure wall: **Length x number of stories:** 0

Opening Protection in exposure wall: Unprotected

Factor for exposure (X_i) from Table 330.A (p. 17): 0.07

Left:

construction of facing wall of exposure building (p. 4): Wood Frame Construction

Distance (ft.) to the exposure building: 11 - 30 **Length of exposure wall:** 20

Number of stories of exposure wall: 3 **Length x number of stories:** 60

Opening Protection in exposure wall: Unprotected

Factor for exposure (X_i) from Table 330.A (p. 17): 0.15

Right:

construction of facing wall of exposure building (p. 4): Wood Frame Construction

Distance (ft.) to the exposure building: 11 - 30 **Length of exposure wall:** 20

Number of stories of exposure wall: 3 **Length x number of stories:** 60

Opening Protection in exposure wall:

Factor for exposure (X_i) from Table 330.A (p. 17): 0.15

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

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

Calculation of Needed Fire Flow (p. 1)

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

NFF= 750 x 1 x [1 + (0.16 + 0)

NFF= 870 gpm

NFF= 750 gpm (rounded to nearest 250 gpm per ISO requirements)

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

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

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

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



ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		**Date:**	3/16/2022
Project:	San Felasco Tech City	**Engineer:**	MD
	Phase 4 (Multi-Family Homes)	**Checked By:**	SJR
Location:	13000 Block of NW US HWY 441		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Wood Frame Construction **construction coefficient (F) (p. 2):** 1.5

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 1496 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 4256 sq. ft.

Effective Area (A_i) (p. 9) : 3,624 sq. ft. **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **1625.39103**

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

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front:

construction of facing wall of exposure building (p. 4):	Noncombustible Construction		
Distance (ft.) to the exposure building:	61 - 100	**Length of exposure wall:**	270
Number of stories of exposure wall:	1	**Length x number of stories:**	270
Opening Protection in exposure wall:	Unprotected		
Factor for exposure (X_i) from Table 330.A (p. 17):	0.07		

Back:

construction of facing wall of exposure building (p. 4):	Wood Frame Construction		
Distance (ft.) to the exposure building:		**Length of exposure wall:**	
Number of stories of exposure wall:		**Length x number of stories:**	0
Opening Protection in exposure wall:	Unprotected		
Factor for exposure (X_i) from Table 330.A (p. 17):	0.07		

Left:

construction of facing wall of exposure building (p. 4):	Wood Frame Construction		
Distance (ft.) to the exposure building:	0 - 10	**Length of exposure wall:**	34
Number of stories of exposure wall:	4	**Length x number of stories:**	136
Opening Protection in exposure wall:	Unprotected		
Factor for exposure (X_i) from Table 330.A (p. 17):	0.21		

Right:

construction of facing wall of exposure building (p. 4):	Wood Frame Construction		
Distance (ft.) to the exposure building:	0 - 10	**Length of exposure wall:**	34
Number of stories of exposure wall:	4	**Length x number of stories:**	136
Opening Protection in exposure wall:			
Factor for exposure (X_i) from Table 330.A (p. 17):	0.21		

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

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

Calculation of Needed Fire Flow (p. 1)

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

NFF= 1750 x 1 x [1 + (0.16 + 0)

NFF= 2030 gpm

NFF= 2000 gpm (rounded to nearest 250 gpm per ISO requirements)

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

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

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

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



ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		**Date:**	3/16/2022
Project:	San Felasco Tech City	**Engineer:**	MD
	Phase 4 (Pavilion)	**Checked By:**	SJR
Location:	13000 Block of NW US HWY 441		
	Gainesville, FL		

Subject Building

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

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 1052 **sq.ft.**

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

Effective Area (A_i) (p. 9) : 1,052 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 583.8218906

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

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):** Joisted Masonry Construction
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.07

Back:
- **construction of facing wall of exposure building (p. 4):** Joisted Masonry Construction
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.07

Left:
- **construction of facing wall of exposure building (p. 4):** Joisted Masonry Construction
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.06

Right:
- **construction of facing wall of exposure building (p. 4):** Joisted Masonry Construction
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.06

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

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

Calculation of Needed Fire Flow (p. 1)

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

NFF= 500 x 1 x [1 + (0.16 + 0)

NFF= 580 gpm

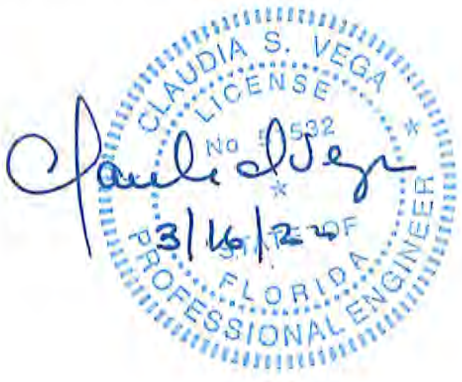
NFF= 500 gpm (rounded to nearest 250 gpm per ISO requirements)

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

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

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

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



ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		**Date:**	3/16/2022
Project:	San Felasco Tech City	**Engineer:**	MD
	Phase 4 (Building I)	**Checked By:**	SJR
Location:	13000 Block of NW US HWY 441		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 27206 sq.ft.

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

Effective Area (A_i) (p. 9) : 27,206 sq. ft. **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 2375.170764

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

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front:

construction of facing wall of exposure building (p. 4):	Noncombustible Construction		
Distance (ft.) to the exposure building:		**Length of exposure wall:**	
Number of stories of exposure wall:		**Length x number of stories:**	0
Opening Protection in exposure wall:	Unprotected		
Factor for exposure (X_i) from Table 330.A (p. 17):	0.07		

Back:

construction of facing wall of exposure building (p. 4):	Noncombustible Construction		
Distance (ft.) to the exposure building:		**Length of exposure wall:**	
Number of stories of exposure wall:		**Length x number of stories:**	0
Opening Protection in exposure wall:	Unprotected		
Factor for exposure (X_i) from Table 330.A (p. 17):	0.07		

Left:

construction of facing wall of exposure building (p. 4):	Noncombustible Construction		
Distance (ft.) to the exposure building:		**Length of exposure wall:**	
Number of stories of exposure wall:		**Length x number of stories:**	0
Opening Protection in exposure wall:	Unprotected		
Factor for exposure (X_i) from Table 330.A (p. 17):	0.06		

Right:

construction of facing wall of exposure building (p. 4):	Noncombustible Construction		
Distance (ft.) to the exposure building:	61 - 100	**Length of exposure wall:**	105.12
Number of stories of exposure wall:	1	**Length x number of stories:**	105.12
Opening Protection in exposure wall:			
Factor for exposure (X_i) from Table 330.A (p. 17):	0.06		

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

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

Calculation of Needed Fire Flow (p. 1)

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

NFF= 2500 x 1 x [1 + (0.16 + 0)

NFF= 2900 gpm

NFF= 3000 gpm (rounded to nearest 500 gpm per ISO requirements)

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

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

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

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



ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		**Date:**	3/16/2022
Project:	San Felasco Tech City	**Engineer:**	MD
	Phase 4 (Building F)	**Checked By:**	SJR
Location:	13000 Block of NW US HWY 441		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 30020 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 30020 **sq. ft.**

Effective Area (A_i) (p. 9) : 45,030 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 3055.719359

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

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.07

Back:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 31 - 60 **Length of exposure wall:** 301
- **Number of stories of exposure wall:** 2 **Length x number of stories:** 602
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.11

Left:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.06

Right:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.06

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

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

Calculation of Needed Fire Flow (p. 1)

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

NFF= 3000 x 1 x [1 + (0.16 + 0)

NFF= 3480 gpm

NFF= 3500 gpm (rounded to nearest 500 gpm per ISO requirements)

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

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

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

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



ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		**Date:**	3/16/2022
Project:	San Felasco Tech City	**Engineer:**	MD
	Phase 4 (Building E)	**Checked By:**	SJR
Location:	13000 Block of NW US HWY 441		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 30635 **sq.ft.**

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

Effective Area (A_i) (p. 9) : 30,635 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **2520.411395**

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

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front:

construction of facing wall of exposure building (p. 4): Joisted Masonry Construction

Distance (ft.) to the exposure building: 61 - 100 **Length of exposure wall:** 112

Number of stories of exposure wall: 1 **Length x number of stories:** 112

Opening Protection in exposure wall: Unprotected

Factor for exposure (X_i) from Table 330.A (p. 17): 0.07

Back:

construction of facing wall of exposure building (p. 4): Joisted Masonry Construction

Distance (ft.) to the exposure building: 11 - 30 **Length of exposure wall:** 112

Number of stories of exposure wall: 1 **Length x number of stories:** 112

Opening Protection in exposure wall: Unprotected

Factor for exposure (X_i) from Table 330.A (p. 17): 0.16

Left:

construction of facing wall of exposure building (p. 4): Joisted Masonry Construction

Distance (ft.) to the exposure building: 31 - 60 **Length of exposure wall:** 99

Number of stories of exposure wall: 1 **Length x number of stories:** 99

Opening Protection in exposure wall: Unprotected

Factor for exposure (X_i) from Table 330.A (p. 17): 0.1

Right:

construction of facing wall of exposure building (p. 4): Joisted Masonry Construction

Distance (ft.) to the exposure building: 61 - 100 **Length of exposure wall:** 62

Number of stories of exposure wall: 1 **Length x number of stories:** 62

Opening Protection in exposure wall: Unprotected

Factor for exposure (X_i) from Table 330.A (p. 17): 0.06

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

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

Calculation of Needed Fire Flow (p. 1)

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

NFF= 2500 x 1 x [1 + (0.16 + 0)

NFF= 2900 gpm

NFF= 3000 gpm (rounded to nearest 500 gpm per ISO requirements)

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

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

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

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

CLAUDIA S. VEGA LICENSE No. 51533 STATE OF FLORIDA PROFESSIONAL ENGINEER

3/16/22

eda consultants inc.

Memorandum

TO: **Suwannee River WMD** **DATE:** **3/16/2022**

FROM: Claudia Vega, PE

SUBJECT: **San Felasco Tech City Phase 4 Stormwater Compliance**

The existing master stormwater system is currently permitted under Permit Number ERP-001-232301-3, approved on 12/5/2016. The proposed Phase 4 development consists of the construction of 10 single residential units, 20 attached multifamily residential units, 3 R&D and storage warehouses, a pavilion and a public building with amenities.

All of the proposed residential units and Buildings E and F are proposed within Drainage Area 2. Drainage Area 2 was designed to accommodate a total impervious area of 1,113,015 SF. There is currently 337,113 SF of impervious existing through Phase 3. Phase 4 proposes the construction of a total of 221,640 SF of impervious bringing the total impervious area through Phase 4 to 558,753 SF. This leaves an additional 554,262 SF of impervious area remaining for future development.

Building I and the associated parking, as well as portions of the proposed roads are proposed within Drainage Area 3A. Drainage Area 3A was designed to accommodate a total impervious area of 590,376 SF. There is currently 245,593 SF of impervious existing through Phase 3. Phase 4 proposes the construction of a total of 152,971 SF of impervious bringing the total impervious area through Phase 4 to 398,564 SF. This leaves an additional 191,812 SF of impervious area remaining for future development.

	Impervious Area (SF)				
Drainage Area	**Existing**	**Proposed**	**Total**	**Allowed**	**Remaining**
2	337,113	221,640	558,753	1,113,015	554,262
3A	245,593	152,971	398,564	590,376	191,812

CLAUDIA S. VEGA * LICENSE * 81532 * STATE OF FLORIDA PROFESSIONAL ENGINEER

3/16/22

720 SW 2nd Ave. South Tower, Suite 300, Gainesville, FL 32601 • Phone: (352) 373-354 • www.edafl.com

Countywide Stormwater Code Affidavit of Compliance.

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

Part 1. Applicant Information

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

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

Part 2. Project Location Information

Project Name: San Felasco Tech City Phase 4 Tax Parcel: 05844-004-001 & 05855-005-000
Project Location (Unincorporated Alachua County or Municipality): City of Alachua

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

Part 3. Stormwater Discharge Information

Watershed Name:
Waterbody ID Number (WBID#):

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

Please briefly describe the Best Management Practices used:

An existing master stormwater system consisting of three dry retention basins.

Part 4. Exemption and Waiver Information

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

Stormwater treatment facilities are permitted and have been constructed

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

Part 5. Signatures

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

Applicant/Owner Signature: Paula Vega Date: 2/22/28/22

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

Registered Professional Signature: Paula Vega Date: 2/22/28/22

Florida Registration Number: 51532

PAULA S. VEGA
LICENSED
No 51532
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Thank you!

Thank you for your Modification application 232301-3, San Felasco Tech City Master Plan

Your confirmation number is 285789

Your new permit application number is 232301-4

Please do not send us a paper copy of this electronic submittal. Sending an additional paper copy could delay the processing of the review.



Print the Payment Memo

The District has accepted your application, and the application is being evaluated by our staff.

You have indicated that you prefer to pay your application fee at a **later** stage. You may do that online, using the Payment Services option on your Account Services page or, if you prefer to send a check to the District, or pay with a Purchase Order, then please "Print the Payment Memo" and mail it with your payment to the District.

If you require assistance with this application, please contact Regulatory-Support@srwmd.org.

Continue

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

August 22, 2018

Thomas Sperring
Tom R. and Associates, LLC
11 SE 2nd Avenue
Gainesville, FL 32601

SUBJECT: Permit Number ERP-001-232301-1
San Felasco Tech City

Dear Thomas Sperring:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on August 22, 2018. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Transferring Your Permit:
Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

VIRGINIA H. JOHNS Chair, Alachua, Florida
ALPHONAS ALEXANDER Vice Chair, Madison, Florida
RICHARD SCHWAB Secretary/Treasurer, Perry, Florida
KEVIN BROWN, Alachua, Florida
GARY F. JONES, Old Town, Florida
CHARLES KEITH, Lake City, Florida
VIRGINIA M. SANCHEZ, Old Town, Florida
DON QUINCEY, Chiefland, Florida
BRADLEY WILLIAMS, Monticello, Florida
HUGH THOMAS, Executive Director

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,



Hugh Thomas
Executive Director

Enclosures: Permit

cc: District Permit File

VIRGINIA H. JOHNS Chair
Alachua, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

KEVIN BROWN
Alachua, Florida

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Monticello, Florida

HUGH THOMAS
Executive Director

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

ERP Individual Permit

PERMITTEE:
Thomas Sperring
Tom R. and Associates, LLC
11 SE 2nd Avenue
Gainesville, FL 32601

PERMIT NUMBER: ERP-001-232301-1
DATE ISSUED: August 22, 2018
DATE EXPIRES: August 22, 2023
COUNTY: Alachua
TRS: S20 T8S R19E

PROJECT: San Felasco Tech City

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Mitch Glaeser
The Laser Investment Group, LLC
Ste 120
3201 Sw 42nd St
Gainesville, FL 32608-2401

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

This permit is for the construction and operation of a stormwater management system serving 4.12 acres of impervious surfaces on a total project area of 12.4 acres, in a manner consistent with the application submitted by Thomas Sperring, of Tom R. & Associates, and the plans certified by Sergio Reyes, P.E., of EDA Engineers, Surveyors, Planners, Inc., on or before August 14, 2018.

VIRGINIA H. JOHNS Chair, Alachua, Florida
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BRADLEY WILLIAMS, Monticello, Florida
HUGH THOMAS, Executive Director

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C. If available, an District website that fulfills this notification requirement may be used in lieu of the form.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

    2. For all other activities — "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

VIRGINIA H. JOHNS Chair, Alachua, Florida
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BRADLEY WILLIAMS, Monticello, Florida
HUGH THOMAS, Executive Director

3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

    2. Convey to the permittee or create in the permittee any interest in real property;

    3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

    4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    1. Immediately if any previously submitted information is discovered to be inaccurate; and

    2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner

VIRGINIA H. JOHNS Chair, Alachua, Florida
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BRADLEY WILLIAMS, Monticello, Florida
HUGH THOMAS, Executive Director

shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By: 

Hugh Thomas
Executive Director

VIRGINIA H. JOHNS Chair, Alachua, Florida
ALPHONAS ALEXANDER Vice Chair, Madison, Florida
RICHARD SCHWAB Secretary/Treasurer, Perry, Florida
KEVIN BROWN, Alachua, Florida
GARY F. JONES, Old Town, Florida
CHARLES KEITH, Lake City, Florida
VIRGINIA M. SANCHEZ, Old Town, Florida
DON QUINCEY, Chiefland, Florida
BRADLEY WILLIAMS, Monticello, Florida
HUGH THOMAS, Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the pe1mit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 3 73, F. S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

VIRGINIA H. JOHNS Chair
Alachua, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

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Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

DON QUINCEY
Chiefland, Florida

BRADLEY WILLIAMS
Monticello, Florida

HUGH THOMAS
Executive Director

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

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Chiefland, Florida

BRADLEY WILLIAMS
Monticello, Florida

HUGH THOMAS
Executive Director

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Thomas Sperring
Tom R. and Associates, LLC
11 SE 2nd Avenue
Gainesville, FL 32601
(352) 258-5269

This August 22, 2018



_____
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-232301-1

VIRGINIA H. JOHNS Chair
Alachua, Florida

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Madison, Florida

RICHARD SCHWAB Secretary/Treasurer
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Monticello, Florida

HUGH THOMAS
Executive Director

NOTICING INFORMATION
Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at *tjm@srwmd.org* (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,

Tilda Musgrove

Tilda Musgrove
Business Resource Specialist
Resource Management

VIRGINIA H. JOHNS Chair
Alachua, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

RICHARD SCHWAB Secretary/Treasurer
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Monticello, Florida

HUGH THOMAS
Executive Director

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak,, FL 32060, or by phone at 386.362.1001.

VIRGINIA H. JOHNS Chair
Alachua, Florida

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Madison, Florida

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Monticello, Florida

HUGH THOMAS
Executive Director

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST
Gilchrist County Journal
207 N Main St
Trenton, FL 32693
352.463.7135

HAMILTON
Jasper News
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

JEFFERSON
Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE
Mayo Free Press
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

LEVY
Levy County Journal
PO Box 159
Bronson, FL 32621
352.486.2312

MADISON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE
Suwannee Democrat
521 Demorest Street SE
Live Oak, FL 32064
386.364.1734

TAYLOR
Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION
Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261

VIRGINIA H. JOHNS Chair
Alachua, Florida

ALPHONAS ALEXANDER Vice Chair
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Monticello, Florida

HUGH THOMAS
Executive Director

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

August 30, 2019

Mitch Glaeser
The Laser Investment Group, LLC
3201 SW 42nd Street, Suite 2
Gainesville, FL 32608

SUBJECT: Permit Number ERP-001-232301-2
San Felasco Tech City - Buildings C & D

Dear Mitch Glaeser:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on August 30, 2019. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Transferring Your Permit:
Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

VIRGINIA H. JOHNS Chair, Alachua, Florida
DON QUINCEY Vice Chair, Chiefland, Florida
RICHARD SCHWAB Secretary/Treasurer, Perry, Florida
KEVIN BROWN, Alachua, Florida
GARY F. JONES, Old Town, Florida
VACANT, Upper Suwannee River Basin
VIRGINIA M. SANCHEZ, Old Town, Florida
VACANT, At Large
BRADLEY WILLIAMS, Monticello, Florida
HUGH THOMAS, Executive Director

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,



Hugh Thomas
Executive Director

Enclosures: Permit

cc: District Permit File

VIRGINIA H. JOHNS Chair
Alachua, Florida

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Chiefland, Florida

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Perry, Florida

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VACANT
Upper Suwannee River Basin

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At Large

BRADLEY WILLIAMS
Monticello, Florida

HUGH THOMAS
Executive Director

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

ERP Individual Permit

PERMITTEE:
Mitch Glaeser
The Laser Investment Group, LLC
3201 SW 42nd Street, Suite 2
Gainesville, FL 32608

PERMIT NUMBER: ERP-001-232301-2
DATE ISSUED: August 30, 2019
DATE EXPIRES: August 30, 2024
COUNTY: Alachua
TRS: S20 T8S R19E

PROJECT: San Felasco Tech City - Buildings C & D

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Mitch Glaeser
The Laser Investment Group, LLC
3201 SW 42nd Street, Suite 2
Gainesville, FL 32608

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

Previous permit was for 4.12 acres of impervious surface on a total project area of 12.4 acres. This permit authorizes the construction of a total of 12.4 acres of impervious surface on total project area of 25.8 acres. in a manner consistent with the application package and plans certified by Sergio Reyes, P.E., of EDA Engineers, Surveyors, Planners, Inc., on or before August 23, 2019.

VIRGINIA H. JOHNS Chair, Alachua, Florida
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VACANT, Upper Suwannee River Basin
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VACANT, At Large
BRADLEY WILLIAMS, Monticello, Florida
HUGH THOMAS, Executive Director

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in section 62-330.010(5), F.A.C. If available, an District website that fulfills this notification requirement may be used in lieu of the form.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

    2. For all other activities — "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

VIRGINIA H. JOHNS Chair, Alachua, Florida
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VACANT, At Large
BRADLEY WILLIAMS, Monticello, Florida
HUGH THOMAS, Executive Director

3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;

    2. Convey to the permittee or create in the permittee any interest in real property;

    3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

    4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    1. Immediately if any previously submitted information is discovered to be inaccurate; and

    2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner

VIRGINIA H. JOHNS Chair, Alachua, Florida
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shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with section 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. The permittee shall monitor and maintain the wetland mitigation area(s) until the criteria set forth in the Wetland Mitigation Success Criteria Conditions(s) above are met. The permittee shall perform corrective actions identified by the District if the District identifies a wetland mitigation deficiency.

20. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

VIRGINIA H. JOHNS Chair, Alachua, Florida
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BRADLEY WILLIAMS, Monticello, Florida
HUGH THOMAS, Executive Director

21. The wetland mitigation areas must be planted prior to any of the following events (whichever occurs first): construction commencement; use of the infrastructure for its intended use; or transfer of responsibility for operation and maintenance of the system to a local government or other responsible entity.

22. A time zero monitoring report for the mitigation area shall be conducted when trees are planted according to the Restoration Planting Plan submitted to the District on June 3, 2019. The report shall include a list of planted species, sizes, total number and densities of each plant species within the wetland buffer.

23. Annual monitoring of the mitigation area shall be conducted and a monitoring report shall be submitted to the District. The report shall include a list of planted species, sizes, total number and densities of each plant species that is surviving within the wetland buffer.

24. Successful establishment of the wetland mitigation will have occurred when:

    a) At least 90 percent of the planted individuals in each stratum have survived throughout the monitoring period and are showing signs of normal growth, based upon standard growth parameters such as height and base diameter, or canopy circumference; and,

    b) The above criteria have been achieved by the end of a 5-year period following initial planting.

25. If upon termination of the 5-year monitoring period mitigation success has not been demonstrated, within 30 days after submittal of the final monitoring report, the permittee must submit a written description of the known or suspected causes of failure and propose a corrective action plan to achieve mitigation success. Upon approval of the corrective action plan an appropriate additional monitoring period will be required to assess success of the new mitigation plan.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By: 

Hugh Thomas
Executive Director

VIRGINIA H. JOHNS Chair, Alachua, Florida
DON QUINCEY Vice Chair, Chiefland, Florida
RICHARD SCHWAB Secretary/Treasurer, Perry, Florida
KEVIN BROWN, Alachua, Florida
GARY F. JONES, Old Town, Florida
VACANT, Upper Suwannee River Basin
VIRGINIA M. SANCHEZ, Old Town, Florida
VACANT, At Large
BRADLEY WILLIAMS, Monticello, Florida
HUGH THOMAS, Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the pe1mit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 3 73, F. S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

VIRGINIA H. JOHNS Chair
Alachua, Florida

DON QUINCEY Vice Chair
Chiefland, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

VACANT
Upper Suwannee River Basin

VIRGINIA M. SANCHEZ
Old Town, Florida

VACANT
At Large

BRADLEY WILLIAMS
Monticello, Florida

HUGH THOMAS
Executive Director

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

VIRGINIA H. JOHNS Chair
Alachua, Florida

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At Large

BRADLEY WILLIAMS
Monticello, Florida

HUGH THOMAS
Executive Director

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Mitch Glaeser
The Laser Investment Group, LLC
3201 SW 42nd Street, Suite 2
Gainesville, FL 32608
352-538-0072

This August 30, 2019



_____
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-232301-2

VIRGINIA H. JOHNS Chair
Alachua, Florida

DON QUINCEY Vice Chair
Chiefland, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

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Monticello, Florida

HUGH THOMAS
Executive Director

NOTICING INFORMATION
Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at *tjm@srwmd.org* (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,

Tilda Musgrove

Tilda Musgrove
Business Resource Specialist
Resource Management

VIRGINIA H. JOHNS Chair
Alachua, Florida

DON QUINCEY Vice Chair
Chiefland, Florida

RICHARD SCHWAB Secretary/Treasurer
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Monticello, Florida

HUGH THOMAS
Executive Director

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

VIRGINIA H. JOHNS Chair
Alachua, Florida

DON QUINCEY Vice Chair
Chiefland, Florida

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Monticello, Florida

HUGH THOMAS
Executive Director

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST
Gilchrist County Journal
207 N Main St
Trenton, FL 32693
352.463.7135

HAMILTON
Jasper News
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

JEFFERSON
Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE
Mayo Free Press
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

LEVY
Levy County Journal
PO Box 159
Bronson, FL 32621
352.486.2312

MADISON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE
Suwannee Democrat
521 Demorest Street SE
Live Oak, FL 32064
386.364.1734

TAYLOR
Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION
Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261

VIRGINIA H. JOHNS Chair
Alachua, Florida

DON QUINCEY Vice Chair
Chiefland, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

KEVIN BROWN
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Monticello, Florida

HUGH THOMAS
Executive Director

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

December 5, 2019

Mitch Glaeser
The Laser Investment Group, LLC
3201 SW 42nd Street, Suite 2
Gainesville, FL 32608

SUBJECT: Permit Number ERP-001-232301-3
San Felasco Tech City Master Plan

Dear Mitch Glaeser:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on December 05, 2019. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Transferring Your Permit:
Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340,

VIRGINIA H. JOHNS, Chair – Alachua, Florida HUGH THOMAS – Executive Director

Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), “Request to Transfer Permit”.

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,



Hugh Thomas
Executive Director

Enclosures: Permit

cc: District Permit File

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

ERP Individual Permit

PERMITTEE:
Mitch Glaeser
The Laser Investment Group, LLC
3201 SW 42nd Street, Suite 2
Gainesville, FL 32608

PERMIT NUMBER: ERP-001-232301-3
DATE ISSUED: December 05, 2019
DATE EXPIRES: December 05, 2024
COUNTY: Alachua
TRS: S20 T8S R19E

PROJECT: San Felasco Tech City Master Plan

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Mitch Glaeser
The Laser Investment Group, LLC
3201 SW 42nd Street, Suite 2
Gainesville, FL 32608

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

Previous permit was for a total of 12.4 acres of impervious surface on a total project area of 25.8 acres. This permit is for the construction and operation of a stormwater management system serving a total of 41.45 acres of impervious surfaces on a total project area of 78.73 acres, in a manner consistent with the application package and plans certified by Sergio Reyes, P.E., of EDA Engineers, Surveyors, Planners, Inc., on or before November 21, 2019.

VIRGINIA H. JOHNS, Chair – Alachua, Florida HUGH THOMAS – Executive Director

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in section 62-330.010(5), F.A.C. If available, an District website that fulfills this notification requirement may be used in lieu of the form.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or

2. For all other activities — “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].

3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    2. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;

    2. Convey to the permittee or create in the permittee any interest in real property;

    3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

    4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the

Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    1. Immediately if any previously submitted information is discovered to be inaccurate; and

    2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the

permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with section 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By: 

Hugh Thomas
Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the pe1mit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 3 73, F. S., may seek review of the order pursuant to

Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Mitch Glaeser
The Laser Investment Group, LLC
3201 SW 42nd Street, Suite 2
Gainesville, FL 32608
352-538-0072

This December 05, 2019



_____

Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-232301-3

NOTICING INFORMATION
Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at *tjm@srwmd.org* (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,

Tilda Musgrove

Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST
Gilchrist County Journal
207 N Main St
Trenton, FL 32693
352.463.7135

HAMILTON
Jasper News
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

JEFFERSON
Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE
Mayo Free Press
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

LEVY
Levy County Journal
PO Box 159
Bronson, FL 32621
352.486.2312

MADISON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE
Suwannee Democrat
521 Demorest Street SE
Live Oak, FL 32064
386.364.1734

TAYLOR
Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION
Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261

San Felasco Tech City – Phase 4

Statement of Proposed Uses

The proposed development at San Felasco Tech City is designed to provide residential and non-residential space to create a corporate park center along the NW US Hwy 441 corridor. This phase of the development plan proposes to construct additional office/research/light industrial space for businesses relocating to Alachua as well as both attached and detached housing units.

Comprehensive Plan Consistency

Future Land Use Element:

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.

Consistency: The proposed San Felasco Tech City – Phase 4 development will serve the intent of the Corporate Park future land use designation, as it will provide residential units within a business park for the citizens of Alachua. The proposed Phase 4 includes additional office/light industrial buildings and complementary residential development to continue development of this mixed-use project.

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 and uses, and to minimize potential nuisances or damage to the environment.

Consistency: The proposed Phase 4 includes both attached and detached housing units as well as additional non-residential buildings for businesses to locate at San Felasco Tech City.

Policy 1.4.b: Development within the Corporate Park land use category should be designed in a campuslike 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.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to .50 floor area ratio (F.A.R.) for parcels 5 acres or greater, .75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Consistency: The proposed Phase 4 includes attached and detached housing units to supplement the expansion of non-residential uses at San Felasco Tech City. It also includes a community space to create a community center for residents and employees on site.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered 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.

Consistency: The proposed Phase 4 includes attached and detached housing units to supplement the non-residential uses at San Felasco Tech City. The density does not exceed 4 du/acre.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

Consistency: The proposed Phase 4 includes residential units that will not have an undesirable impact on adjacent properties. All required buffers and landscaping for the project are provided in the Landscape Plans as required by the Land Development Code.

Policy 1.4.f: The City shall develop performance standards for Corporate Park uses in order to address the following:

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

Consistency: The development will include sidewalks for non-vehicular access to the site. Parking for the project is shared between residential and non-residential uses.

2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;

Consistency: All required buffers and landscaping for the project are provided in the Landscape Plans as required by the Land Development Code.

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 consistency calculations with the existing stormwater management areas constructed on site.**

5. Placement of signage;

Consistency: **No signage is 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 and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

Consistency: **The site plans include a photometric plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.**

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

Consistency: **Dumpsters are located at the periphery of the proposed building areas to avoid conflicts with pedestrians and vehicles. Sidewalks are provided throughout the site.**

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

Consistency: **All required buffers and landscaping for the project are provided in the Landscape Plans as required by the Land Development Code.**

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

Consistency: **Wetlands on the site have been avoided and buffers are shown on plans as required by the City and Alachua County.**

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

Consistency: **No additional performance base requirements apply to this phase of Tech City.**

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

acre, and 1.0 floor area ratio for parcels 1 acre or less.

Consistency: The proposed development is below the maximum floor area ratio allowed.

12. Complementary residential uses.

Consistency: Attached and detached residential units are proposed in Phase 4 to complement the existing non-residential development within San Felasco Tech City.

NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, February 24

Time: 6:30 p.m.

Place: San Felasco Tech City – Emory Group Companies Office
13900 Tech City Circle, Ste. 100, Alachua, FL 32615

A neighborhood workshop will be held to discuss a Development Plan for 10 buildings with 127,000 +/- square feet of office/light manufacturing space and 50 +/- residential units located at 13900 Tech City Circle on Alachua County Tax Parcel Numbers 05844-004-001 & 05855-005-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

Contact:

Sergio Reyes, P.E. eda consultants, inc.
sreyes@edafl.com (352) 373-3541



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 of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Craig Parenteau
FL Dept. 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

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

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

05855-000-000
LITHIUM NICKEL ASSET HOLDING
12705 NW US HIGHWAY 441
ALACHUA, FL 32615

05961-002-004
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-8548

05844-004-001
THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05855-005-000
THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05962-002-000
LASER INVESTMENT GROUP LLC (THE)
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05962-002-002
THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05962-002-003
THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05857-001-001
LOWE MICHAEL S TRUSTEE
13929 NW 89TH ST
ALACHUA, FL 32615

05857-002-000
F&R HOLDINGS & LOWE TRUSTEE
13929 NW 89TH ST
ALACHUA, FL 32615

05857-002-001
F&R HOLDINGS OF GAINESVILLE
220 NW 122ND ST
GAINESVILLE, FL 32607-1107

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

05961-002-006
DESIGN CABINETS & FURNITURE
59 IROQUOIS AVE
ST AUGUSTINE, FL 32084

05857-001-000
F&R HOLDINGS OF GAINESVILLE
PO BOX 3009
LAKE CITY, FL 32056

05961-002-000
TRIPLE L LLC
PO BOX 641
CANAL FULTON, OH 44164

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

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

Sworn to and subscribed before me this **15th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a Development Plan for 10 buildings with 127,000 +/- square feet of office/light manufacturing space and 50 +/- residential units located at 13900 Tech City Circle on Alachua County Tax Parcel Numbers 05844-004-001 & 05855-005-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 6:30 pm on Thursday, February 24, 2022 in the office of Emory Group Companies at 13900 Tech City Circle, Suite 100 Alachua, FL, 32615.

Contact: Sergio Reyes
of eda consultants inc.
Ph: 352-373-3541
E-mail: sreyes@edafl.com

(Published: Alachua County Today - February 10, 2022)

Neighborhood Meeting Minutes

Project: Proposed Development Plan

Meeting Date & Time: Feb. 24, 2022 at 6:30 PM

Location: San Felasco Tech City – Emory Group Companies Office
13900 Tech City Circle, Ste. 100, Alachua, FL 32615

Community Participants: 2

Attendees: As listed on attached Sign-in-Sheet

Project Representatives: Mitch Glaeser, Owner
Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Mitch Glaeser introduced the details of the proposed Site Plan, which is an additional phase of development within the San Felasco Tech City development. He then opened up the meeting to questions:

Q: Are all of the stormwater ponds constructed in the project?
A: Yes, the ponds are completed that will serve this phase of development.

Q: There is some concrete and asphalt in the dirt road area to the west of the project. Could you please consider having it removed?
A: Yes, we will take a look and coordinate with you.

Q: When will the houses be built in the project?
A: Some of the units are project to be built in about a year from now.

Q: Where are the proposed buildings in relation to the total site?
A: As shown on the overall map, near the center of the property.

Q: Is there a connect to Phoenix proposed?
A: Yes.

Q: Will the houses be rentals?
A: Yes.

Q: How big?

A: Around 800-900 SF is anticipated.

Q: When will the brewery open in the existing building?
A: They are slated to open in May of this year.

Q: There might be some erosion near the daycare and the dirt road to the east. Will you take a look, please?
A: Yes, we will take a look and see if there's anything that needs to be done.

Q: Is it possible to install a gate on the dirt road to limit access?
A: That is not something that we intend to do ourselves, but it might be something that you could do and we can talk with you more about that.

Q: Any changes to the overall master plan for the property?
A: No changes – this is just the next phase.

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Development Plan

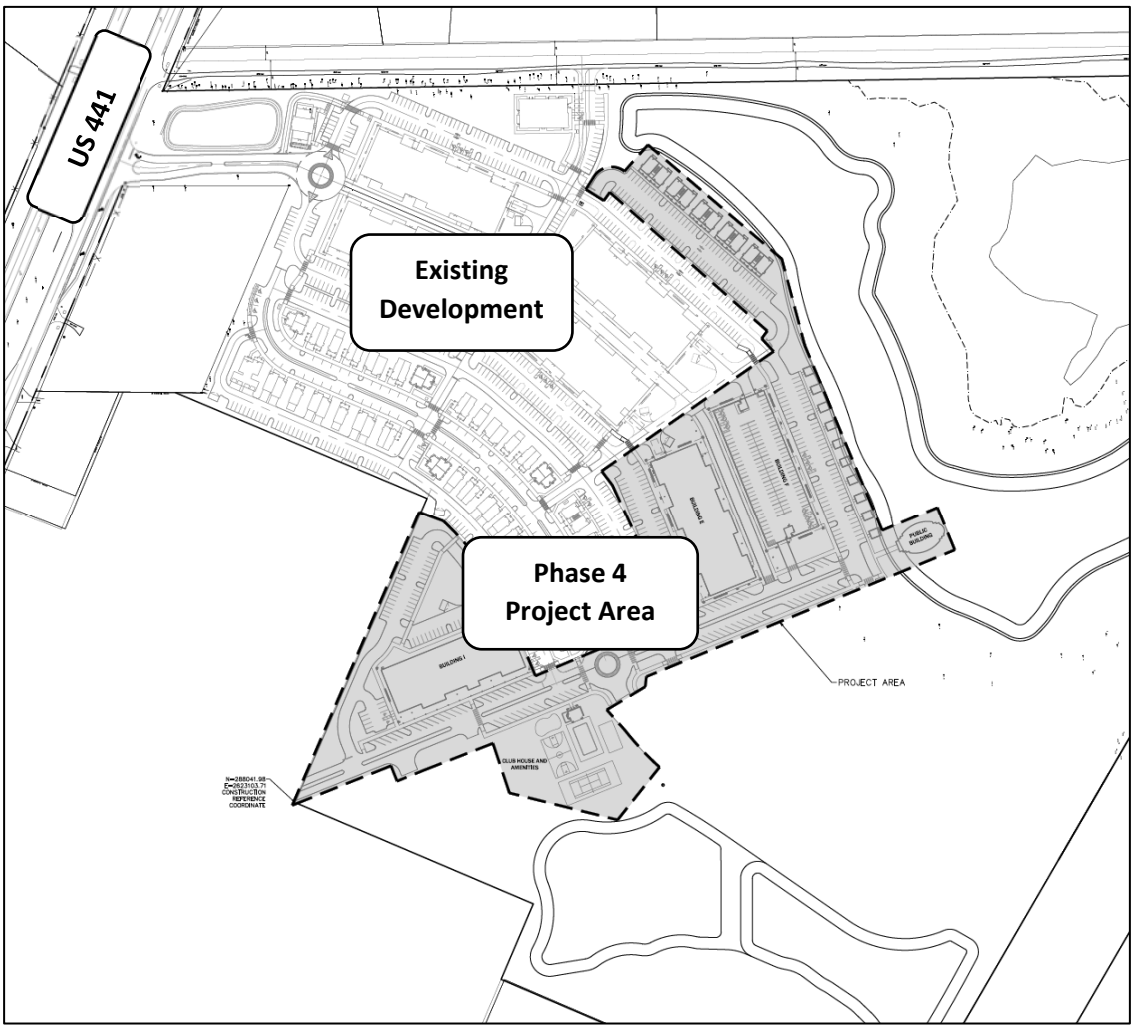
Date & Time: February 24, 2022, 6:30 PM

Location: San Felasco Tech City – Emory Group Companies Office
13900 Tech City Circle, Ste. 100, Alachua, FL 32615

NAME	ADDRESS	PHONE	EMAIL
Michael Lowe	89th		
Stephanie Quinn			

This is an informational notice about the next proposed phase of development at Santa Fe Tech City in Alachua, FL. You are receiving this notice as a method to inform neighboring property owners of the proposed development.

San Felasco Tech City Phase 4 is a proposed development plan for approximately 127,000 +/- square feet of office/light manufacturing space and 30 +/- residential units with associated infrastructure located at 13900 Tech City Circle on Alachua County Tax Parcel Numbers 05844-004-001 & 05855-005-000. An exhibit showing the proposed buildings and improvements is included below for your information.



If you have any questions, please contact:

Sergio Reyes, P.E.
sreyes@edafl.com

eda consultants, inc.
(352) 373-3541

05963-000-000
SCHNEIDER & WERSHOW TRUSTEES
1 SE 1ST AVE
GAINESVILLE, FL 32601

05961-000-000
HIGHWAY 441 HOLDINGS LLC
100 AMBERWOOD COURT
LONGWOOD, FL 32779

05962-001-000
RUSH ROBERT A
11 SE 2ND AVE
GAINESVILLE, FL 32601

05857-002-000
F&R HOLDINGS & LOWE TRUSTEE
13929 NW 89TH ST
ALACHUA, FL 32615

05949-005-002
HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA, FL 32615

05949-000-000
SAN FELASCO RESEARCH VENTURES LLC
PO BOX 238
LAKE BUTLER, FL 32054

05961-002-003
DESIGN CABINET & FURNITURE INC
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-8548

LEGAL DESCRIPTION: (PER OFFICIAL RECORDS BOOK 3842, PAGE 1386)

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

AND 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 ALONG SAID NORTH RIGHT-OF-WAY LINE; NORTH 72 DEG. 51 MIN. 49 SEC. WEST 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 DEG. 52 MIN. 05 SEC., A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69 DEG. 24 MIN. 13 SEC. WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6" X 6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 65 DEG. 59 MIN. 42 SEC. WEST A DISTANCE OF 1385.74 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 22 DEG. 09 MIN. 10 SEC. EAST A DISTANCE OF 159.44 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE NORTH 66 DEG. 13 MIN. 12 SEC. WEST A DISTANCE OF 229.98 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE NORTH 01 DEG. 33 MIN. 25 SEC. EAST A DISTANCE OF 169.02 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT (PLS #940) MARKING THE POINT OF BEGINNING; THENCE NORTH 23 DEG. 50 MIN. 23 SEC. EAST A DISTANCE OF 2014.63 FEET TO A SET 5/8 INCH REBAR AND CAP (#3524) MARKING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD(200 FOOT RIGHT-OF-WAY); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD, NORTH 58 DEG. 44 MIN. 53 SEC. WEST A DISTANCE OF 624.24 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00 DEG. 37 MIN. 49 SEC. EAST A DISTANCE OF 70.65 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE NORTH 58 DEG. 44 MIN. 53 SEC. WEST A DISTANCE OF 547.93 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A DELTA OF 10 DEG. 00 MIN. 21 SEC., A RADIUS OF 2712.57 FEET AND A CHORD BEARING NORTH 63 DEG. 45 MIN. 03 SEC. WEST, 473.11 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 473.71 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE SOUTH 00 DEG. 08 MIN. 45 SEC. WEST A DISTANCE OF 2657.79 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524) MARKING A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 441; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 66 DEG 00 MIN. 09 SEC. EAST A DISTANCE OF 209.40 FEET TO

A FOUND 4" X 4" CONCRETE MONUMENT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 01 DEG. 07 MIN. 22 SEC. EAST A DISTANCE OF 340.98 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT; THENCE SOUTH 65 DEG. 57 MIN. 03 SEC. EAST A DISTANCE OF 460.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE AND UNRESTRICTED EASEMENT OVER, UNDER AND ACROSS THE FOLLOWING TWO PARCELS OF REAL PROPERTY.

EASEMENT PARCEL #1

COMMENCE AT THE HALF MILE CORNER OR THE NORTH LINE OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND RUN SOUTH 499.11 FEET TO THE SOUTHERLY RIQHT-OF—WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN, SOUTH 81 DEG. 45' 10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY 1INE 2797.03 FEET TO THE P.C. OF A CURVE CONCAVE TO THE 5OUTHWEST AND HAVING A RADIUS AT 2764.93 FEET; THENCE RUN SOUTHEASTER1Y ALONG SAID SOUTHERLY RIQHT-OF—WAY LINE AN ARC DISTANCE OF 498.99 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF GENERAL ELECTRIC CO. PROPERTY, SAID POINT BEING THE P.O.B.; THENCE CONTINUE SOUTHEASTERLY ALONG SAID RIGHT—OF-WAY AN ARC DISTANCE OF 31.68 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 7L DEG. 06' 52" EAST 31.68 FEET; THENCE RUN SOUTH 00 DEG. 08’ 45" WEST PARALLEL WITH AND 30 FEET FROM THE WEST LINE OF SAID GENERAL ELECTRIC CO. PROPERTY, 2718.29 FEET TO THE NORTHERLY RIGHT-OF—WAY LINE AT U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25); THENCE RUN NORTH 66 DEG. 00' 06" WEST ALONG SAID RIGHT-OF-WAY LINE 32.8 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY, BEING A CONCRETE MONUMENT; THENCE RUN NORTH 00 DEG. 08' 45" EAST ALONG THE WEST LINE AT SAID PROPERTY 2715.11 FEET TO THE P.O.B., BEING AND LYING IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

EASEMENT PARCEL #1

COMMENCE AT THE HALF MILE CORNER ON THE NORTH LINE OR SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST AND RUN SOUTH 499.11 FEET TO THE

SOUTHERLY RIGHT-OF—WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTH 81 DEG. 45' 18" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 2797.03 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2764.93 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 498.99 FEET TO A CONCRETE

MONUMENT AT THE NORTHWEST CORNER OF GENERAL ELECTRIC CO. PROPERTY; THENCE CONTINUE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 31.68 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 71 DEG. 06' 52" EAST 31.68 FEET TO THE P.O.B.; THENCE CONTINUE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 582.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 64 DEG. 45' 10" EAST 581.11 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUE ALONG SAID RLQHT-OF-WAY LINE SOUTH 58 DEG. 43' 12" EAST 510.61 FEET; THENCE RUN SOUTH 00 DEG. 37' 54" EAST 70.68 FEET; THENCE RUN NORTH 58 DEG. 43' 12" WEST PARALLEL WITH AND 60 FEET FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, 547.97 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS AT 2704.93 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 484.91 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 63 DEG. 51' 21" WEST 484.26 FEET; THENCE RUN SOUTH 08 DEG. 08' 45" WEST PARALLEL WITH AND 90 FEET EAST OF THE WEST LINE OF SAID G. E. PROPERTY 2659.10 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25); THENCE RUN NORTH 66 DEG. 00' 06" WEST ALONG SAID RIGHT-OF-WAY LINE 65.6 FEET; THENCE RUN NORTH 00 DEG. 08' 45" EAST 2718.2 FEET TO THE P.O.B. BEING AND LYING IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

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° 51' 47" 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° 52' 05", A RADIUS OF 11424.66 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69° 24' 13" WEST, 1368.62 FEET; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET; THENCE NORTH 66° 00' 17" 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° 59' 25" EAST, A DISTANCE OF 664.68 FEET;

2. THENCE NORTH 66° 04' 35" WEST, A DISTANCE OF 265.85 FEET;

3. THENCE NORTH 24° 28' 46" EAST, A DISTANCE OF 680.88 FEET;

4. THENCE NORTH 65° 49' 12" WEST, A DISTANCE OF 500.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

5. THENCE NORTH 24° 11' 00" EAST, A DISTANCE OF 870.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD (200' RIGHT-OF-WAY);

6. THENCE NORTH 58° 45' 42" WEST, ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 881.26 FEET;

7. THENCE SOUTH 23° 50' 23" WEST, A DISTANCE OF 1504.88 FEET;

THENCE LEAVING SAID BOUNDARY SOUTH 65° 30' 13" EAST, A DISTANCE OF 699.02 FEET; THENCE NORTH 24° 02' 31" EAST, A DISTANCE OF 530.00 FEET TO A POINT ON THE NORTHWESTERLY PROJECTION OF THE BOUNDARY OF SAID PARCEL A; THENCE SOUTH 65° 49' 12" EAST ON SAID NORTHWESTERLY PROJECTION, A DISTANCE OF 167.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA AND CONTAINING AN AREA OF 26.98 ACRES MORE OR LESS.

TOGETHER WITH:

A PORTION OF TAX PARCELl 05855-004-000

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 01DEGREES33 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 SO MINUTES 23 SECONDS EAST ON SAID WESTERLY LINE, A DISTANCE OF 509.75 FEET TO A POINT ON THE SOUTHERLYMOST 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.

SAID PARCEL OF LAND CONTAINING AN AREA OF 0.25 ACRES MORE OR LESS.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3154191 3 PG(S)
10/18/2018 11:31 AM
BOOK 4637 PAGE 2216
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 856311
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $2,646.00
Intang. Tax: $0.00

Prepared by and return to:
Ramona M. Chance
Attorney at Law
Ramona M. Chance
4703 NW 53rd Avenue Suite A-1
Gainesville, FL 32653
352-335-3189
File Number: **18-085**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of **October, 2018** between **Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership** whose post office address is **PO Box 1000, Alachua, FL 32616**, grantor, and **The Laser Investment Group, LLC, a Florida limited liability company** whose post office address is **3201 SW 42 Street, Suite 2, Gainesville, FL 32608**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

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° 51' 47" 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° 52' 05", a radius of 11424.66 feet and a chord bearing and distance of North 69° 24' 13" West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66° 00' 17" 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° 59' 25" East, a distance of 664.68 feet;
2) thence North 66° 04' 35" West, a distance of 265.85 feet;
3) thence North 24° 28' 46" East, a distance of 680.88 feet;
4) thence North 65° 49' 12" West, a distance of 500.01 feet to the POINT OF BEGINNING of the following described parcel of land;
5) thence North 24°11' 00" East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200' right-of-way);
6) thence North 58° 45' 42" West, on said South right-of-way line, a distance of 881.26 feet;
7) thence South 23° 50' 23" West, a distance of 1504.88 feet; thence leaving said boundary South 65° 30' 13" East, a distance of 699.02 feet; thence North 24° 02' 31" East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65° 49' 12" East on said Northwesterly projection, a distance of 167.86 feet to the POINT OF BEGINNING.

Parcel Identification Number: 05855-004-000 and 05855-005-000

A Legal Description Sketch prepared by EDA Engineers-Surveyors-Planners, Inc. is attached as Exhibit A and incorporated by reference.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership

By: Virginia H. Johns LLC, a Florida limited liability company

By: _____
Virginia Hipp Johns, Authorized Member

(Corporate Seal)

Witness Name: JAMES D. SALTER

Witness Name: Renese Bolduc

By: Lisa H. Albertson LLC, a Florida limited liability company

By: _____
Lisa Hipp Albertson, Authorized Member

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was sworn to and subscribed before me this 17th day of October, 2018 by Virginia Hipp Johns, Authorized Member of Virgina H. Johns LLC, Florida limited liability company and Lisa Hipp Albertson, Authorized Member of Lisa H. Alberston LLC, a Florida limited liability company, General Partners of Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership on behalf of the corporation and the partnership. They [X] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

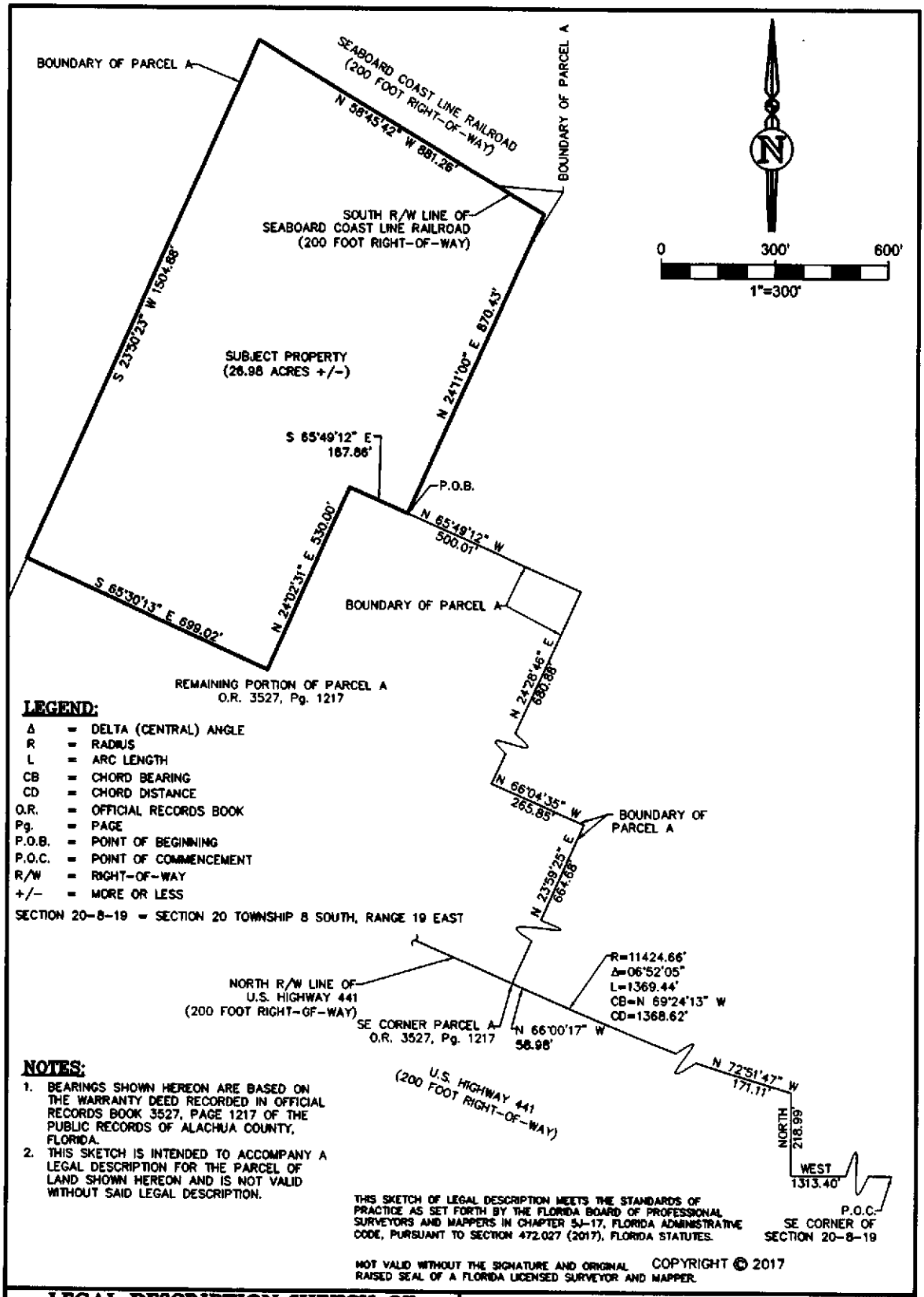
JAMES D SALTER
Commission # GG 207760
Expires May 30, 2022
Bonded Thru Budget Notary Services

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®



LEGEND:

Δ	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
L	=	ARC LENGTH
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
O.R.	=	OFFICIAL RECORDS BOOK
Pg.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
R/W	=	RIGHT-OF-WAY
+/-	=	MORE OR LESS

SECTION 20-8-19 = SECTION 20 TOWNSHIP 8 SOUTH, RANGE 19 EAST

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THIS SKETCH IS INTENDED TO ACCOMPANY A LEGAL DESCRIPTION FOR THE PARCEL OF LAND SHOWN HEREON AND IS NOT VALID WITHOUT SAID LEGAL DESCRIPTION.

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES.

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

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LEGAL DESCRIPTION SKETCH OF

A PORTION OF PARCEL A AS RECORDED IN O.R. 3527, Pg. 1217 IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA.

FOR: MITCH GLAESER

BY: ALEJANDRO PEREZ P.S.M. 6839

eda engineers-surveyors-planners, inc.
Corporate Authorization
No. LB 2389

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
AP	AP	N/A	08/22/18	18-0023 902	N/A	N/A

eda engineers-surveyors-planners, inc.
LB 2389
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3541 FAX. (352) 373-7249
E-MAIL: mail@edafl.com

Exhibit "A"

(1)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3145469 5 PG(S)
August 31, 2018 04:37:14 PM
Book 4627 Page 672
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $6,207.60

Prepared by and return to:
JAMES F. GRAY, ESQ.
JAMES F. GRAY, P.A.
3615 B NW 13th Street
Gainesville, FL 32609
352-371-6303
File Number: **SPERRING 18**

Parcel Identification No. **05962-002-000**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this **30th** day of **August, 2018** between **TOM R. AND ASSOCIATES, LLC, a Florida limited liability company** whose post office address is **11 SE Second Avenue, Gainesville, FL 32601** of the County of **Alachua**, State of **Florida**, grantor*, and **THE LASER INVESTMENT GROUP, LLC, a Florida limited liability company** whose post office address is **3201 SW 42nd Street, Suite 2, Gainesville, FL 32608** of the County of **Alachua**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

See Legal Description attached hereto as EXHIBIT A.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: James F. Cody

Witness Name: Deirdre A. Cody

Signature of Witness No. 1

Julie Hogg

Printed Name of Witness No. 1

Signature of Witness No. 2

Cheri H. McDermott

Printed Name of Witness No. 2

TOM R. AND ASSOCIATES, LLC, a Florida limited liability company

By: _____
TOM R. SPERRING, SR., Manager

By: _____
PHYLLIS SPERRING, Manager

By: _____
ROBERT A. RUSH, Manager

DoubleTime®

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of August, 2018 by TOM R. SPERRING, SR., and PHYLLIS SPERRING, Managers of TOM R. AND ASSOCIATES, LLC, a Florida limited liability company, on behalf of the limited liability company, who are [X] personally known to me or [ ] have produced a driver's license as identification.

[Notary Seal]

Deirdre A. Gray
Notary Public

DEIRDRE A. GRAY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF215403
Expires 5/2/2019

Printed Name: DEIRDRE A. GRAY

My Commission Expires: MAY 2, 2019

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of August, 2018 by ROBERT A. RUSH, Manager of TOM R. AND ASSOCIATES, LLC, a Florida limited liability company, on behalf of the limited liability company, who is [✓] personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Andrea Moore
Notary Public

ANDREA MOORE
Commission # GG 083882
Expires May 5, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Printed Name: Andrea Moore

My Commission Expires: May 5, 2021

DoubleTime®

LEGAL DESCRIPTION

EXHIBIT A

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and 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 along said North right-of-way line; North 72 deg. 51 min. 49 sec. West 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 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 158.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 26 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.66 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.

Easement Parcel #1

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the Southerly riqht-of-way line of the Seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly riqht-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.20 feet to the Northerly right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line of said property 2715.11 feet to the P.O.B., being and lying in Section 20, Township 8 South, Range 19 East, Alachua county, Florida.

Easement Parcel #2

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.17 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the Southwest and having a radius of 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run South 00 deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3188698 5 PG(S)
5/3/2019 2:35 PM
BOOK 4682 PAGE 834
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 888112
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $86.10
Intang. Tax: $0.00

Consideration: $12,283.00

Prepared by and return to:
James D. Salter, Esq.
Attorney at Law
Salter Feiber, P.A.
3940 N.W. 16th Boulevard Bldg B
Gainesville, FL 32605
352-376-8201
File Number: **19-0399.2 DE**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made on **May 1, 2019** between **Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership** whose post office address is **Post Office Box 1000, Alachua, FL 32616**, grantor, and **The Laser Investment Group, LLC, a Florida limited liability company** whose post office address is **3201 S.W. 42 Street, Suite 2, Gainesville, FL 32608**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: Portion of 05855-004-000

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

Subject to the Easement for Ingress/Egress and for Access, Maintenance and Use of Wells located in Easement Area recorded in O.R. Book 4682, Page 646, of the Public Records of Alachua County, Florida.

THIS INSTRUMENT WAS PREPARED by James D. Salter of Salter, Feiber, P.A. Said attorney did not examine title to the lands described herein and absolutely no representation (whether expressed or implied) is made as to the status of title to said lands.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018.**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: JAMES D. SALTER

Witness Name: Dorene Erickson

Witness Name: JAMES D. SALTER

Witness Name: Dorene Erickson

Phoenix Commercial Park, LLLP,
a Florida limited liability limited partnership

By: Virginia H. Johns, LLC,
a Florida limited liability company,
Partner

By: _____
Virginia H. Johns, Manager

By: Lisa M. Albertson, LLC,
a Florida limited liability company,
Partner

By: _____
Lisa M. Albertson, Manager

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 1st day of May, 2019, by Virginia H. Johns, as Manager of Virginia H. Johns, LLC, a Florida limited liability company, as Partner of Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership on behalf of the limited liability company and the partnership. She [ ] is personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

JAMES D SALTER
Commission # GG 207760
Expires May 30, 2022
Bonded Thru Budget Notary Services

Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 1st day of May, 2019 by Lisa M. Albertson, as Manager of Lisa M. Albertson, LLC, a Florida limited liability company, as Partner of Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership on behalf of the limited liability company and the partnership. They [X] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

JAMES D SALTER
Commission # GG 207760
Expires May 30, 2022
Bonded Thru Budget Notary Services

Notary Public

Printed Name: _____

My Commission Expires: _____

engineers • surveyors • planners

Legal Description
A Portion of Alachua County Tax Parcel 05855-004-000
Section 20, Township 8 South, Range 19 East
City of Alachua, Alachua County, Florida

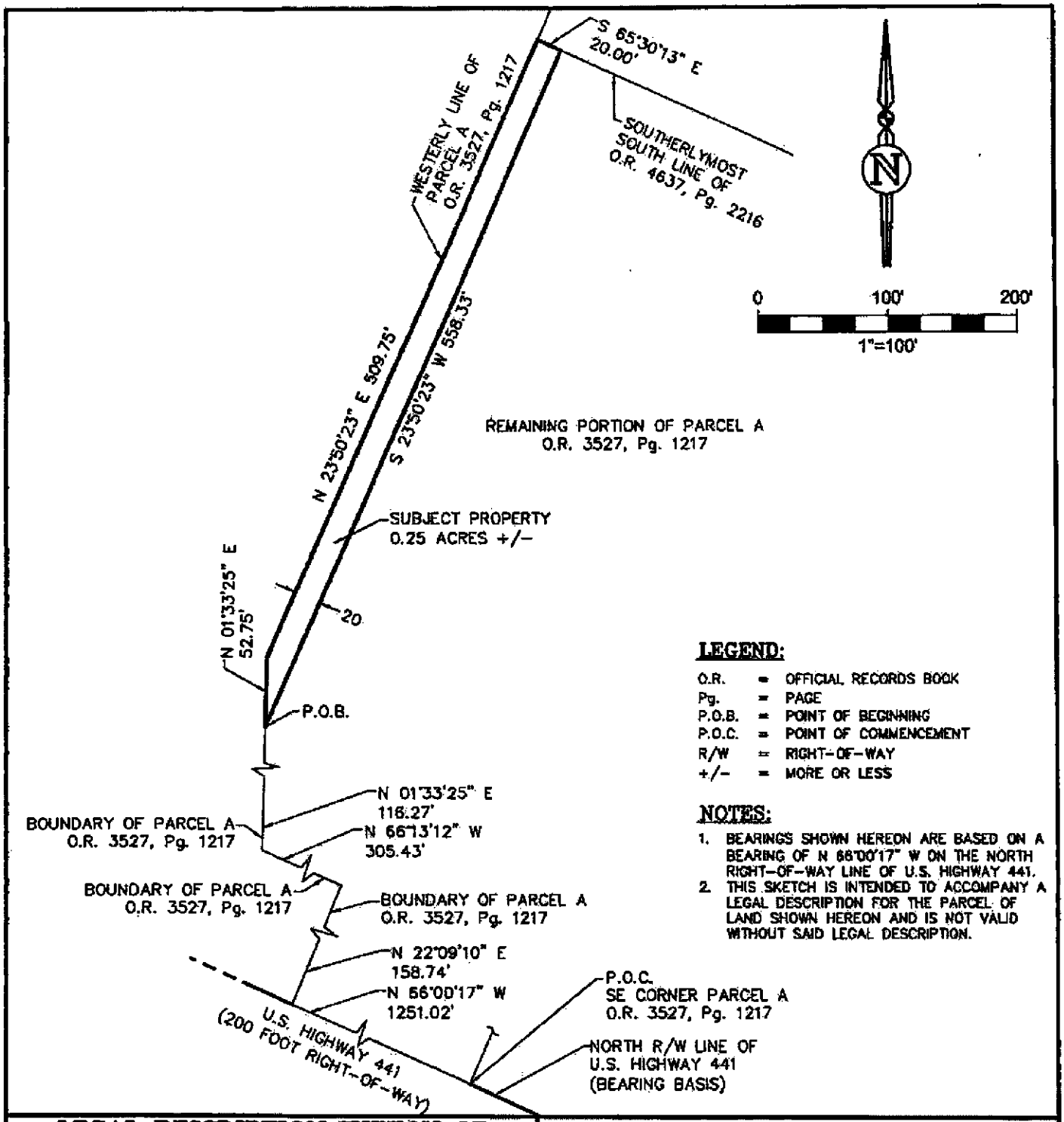
A 20 FOOT WIDE STRIP OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF PARCEL A AS RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 SOUTHERLYMOST 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.

SAID PARCEL OF LAND CONTAINING AN AREA OF 0.25 ACRES MORE OR LESS.



LEGEND:

O.R.	=	OFFICIAL RECORDS BOOK
Pg.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
R/W	=	RIGHT-OF-WAY
+/-	=	MORE OR LESS

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 66°00'17" W ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441.
2. THIS SKETCH IS INTENDED TO ACCOMPANY A LEGAL DESCRIPTION FOR THE PARCEL OF LAND SHOWN HEREON AND IS NOT VALID WITHOUT SAID LEGAL DESCRIPTION.

LEGAL DESCRIPTION SKETCH OF

PORTION OF ALACHUA COUNTY TAX PARCEL 05855-004-000
IN SECTION 20 TOWNSHIP 8 SOUTH RANGE 19 EAST
RANGE 20 EAST

FOR: MITCH GLAESER

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2018), FLORIDA STATUTES.

eda engineers-surveyors-planners, inc.
Corporate Authorization No. LB 2389

BY: ALEJANDRO PEREZ P.S.M. 6839

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	F. BK.	PAGE
AP	AP	04/17/19	04/17/19	2019-0053		

eda engineers-surveyors-planners, inc.
LB 2389
2404 N.W. 43rd ST. GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3541 FAX. (352) 373-7249
E-MAIL: mail@edafl.com

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2019

Real Estate Account #05855 005 000

Owner:
THE LASER INVESTMENT GROUP LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/17/2021** for **$212.78**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $212.78	11/17/2021	**Receipt** #21-0027330	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $213.05	02/17/2021	**Receipt** #20-0108078	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $219.20	04/15/2020	**Receipt** #19-0150056	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $207.79	11/30/2018	**Receipt** #18-0041927	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $201.68	11/30/2017	**Receipt** #17-0044220	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $133.23	11/28/2016	**Receipt** #16-0035176	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $134.02	11/30/2015	**Receipt** #15-0039143	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $133.29	11/29/2014	**Receipt** #14-0036037	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $132.41	11/15/2013	**Receipt** #13-0017243	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $128.62	11/30/2012	**Receipt** #12-0049255	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $131.70	11/16/2011	**Receipt** #2011-3007465	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $130.68	11/30/2010	**Receipt** #2010-3017897	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #05962 002 000

Owner:
LASER INVESTMENT GROUP LLC (THE)

Situs:
13025 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 **11/17/2021** for **$75,076.41**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE		STATUS		ACTION
2021 Annual Bill	$0.00	**Paid** $75,076.41	11/17/2021	**Receipt** #21-0027328	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $67,640.97	02/17/2021	**Receipt** #20-0108084	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $16,508.69	11/19/2019	**Receipt** #19-0024350	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $7,957.92	12/18/2018	**Receipt** #18-0062753	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $7,676.65	12/29/2017	**Receipt** #17-0075317	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $7,532.55	11/30/2016	**Receipt** #16-0039163	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $6,819.43	11/30/2015	**Receipt** #15-0036467	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $6,621.51	03/31/2015	**Receipt** #14-0122508	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $6,130.53	01/31/2014	**Receipt** #13-0083486	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $5,933.95	03/28/2013	**Receipt** #12-0113055	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $4,168.01	01/20/2012	**Receipt** #2011-3026306	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $4,219.39	03/29/2011	**Receipt** #2010-3030933	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $4,284.41	04/30/2010	**Receipt** #2009-9078485	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $3,953.94	05/19/2009	**Receipt** #2008-8088032	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $3,861.98	03/31/2008	**Receipt** #2007-7024297	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $4,248.83	03/30/2007	**Receipt** #2006-6017807	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $4,185.54	11/28/2005	**Receipt** #2005-9049757	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $4,406.50	03/31/2005	**Receipt** #2004-4026620	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $4,383.41	12/08/2003	**Receipt** #2003-3050352	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $4,172.64	03/27/2003	**Receipt** #2002-0268197	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #05844 004 001

Owner:
THE LASER INVESTMENT GROUP LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/17/2021** for **$198.23**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $198.23	11/17/2021	**Receipt** #21-0027327	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $205.82	02/17/2021	**Receipt** #20-0108081	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $214.24	04/15/2020	**Receipt** #19-0150056	Print (PDF)
Total Amount Due	**$0.00**				

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City of Alachua

MAYOR GIB COERPER
Vice Mayor Shirley Green Brown
Commissioner Jennifer Blalock
Commissioner Dayna Miller
Commissioner Robert Wilford

OFFICE OF THE CITY MANAGER
MIKE DAROZA

December 20, 2021

VIA ELECTRONIC MAIL (jason.aldridge@dos.myflorida.com)

Jason Aldridge
Deputy State Historic Preservation Officer, Division of Historical Resources
Florida Department of State
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

RE: DHR Project File No.: 2018-2670-F

Dear Mr. Aldridge:

Thank you for your assistance with the San Felasco Tech City Cemetery (Florida Master Site File No.: 8AL6942). We are pleased to have worked with the property owner and the State to ensure the preservation of the Cemetery, ensuring all recommendations from your office have been met, as provided for in your correspondence dated Nov. 24, 2020.

Again, your assistance has been valuable throughout this process and we are pleased to closeout this project.

Sincerely,

Mike DaRoza
City Manager

consultants inc.

Worksheet for Wastewater Flow

Project Name : San Felasco Tech City Phase 4

Customer / Builder Name : Laser Investment Group

Property Address : 13000 Block of NW US HWY 441

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Total (GPD)
Existing			
Warehouse - Per employee per 8 hour shift	15.0	80	1,200
Warehouse - Per loading bay	100.0	4	400
Office Building - Per 100 SF of floor space	15.0	1,015	15,225
Stores - Per Bathroom	200.0	4	800
Residential - Per Unit	250.0	74	18,500
Restaurant - Per Seat	40.0	150	6,000
Proposed			
Office Building - Per 100 SF of floor space	15.0	306	4,595
Office Building - Per 100 SF of floor space	15.0	300	4,503
Office Building - Per 100 SF of floor space	15.0	272	4,081
Warehouse - Per loading bay	100.0	4	400
Multi-Family Residence - Per Unit	250.0	20	5,000
Single Family Residence - Per Unit	250.0	10	2,500
Pavilion - Per Bathroom	200.0	2	400
TOTAL DEMAND			63,604
Peaking Factor			2.5
Operating Period (hrs)			12
Peak Demand			**221 gpm**
TOTAL DEMAND			**221 gpm**

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

consultants inc.

Worksheet for Commercial Water Meter Sizing

Project Name : San Felasco Tech City Phase 4

Customer / Builder Name :

Property Address : 13000 Block of NW US HWY 441

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Total (GPD)
Existing			
Warehouse - Per employee per 8 hour shift	15.0	80	1,200
Warehouse - Per loading bay	100.0	4	400
Office Building - Per 100 SF of floor space	15.0	1,015	15,225
Stores - Per Bathroom	200.0	4	800
Residential - Per Unit	275.0	74	20,350
Restaurant - Per Seat	40.0	150	6,000
Proposed			
Office Building - Per 100 SF of floor space	15.0	306	4,595
Office Building - Per 100 SF of floor space	15.0	300	4,503
Office Building - Per 100 SF of floor space	15.0	272	4,081
Warehouse - Per loading bay	100.0	4	400
Multi-Family Residence - Per Unit	275.0	20	5,500
Single Family Residence - Per Unit	275.0	10	2,750
Pavilion - Per Bathroom	200.0	2	400
TOTAL DEMAND			66,204
Peaking Factor			2.5
Operating Period (hrs)			12
Peak Demand			**230 gpm**
TOTAL DEMAND			**230 gpm**

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\\server3\engprojects\San Felasco Tech City - Phase 4\Plans\Current DWG\Concepts\2022 - Water Main Extension Exhibit\2022-05-09 - San Felasco - Watermain Exhibit.dwg, FIRESTATION PARCEL, 5/31/2022 11:19:09 AM, TAR, DWG To PDF.pc3



SAN FELASCO TECH CITY

May 27, 2022

Mr. Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace

Alachua, FL 32616

Mr. Tabor,

This letter shall serve as the official closing document relating to the restoration of the San Felasco Tech City Cemetery.

Our restoration efforts have either met or exceeded all requirements at both the State and local levels.

We continue to receive praise from agencies and community groups now that we properly recognize and maintain a respectful resting place for those who were all but forgotten.

Respectfully submitted,

Mitch Glaeser, Managing Member

San Felasco Tech City

Worksheet for Trip Generation

Project Name : San Felasco Tech City - Phase 4
Customer / Builder Name : Laser Investment Group, LLC
Property Address : 13200 Tech City Circle, Alachua, Florida

PROPOSED

PROPOSED: 10 DWELLING UNITS
ITE LAND USE: 210 (SINGLE-FAMILY DETACHED HOUSING)
SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 218-236

10 DWELLING UNITS

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.70	10	7.00	26%	74%	1.82	5.18
PM	0.94	10	9.40	63%	37%	5.92	3.48
AVG	9.43	10	94.30	50%	50%	47.15	47.15

PROPOSED

PROPOSED: 5, 4 STORY BUILDINGS WITH 4 UNITS EACH
ITE LAND USE: 221 (MULTIFAMILY HOUSING [MID-RISE])
SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 273-304

20 UNITS

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.35	20	7.00	26%	74%	1.82	5.18
PM	0.39	20	7.80	60%	40%	4.68	3.12
AVG	4.54	20	90.80	50%	50%	45.40	45.40

PROPOSED

PROPOSED: 87,861 SQ FT COMMERCIAL SPACE
ITE LAND USE: 770 (BUSINESS PARK)
SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 873-883

92,597 SQ FT

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.35	92.60	125.0	85%	15%	106.26	18.75
PM	1.22	92.60	113.0	26%	74%	29.37	83.60
AVG	12.44	92.60	1151.9	50%	50%	575.95	575.95

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	AM	PM	AVG
SINGLE-FAMILY	7	9	94
MULTIFAMILY (MID-RISE)	7	8	91
COMMERCIAL	125	113	1152
NET	139	130	1337

Mr. Jason Aldridge

Deputy State Historic Preservation Officer

For Compliance and Review

500 South Bronough Street

Tallahassee, Florida 32399

November 29th, 2020

RE: DHR Project File No.: 2018-2670-F

Mr. Aldridge:

We appreciate and are in receipt of your November 24th, 2020 letter outlining your office's recommendations for mitigation measures.

We agree with the plan and wish to proceed with the measures you and your office have recommended.

As requested, this is our confirmation that we will be implementing the recommendations as the applicant.

Please proceed to notify the permitting agency.

If you have any questions, please never hesitate to call, or email me directly.

Sincerely,

Mitch Glaeser, Managing Member

Laser Investment Group, LLC

352-538-0072

Cc: Adam Boukari, City Manager, City of Alachua

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Mitch Glaeser
Emory Group
13900 Tech City Circle, Suite 100
Alachua, FL 32615

November 24, 2020

RE: DHR Project File No.: 2018-2670-F, Received by DHR: November 19, 2020
Suwannee River Water Management District, San Felasco Tech City, App. No. 23201-3, Permit No. ERP-001-232301-2

Mr. Glaeser:

Our office reviewed the referenced project in accordance with Chapters 267.061 and 373.414, Florida Statutes, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the National Register of Historic Places (NRHP), or otherwise of historical, architectural or archaeological value.

The San Felasco Tech City Cemetery (Florida Master Site File No.: 8AL6942) was initially documented during a cultural resources assessment survey completed in September 2019. The cemetery boundaries and burial locations were studied during subsequent ground penetrating radar (GPR) and cadaver dog surveys. Although the cemetery has lost much of its original integrity, these surveys provided sufficient information to suggest that the cemetery possesses historic significance at the local level and may be eligible for listing in the NRHP. Based on the available information our office previously recommended that the proposed project avoid the cemetery or, if avoidance is not feasible, that consultation with our office continue to develop a mitigation plan for the cemetery pursuant to Chapter 267, *Florida Statutes*.

Consultation with project proponents and the City of Alachua determined that avoiding the cemetery was not feasible. Therefore, the proposed San Felasco Tech City development will result in an adverse effect to the historic cemetery. To adequately resolve the adverse effect, our office recommends the following mitigation measures:

- The removal of burials should be supervised by a professional archaeologist due to the age and likely poor condition of the burials and the potential for encountering additional unidentified burials within the project area. All associated activities should be carried out in a manner consistent with the requirements of Section 872.02, *Florida Statutes*.
- The professional archaeologist should provide our office with a brief summary report, including an updated Historical Cemetery Form following completion of reburial activities.
- A Florida Historical Marker, or equivalent city of county marker, recognizing the history of the cemetery should be installed at or near the remaining portion of the cemetery. Text for the marker should be developed in consultation with our office and should be installed by December 31, 2021, or at later date if agreed to in advance by the applicant and our office.

Please confirm in writing that these mitigation measures are acceptable and will be implemented by the applicant. Once our office receives confirmation from the applicant, we will notify the permitting agency that adverse effects to the historic cemetery will be subjected to sufficient mitigation and that the project to proceed.

If you have any questions, please contact me by email at *Jason.Aldridge@dos.myflorida.com* or by telephone at 850-245-6344.

Sincerely,

Jason Aldridge
Deputy State Historic Preservation Officer
for Compliance and Review

Archaeological and Historical Conservancy, Inc.
4800 S.W 64th Ave, Suite 107 Davie, FL 33314
Phone: 954-792-9776 Fax: 954-792-9954
Email: archlgcl@bellsouth.net Web: www.flarchaeology.com

Archaeological Monitoring for the San Felasco Tech City Cemetery Grave Relocation Project

2020.171

CONSULTANT SUMMARY

In February, 2021 the Archaeological and Historical Conservancy, Inc. (AHC) conducted archaeological monitoring for Laser Investment Group, LLC, for the San Felasco Tech City Cemetery grave relocation project.

This historic African American cemetery had been previously documented as 8AL6942 based on an archival review, pedestrian survey, and metal detection assessment by SouthArc, Inc. (Saionz and Wayne 2019).

A subsequent GPR study was independently conducted by RM Baker for the property owner (Baker 2020). Baker identified 45 anomaly patterns interpreted to possibly represent interments. Those anomalies were classified by Baker as "high-priority" if they fell within 5-feet of an existing headstone, "medium-priority" if they were greater than 5-feet from a stump or existing tree, and "low-priority" for all others. There were two (2) high- and eleven (11) medium-priority targets identified. The remaining 32 anomalies were considered low-priority.

Subsequently, a cadaver dog survey was conducted at the request of the DHR by Carolyn Tanner (Tanner 2020). A map was created by EDA Consultants Inc. showing the results of the dog survey, headstones, and field-marked GPR anomalies. The survey identified 11 specific targets.

In a letter dated November 24, 2020 the DHR in consultation with project proponents determined that avoidance of the cemetery was not feasible and recommended mitigation measures including a condition that the removal of the burials be supervised by a professional archaeologist, and should be carried out in a manner consistent with Section 872.02, Florida Statutes (Florida Division of Historic Resources, 2020).

The Chestnut Funeral Home was contracted by the property owner to conduct the disinterment and reburial.

METHODOLOGY

The AHC did not take part in identifying the targets for investigation/exhumation. We arrived on site to find 11 targets already identified as a result of prior phases of work (i.e. Baker 2020; Tanner 2020).

Monitoring primarily involved visual inspection of mechanical and manual excavations to remove the graves and complete the reburial. An area was set aside for the reburial in the southeast portion of the cemetery. Four reburial pits were mechanically excavated within the reburial plot and were monitored. Other reburial pits were opened as graves were found.

Generally, for the exhumations a mechanical excavator was used to open a pit immediately adjacent to a stake or one of the 4 headstone markers. For some targets a small bulldozer was used to strip the organic soil and expose the underlying sand. After mechanically removing the dark organic soil (A horizon), ~50-60cmbs an employee of the funeral home would enter the pit to manually clear loose soil and roots with a shovel.

The archaeologist then assisted by identifying the grave stains. This was done in combination of shovel shaving and shovel shining. Once the stain was identified, the pit was expanded to fully encompass the stain. The pit was then manually excavated. Once the grave was reached, all coffin wood and mortuary hardware was collected. The human remains were exhumed by the funeral home, and then transported to the newly dug burial pits. The remains were reburied by funeral home staff along with all associated grave goods and/or hardware.

RESULTS

A total of 11 targets were identified for excavation with each recorded as waypoints (wpt-1 through wpt-11) (Figure 1, 2). Those targets included dog hits (Figure 3), all headstones (Figure 4), and the field-marked GPR anomalies (Figure 5). It is important to note that not all GPR anomalies, including low probability and some medium probability anomalies, were ground-truthed or excavated, only those that were field-marked by Baker during the GPR assessment, canine targets, and head stone locations.

In total, 10 graves were found during the excavations. Grave stains were typically identifiable as mottled disturbances in the otherwise homogenous yellow-tan sand. The stains typically measured 6-7 ft long and 3-4 ft wide and were oriented east to west. The human remains from all graves were exhumed. The 10 graves represented 11 individuals, including 8 adults, 1 sub-adult, and 2 infants (buried together in one grave; Figure 15). There were two identified clusters of graves.

The first cluster was comprised of four graves and five individuals and included wpts 6-9. Those graves were found in proximity to a standing headstone for B.L. Gifford (wpt-6: Figure 12). Gifford was identified by Saionz and Wayne (2019) as being Butler Gifford of South

Carolina without any direct evidence that he ever lived in Florida. Butler Gifford was noted as having a brother, Samuel, living in Hague, and Saionz and Wayne (2019) suggest that he may have either been visiting or temporarily living with his brother at the time of his death. Interestingly, the Gifford casket also had a viewing window, identifiable by the broken glass pane above the cranium (Figure 12). Butler Gifford was also a member of the Independent Order of Odd Fellows. The cluster did include the two infants buried just to the south of B.L. Gifford (wpt-9; Figure 13), one subadult of +/- 4yrs (wpt-7) and one other adult (wpt-8). None of the graves in proximity were marked and it is unclear whether this cluster represents a familial connection or otherwise.

The second cluster was found near two broken and fallen headstones and was comprised of two graves and two individuals. The fallen headstones were for Letitie (presumably Letitia) Taylor (Figures 14, 16) and "Elizabeth" with the last name missing and unknown (Figures 15, 16). Again, it is unclear whether there was a connection, but they were found within two meters of one another.

The other four graves (wpts 1, 4, 5 and 10) were isolated and separate from the clusters. All four graves were unmarked. In all cases they were adults. One burial, wpt-10, was found with a fraternal, Knights of Pythius, lapel pin (Figure 18).

In general, the coffin wood and hardware were first encountered at approximately 5ft below ground surface. In general, preservation was fairly good. The coffin wood was well-preserved in some cases (Figure 19). Recovered hardware included casket handles and rails (Figure 20), escutcheons (Figure 21), thumb screws (Figure 21), and coffin plates/plaques. The skeletal remains were also well-preserved, allowing for the complete removal of all bones. Individuals were found with their heads to the west and feet to the east with two exceptions. For wpt-5, marked with a monument for John S. Abram, the head was oriented to the east and feet were to the west, with the grave marker at the feet. Also, for the infant burial, likely twins, one head was oriented to the west and one was oriented to the east.

The infant grave (wpt-9) was much smaller, only 2.5 ft long and 1.5 ft wide, and was found amongst a cluster of three other graves. It was also shallower, found at roughly 2ft below ground surface. It is unclear whether the GPR picked up the infant grave as a separate anomaly, or whether it was coincidental amongst the other adjacent targets.

CONCLUSIONS

The grave relocation project, as carried out by Chestnut Funeral Home, was successful in exhuming and reinterring 10 graves representing 11 individual burials. The excavations associated with the four headstones were successful in locating and exhuming the graves associated with the headstones for "John S. Abram", "B. L. Gifford", "Letitie Taylor", and "Elizabeth" (last name unknown).

All other graves were unmarked and were identified by either field-marked GPR anomalies and/or dog hits. One target (wpt-11) was both a field-marked GPR anomaly and positive for a dog hit, however excavations were unsuccessful in finding the grave. In that area a bulldozer was used to strip an area of about 10sq ft. The entire area was then shovel shaved by the archaeologist, but no grave stains were located. Deeper excavations were also unsuccessful in identifying a grave at that location.

While the project was successful, it is possible that other graves may still occur and if human remains are encountered during development than Florida Statue 872.02 will apply.

Sincerely,



Robert S. Carr
Executive Director
March, 2021

REFERENCES:

Baker, Robert M.
2020 Ground Penetrating Radar Exploration : Cemetery at Tech City Development, Alachua County, Florida. RM Baker, LLC. Job No. 20-2155

Florida Division of Historical Resources (FDHR)
2019 Letter from Jason Aldridge, DHR to Mitch Glaeser, Emory Group. On file at DHR. November 24, 2020.

Saionz, M and L Wayne
2019 Cultural Resource Assessment Survey, San Felasco Tech City, Alachua County, Florida. Southarc, Inc. Gainesville, Florida

Tanner, Carolyn
2020 Letter report from Carolyn Tanner to Mitch Glaeser, Laser Development, LLC. July, 2020.

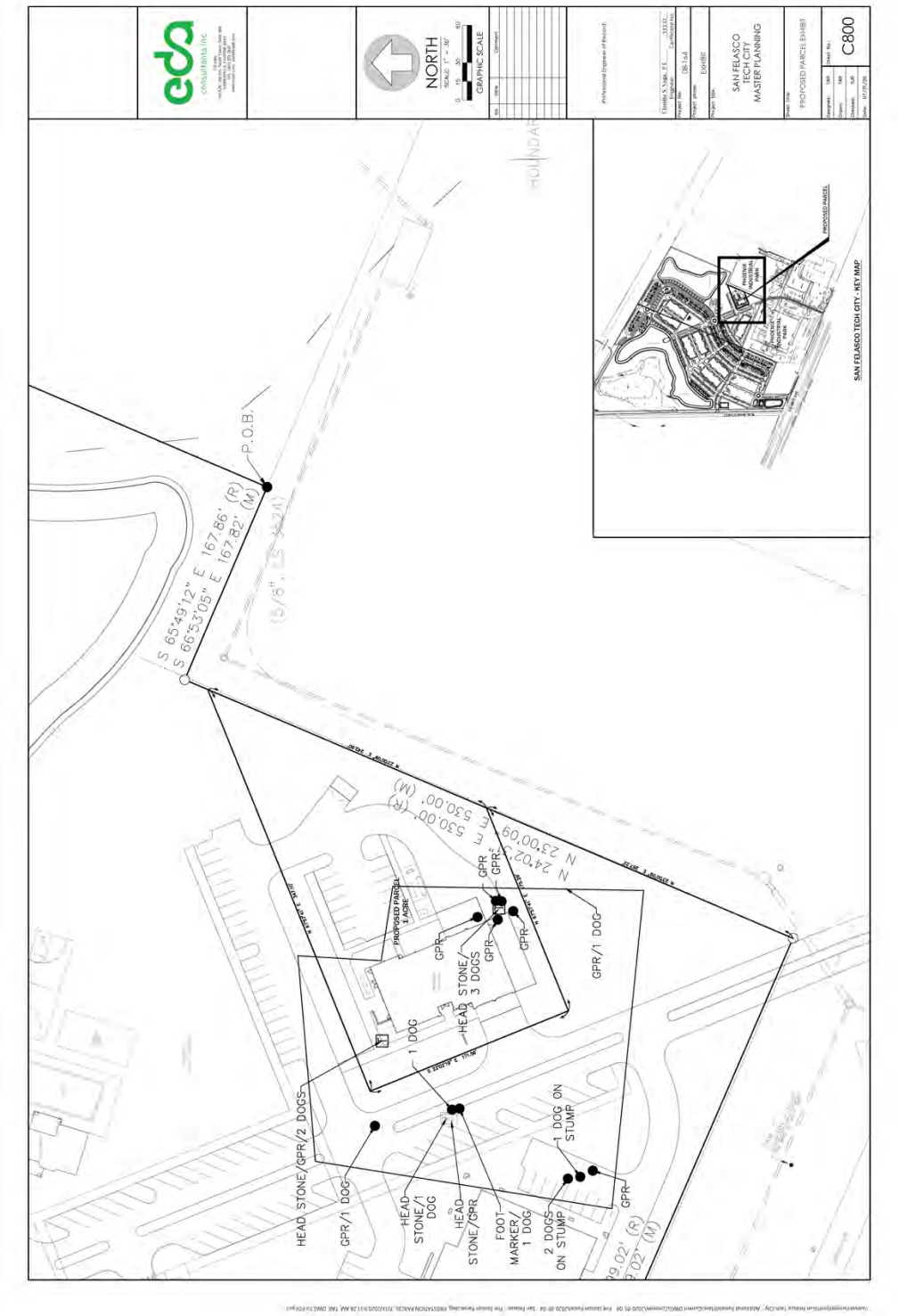
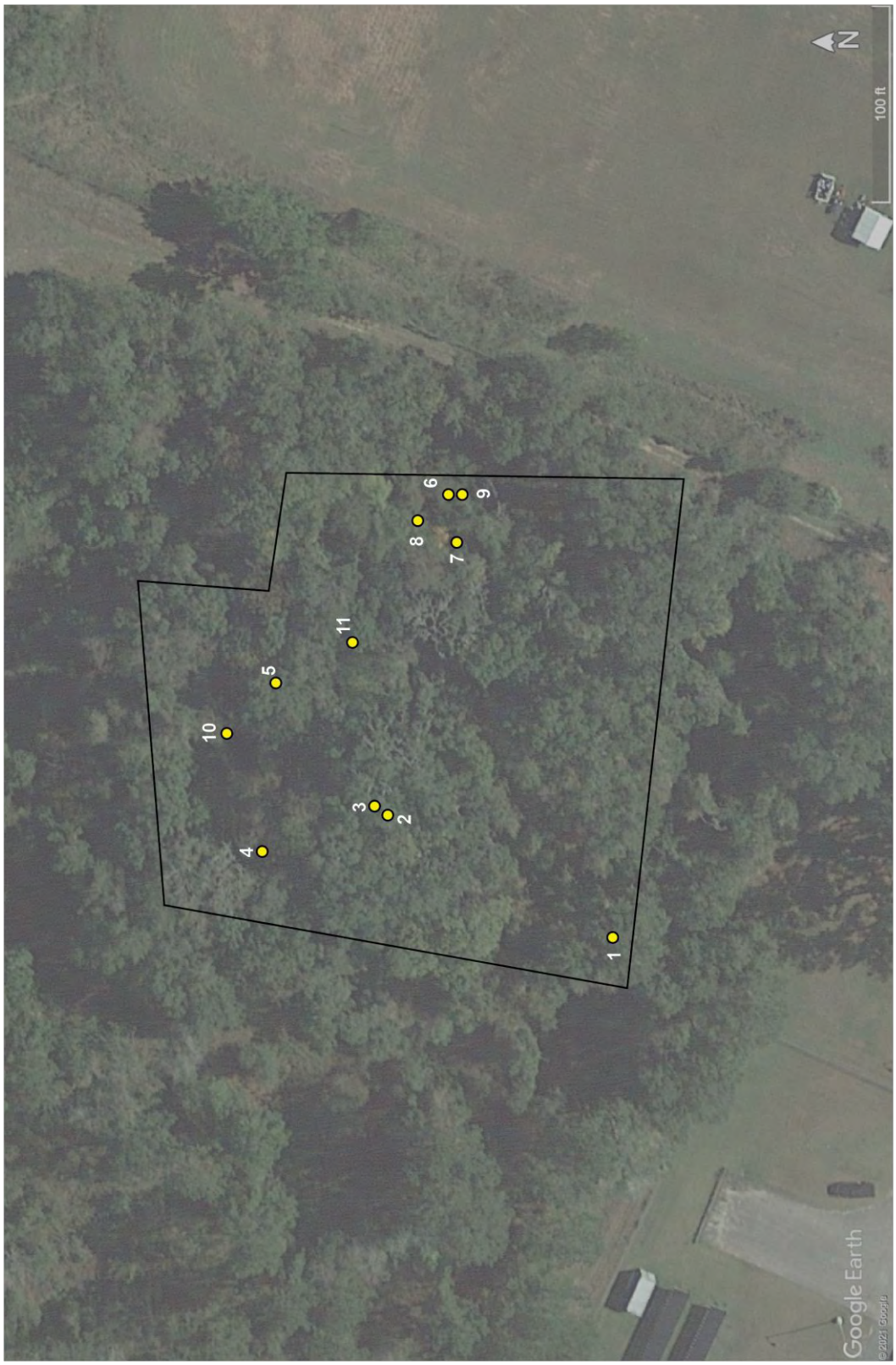


Figure 1. Map showing targets as provided by EDA Consultants, Inc.



Aerial photograph showing eleven (11) marked target areas.

Figure 2. Aerial photograph showing location of eleven marked target areas.

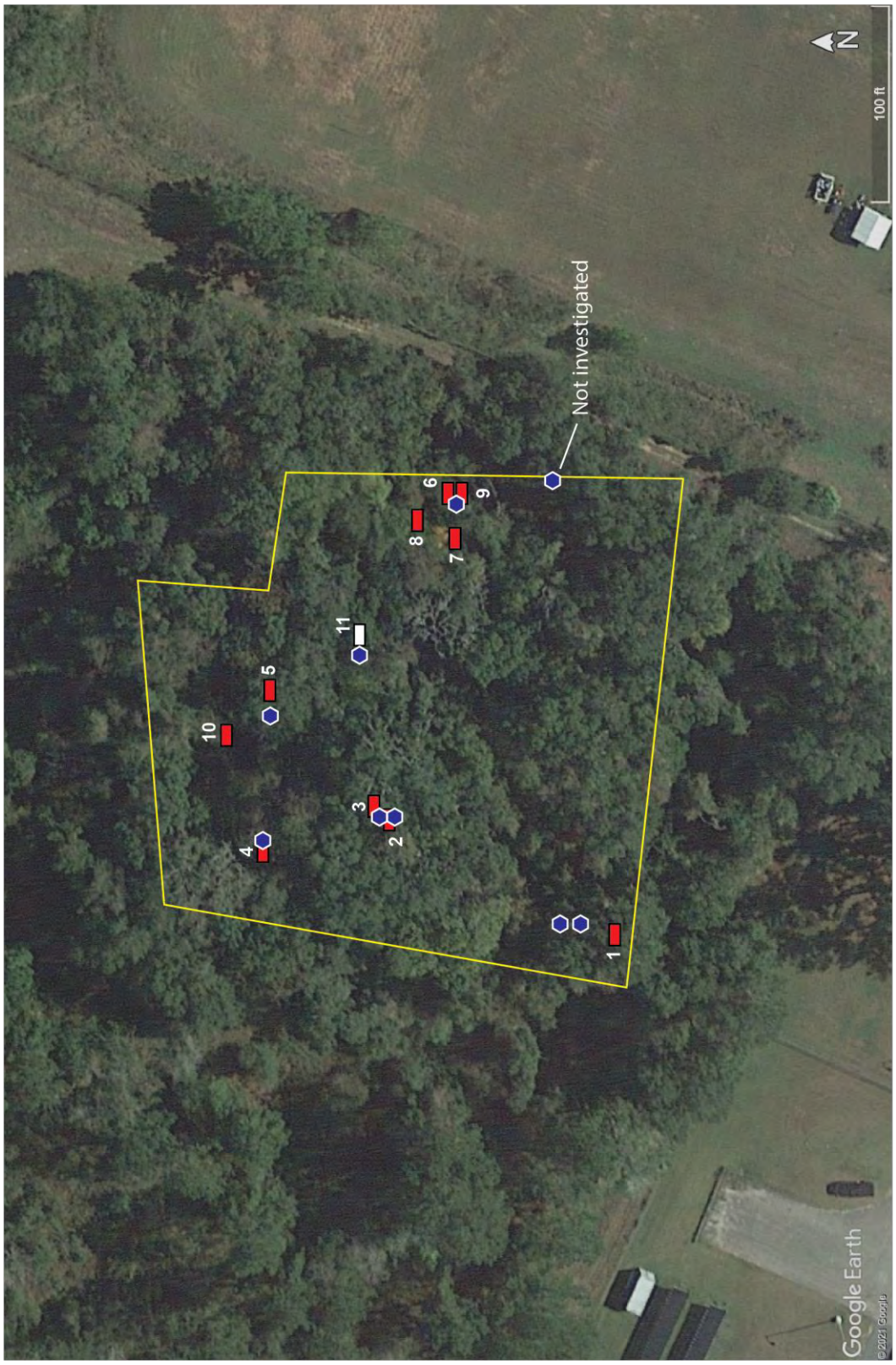


Figure 3. Aerial photograph showing graves in relation to cadaver dog hits

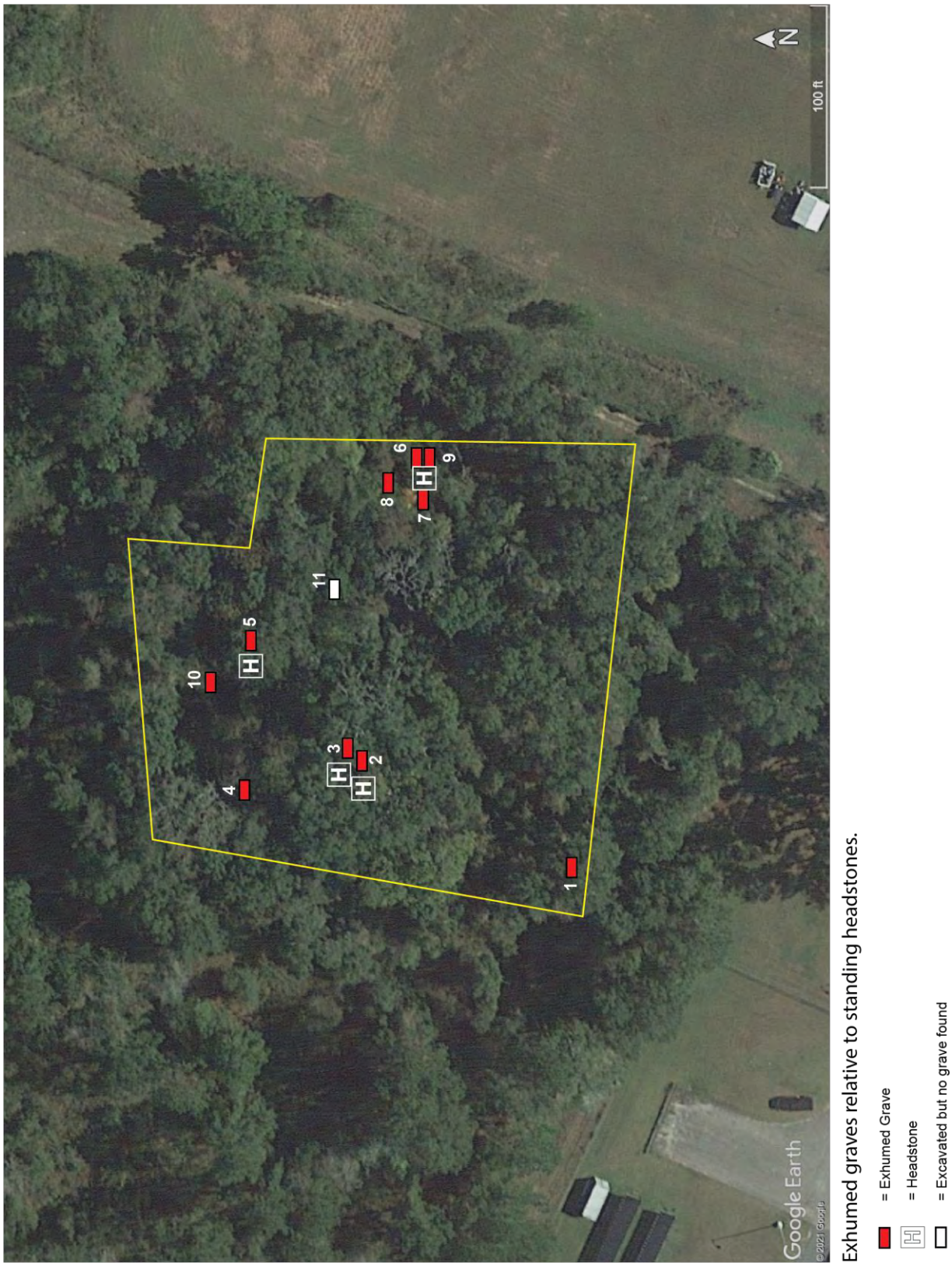


Figure 4. Aerial photograph showing graves in relation to headstones.

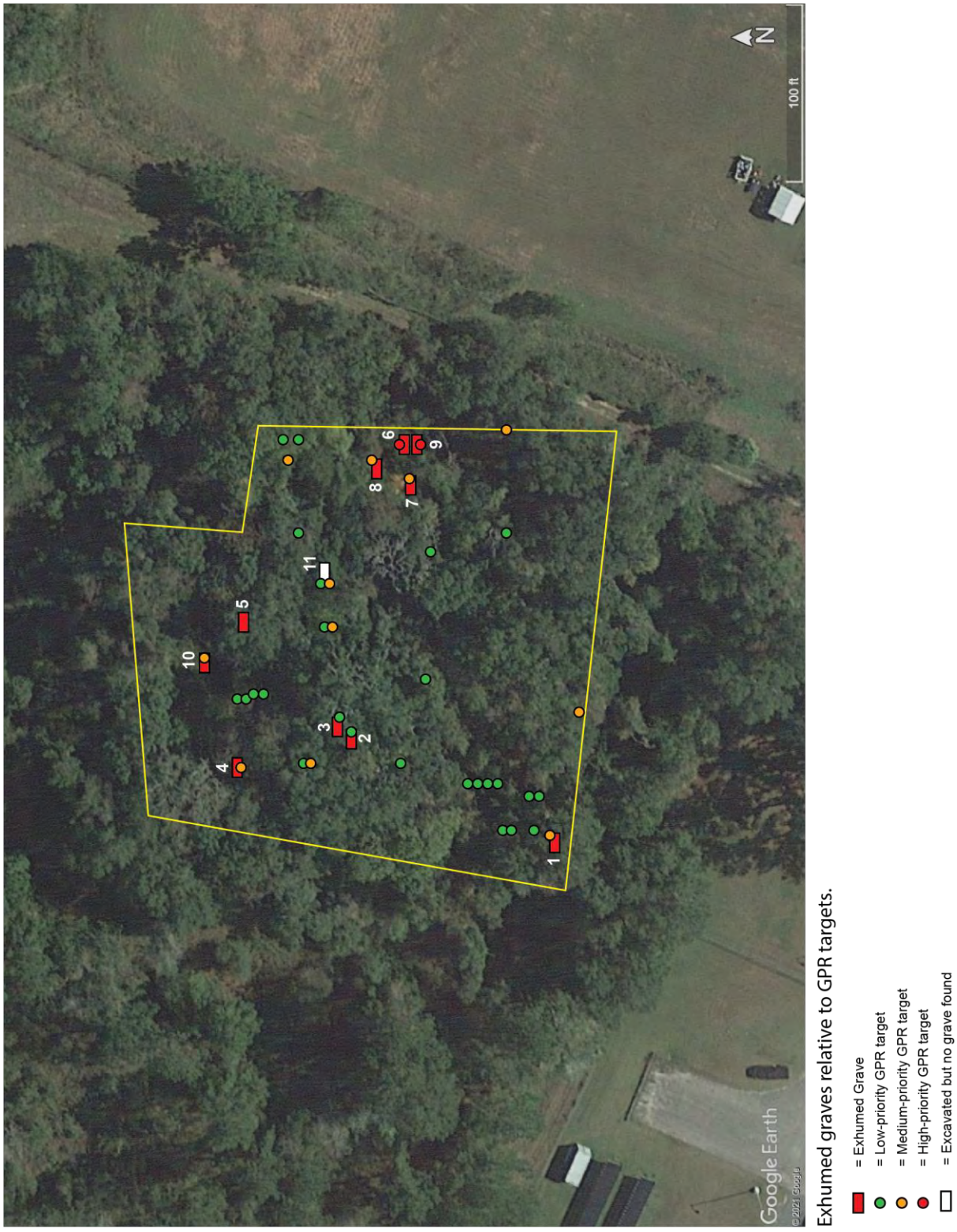


Figure 5. Aerial photograph showing graves in relation to GPR anomalies.



Figure 6. Stakes with pink flagging tape representing target areas.



Figure 7. Mechanical excavator having dug a pit near target.



Figure 8. Excavator (left) and bulldozer (right) clearing topsoil in target areas.



Figure 9. Manual excavation by Chestnut Funeral Home following mechanical digging.

Figure 10. Manual digging of a grave by Chestnut Funeral Home.





Figure 11. Coffin stain visible as dark red against the yellow soil.



Figure 12. Grave of B.L. Gifford, wpt-6. Left: Headstone marker; Right: Cranium with viewing glass.



Figure 13. Grave, wpt-9 with two infants, one with the head to the west, and one with head to the east.



Figure 14. Headstone for “Letitie Taylor”, wpt-3.



Figure 15. Headstone for “Elizabeth”, wpt-2.



Figure 16. Excavation of graves at wpts-2, 3.



Figure 17. Wpt-4, Grave exposed prior to exhumation.



Figure 18. Wpt-10, grave prior to exhumation with masonic lapel pin in situ (left); detail of Knight of Pythias lapel pin (right).



Figure 19. Coffin wood visible in situ (left) and removed from the grave (right).



Figure 20. Example of ornate casket handles.



Figure 21. Examples of thumb screws and escutcheons.



Figure 22. Newly dug graves prepared for reinterment.



Figure 23. Reinterred burial with all remains and associated grave goods reburied.



Figure 24. Reburial plot showing all reinterred graves in place with relocated headstones and grave markers.

☐Original
☒Update

HISTORICAL CEMETERY FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Consult the *Guide to Historical Cemetery Form* for detailed instructions.

Site #8 AL6942
Field Date 2-15-2021
Form Date 2-26-2021
Recorder # _____

Cemetery Name San Felasco Tech City Cemetery
Project Name Monitoring of Grave Removals at AL6942
Multiple Listing (DHR only) _____
Survey # (DHR only) _____
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

USGS 7.5 Map Name ALACHUA USGS Date 1993 Plat or Other Map _____
City/Town (within 3 miles) Alachua In City Limits? ☒yes ☐no ☐unknown County Alachua
Township 8S Range 19E Section 20 ¼ section ☐NW ☒SW ☐SE ☐NE Irregular Sect. Name _____
Township _____ Range _____ Section _____ ¼ section ☐NW ☐SW ☐SE ☐NE
Landgrant _____ Tax Parcel # _____
UTM Coordinates: Zone ☐16 ☒17 Easting 361000 Northing 3294875
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Address / Vicinity / Route to:
US 441 north between highway and NW 89th Street
Public Tract Containing Cemetery (e.g. park name) _____

HISTORY

Year Cemetery Established 1890 ☒approximately ☐year listed or earlier ☐year listed or later
Ownership History (especially original owners)
John Standley to Penelope Standley to Laura and John Dell to St. John's Methodist Episcopal Church (1897).
Year Burials Ceased, if applicable _____ Reason(s) Burials Ceased (describe below)
Burials continued after St. John's ME Church moved closer to Alachua in 1910.
Range of Death Dates: Earliest Year 1894 Most Recent Year 1924
Acreage Expansions/Dates _____
List People Important in Local, State, or National History Buried in Cemetery
John Sherman Abrams, son of church trustee; B.L. Gifford, Independent Order of Odd Fellows member. See continuation.
Describe Previous Repair, Cleaning or Restoration Efforts
Mechanical clearing in January 2020 in preparation for GPR survey; exhumation of burials mechanically and by hand in February 2021.

DESCRIPTION

Type (select all that apply) ☒community ☐company town ☐epidemic ☒family ☒fraternal order ☐memorial park ☐military(not national) ☐municipal ☐national ☐potter's field ☐prison ☒religious ☐Rural Movement ☐other(describe): _____
Ethnic Group(s) Interred (select all that apply) ☐White non-Hispanic ☐Hispanic ☐Asian ☐Caribbean ☒African American ☐American Indian-tribe: _____ ☐other(describe): _____
Current Status: ☐still used for burials ☐no longer used for burials, but maintained ☒abandoned
Condition: ☐well maintained ☐some areas maintained ☐poorly maintained ☒not maintained, but easily identifiable ☐not maintained, hard to identify ☐not identifiable but known to exist (explain): Identified in property records
Total # of Graves: 10 Does Total # Include Unmarked Graves?: ☒yes ☐no
Describe Evidence of Unmarked Graves (include count) GPR anomalies
Total Cemetery Size (give length by width **or** area, specify ft, m, ac, ha, etc.) 1.32 acres
Describe Cemetery Boundary (e.g. "cast iron fence", stone or brick wall, hedge, etc.) Based on property records and GPR testing
Historical Vegetation (trees, shrubs, flowers) Trees and scrub
Public Access: ☐unlimited ☒restricted: how? Property is privately owned.
Threats (select all that apply) ☒abandonment ☐agriculture ☐mining/timbering ☐public development ☒private development ☐desecration/vandalism ☐other (explain): _____
Associated Historical Properties/Archaeological Remains (non-cemetery) Oyster shell; bottle glass, whiteware (c 1900-1920)

☐Check if *Historical Structure Form* completed ☐Check if *Archaeological Site Form* completed

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St.,Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL CEMETERY FORM

Site # 8 AL6942

GRAVE MARKER DESCRIPTIONS

Grave Groupings (select all that apply) ☒family ☒fraternal order ☐military ☐religious ☐ethnic heritage ☐other (describe below):

Groupings Indicated By (select all that apply) ☐curbing ☒fence ☐hedge ☐wall ☒other (describe below):
Odd Fellows symbol on marker, 2019; Knights of Pythias pin in grave, 2021. See continuation.

Describe Orientation of Graves (East/West, North/South, etc.) East/West: heads west except for Abrams (head east)

Describe/List Methods of Marking Graves Used (i.e., headstones, mounds, depressions, objects or plants, etc.)
Headstones, marker/monument, metal plaque, foot markers.

Marker Materials (select all that apply) ☐marble ☒concrete/cement ☐fieldstone ☒granite ☐wrought iron ☐cast iron ☐white bronze/zinc ☐sandstone ☐slate ☐wood ☒other (describe): metal

Describe Grave Articles Found in Cemetery (objects or decorative items placed on graves by well-wishers)
Metal plaque inscribed "At Rest." In graves: Knights of Pythias lapel pin, Fragment of glass vase.

Describe Marker Damage and Conditions (i.e., sunken, tilted, chipped, weathered but standing, broken in fragments, vandalized, etc.)
Toppled, broken, fragmented, weathered, displaced.

Characterize Condition of Inscriptions (legible, illegible, none, etc.) Some legible, some faded or fragmented.

Distinctive Grave Markers, Monuments, and/or Architectural Features
Abrams monument; Gifford headstone; Bicie Ford headstone; Elizabeth... headstone; L...Taylor marker; bench and ornamental fence fragments; ornate coffin hardware. See continuation.

Signatures of Stone Carvers (specify name, town if available)

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys) ☐library research ☐building permits ☐Sanborn maps
☐FL State Archives/photo collection ☐city directory ☐occupant/owner interview ☐plat maps
☒property appraiser / tax records ☐newspaper files ☐neighbor interview ☐Public Lands Survey (DEP)
☒cultural resource survey ☐historic photos ☐interior inspection ☐HABS/HAER record search
☒other methods (describe) Monitoring of GPR survey (2020), monitoring of burial exhumation (2021)

Bibliographic References (if unpublished give FMSF manuscript # or location where document available)
Saionz and Wayne 2019: Manuscript #26583. Carr and White 2020: AHC Technical Report #1268. Baker 2020: Ground Penetrating Radar Exploration: Cemetery at Tech City Development, Alachua County,

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (**required**, whether significant or not)
Ten previously identified graves containing 11 individuals (one grave had two sub-adults) were exhumed for relocation to another cemetery by the Chestnut Funeral Home, Gainesville.

Areas of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", etc.)
1. African American
2. Black history
3. Community planning & develc
4. Ethnic heritage
5. Religion
6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location — Maintaining organization Archaeological and Historical Conservancy, Inc.
Document description Field notes and photos — File or accession #'s 2020.171

2) Document type _____ — Maintaining organization _____
Document description _____ — File or accession #'s _____

INFORMANT & RECORDER INFORMATION

Local Informant (name and contact information) _____

Recorder Information: Name Robert S. Carr — Affiliation Archaeological and Historical Conservancy, Inc.
Address / Phone / E-mail 4800 SW 64 Ave Ste 107, Davie, FL 33314 (954) 792-9776/9954 archlgcl@bellsouth.net

Required Attachments

❶ **PHOTOCOPY OF USGS 7.5' MAP WITH BOUNDARIES CLEARLY MARKED**

❷ **PHOTOS - DIGITAL (.jpeg or .tiff) AND HARD COPY FORMAT (plain paper acceptable)**
Helpful photos include the main gate or entrance, representative general views, unusual monuments or markers, and damage or neglect.

Grave Articles Found in Cemetery

A metal plaque with the words "At Rest" was found on the surface near a grave (Figure 1). No other surface offerings were apparent. Interred in a grave, a fragment of a glass vase was found. Several pieces of ornate coffin hardware, handles, screws, and trim, were found – further indicating the historical importance of the cemetery (Figures 2 and 3).



Figure 1. Well wisher's plaque.

Grave Groupings:

In addition to the fragments of ornamental iron fence found near the Abrams monument in 2019 (Saionz and Wayne) and 2020 (Carr and White), in 2021 the grave of B. L. Gifford was found to be surrounded by graves in a possible family plot.

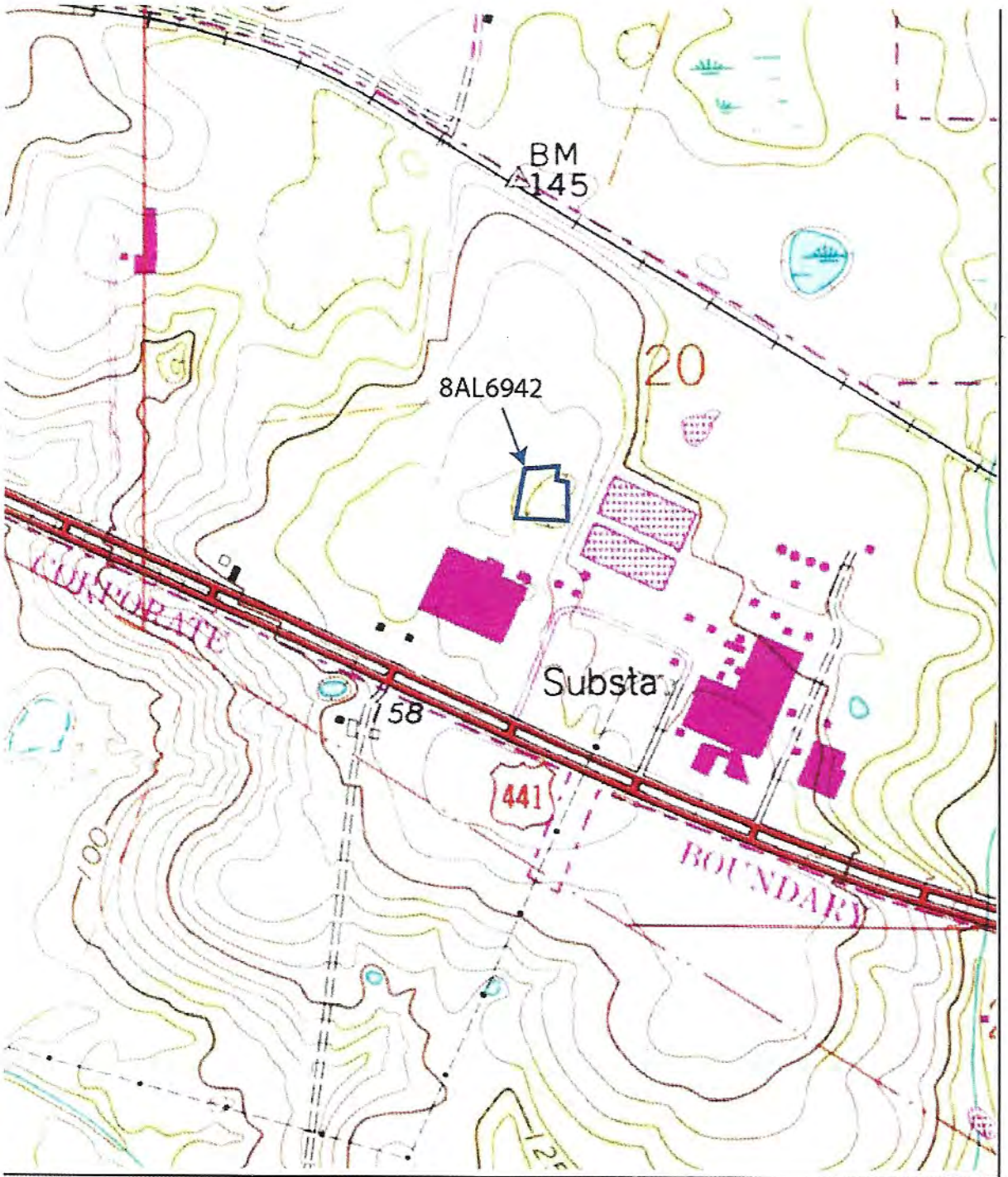
Indicating possible fraternal order groupings: in addition to the previously noted Odd Fellows symbol on the Abrams headstone, other graves yielded a tie pin with a probable fraternal order design (Figure 4) and a Knights of Pythias lapel pin (Figure 5).



Figure 2. Coffin handle.



Figure 3. Coffin screw.



USGS map showing the location of 8AL6942, San Felasco Tech City Cemetery.

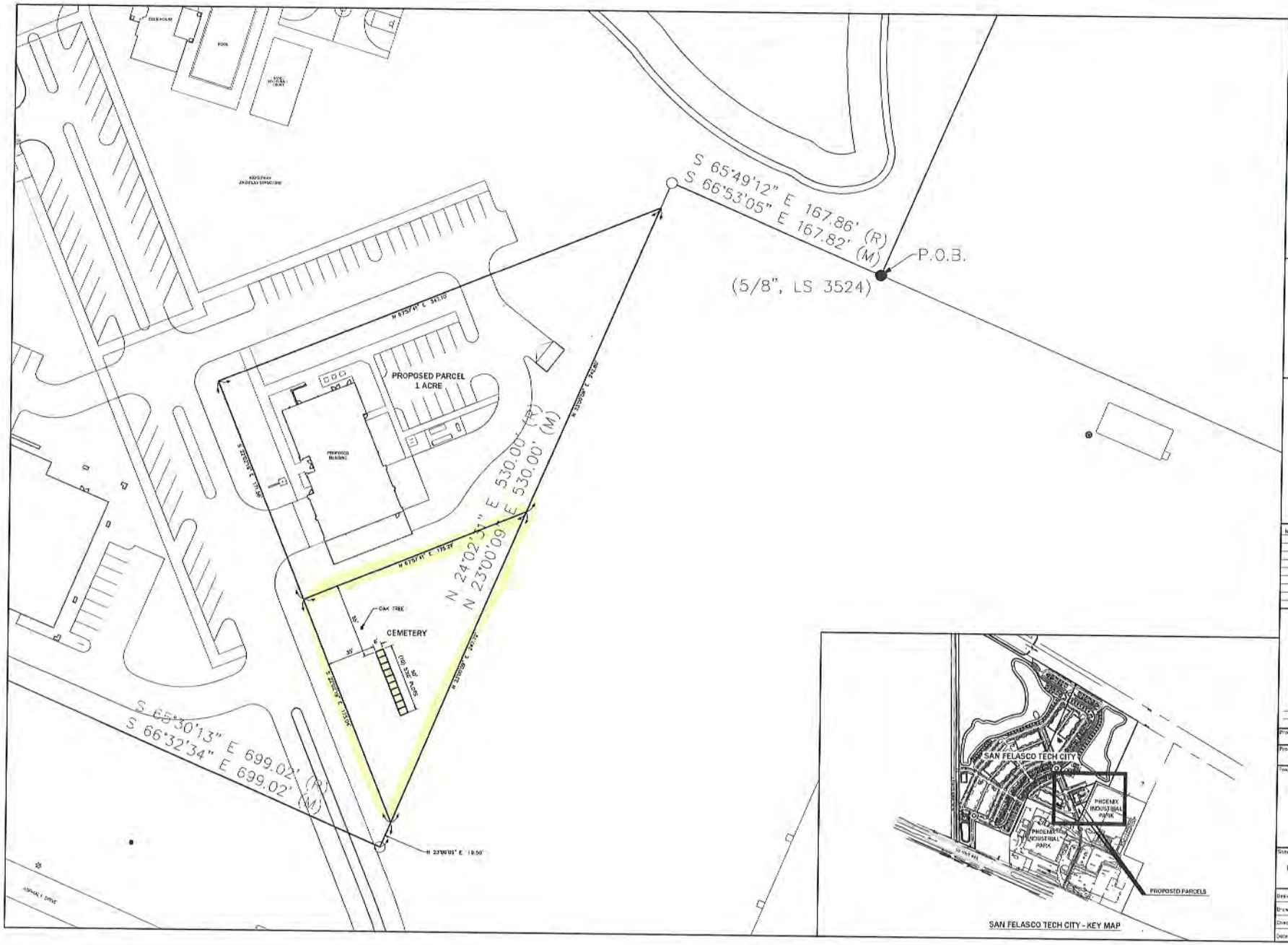
= 8AL6942 CEMETERY BOUNDARY

N

TOWNSHIP 8S, RANGE 19E, SECTION 20

USGS MAP: ALACHUA, REV. 1993

0	250	500	1000 Feet approx.
0	75	150	300 Meters approx.



eda consultants inc

NORTH

SCALE: 1" = 30'

0 15 30 60

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Engineer: Certificate No.

Project No. 08-164

Project phase: EXHIBIT

Project title: SAN FELASCO TECH CITY MASTER PLANNING

Sheet title: PROPOSED LOT SPLIT EXHIBIT

Designed: TAR
Drawn: TAR
Checked: BJR
Date: 03/29/20

Sheet No. C800

June 24, 2022

Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace
P.O. Box 9
Alachua, FL 32616

Re: San Felasco Tech City Phase 4 Site Plan

The applicant's responses to the Letter in regards to the third Project Assistance Team (PAT) review issued on June 20, 2022 are below.

Previous Comments – 4/7/22 PAT Comments

1. *Article 3, Zone Districts*
a. As set forth in Section 3.5.2(F)(2), an exhibit must be included with the site plan demonstrating that the performance standards as set forth in Section 3.5.2(F)(2)(a) – (e) shall be met.

An exhibit (Sheet C115) has been submitted, however, the following items must be addressed:

i. The exhibit does not calculate the area to be preserved for non-residential uses as set forth in Section 3.5.2(F)(2)(c)(ii): *"Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of nonresidential 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 nonresidential uses per acre shall be used for the preservation calculation."* See attached sample exhibit.

Remaining Issues: The exhibit appears to include all *planned* dwellings and not just those *previously permitted* or *proposed as part of Phase 4.* The calculations should only include those previously permitted or proposed as part of Phase 4. Revise accordingly.

RESPONSE: The exhibit has been revised accordingly.

ii. The exhibit does not calculate the maximum gross residential density as required by Section 3.5.2(F)(2)(d)(i): *"Site plans and preliminary plats which include residential development in the CP District shall provide: A calculation of the maximum gross residential density which is permitted within the CP District."* See attached sample exhibit.

Remaining Issues: The exhibit calculates the project's density, but not the maximum gross density. Revise accordingly.

RESPONSE: The exhibit has been revised accordingly.

2. *Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation*

a. All street intersections with other streets and with driveways shall be property controlled with stop signs, and street names shall be included on stop signs at street/street intersections. Ensure all street/street intersections and street/driveway intersections are property controlled. Update stop sign call outs in such locations to note that street name signs shall be included. Provide a detail of stop sign/street name signs. Stop signs should be added, but may not be limited to, the following locations:

(i) Stop sign call outs at street intersections were not updated to note that street name signs shall be included.

Remaining Issues: Add street name sign to callout of: stop sign at intersection of Building F parking garage northern ingress/egress and NW 86th Drive (Sheet C220); existing stop sign at intersection of NW 86th Drive and driveway east of east of Tech City Circle (Sheet C220).

RESPONSE: Street name signs have been called out the referenced locations.

(ii) A detail of stop sign/street name signs.

Remaining Issues: Detail on Sheet C370 states "City Name". Signage should state "Street Name".

RESPONSE: The detail has been revised to state "Street Name."

b. The sidewalk to the east of Building 1 provides an ADA accessible ramp at NW 86th Drive but does not provide a connection to the opposite side of the street.

Remaining Issues: Comment was not addressed. See Sheet C230, near the parking lot driveway connection for Building I and the continuation of NW 86th Drive to the adjacent property.

RESPONSE: The sidewalk and ramp have been removed.

3. *Section 6.8, Design Standards for Business Uses / Architectural Plans*

a. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate massing or an alternative as defined therein. The following elevations do not comply with the massing/alternative requirements: east elevation of Building I; north elevation of Building F.

Remaining Issues: Comment was not addressed.

RESPONSE: Please see revised architectural plans.

b. Sheet A100 showing Building E & F overall plan references Building C and D at the bottom of the sheet.

Remaining Issues: Renumbered Sheet A-02 references Building D.

RESPONSE: Please see revised architectural plans.

4. *Miscellaneous*

a. Please update the tie-in of NW 86th Drive to the connection reflect the conditions shown on the approved plans for the adjacent parcel to the east. Revise grading as needed.

Remaining Issues: Comment was not addressed. The approved site plan for the adjacent property may be provided for coordination purposes upon request.

RESPONSE: Please see revised tie-in design.

b. Please clarify the proposed use of the 'public building'.

Remaining Issues: Staff has discussed with the applicant that a more accurate designation of the use of the building identified in the plans as the 'public building' is as a 'neighborhood recreation center'. For consistency with the intended use and clarity of the use, please change all references to this building as the 'public building' to the 'neighborhood recreation center'.

RESPONSE: The building has been relabeled as "Neighborhood Recreation Center".

Previous Comments – 5/2/2022 Resubmittal

5. *Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation*

a. Section 6.1.9(B) states that parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances. The accessible space located within the parking lot for the attached units is located at the end of the parking row and away from all buildings. Please address.

Remaining Issues: The applicant's response states, "Handicap spaces have been added to the residential area". A second handicap space was added, but each handicap space is located at the end of the parking row and is not located as close as possible to elevators, ramps, walkways and entrances as required by Section 6.1.9(B). Please address.

RESPONSE: The handicap spaces have been relocated.

6. *Concurrency Impact Analysis*

a. Project Impacts do not appear to include the 'public building'

Remaining Issues: Transportation and solid waste impacts do not include the 'public building'.

RESPONSE: Please see revised Concurrency Impact Analysis.

b. The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the

correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.

Remaining Issues: Comment was not addressed.

RESPONSE: Please see revised Concurrency Impact Analysis.

7. *Miscellaneous*

a. C200 Series: Remove stormwater basin inlets and popoffs.

Remaining Issues: Inlets still shown.

RESPONSE: We always show inlets on our dimension plan series and will remain as shown.

New Comments – 5/31/22 Resubmittal

8. *Article 3, Zone Districts*

a. Sheet C115: the exhibit demonstrating compliance with Section 3.5.2(F)(2)(a) – (e) shall be met (Sheet C115) should not include future phases.

i. Remove future Phase 5 site improvements from the exhibit.

ii. Delete Phase 5 from the matrix showing all phases for which a final development order has been granted.

iii. Suggest adding a line which calculates the total commercial square footage and number of residential dwellings for all previously permitted and presently proposed phases.

RESPONSES: Please see the revised exhibit.

9. *Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation*

a. The minimum number of off-street parking spaces for the clubhouse is 13 spaces (1 space per 3 persons design capacity – 40 persons; 40 / 3 = 13.33) and the maximum number of off-street parking spaces is 16 (13 x 125% = 16.25). Please revise the parking calculations on Sheet C100 accordingly.

RESPONSES: The parking calculations table has been updated accordingly.

10. *Public Services / Fire Rescue / Engineering Review Comments*

a. Comments from the Public Services Department are forthcoming.

b. Please review and address the comments provided by Chip Ware, Alachua County Fire Rescue Plans Examiner/Fire Inspector, in a letter dated May 31, 2022.

c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated June 16, 2022.

RESPONSE: All comments have been addressed. Please see responses below.

11. *Miscellaneous*

a. Sheet C100: Add a parenthesis after "Total Proposed (Includes On-Street Parking" in the Parking Calculations Table.

RESPONSE: Please see revised parking calculations table.

Fire Rescue Comments

1.Water supplies capable of supplying the required fire flow for fire protection shall be provided that complies with NFPA 1 Section 18.3

RESPONSE: Noted.

2. The minimum Fire flow and flow duration requirements for one and two family dwellings shall be 1000 GPM for 1 hour. NFPA 1 Section 18.4.5

RESPONSE: Noted.

3. The minimum fire flow and flow duration for buildings other than one and two-family dwellings comply with NFPA 1 Section 18.4.5.3

RESPONSE: Noted.

4. Fire Hydrants shall be provided in locations to buildings and distances between Fire Hydrants that comply with NFPA 1 Section 18.5.2/18.5.3 Indicate on Plans location of Fire Hydrants.

RESPONSE: Hydrants are provided in appropriate locations and distances from buildings.

5. Where underground water mains and hydrants are to be provided they shall be install, completed and is service prior to commencing construction work on any structure. NFPA1 Section 16.4.3.1.3 Place this Code Section and language on plans.

RESPONSE: This note has been added to the cover sheet.

6. Completion of the water mains and hydrants may be on an alternate schedule approved by the AHJ. NFPA 1 Section 16.4.3.1.3.1 Florida Specific If needed contact Alachua County Fire Prevention to discuss this requirement. Submittal indicate mitigation work on the water supply infrastructure that supply fire flow. Provide flow testing as outlined in AWWA M17 after completion of mitigation work to verify fire flows comply with NFPA 1 Section 18.3. Contact City of Alachua Public Services and Alachua County Fire Prevention to witness on site testing. Code reference NFPA 1 Section 1.4.7

RESPONSE: Noted.

7. All Fire Department Connections to Fire Sprinkler Systems and Stand Pipes shall be free standing and within 35 feet of a Fire Hydrant.

RESPONSE: All FDC's are free standing and within 35 feet of fire hydrants.

JBPro Comments

C200 – Dimension Plan

1. Please show dimensions on dumpster pad

   RESPONSE: A callout with the dumpster pad dimensions has been added.

2. Please label retaining wall.

   RESPONSE: Retaining wall is now labelled.

C220 – Dimension Plan

1. Concern regarding turning radii for vehicle making a left turn from Tech City Circle to NW 86th Drive due to the median. What control radii was utilized to determine how far south the median end was located.

   RESPONSE: The medians have been revised as necessary. A turn radius of 25' was used.

2. Please provide additional information on the pavilion located within the basin. Provide width on walkway and details on the type of material which will be utilized.

   RESPONSE: Additional details for the neighborhood recreation center will be provided at the time of the building permit application.

C230 – Dimension Plan

1. Signage for end or road does not appear to be located on subject parcel.

   RESPONSE: Per previous discussion with the City, the end of road sign is provided at the end of the road stubout on the adjacent property.

C240 – Dimension Plan

1. Please show sidewalk connections between amenities prior to final approval.

   RESPONSE: Amenities have been removed and will be submitted with a future site plan application.

C320 – Paving, Grading and Drainage Plan

1. The sidewalk in the northeast corner near the ADA space is at a higher elevation than the finished floor elevation. Recommend lowering if possible.

   RESPONSE: The sidewalk grading has been revised.

2. Show spots on the handicap ramp on the east side of this sheet.

   RESPONSE: Spot elevations have been added to all handicap ramps.

3. Please show spots on the dumpster pad.

   RESPONSE: Spot elevations are provided on the dumpster pad.

4. Show site grading contours through open space around the buildings.

   RESPONSE: Site grading contours are provided in the open space around the buildings.

5. Show top and bottom of wall elevations along the proposed retaining wall.

   RESPONSE: Top and bottom elevations of the retaining wall are now called out.

C330 – Paving, Grading and Drainage Plan

1. Relocate stormwater inlet from the ADA access aisle on the east end of the row of parking in front of the Stilt Houses.

   RESPONSE: Inlet has been relocated outside of the ADA parking space and access aisle.

2. Show additional grading detail for the proposed building within the basin.

   RESPONSE: The FFE is shown, final details will be submitted at the time of the building permit application.

3. Please provide spot elevations for the ramp outside of Building F.

   RESPONSE: Spot elevations are provided.

4. Add grades to show cross slope of the Woonerf area and sidewalk around it.

   RESPONSE: Spot elevations have been added to the woonerf.

5. Show site grading contours through open space around the buildings.

   RESPONSE: Site grading contours are shown in the open space around the buildings.

Concurrency Impact Analysis
San Felasco Tech City – Phase 4

The proposed project includes a total of 30 additional residential units and 92,597 SF of office/light industrial space, pavilion and neighborhood recreational center to serve the multi-use development at San Felasco Tech City.

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:

Proposed			
Office Building - Per 100 SF of floor space	15.0	306	4,595
Office Building - Per 100 SF of floor space	15.0	300	4,503
Office Building - Per 100 SF of floor space	15.0	272	4,081
Warehouse - Per loading bay	100.0	4	400
Multi-Family Residence - Per Unit	275.0	20	5,500
Single Family Residence - Per Unit	275.0	10	2,750
Pavilion - Per Bathroom	200.0	2	400
Public Building - Per Bathroom	200.0	2	400
TOTAL DEMAND			22,629

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Tech City Phase 4	22,629
Reserved Capacity[2]	200,907
Residual Capacity	**776,214**
Percentage of Permitted Design Capacity Utilized	**66.25%**

Sanitary Sewer:

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

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

Project Impact:

Proposed			
Office Building - Per 100 SF of floor space	15.0	306	4,595
Office Building - Per 100 SF of floor space	15.0	300	4,503
Office Building - Per 100 SF of floor space	15.0	272	4,081
Warehouse - Per loading bay	100.0	4	400
Multi-Family Residence - Per Unit	275.0	20	5,500
Single Family Residence - Per Unit	275.0	10	2,750
Pavilion - Per Bathroom	200.0	2	400
Neighborhood Recreational Center - Per Bathroom	200.0	2	400
TOTAL DEMAND			22,629

Table 4a. Sanitary Sewer Impacts - Final Development Orders

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Tech City Phase 4	22,629
Reserved Capacity[2]	180,101
Residual Capacity	**620,270**
Percentage of Permitted Design Capacity Utilized	**58.64%**

Solid Waste:

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

Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed

buildings will generate approximately 104 pounds of solid waste per day 92,597 SF / 1,000 SF x 12 = 1,111 pounds per day).

Residential uses generate approximately 0.73 tons/capita per year. The proposed residential units will generate approximately 55.8 tons per year (30 DU * 2.55 persons/DU * 0.73 tons/capita/year = 55.8 tons per year).

As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

Table 6a. Solid Waste Impacts - Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296.00	7,719.02
Reserved Capacity[2]	17,754.19	3,240.14
New River Solid Waste Facility Capacity[3]	**50 years**	

Recreation:

San Felasco Tech City Phase 4 will provide passive and active recreational facilities for employees and residents as a part of the Master Plan for the development. The project impacts are 30 DU * 2.55 persons/DU x 5 acres/1,000 persons = 0.38 acres. As shown in the following table, there is adequate capacity available to support this development.

Table 5a. Recreational Impacts - Final Development Orders

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.87
Tech City Phase 4	0.38
Reserved Capacity[3]	3.94
Available Recreation Acreage	**78.29**

Traffic:

The proposed use of the project site ass a mixed use site with residential, commercial and office use will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (US Highway 441).

TABLE 1 – PROJECT TRIP GENERATION

PROPOSED

PROPOSED: 10 DWELLING UNITS
ITE LAND USE: 210 (SINGLE-FAMILY DETACHED HOUSING)
SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 218-236

10 DWELLING UNITS

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.70	10	7.00	26%	74%	1.82	5.18
PM	0.94	10	9.40	63%	37%	5.92	3.48
AVG	9.43	10	94.30	50%	50%	47.15	47.15

PROPOSED

PROPOSED: 5, 4 STORY BUILDINGS WITH 4 UNITS EACH
ITE LAND USE: 221 (MULTIFAMILY HOUSING [MID-RISE])
SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 273-304

20 UNITS

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.35	20	7.00	26%	74%	1.82	5.18
PM	0.39	20	7.80	60%	40%	4.68	3.12
AVG	4.54	20	90.80	50%	50%	45.40	45.40

PROPOSED

PROPOSED: 87,861 SQ FT COMMERCIAL SPACE
ITE LAND USE: 770 (BUSINESS PARK)
SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 873-883

92,597 SQ FT

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.35	92.60	125.0	85%	15%	106.26	18.75
PM	1.22	92.60	113.0	26%	74%	29.37	83.60

AVG	12.44	92.60	1151.9	50%	50%	575.95	575.95

	AM	PM	AVG
SINGLE-FAMILY	7	9	94
MULTIFAMILY (MID-RISE)	7	8	91
COMMERCIAL	125	113	1152
NET	139	130	1337

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
U.S. Hwy 441 (4127, 3)	100%	1337

No other road segments will be impacted more than 5% of their maximum service volume.

TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

			Comp Plan			Projected	
Segment ID:	Segment Limits:	MSV		Existing	Res'vd	Trips	Available
U.S. Hwy 441 (4127, 3)	MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	3,599	1278	18,143
		Peak Hour	3,870	2,118	476	133	1,614

ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		**Date:**	**3/22/2022**
Project:	San Felasco Tech City	**Engineer:**	**MD**
	Phase 4 (Public Building)	**Checked By:**	**SJR**
Location:	13000 Block of NW US HWY 441		
	Gainesville, FL		

Subject Building

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

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 4432 **sq.ft.**

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

Effective Area (A_i) (p. 9) : 4,432 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **1198.318822**

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

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front:

construction of facing wall of exposure building (p. 4): Joisted Masonry Construction

Distance (ft.) to the exposure building: 61 - 100 **Length of exposure wall:** 16

Number of stories of exposure wall: 3 **Length x number of stories:** 48

Opening Protection in exposure wall: Unprotected

Factor for exposure (X_i) from Table 330.A (p. 17): 0.07

Back:

construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: **Length of exposure wall:**

Number of stories of exposure wall: **Length x number of stories:** 0

Opening Protection in exposure wall: Unprotected

Factor for exposure (X_i) from Table 330.A (p. 17): 0

Left:

construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: **Length of exposure wall:**

Number of stories of exposure wall: **Length x number of stories:** 0

Opening Protection in exposure wall: Unprotected

Factor for exposure (X_i) from Table 330.A (p. 17): 0

Right:

construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: **Length of exposure wall:**

Number of stories of exposure wall: **Length x number of stories:** 0

Opening Protection in exposure wall:

Factor for exposure (X_i) from Table 330.A (p. 17): 0

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

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

Calculation of Needed Fire Flow (p. 1)

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

NFF= 1250 x 1 x [1 + (0.16 + 0)

NFF= 1450 gpm

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

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

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

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

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

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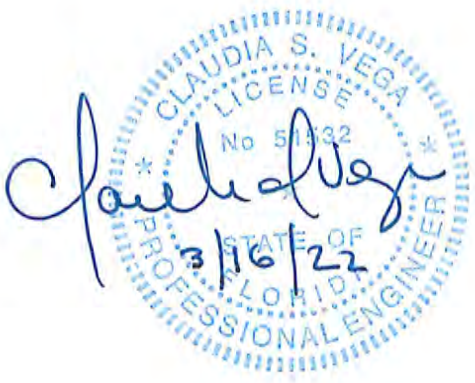
Needed Fire Flow for Single-Family Homes

Project Name : San Felasco Phase 4
Customer / Builder Name : Laser Investment Group
Property Address : 13000 Block of NW US HWY 441

NFPA Calculation

Fire Flow Area (SF)	=	500
Sprinkler System	=	no
Occupancy Class	=	R-3
Construction Type	=	II(000)
Required Needed Fire Flow Per NFPA	=	1,000 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	0%
Reduction per 18.4.5.2.1		0 gpm
Needed Fire Flow	=	1,000 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow 1,000 gpm



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Needed Fire Flow for Multi-Family Homes

Project Name : San Felasco Phase 4
Customer / Builder Name : Laser Investment Group
Property Address : 13000 Block of NW US HWY 441

NFPA Calculation

Fire Flow Area (SF)	=	1,496
Sprinkler System	=	yes
Occupancy Class	=	R-3
Construction Type	=	II (111)
Required Needed Fire Flow Per NFPA	=	1,500 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	75%
Reduction per 18.4.5.2.1		1,125 gpm
Needed Fire Flow	=	375 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow 1,000 gpm

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3/16/23

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Needed Fire Flow for Pavilion

Project Name :	San Felasco Phase 4
Customer / Builder Name :	Laser Investment Group
Property Address :	13000 Block of NW US HWY 441

NFPA Calculation

Fire Flow Area (SF)	=	1,052
Sprinkler System	=	Yes
Occupancy Class	=	B
Construction Type	=	II(000)
Required Needed Fire Flow Per NFPA	=	1,500 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	75%
Reduction per 18.4.5.2.1		1,125 gpm
Needed Fire Flow	=	375 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	**1,000**	**gpm**



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Needed Fire Flow for Building I

Project Name :	San Felasco Phase 4
Customer / Builder Name :	Laser Investment Group
Property Address :	13000 Block of NW US HWY 441

NFPA Calculation

Fire Flow Area (SF)	=	27,206
Sprinkler System	=	Yes
Occupancy Class	=	B
Construction Type	=	III (211)
Required Needed Fire Flow Per NFPA	=	2,500 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	75%
Reduction per 18.4.5.2.1		1,875 gpm
Needed Fire Flow	=	625 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	**1,000**	**gpm**



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Needed Fire Flow for Building F

Project Name : San Felasco Phase 4
Customer / Builder Name : Laser Investment Group
Property Address : 13000 Block of NW US HWY 441

NFPA Calculation

Fire Flow Area (SF)	=	30,020
Sprinkler System	=	Yes
Occupancy Class	=	B
Construction Type	=	III (211)
Required Needed Fire Flow Per NFPA	=	2,500 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	75%
Reduction per 18.4.5.2.1		1,875 gpm
Needed Fire Flow	=	625 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow 1,000 gpm

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Needed Fire Flow for Building E

Project Name : San Felasco Phase 4
Customer / Builder Name : Laser Investment Group
Property Address : 13000 Block of NW US HWY 441

NFPA Calculation

Fire Flow Area (SF)	=	30,635
Sprinkler System	=	Yes
Occupancy Class	=	B
Construction Type	=	III (211)
Required Needed Fire Flow Per NFPA	=	2,500 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	75%
Reduction per 18.4.5.2.1		1,875 gpm
Needed Fire Flow	=	625 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow 1,000 gpm

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Needed Fire Flow for Public Building

Project Name :	San Felasco Phase 4
Customer / Builder Name :	Laser Investment Group
Property Address :	13000 Block of NW US HWY 441

NFPA Calculation

Fire Flow Area (SF)	=	4,432	
Sprinkler System	=	no	
Occupancy Class	=	R-3	
Construction Type	=	V (000)	
Required Needed Fire Flow Per NFPA	=	1,750	gpm
Flow Duration (hours)	=	2	
Sprinkler Reduction, per 18.4.5.2.1	=	0%	
Reduction per 18.4.5.2.1		0	gpm
Needed Fire Flow	=	1,750	gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)			

REQUIRED Needed Fire Flow 1,750 gpm

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ERC
Ecosystem Research Corporation
Environmental Consulting

2906 NW 142nd Avenue
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352-538-0755

M E M O R A N D U M

4/22/2022

TO: Mr. Justin Tabor, AICP
Principal Planner, City of Alachua
Planning and Community Development Department
P. O. Box 9
Alachua, Florida 32616-0009

FROM: Peter M. Wallace
President, Ecosystem Research Corporation (ERC)

RE: San Felasco Tech City-Environmental Resource Assessment- Phase 4

Mr. Justin, Ecosystem Research Corporation was asked by Mr. Mitch Glaeser, CEO of the Emory Group Companies, to perform an Environmental Resource Assessment (ERA) of the ***Phase 4*** area for the expansion of the existing San Felasco Tech City Facility Complex. ERA's have been conducted on previous Phases of the Project Site and surrounding areas, briefly defined as follows:

1. Environmental Resource Assessment-Parcel No. 05962-002-000, San Felasco Tech City, Phase 1 and adjacent Areas, Dated: 3 June 2018
2. Letter Report to Justin Tabor: San Felasco Tech City ERA, Phase 2 and 3, Dated: 3 October 2019
3. Environmental Resource Assessment, Development Plan Application, Phoenix Commercial Park, Parking Addition, Alachua County, Florida, Dated: 4 October 2009.

   This ERA addressed the site conditions within the Phoenix Commercial Park in 2009. The western area of the Phoenix Property as it existed in 2009 has since been incorporated into the San Felasco Tech City Development Area and included as part of what is now the Phase 4 Expansion Site. The cemetery historically located within Parcel 05855-005-000 was described by ERC at this time and the existing conditions in 2009 were defined.

The ERA of the Phase 4 Expansion site was performed 8–11 April 2022 by ERC by a series of pedestrian survey transects across the Phase 4 area and immediately adjacent areas to the boundary. The results of the ERA are briefly discussed below along with the results of studies conducted by other Professionals. These pertain to relocation of gopher tortoises found in the development site and results of grave relocations performed in the cemetery historically located within the southeast corner of the Phase 4 area but has now been moved outside the development boundary of Phase 4. The results related to the cemetery are contained in **Attachment 1** while the Gopher Tortoise relocation information is contained in **Attachment 2.** The general results are itemized, as follows:

1. The Proposed Development Plan for the Phase 4 Expansion is shown on **Figure 1.** The location of the Phase 4 Site in relation to the other phases of San Felasco Tech City are provided on **Figure 2.** The locations where data were collected during the field survey are shown on **Figure 3.** Each Ground Positioning System (GPS) icon represents a point where observations of the existing conditions encountered on the ground were recorded. In general, the site is currently occupied by successional habitats to include cleared ground, cleared ground with equipment storage, areas dominated by mowed pasture grasses with most of the site being covered with mowed Oldfield vegetation. There are No naturally occurring native plant habitats remaining within the Phase 4 Expansion Site.
2. In 2009, ERC described an old cemetery within the Phoenix Commercial Park Property as it existed. Based on the summary information related to the cemetery compiled by the Project Archaeologists and included in **Attachment 1**, the cemetery was established circa 1890. Through work performed as part of this Project, the cemetery is now referred to as The San Felasco Tech City Cemetery and is designated as *Florida Master Site File No: 8AL6942*. There were 11 gravesites identified within the cemetery by ground penetrating radar and cadaver dogs, and 10 actual remains were found, excavated, and re-interred. On **Figure 4,** as shown on a 2001 aerial photograph, the historical boundary of the cemetery correlates with the boundary of *Tax Parcel 05855-005-000*. During the field survey the area bounded by the cemetery icons on **Figures 3** and **4** currently exists as a well-maintained, mowed pasture grass area. During the field review, ERC could not visually differentiate the old cemetery boundary as shown on the 2001 aerial on **Figure 4** from the proposed boundary that currently exists on the Site Plans as shown in schematic on **Figure 5**. The relocated gravesites are now within the southeast section of the old cemetery and within the very northeast section of the Cemetery Polygon differentiated in the field by the presence of the mowed grasses (**Figures 3** and **4**). To

simply say all the lines on the map are not visually apparent in the field. The new cemetery is now located off site of Phase 4 and is currently designated by a Historical Marker. An iron fence will be installed by San Felasco Tech City to permanently define the area. All grave removal activities were performed with cooperation of local pastors, funeral directors, and licensed archaeologists. The site has been respectfully and thoughtfully handled throughout all phases of the grave relocation acuities. When ERC visited the site in 2009 the area was overrun with briers and debris and not identifiable as a final resting place. The current condition is a vast improvement and more respectful remembrance of this sacred land. The survey location of the re-interred gravesites in relation to Phase 4 and property boundaries is shown on **Figure 5**. The current existing conditions of the cemetery and gravesites is shown in **Photographs 3–5.**

3. Listed Species Surveys to include gopher tortoise surveys were performed in all areas where GPS icons are shown on **Figure 3**. No gopher tortoises or other listed species were encountered or are expected within the Expansion Area. ERC identified an Active burrow within the southwest corner of the Phase 4 area in 2019. Gopher tortoise relocation permits were obtained for the Phase 4 area from the Game Commission (included as **Attachment 2**) and two burrows were excavated and relocated to a conservation area on 10 June 2020. The most recent survey did not encounter any new burrows, and none are expected.

Justin, this memo summarizes the existing conditions of the Phase 4 Expansion Area and provides support information related to Listed Species and Cultural Resource issues that have been addressed within the Phase 4 Expansion Site. If you have any addition questions, please do not hesitate to call.



Figure 1. Site plan for the San Felasco Tech City Phase 4 Expansion.

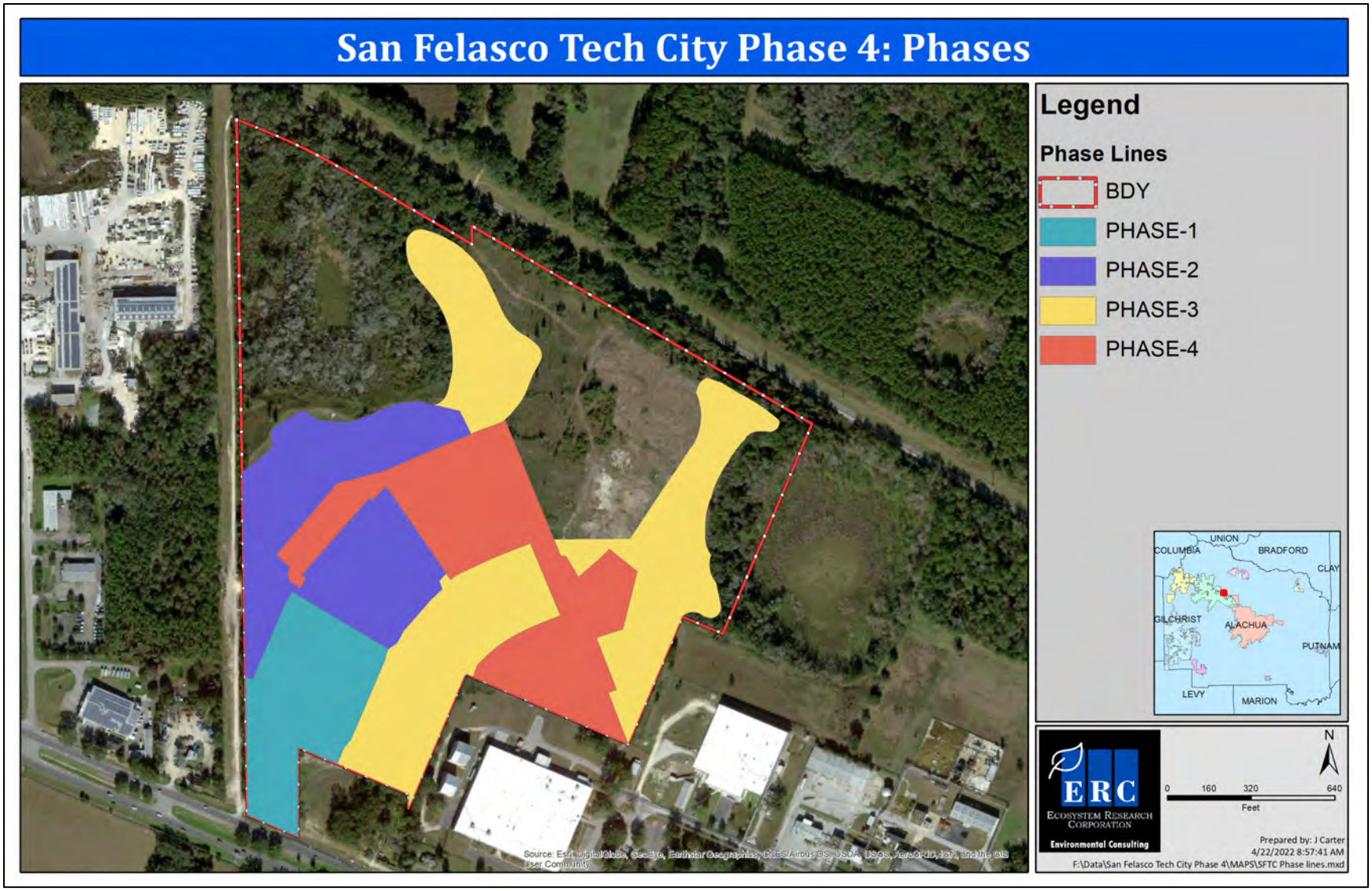


Figure 2. Phase boundaries completed, under development, or proposed for development for the San Felasco Tech City Project Site.

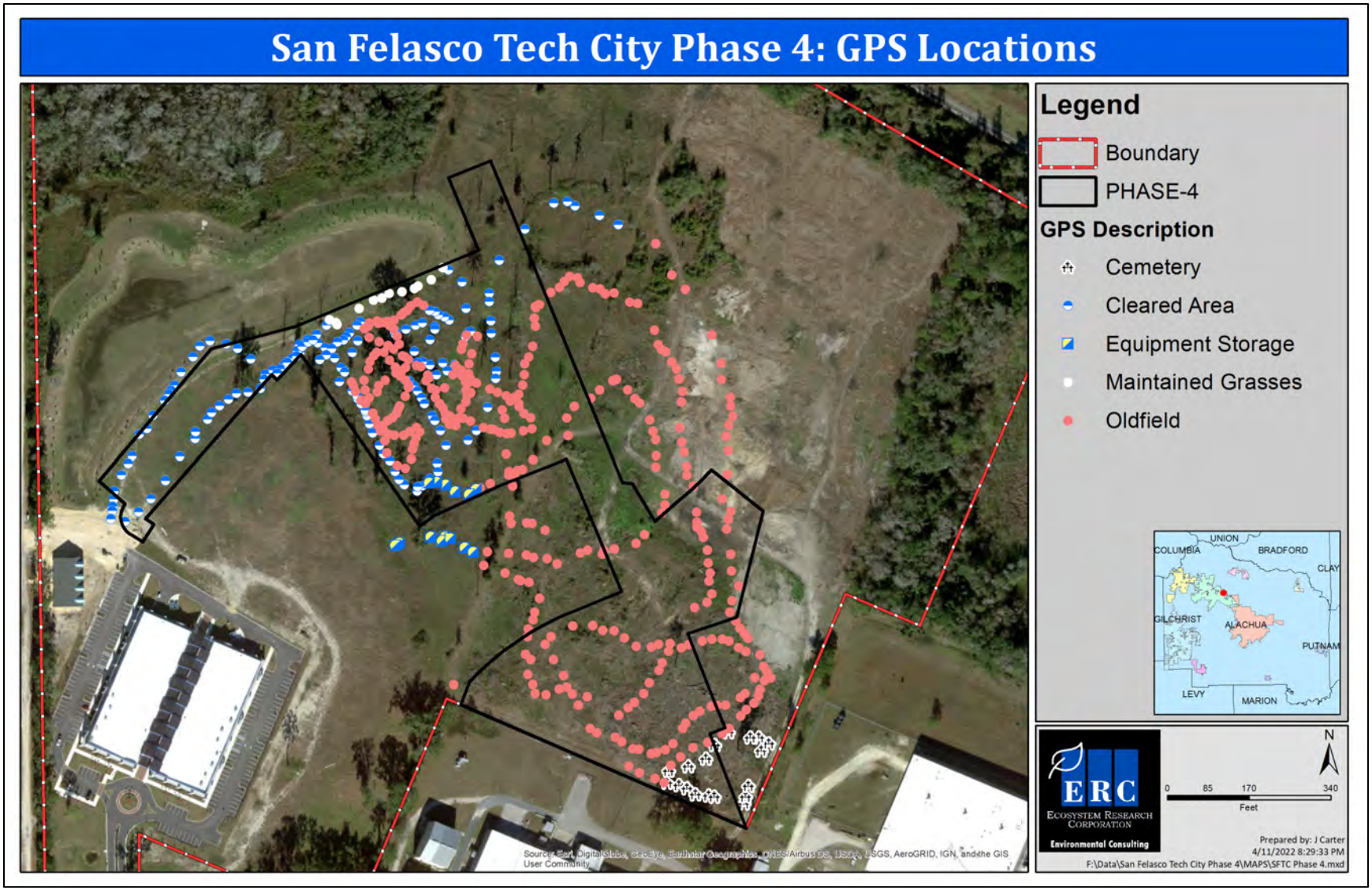


Figure 3. GPS icons showing areas where field surveys were performed for the San Felasco Tech City Phase 4 project.

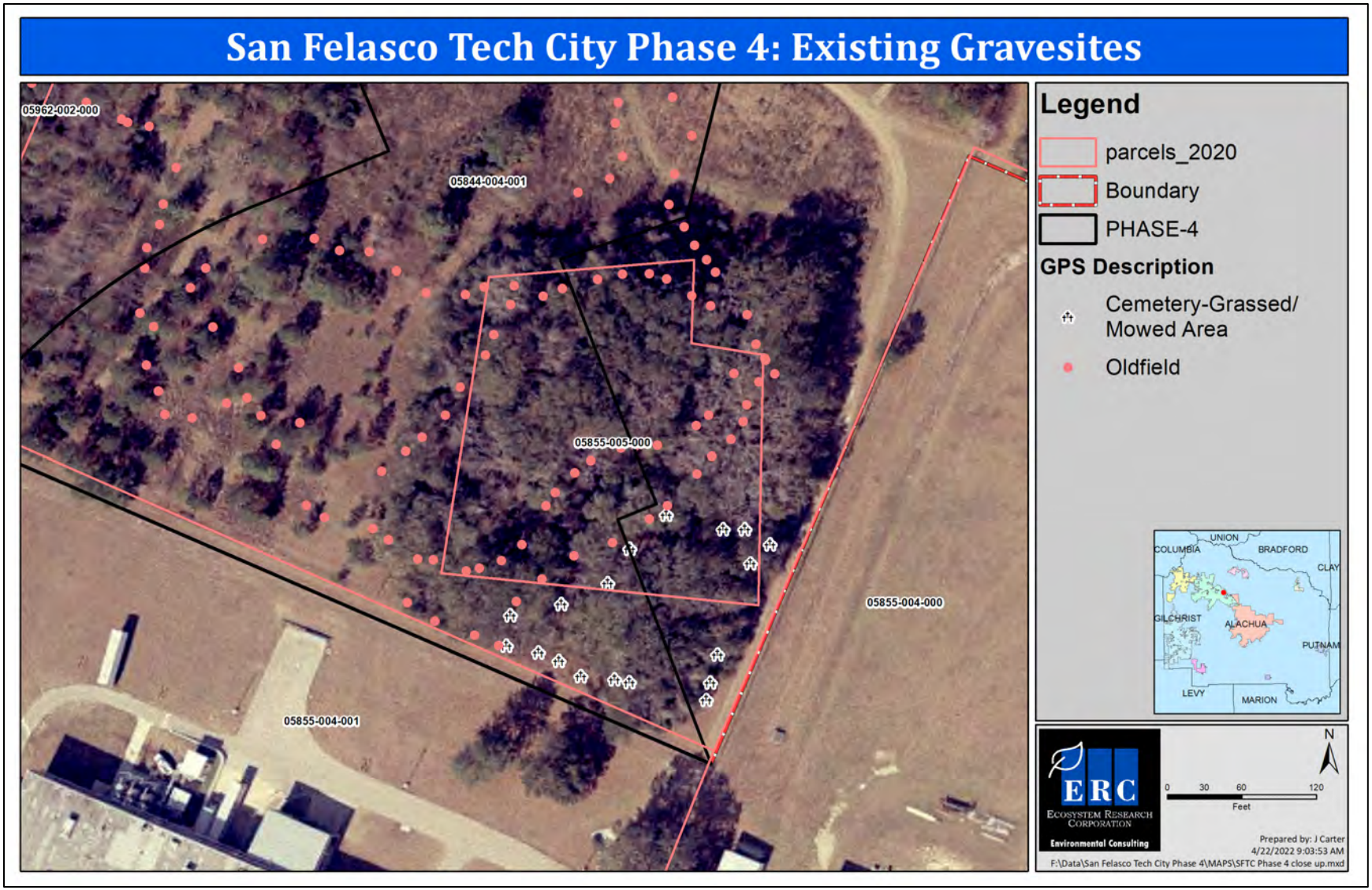


Figure 4. Close-up view of existing area where mowed pasture grass is maintained around the relocated grave sites on the San Felasco Tech City property shown on a 2001 historical aerial. The relocated gravesites are currently outside of the Phase 4 limits.

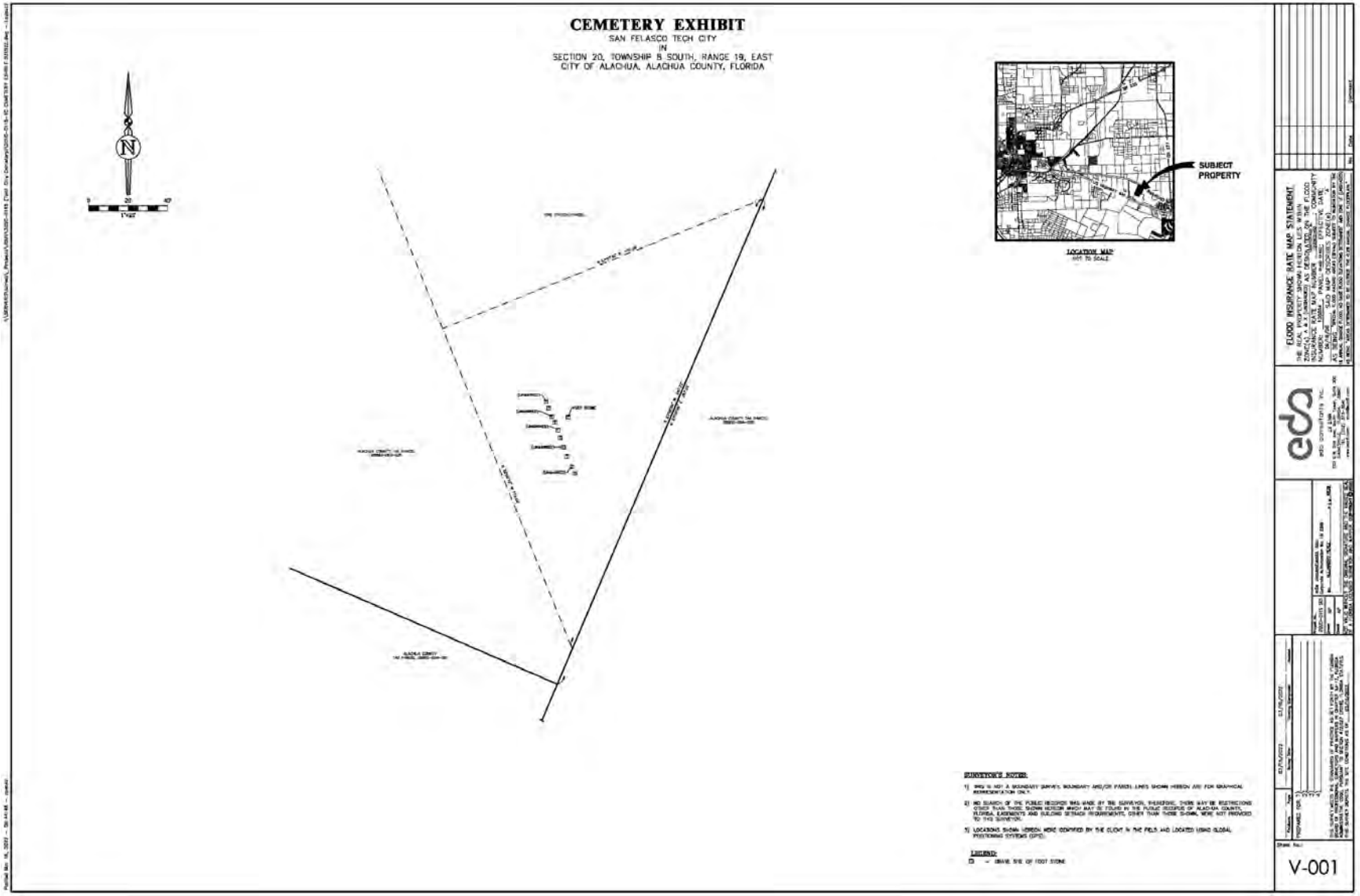


Figure 5. Close-up schematic of the relocated gravesites and new cemetery location on the San Felasco Tech City project site.

Appendix A: Photographs



Photo 1. General appearance of Oldfield habitat characteristic of majority of Phase 4 project site.



Photo 2. Phase 4 cleared ground west of ongoing development area.

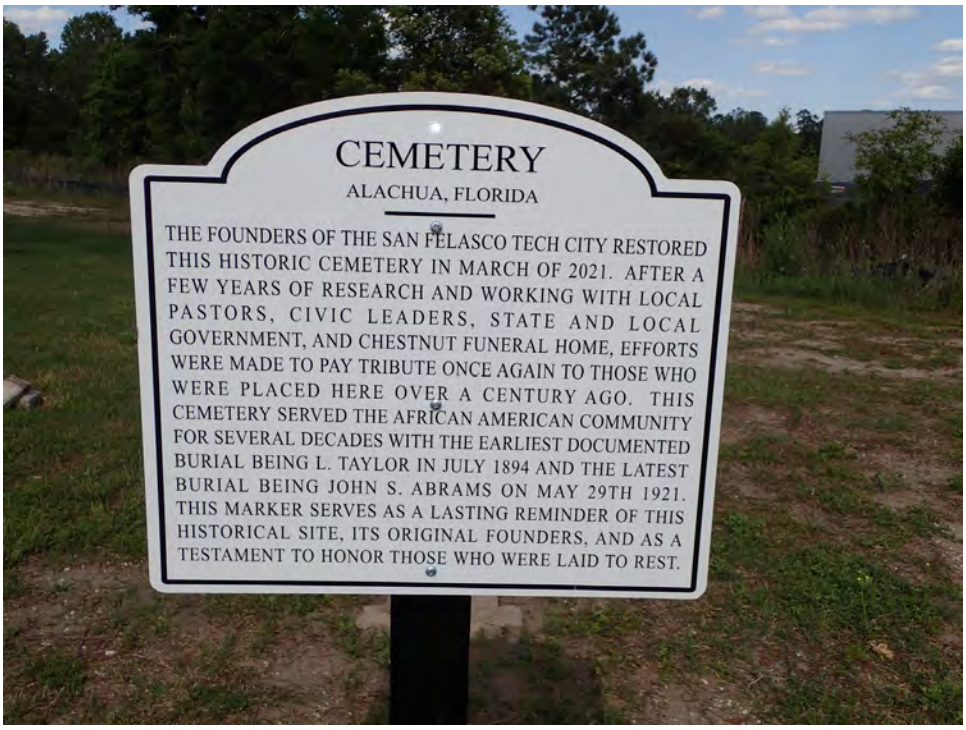


Photo 3. Memorial plaque established at cemetery at the San Felasco Tech City project site.



Photo 4. Final resting place for relocated gravesites with original gravestones and markers. The area is maintained with a mowed Bahiagrass cover.



Photo 5. Most prominent of grave markers shown in context with surrounding habitat of mowed Bahiagrass.

Attachment 1: Historical Cemetery

1. Letter from Florida Department of State
2. Letter from Mitch Glaeser regarding DHR Project File 2018-2670-F
3. Historical Cemetery Form
4. Monitoring Report by Archaeological and Historical Conservancy, Inc.
5. Letter from City of Alachua, Mike DaRoza

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Mitch Glaeser
Emory Group
13900 Tech City Circle, Suite 100
Alachua, FL 32615

November 24, 2020

RE: DHR Project File No.: 2018-2670-F, Received by DHR: November 19, 2020
Suwannee River Water Management District, San Felasco Tech City, App. No. 23201-3, Permit No. ERP-001-232301-2

Mr. Glaeser:

Our office reviewed the referenced project in accordance with Chapters 267.061 and 373.414, Florida Statutes, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the National Register of Historic Places (NRHP), or otherwise of historical, architectural or archaeological value.

The San Felasco Tech City Cemetery (Florida Master Site File No.: 8AL6942) was initially documented during a cultural resources assessment survey completed in September 2019. The cemetery boundaries and burial locations were studied during subsequent ground penetrating radar (GPR) and cadaver dog surveys. Although the cemetery has lost much of its original integrity, these surveys provided sufficient information to suggest that the cemetery possesses historic significance at the local level and may be eligible for listing in the NRHP. Based on the available information our office previously recommended that the proposed project avoid the cemetery or, if avoidance is not feasible, that consultation with our office continue to develop a mitigation plan for the cemetery pursuant to Chapter 267, *Florida Statutes*.

Consultation with project proponents and the City of Alachua determined that avoiding the cemetery was not feasible. Therefore, the proposed San Felasco Tech City development will result in an adverse effect to the historic cemetery. To adequately resolve the adverse effect, our office recommends the following mitigation measures:

- The removal of burials should be supervised by a professional archaeologist due to the age and likely poor condition of the burials and the potential for encountering additional unidentified burials within the project area. All associated activities should be carried out in a manner consistent with the requirements of Section 872.02, *Florida Statutes*.
- The professional archaeologist should provide our office with a brief summary report, including an updated Historical Cemetery Form following completion of reburial activities.
- A Florida Historical Marker, or equivalent city of county marker, recognizing the history of the cemetery should be installed at or near the remaining portion of the cemetery. Text for the marker should be developed in consultation with our office and should be installed by December 31, 2021, or at later date if agreed to in advance by the applicant and our office.

Mr. Glaeser
DHR Project File No.: 2018-2670-F
November 24, 2020
Page 2

Please confirm in writing that these mitigation measures are acceptable and will be implemented by the applicant. Once our office receives confirmation from the applicant, we will notify the permitting agency that adverse effects to the historic cemetery will be subjected to sufficient mitigation and that the project to proceed.

If you have any questions, please contact me by email at *Jason.Aldridge@dos.myflorida.com* or by telephone at 850-245-6344.

Sincerely,

Jason Aldridge
Deputy State Historic Preservation Officer
for Compliance and Review

Mr. Jason Aldridge

Deputy State Historic Preservation Officer

For Compliance and Review

500 South Bronough Street

Tallahassee, Florida 32399

November 29th, 2020

RE: DHR Project File No.: 2018-2670-F

Mr. Aldridge:

We appreciate and are in receipt of your November 24th, 2020 letter outlining your office's recommendations for mitigation measures.

We agree with the plan and wish to proceed with the measures you and your office have recommended.

As requested, this is our confirmation that we will be implementing the recommendations as the applicant.

Please proceed to notify the permitting agency.

If you have any questions, please never hesitate to call, or email me directly.

Sincerely,

Mitch Glaeser, Managing Member

Laser Investment Group, LLC

352-538-0072

Cc: Adam Boukari, City Manager, City of Alachua

Page 1

☐Original
☒Update

HISTORICAL CEMETERY FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Consult the *Guide to Historical Cemetery Form* for detailed instructions.

Site #8 AL6942
Field Date 2-15-2021
Form Date 2-26-2021
Recorder #

Cemetery Name San Felasco Tech City Cemetery
Project Name Monitoring of Grave Removals at AL6942
Multiple Listing (DHR only)
Survey # (DHR only)
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

USGS 7.5 Map Name ALACHUA USGS Date 1993 Plat or Other Map
City/Town (within 3 miles) Alachua In City Limits? ☒yes ☐no ☐unknown County Alachua
Township 8S Range 19E Section 20 ¼ section ☐NW ☒SW ☐SE ☐NE Irregular Sect. Name
Township Range Section ¼ section ☐NW ☐SW ☐SE ☐NE
Landgrant Tax Parcel #
UTM Coordinates: Zone ☐16 ☒17 Easting 361000 Northing 3294875
Other Coordinates: X: Y: Coordinate System & Datum
Address / Vicinity / Route to:

US 441 north between highway and NW 89th Street

Public Tract Containing Cemetery (e.g. park name)

HISTORY

Year Cemetery Established 1890 ☒approximately ☐year listed or earlier ☐year listed or later
Ownership History (especially original owners)

John Standley to Penelope Standley to Laura and John Dell to St. John's Methodist Episcopal Church (1897).

Year Burials Ceased, if applicable Reason(s) Burials Ceased (describe below)

Burials continued after St. John's ME Church moved closer to Alachua in 1910.

Range of Death Dates: Earliest Year 1894 Most Recent Year 1924
Acreage Expansions/Dates
List People Important in Local, State, or National History Buried in Cemetery

John Sherman Abrams, son of church trustee; B.L. Gifford, Independent Order of Odd Fellows member. See continuation.

Describe Previous Repair, Cleaning or Restoration Efforts

Mechanical clearing in January 2020 in preparation for GPR survey; exhumation of burials mechanically and by hand in February 2021.

DESCRIPTION

Type (select all that apply) ☒community ☐company town ☐epidemic ☒family ☒fraternal order ☐memorial park ☐military(not national) ☐municipal ☐national ☐potter's field ☐prison ☒religious ☐Rural Movement ☐other(describe):
Ethnic Group(s) Interred (select all that apply) ☐White non-Hispanic ☐Hispanic ☐Asian ☐Caribbean ☒African American ☐American Indian-tribe: ☐other(describe):
Current Status: ☐still used for burials ☐no longer used for burials, but maintained ☒abandoned
Condition: ☐well maintained ☐some areas maintained ☐poorly maintained ☒not maintained, but easily identifiable ☐not maintained, hard to identify ☐not identifiable but known to exist (explain): Identified in property records
Total # of Graves: 10 Does Total # Include Unmarked Graves?: ☒yes ☐no
Describe Evidence of Unmarked Graves (include count) GPR anomalies
Total Cemetery Size (give length by width **or** area, specify ft, m, ac, ha, etc.) 1.32 acres
Describe Cemetery Boundary (e.g. "cast iron fence", stone or brick wall, hedge, etc.) Based on property records and GPR testing
Historical Vegetation (trees, shrubs, flowers) Trees and scrub
Public Access: ☐unlimited ☒restricted: how? Property is privately owned.
Threats (select all that apply) ☒abandonment ☐agriculture ☐mining/timbering ☐public development ☒private development ☐desecration/vandalism ☐other (explain):
Associated Historical Properties/Archaeological Remains (non-cemetery) Oyster shell; bottle glass, whiteware (c 1900-1920)

☐Check if *Historical Structure Form* completed ☐Check if *Archaeological Site Form* completed

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date Init. KEEPER – Determined eligible: ☐yes ☐no Date NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Page 2

HISTORICAL CEMETERY FORM

Site # AL6942

GRAVE MARKER DESCRIPTIONS

Grave Groupings (select all that apply) ☒family ☒fraternal order ☐military ☐religious ☐ethnic heritage ☐other (describe below):

Groupings Indicated By (select all that apply) ☐curbing ☒fence ☐hedge ☐wall ☒other (describe below):
Odd Fellows symbol on marker, 2019; Knights of Pythias pin in grave, 2021. See continuation.

Describe Orientation of Graves (East/West, North/South, etc.) East/West: heads west except for Abrams (head east)

Describe/List Methods of Marking Graves Used (i.e., headstones, mounds, depressions, objects or plants, etc.)
Headstones, marker/monument, metal plaque, foot markers.

Marker Materials (select all that apply) ☐marble ☒concrete/cement ☐fieldstone ☒granite ☐wrought iron ☐cast iron ☐white bronze/zinc ☐sandstone ☐slate ☐wood ☒other (describe): metal

Describe Grave Articles Found in Cemetery (objects or decorative items placed on graves by well-wishers)
Metal plaque inscribed "At Rest." In graves: Knights of Pythias lapel pin, Fragment of glass vase.

Describe Marker Damage and Conditions (i.e., sunken, tilted, chipped, weathered but standing, broken in fragments, vandalized, etc.)
Toppled, broken, fragmented, weathered, displaced.

Characterize Condition of Inscriptions (legible, illegible, none, etc.) Some legible, some faded or fragmented.

Distinctive Grave Markers, Monuments, and/or Architectural Features
Abrams monument; Gifford headstone; Bicie Ford headstone; Elizabeth... headstone; L...Taylor marker; bench and ornamental fence fragments; ornate coffin hardware. See continuation.

Signatures of Stone Carvers (specify name, town if available)

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys) ☐library research ☐building permits ☐Sanborn maps
☐FL State Archives/photo collection ☐city directory ☐occupant/owner interview ☐plat maps
☒property appraiser / tax records ☐newspaper files ☐neighbor interview ☐Public Lands Survey (DEP)
☒cultural resource survey ☐historic photos ☐interior inspection ☐HABS/HAER record search
☒other methods (describe) Monitoring of GPR survey (2020), monitoring of burial exhumation (2021)

Bibliographic References (if unpublished give FMSF manuscript # or location where document available)
Saionz and Wayne 2019: Manuscript #26583. Carr and White 2020: AHC Technical Report #1268. Baker 2020: Ground Penetrating Radar Exploration: Cemetery at Tech City Development, Alachua County,

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (**required**, whether significant or not)
Ten previously identified graves containing 11 individuals (one grave had two sub-adults) were exhumed for relocation to another cemetery by the Chestnut Funeral Home, Gainesville.

Areas of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", etc.)
1. African American
2. Black history
3. Community planning & develc
4. Ethnic heritage
5. Religion
6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location — Maintaining organization Archaeological and Historical Conservancy, Inc.
Document description Field notes and photos — File or accession #'s 2020.171

2) Document type — Maintaining organization
Document description — File or accession #'s

INFORMANT & RECORDER INFORMATION

Local Informant (name and contact information)

Recorder Information: Name Robert S. Carr — Affiliation Archaeological and Historical Conservancy, Inc.
Address / Phone / E-mail 4800 SW 64 Ave Ste 107, Davie, FL 33314 (954) 792-9776/9954 archlgcl@bellsouth.net

Required Attachments

❶ **PHOTOCOPY OF USGS 7.5' MAP WITH BOUNDARIES CLEARLY MARKED**

❷ **PHOTOS - DIGITAL (.jpeg or .tiff) AND HARD COPY FORMAT (plain paper acceptable)**
Helpful photos include the main gate or entrance, representative general views, unusual monuments or markers, and damage or neglect.

Continuation Sheet **AL06942**

Grave Articles Found in Cemetery

A metal plaque with the words "At Rest" was found on the surface near a grave (Figure 1). No other surface offerings were apparent. Interred in a grave, a fragment of a glass vase was found. Several pieces of ornate coffin hardware, handles, screws, and trim, were found – further indicating the historical importance of the cemetery (Figures 2 and 3).



Figure 1. Well wisher's plaque.

Grave Groupings:

In addition to the fragments of ornamental iron fence found near the Abrams monument in 2019 (Saionz and Wayne) and 2020 (Carr and White), in 2021 the grave of B. L. Gifford was found to be surrounded by graves in a possible family plot.

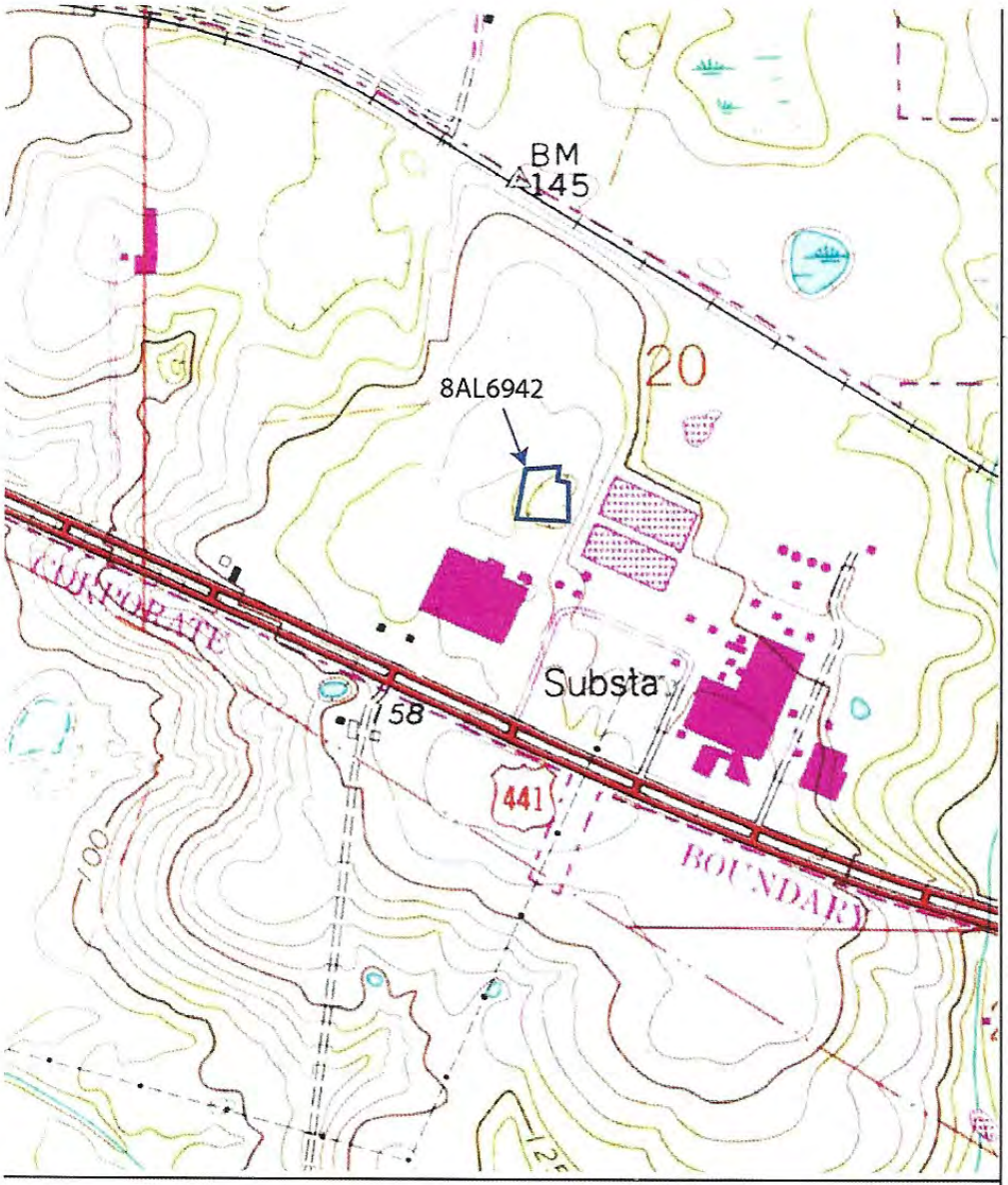
Indicating possible fraternal order groupings: in addition to the previously noted Odd Fellows symbol on the Abrams headstone, other graves yielded a tie pin with a probable fraternal order design (Figure 4) and a Knights of Pythias lapel pin (Figure 5).



Figure 2. Coffin handle.



Figure 3. Coffin screw.



USGS map showing the location of 8AL6942, San Felasco Tech City Cemetery.

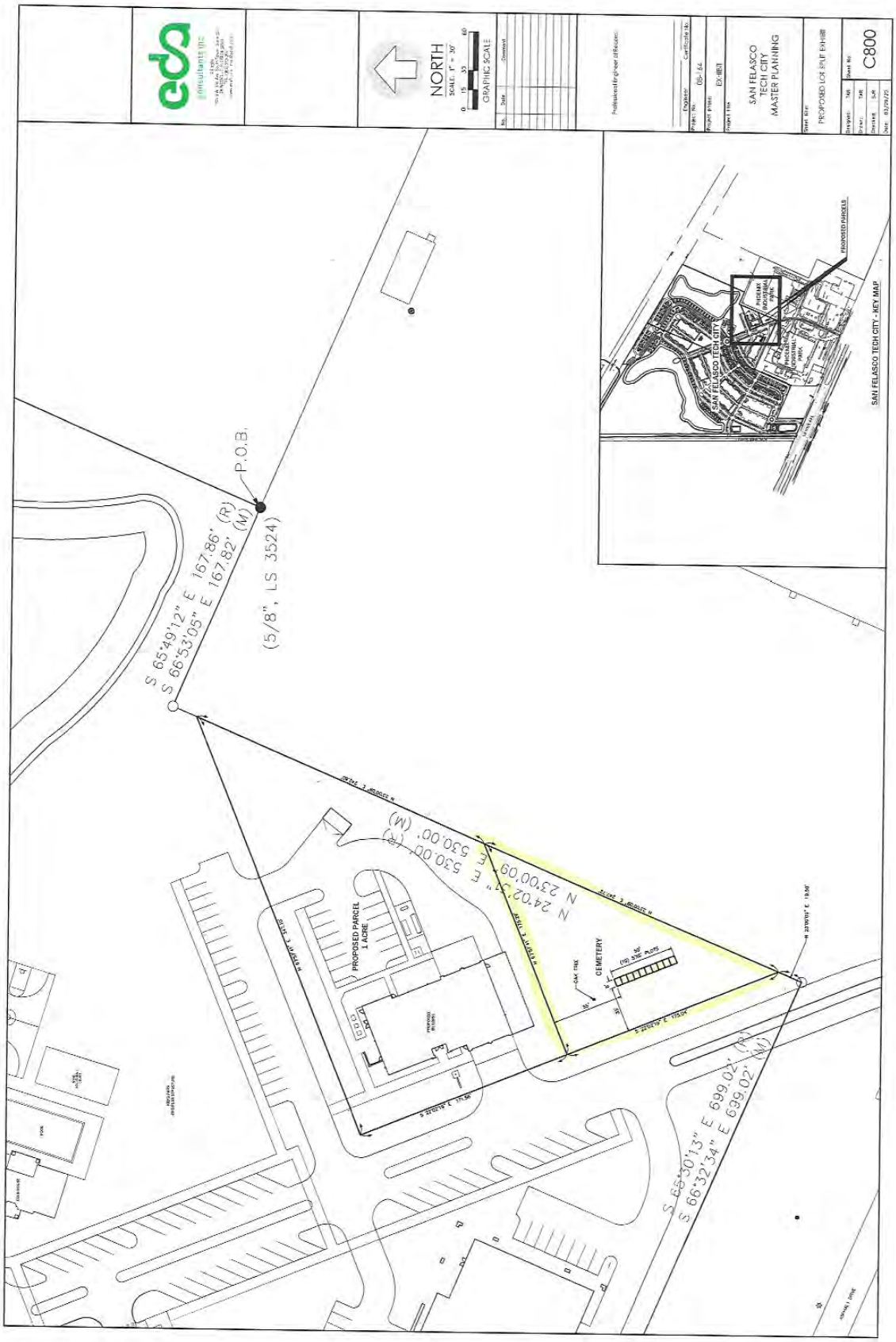
= 8AL6942 CEMETERY BOUNDARY

N

TOWNSHIP 8S, RANGE 19E, SECTION 20

USGS MAP: ALACHUA, REV. 1993

0	250	500	1000 Feet approx.
0	75	150	300 Meters approx.


NORTH
SCALE: 1" = 30'
GRAPHIC SCALE
SAN FELASCO TECH CITY MASTER PLANNING
PROPOSED LOT SPLIT EXHIBIT
C800
SAN FELASCO TECH CITY - KEY MAP
P.O.B.
(5/8", LS 3524)
S 65°49'12" E 167.86' (R)
S 66°53'05" E 167.82' (M)
N 24°02'51" E 530.00' (R)
N 23°00'09" E 530.00' (M)
PROPOSED PARCEL 1 ACRE
CEMETERY
S 65°30'13" E 699.02' (R)
S 66°32'34" E 699.02' (M)

Archaeological and Historical Conservancy, Inc.
4800 S.W 64th Ave, Suite 107 Davie, FL 33314
Phone: 954-792-9776 Fax: 954-792-9954
Email: archlgcl@bellsouth.net Web: www.flarchaeology.com

Archaeological Monitoring for the San Felasco Tech City Cemetery Grave Relocation Project

2020.171

CONSULTANT SUMMARY

In February, 2021 the Archaeological and Historical Conservancy, Inc. (AHC) conducted archaeological monitoring for Laser Investment Group, LLC, for the San Felasco Tech City Cemetery grave relocation project.

This historic African American cemetery had been previously documented as 8AL6942 based on an archival review, pedestrian survey, and metal detection assessment by SouthArc, Inc. (Saionz and Wayne 2019).

A subsequent GPR study was independently conducted by RM Baker for the property owner (Baker 2020). Baker identified 45 anomaly patterns interpreted to possibly represent interments. Those anomalies were classified by Baker as "high-priority" if they fell within 5-feet of an existing headstone, "medium-priority" if they were greater than 5-feet from a stump or existing tree, and "low-priority" for all others. There were two (2) high- and eleven (11) medium-priority targets identified. The remaining 32 anomalies were considered low-priority.

Subsequently, a cadaver dog survey was conducted at the request of the DHR by Carolyn Tanner (Tanner 2020). A map was created by EDA Consultants Inc. showing the results of the dog survey, headstones, and field-marked GPR anomalies. The survey identified 11 specific targets.

In a letter dated November 24, 2020 the DHR in consultation with project proponents determined that avoidance of the cemetery was not feasible and recommended mitigation measures including a condition that the removal of the burials be supervised by a professional archaeologist, and should be carried out in a manner consistent with Section 872.02, Florida Statutes (Florida Division of Historic Resources, 2020).

The Chestnut Funeral Home was contracted by the property owner to conduct the disinterment and reburial.

METHODOLOGY

The AHC did not take part in identifying the targets for investigation/exhumation. We arrived on site to find 11 targets already identified as a result of prior phases of work (i.e. Baker 2020; Tanner 2020).

Monitoring primarily involved visual inspection of mechanical and manual excavations to remove the graves and complete the reburial. An area was set aside for the reburial in the southeast portion of the cemetery. Four reburial pits were mechanically excavated within the reburial plot and were monitored. Other reburial pits were opened as graves were found.

Generally, for the exhumations a mechanical excavator was used to open a pit immediately adjacent to a stake or one of the 4 headstone markers. For some targets a small bulldozer was used to strip the organic soil and expose the underlying sand. After mechanically removing the dark organic soil (A horizon), ~50-60cmbs an employee of the funeral home would enter the pit to manually clear loose soil and roots with a shovel.

The archaeologist then assisted by identifying the grave stains. This was done in combination of shovel shaving and shovel shining. Once the stain was identified, the pit was expanded to fully encompass the stain. The pit was then manually excavated. Once the grave was reached, all coffin wood and mortuary hardware was collected. The human remains were exhumed by the funeral home, and then transported to the newly dug burial pits. The remains were reburied by funeral home staff along with all associated grave goods and/or hardware.

RESULTS

A total of 11 targets were identified for excavation with each recorded as waypoints (wpt-1 through wpt-11) (Figure 1, 2). Those targets included dog hits (Figure 3), all headstones (Figure 4), and the field-marked GPR anomalies (Figure 5). It is important to note that not all GPR anomalies, including low probability and some medium probability anomalies, were ground-truthed or excavated, only those that were field-marked by Baker during the GPR assessment, canine targets, and head stone locations.

In total, 10 graves were found during the excavations. Grave stains were typically identifiable as mottled disturbances in the otherwise homogenous yellow-tan sand. The stains typically measured 6-7 ft long and 3-4 ft wide and were oriented east to west. The human remains from all graves were exhumed. The 10 graves represented 11 individuals, including 8 adults, 1 sub-adult, and 2 infants (buried together in one grave; Figure 15). There were two identified clusters of graves.

The first cluster was comprised of four graves and five individuals and included wpts 6-9. Those graves were found in proximity to a standing headstone for B.L. Gifford (wpt-6: Figure 12). Gifford was identified by Saionz and Wayne (2019) as being Butler Gifford of South

Carolina without any direct evidence that he ever lived in Florida. Butler Gifford was noted as having a brother, Samuel, living in Hague, and Saionz and Wayne (2019) suggest that he may have either been visiting or temporarily living with his brother at the time of his death. Interestingly, the Gifford casket also had a viewing window, identifiable by the broken glass pane above the cranium (Figure 12). Butler Gifford was also a member of the Independent Order of Odd Fellows. The cluster did include the two infants buried just to the south of B.L. Gifford (wpt-9; Figure 13), one subadult of +/- 4yrs (wpt-7) and one other adult (wpt-8). None of the graves in proximity were marked and it is unclear whether this cluster represents a familial counection or otherwise.

The second cluster was found near two broken and fallen headstones and was comprised of two graves and two individuals. The fallen headstones were for Letitie (presumably Letitia) Taylor (Figures 14, 16) and "Elizabeth" with the last name missing and unknown (Figures 15, 16). Again, it is unclear whether there was a connection, but they were found within two meters of one another.

The other four graves (wpts 1, 4, 5 and 10) were isolated and separate from the clusters. All four graves were unmarked. In all cases they were adults. One burial, wpt-10, was found with a fraternal, Knights of Pythius, lapel pin (Figure 18).

In general, the coffin wood and hardware were first encountered at approximately 5ft below ground surface. In general, preservation was fairly good. The coffin wood was well-preserved in some cases (Figure 19). Recovered hardware included casket handles and rails (Figure 20), escutcheons (Figure 21), thumb screws (Figure 21), and coffin plates/plaques. The skeletal remains were also well-preserved, allowing for the complete removal of all bones. Individuals were found with their heads to the west and feet to the east with two exceptions. For wpt-5, marked with a monument for John S. Abram, the head was oriented to the east and feet were to the west, with the grave marker at the feet. Also, for the infant burial, likely twins, one head was oriented to the west and one was oriented to the east.

The infant grave (wpt-9) was much smaller, ouly 2.5 ft long and 1.5 ft wide, and was found amongst a cluster of three other graves. It was also shallower, found at roughly 2ft below ground surface. It is unclear whether the GPR picked up the infant grave as a separate anomaly, or whether it was coincidental amongst the other adjacent targets.

CONCLUSIONS

The grave relocation project, as carried out by Chestnut Funeral Home, was successful in exhuming and reinterring 10 graves representing 11 individual burials. The excavations associated with the four headstones were successful in locating and exhuming the graves associated with the headstones for "John S. Abram", "B. L. Gifford", "Letitie Taylor", and "Elizabeth" (last name unknown).

All other graves were unmarked and were identified by either field-marked GPR anomalies and/or dog hits. One target (wpt-11) was both a field-marked GPR anomaly and positive for a dog hit, however excavations were unsuccessful in finding the grave. In that area a bulldozer was used to strip an area of about 10sq ft. The entire area was then shovel shaved by the archaeologist, but no grave stains were located. Deeper excavations were also unsuccessful in identifying a grave at that location.

While the project was successful, it is possible that other graves may still occur and if human remains are encountered during development than Florida Statue 872.02 will apply.

Sincerely,

Robert S. Carr
Executive Director
March, 2021

REFERENCES:

Baker, Robert M.
2020 Ground Penetrating Radar Exploration : Cemetery at Tech City Development, Alachua County, Florida. RM Baker, LLC. Job No. 20-2155

Florida Division of Historical Resources (FDHR)
2019 Letter from Jason Aldridge, DHR to Mitch Glaeser, Emory Group. On file at DHR. November 24, 2020.

Saionz, M and L Wayne
2019 Cultural Resource Assessment Survey, San Felasco Tech City, Alachua County, Florida. Southarc, Inc. Gainesville, Florida

Tanner, Carolyn
2020 Letter report from Carolyn Tanner to Mitch Glaeser, Laser Development, LLC. July, 2020.

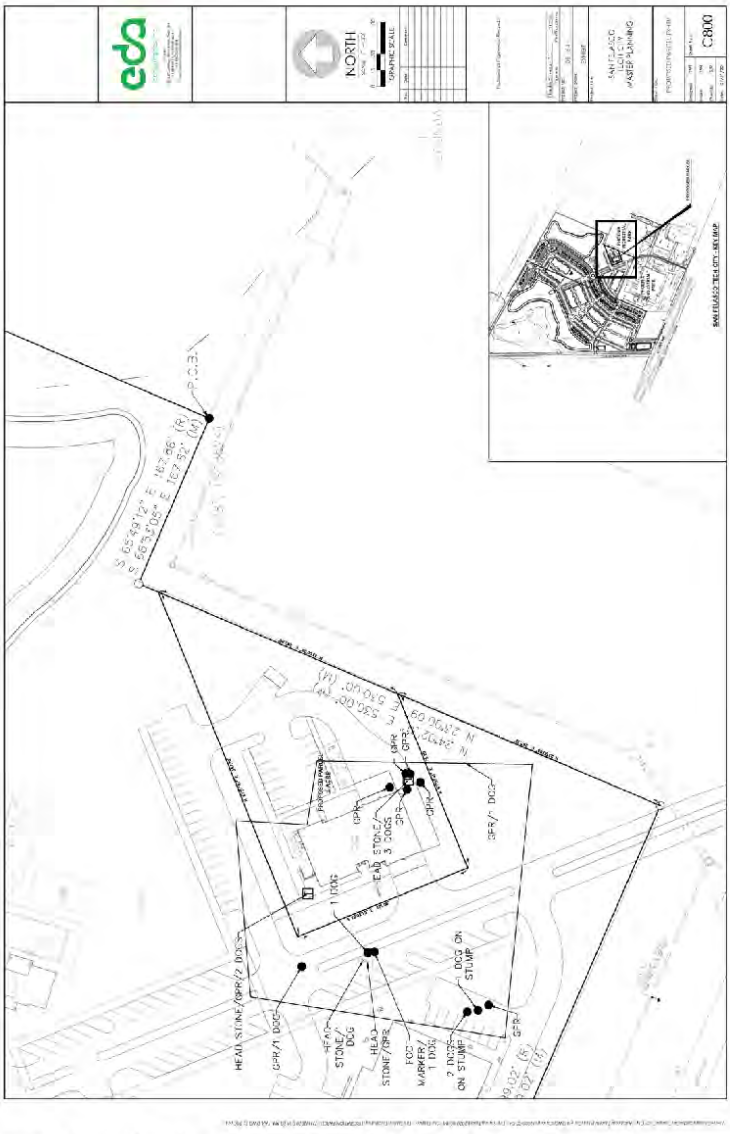
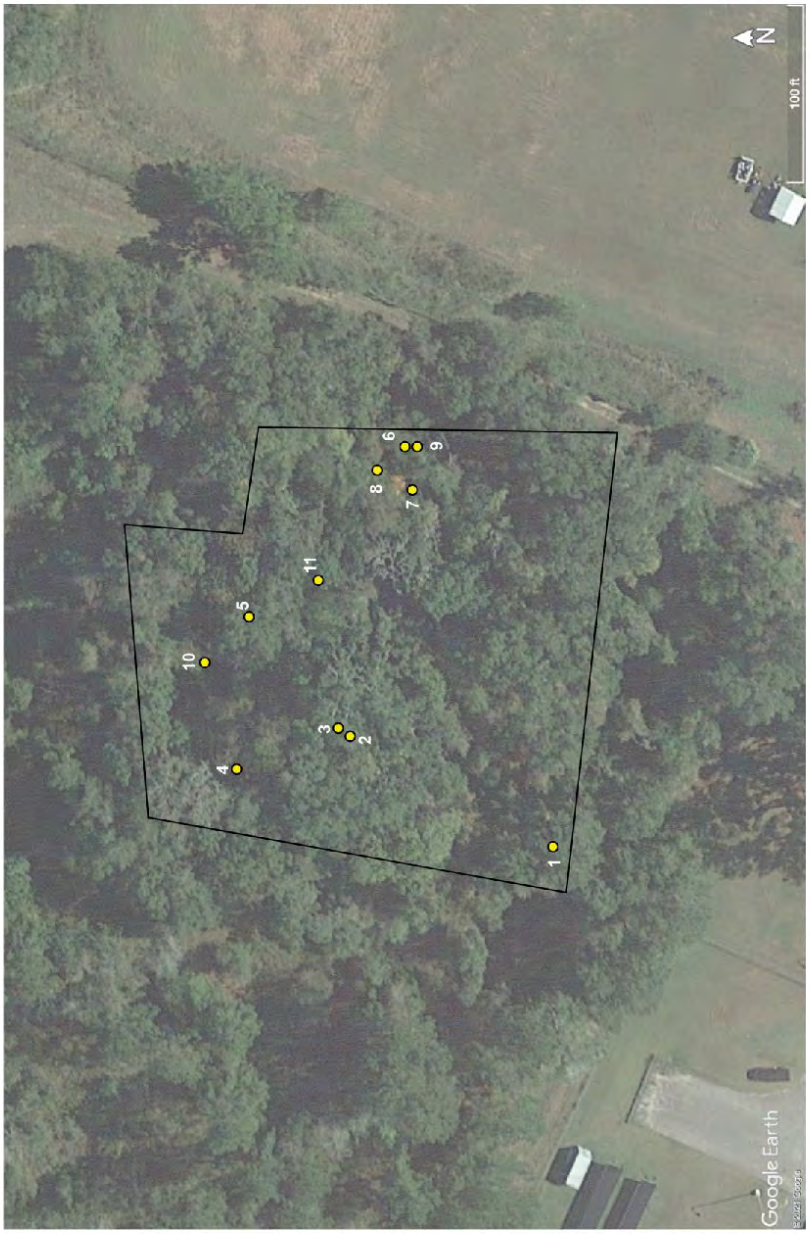


Figure 1. Map showing targets as provided by EDA Consultants, Inc.



Aerial photograph showing eleven (11) marked target areas.

Figure 2. Aerial photograph showing location of eleven marked target areas.

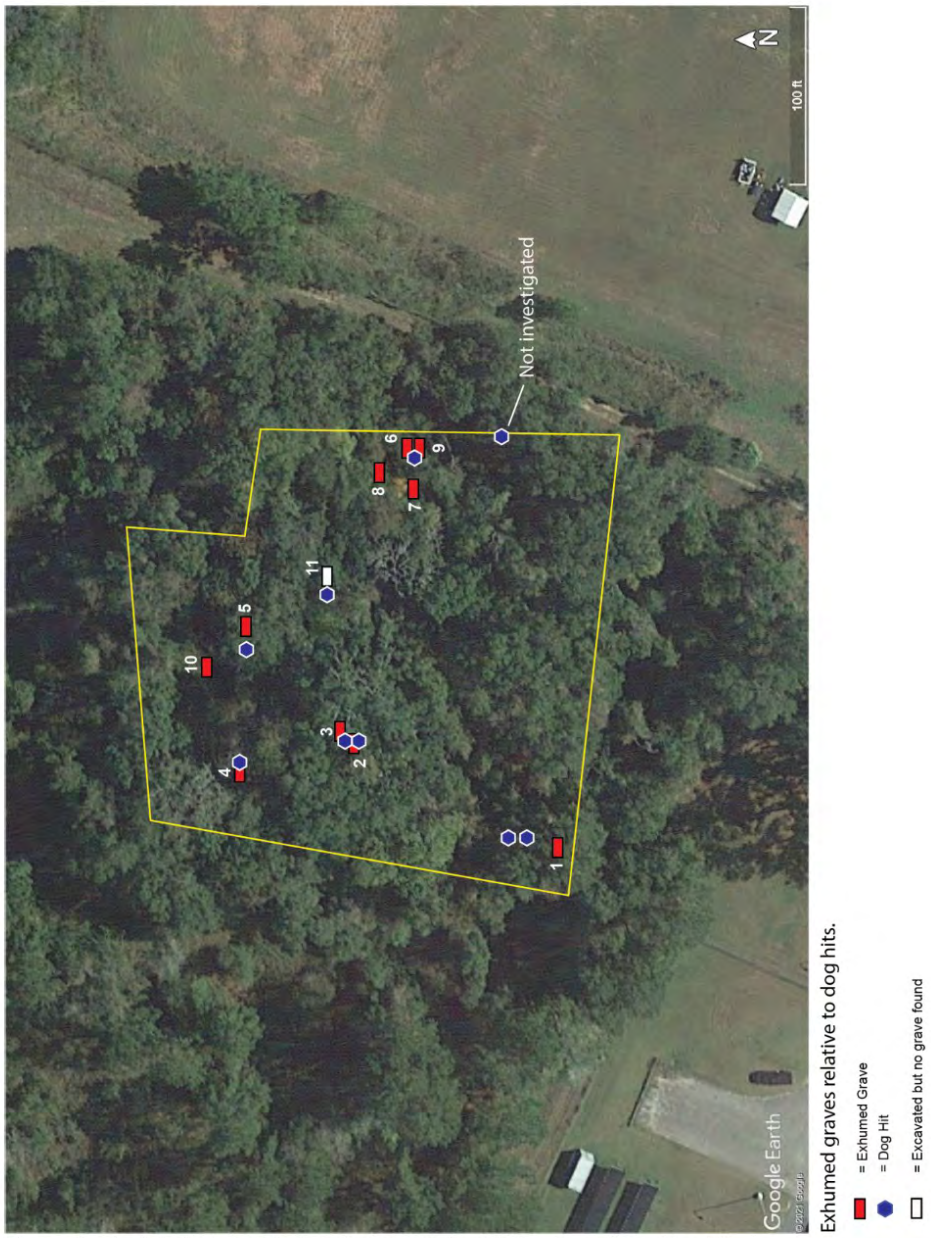


Figure 3. Aerial photograph showing graves in relation to cadaver dog hits

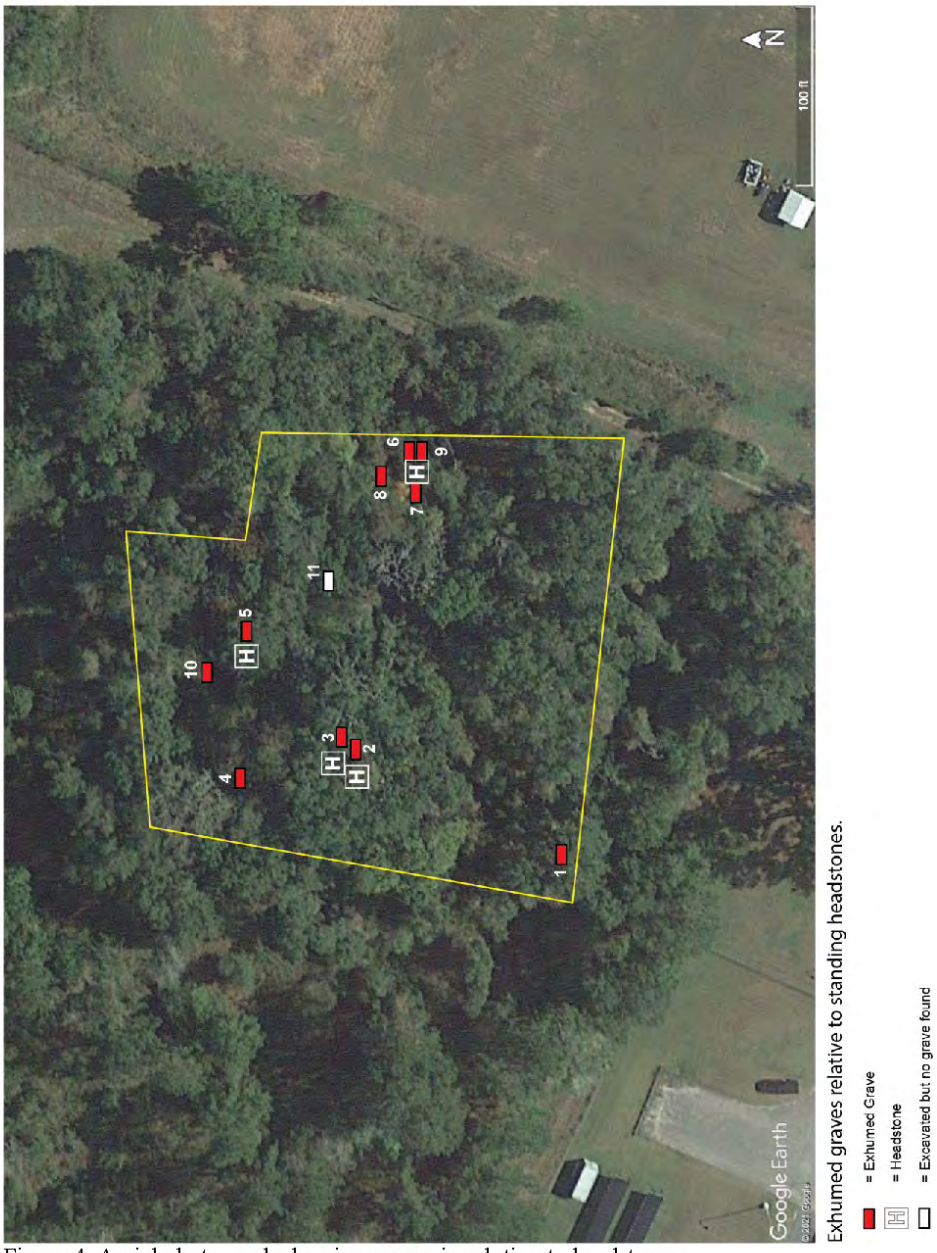


Figure 4. Aerial photograph showing graves in relation to headstones.

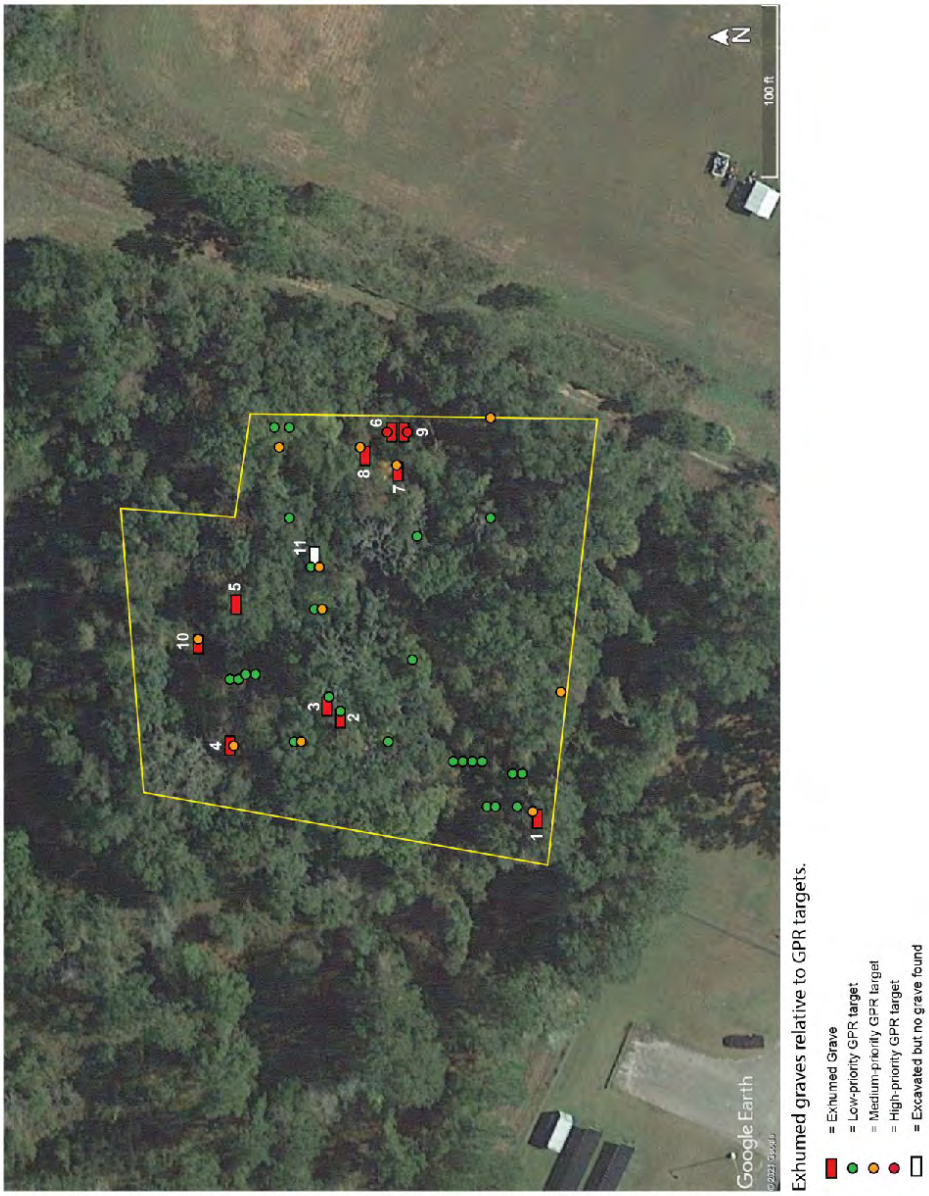


Figure 5. Aerial photograph showing graves in relation to GPR anomalies.



Figure 6. Stakes with pink flagging tape representing target areas.



Figure 7. Mechanical excavator having dug a pit near target.



Figure 8. Excavator (left) and bulldozer (right) clearing topsoil in target areas.



Figure 9. Manual excavation by Chestnut Funeral Home following mechanical digging.

Figure 10. Manual digging of a grave by Chestnut Funeral Home.





Figure 11. Coffin stain visible as dark red against the yellow soil.



Figure 12. Grave of B.L. Gifford, wpt-6. Left: Headstone marker; Right: Cranium with viewing glass.



Figure 13. Grave, wpt-9 with two infants, one with the head to the west, and one with head to the east.



Figure 14. Headstone for "Letitie Taylor", wpt-3.



Figure 15. Headstone for "Elizabeth", wpt-2.



Figure 16. Excavation of graves at wpts-2, 3.



Figure 17. Wpt-4, Grave exposed prior to exhumation.



Figure 18. Wpt-10, grave prior to exhumation with masonic lapel pin in situ (left); detail of Knight of Pythias lapel pin (right).



Figure 19. Coffin wood visible in situ (left) and removed from the grave (right).



Figure 20. Example of ornate casket handles.



Figure 21. Examples of thumb screws and escutcheons.



Figure 22. Newly dug graves prepared for reinterment.



Figure 23. Reinterred burial with all remains and associated grave goods reburied.



Figure 24. Reburial plot showing all reinterred graves in place with relocated headstones and grave markers.

City of Alachua

MAYOR GIB COERPER
Vice Mayor Shirley Green Brown
Commissioner Jennifer Blalock
Commissioner Dayna Miller
Commissioner Robert Wilford

OFFICE OF THE CITY MANAGER
MIKE DAROZA

December 20, 2021

VIA ELECTRONIC MAIL (jason.aldridge@dos.myflorida.com)

Jason Aldridge
Deputy State Historic Preservation Officer, Division of Historical Resources
Florida Department of State
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

RE: DHR Project File No.: 2018-2670-F

Dear Mr. Aldridge:

Thank you for your assistance with the San Felasco Tech City Cemetery (Florida Master Site File No.: 8AL6942). We are pleased to have worked with the property owner and the State to ensure the preservation of the Cemetery, ensuring all recommendations from your office have been met, as provided for in your correspondence dated Nov. 24, 2020.

Again, your assistance has been valuable throughout this process and we are pleased to closeout this project.

Sincerely,

Mike DaRoza
City Manager

Attachment 2: Gopher Tortoises

Gopher Tortoise Conservation

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
Division of Habitat and Species Conservation
Species Conservation Planning Section
620 South Meridian Street, Mail Station 2A
Tallahassee, Florida 32399-1600
(850) 921-1031

Permittee Name:	Laser Investment Group, LLC	Permit Number:	GTC-20-00179
Permittee Address:	3201 SW 42nd Street Suite 2 GAINESVILLE, FLORIDA 32608 UNITED STATES	Effective Date: Expiration Date:	May 13, 2020 May 13, 2021
Agent Name:	Barry Vance		
Agent Address:	Water and Air Research, Inc. 5020 SW 4th Circle OCALA, FLORIDA 34471 UNITED STATES		

IS AUTHORIZED TO:

Capture and relocate all gopher tortoise (*Gopherus polyphemus*) hatchlings less than or equal to 60 mm carapace length (CL), and up to 4 gopher tortoises greater than 60 mm CL by non-harmful means and to molest, damage or destroy gopher tortoise burrows while conducting these activities, subject to the following conditions and provisions, in association with development activities at the following site.

Authorized Capture Methods:

1. Capture gopher tortoises using hand shovel excavation of gopher tortoise burrows
2. Supervise backhoe excavation of gopher tortoise burrows to capture gopher tortoises

AUTHORIZED LOCATION(S):

37.7-acre San Felasco Tech City project site located at 13900 Tech City Circle (T8S,R19E,S20; Latitude 29° 46' 36.87" N Longitude 82° 26' 25.71" W), in Alachua Co., relocated to the 2,230.45-acre Apalachicola National Forest -West Munson research recipient site (T1S,R1E, S31; T1S,R1W,S36; T2S,R1W,S1 & 2; T2S,R2E,S6; with Latitude 30°20'49.81"N and Longitude 84°16'57.08"W), in Leon Co., that is authorized to receive gopher tortoises under permits GTR-10-00001A and LSSC-10-00040A.

Permittee Signature: _____ Date: _____

Not valid unless signed. By signature, confirms that all information provided to issue the permit is accurate and complete, and indicates acceptance and understanding of the provisions and conditions listed below. **Any false statements or misrepresentations when applying for this permit may result in felony charges and will result in revocation of this permit.**

Authorized By: Eric Seckinger Authorized for: Eric Sutton, Executive Director

Authorizing Signature: Eric Seckinger Date: 05/13/2020

Species Conservation Planning Section

PERMIT CONDITIONS AND PROVISIONS:

1 Authorization to conduct the specified activities in association with the relocation of gopher tortoises in Florida is subject to Rules 68A-9.002 and 68A-27 Florida Administrative Code (F.A.C.), and the Florida Fish and Wildlife Conservation Commission's (hereafter, "FWC") Gopher Tortoise Permitting Guidelines (April 2008 - revised January 2017) [hereafter, "Permitting Guidelines"], and the following provisions/conditions.

2 Authorized activities are also predicated and conditioned on the information and assurances provided in the Permittee's 05/01/2020 application (as supplemented), the assurances of which are herein incorporated by reference.

3 During colder months, tortoises shall only be captured and relocated when the low temperature at the recipient site is forecasted by the National Weather Service (www.weather.gov) to be above 50° F for three consecutive days [72 hours] after release (including the day of relocation). This three-day window of milder temperatures is required to allow the relocated tortoises to settle into the recipient site and reduce the chance of cold-related stress or mortality. If capturing tortoises using bucket traps, the Permittee shall cover all traps on days forecasted to be below 50° F. The 28 consecutive day trapping period must restart at day 1 when a trap is closed for any reason.

4 Captured gopher tortoises that show signs of disease (i.e., nasal and ocular discharge, emaciation, etc.) shall not be relocated off-site to the authorized recipient site. At the Permittee's discretion, symptomatic tortoises may be: relocated on-site; transported to and quarantined at a FWC-licensed wildlife rehabilitation center (list available upon request) or licensed veterinary facility for treatment and subsequent relocation of recovered, non-symptomatic gopher tortoises along with others from the population; transported and donated to a FWC-permitted disease research program; or humanely euthanized by a licensed veterinarian when disease is advanced.

5 Gopher tortoise capture and relocation activities may be conducted only if written local government approvals have been obtained for land clearing, grading, or construction activities and provided to the Gopher Tortoise Program Coordinator (via the FWC online permit system or via email to GTPermits@MyFWC.com) prior to commencing relocation activities.

6 This permit can be suspended, revoked or not renewed for just cause pursuant to 68-1.010, F.A.C. and Chapter 120, Florida Statutes. It is non-transferable and must be readily available for inspection at all times while engaging in the permitted activities.

7 The activities authorized under this Permit must be carried out by the Authorized Gopher Tortoise Agent ("Authorized Agent") designated on this permit, or under the direct supervision and responsibility of that Authorized Agent. The Permittee and Authorized Agent shall be as fully responsible for any such activities to the same extent as if they had themselves carried out those activities under this Permit.

8 A gopher tortoise burrow survey covering 100% of the gopher tortoise habitat within the donor site must be conducted by the Authorized Agent and a burrow location map depicting the survey results shall be submitted to the FWC (via the FWC online permit system or via email to GTPermits@MyFWC.com) no more than 90 days and no fewer than 72 hours (excluding weekends and holidays) prior to commencing any gopher tortoise capture and relocation activities. Site preparation or development activities that disturb the vegetation or the ground which prevent the FWC from checking the accuracy of 100% gopher tortoise burrow surveys shall not be conducted until all gopher tortoises have been relocated from the project site, and at least 72 hours (excluding weekends and holidays) after the 100% burrow survey results and burrow location map have been received by FWC. If construction does not begin within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new 100% gopher tortoise burrow survey must be completed to ensure that additional gopher tortoises have not moved onto the site.

9 The Permittee shall notify the Gopher Tortoise Program Coordinator by uploading the notice to the FWC online permit system, by email at GTPermits@MyFWC.com, or by phone at (850)921-1031 at least 24 hours (excluding weekends and holidays) before initiating the tortoise relocation effort.

10 Either this original permit, or a complete copy, must be clearly posted at the affected site at all times while engaged in the permitted tortoises relocation activities, and should remain posted until construction activities are completed.

11 Any gopher tortoise mortality or injury that occurs while conducting activities authorized under this permit shall be reported to the Gopher Tortoise Program Coordinator (by phone at 850-921-1031 or by email to GTPermits@MyFWC.com) within 48 hours of the occurrence. An injured gopher tortoise shall be promptly taken to either a licensed wildlife rehabilitation facility or a licensed veterinarian for evaluation and treatment. Contact information for the facility or veterinarian shall be included with the information reported.

12 The Permittee, by signing this permit, specifically agrees to allow authorized FWC personnel, upon presentation of credentials as may be required by law, access to the donor and recipient sites, at reasonable times, for the purpose of inspecting the capture/relocation activities authorized under this permit.

13 The Permittee shall submit a report detailing the capture and relocation activities via the FWC online permit system within 30 days of the release of the captured/relocated tortoises. An after action report checklist is attached for use in that regard. Any request for permit renewal or extension should be submitted at least 45 days prior to the expiration date of this permit.

14 Nonnative wildlife that are members of the families Pythonidae, Boidae, Varanidae, Iguanidae and Teiidae captured during gopher tortoise relocation activities shall be euthanized in accordance with the requirements of the Permitting Guidelines. Authorized Agents are authorized to transport conditional species for purposes of euthanasia in accordance with the transport requirements in the Permitting Guidelines. All other non-native wildlife captured should be humanely euthanized or allowed to escape on-site. Sightings of Burmese python, Argentine tegu, or other nonnative wildlife species should be reported to the FWC within 48 hours by either calling the toll-free number 1-888-IVEGOT1 (1-888-483-4681) or online at www.IveGot1.org.

15 Gopher tortoise commensals listed in 68A-27 F.A.C. as State-designated threatened species and encountered in the gopher tortoise capture operation should either be released on-site or allowed to escape unharmed, or be donated to an educational or research facility that possesses the appropriate FWC scientific collecting/educational use permit and is authorized to receive additional specimens of the captured species. Non-listed native commensals should either be allowed to escape unharmed or released on-site. Refer to Appendix 9 of the Permitting Guidelines for additional information on gopher tortoise commensals. If you have questions regarding handling/releasing gopher tortoise commensals encountered during capture operations, contact the Gopher Tortoise Program Coordinator's office by calling 850-921-1031.

16 This permit does not authorize the take of Federally-designated Endangered and Threatened species. Only individuals who are in possession of a valid permit or authorization issued by the United States Fish and Wildlife Service (USFWS) to capture or possess an eastern indigo snake or other Federally-designated Endangered and Threatened species may physically handle those species. If individuals without a USFWS permit or authorization encounter an eastern indigo snake during attempts to capture gopher tortoises or during subsequent land alteration or development activities within the property, all movement of heavy equipment and land alteration or development activities within the vicinity of the snake shall cease to allow the snake to vacate the area. No movement of heavy equipment, or land alteration or development activities within the vicinity of the snake shall resume until the snake has vacated the work area.

17 This permit does not authorize Permittee access to any public or private properties. Permission to access the property must be secured from the appropriate landholders prior to undertaking any work on such properties.

A person whose substantial interests are affected by FWC's action may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57 of the Florida Statutes. A person seeking a hearing on FWC's action shall file a petition for hearing with the agency within 21 days of receipt of written notice of the decision. The petition must contain the information and otherwise comply with section 120.569, Florida Statutes, and the uniform rules of the Florida Division of Administration, chapter 28-106, Florida Administrative Code. If the FWC receives a petition, FWC will notify the Permittee. Upon such notification, the Permittee shall cease all work authorized by this permit until the petition is resolved. The enclosed Explanation of Rights statement provides additional information as to the rights of parties whose substantial interests are or may be affected by this action.

Kaiser Consulting Group LLC.

San Felasco Tech City

Water & Air Research, Inc.

Recipient Site - Highlands Ranch Phase I

Permit #	**	Pick Up Date	Burrow #	Carapace	Plastron	ID #	Sex	Weight	Health	KCG Action	Release Date	Adult	Sub Adult	JV	< 60mm
GTC-20-00179A	1	06/10/20		280mm	274mm	1995	F	3640g	Healthy	Stats & Transport	06/10/20				
	2	06/10/20		258mm	245mm	1996	M	3720g	Healthy	Stats & Transport	06/10/20	2	0	0	0
											Total	2	0	0	0

Total G.T. 2

*** Tortoises with a carapace less than 130mm are marked by notching per FWC guidelines**
*** Tortoises with a carapace of 130mm and greater are marked by drilling and notching per FWC guidelines**
**** Signifies the amount of tortoises relocated and not the ID number per FWC guidelines**

offering a sense of privacy

Teatime, Tranquility and Treasures at Willow's Rest opened to the public two weeks ago and is already so popular that the owners suggest reservations during the lunch hour. "We have

is open Tuesday-Saturday, 9 a.m.to 4 p.m. Additional information or reservations can be made by calling 386-243-9199.

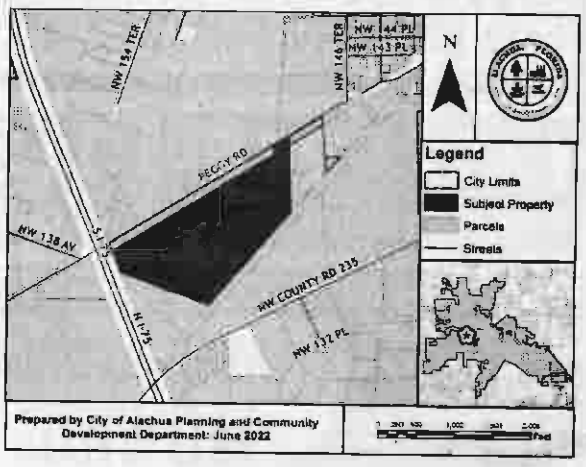
# # #

Email rcarson@alachuatoday.com

City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±51.7 acre subject property from Agriculture and Rural/ Agriculture (Alachua County) to Moderate Density Residential; located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing FLUM: Agriculture and Rural/ Agriculture (Alachua County); Proposed FLUM: Moderate Density Residential; Existing Zoning: Agricultural (A) and Agricultural (A)(Alachua County).



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

(Published: Alachua County Today - June 30, 2022)

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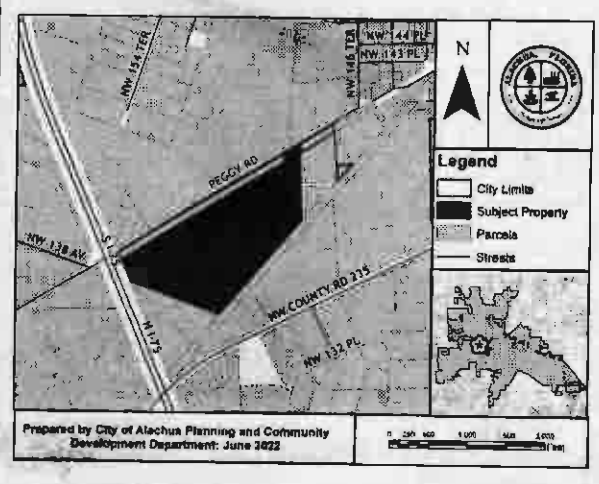

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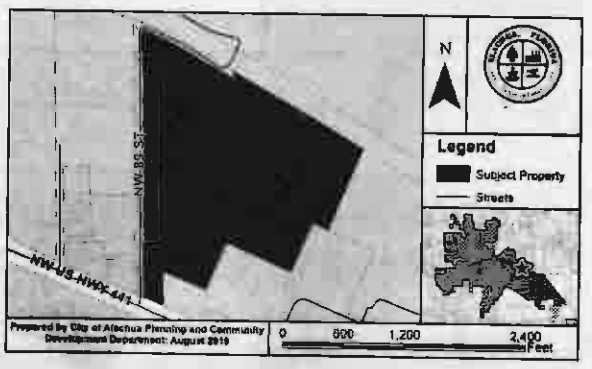

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(Published: Alachua County Today - June 30, 2022)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson (name), POSTED THE LAND USE SIGN ON 6/27/2022 (date) FOR THE San Felasco Tech City Phase 4 Site Plan (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.

Melissa Watson
(signature)

5 (five)
(number of signs)

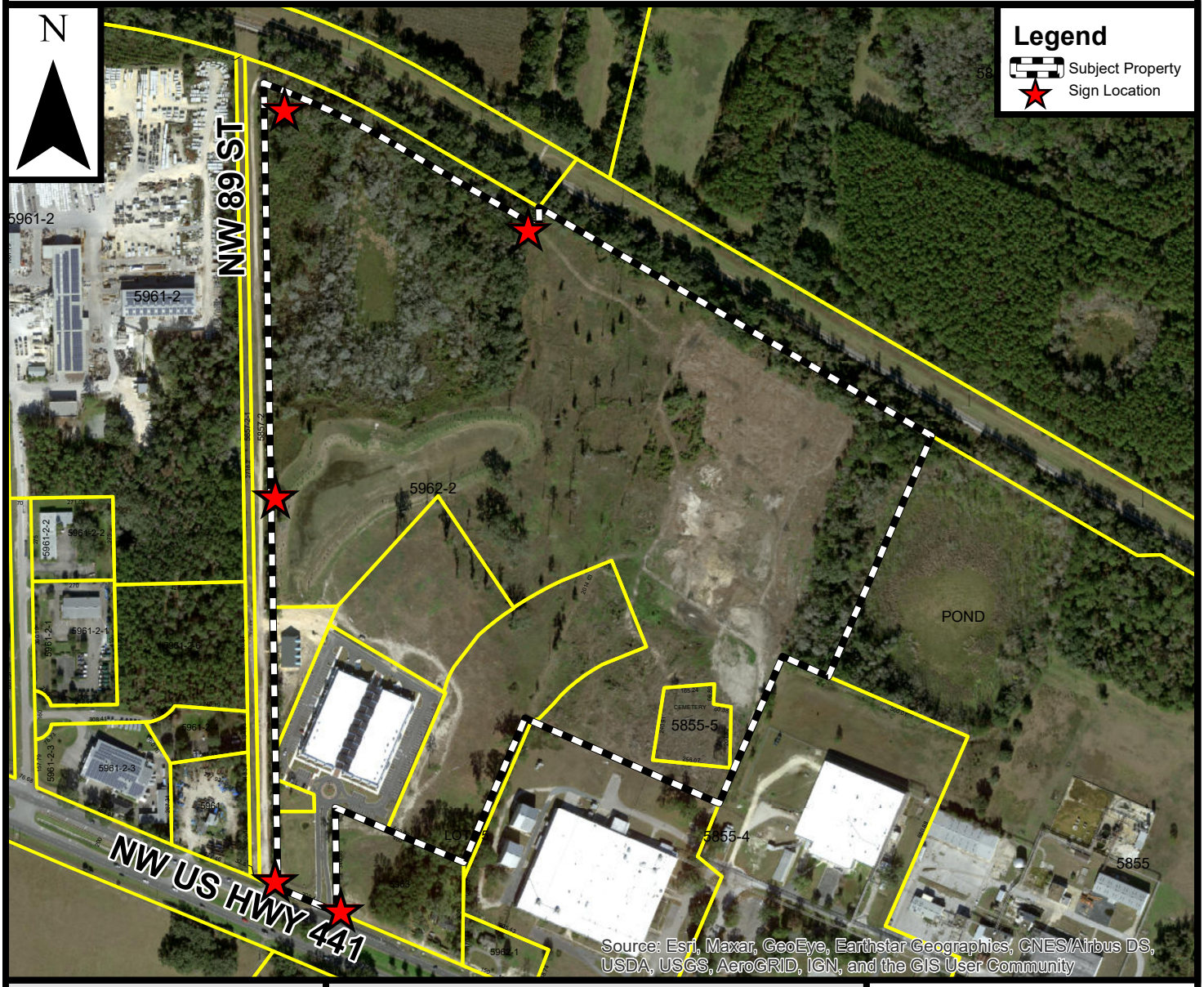
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

San Felasco Tech City Phase 4
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared April 2022

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.

0 200 400 800 Feet

City of
ALACHUA
the good life community

Mailed 6/27/22
KC

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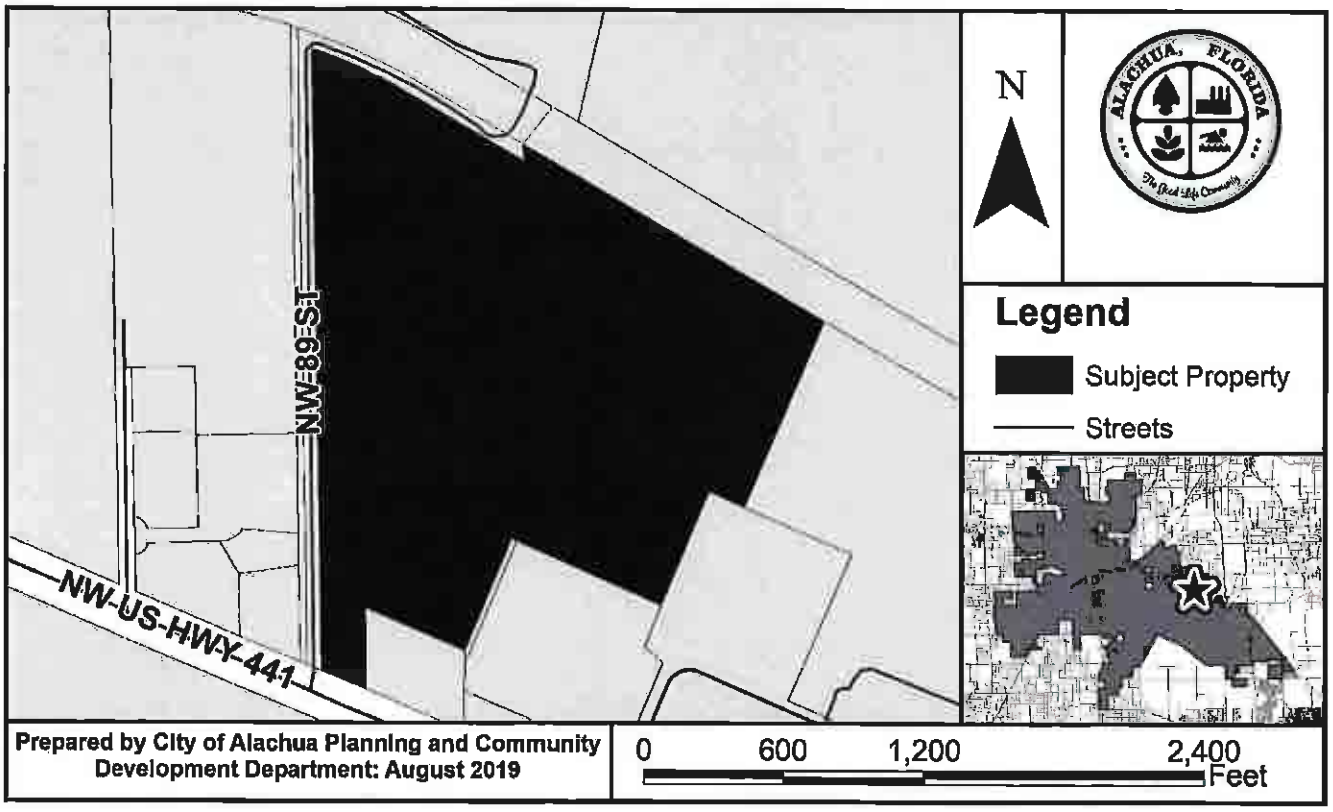
Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan proposing the construction of three (3) nonresidential buildings totaling ±88,413 square feet, 20 attached residential units, ten (10) single family residential units, a ±3,140 square foot neighborhood recreation center, and a ±1,044 square foot amenity center on a ±13.23 acre subject property; Consisting of portions of Tax Parcel Numbers 05844-004-001 and 05855-005-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).



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

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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
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PO Box 115050
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FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
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Alachua, FL 32616

Lynn Coullias
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Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

05963-000-000
SCHNEIDER & WERSHOW TRUSTEES
1 SE 1ST AVE
GAINESVILLE, FL 32601

05961-000-000
HIGHWAY 441 HOLDINGS LLC
100 AMBERWOOD COURT
LONGWOOD, FL 32779

05962-001-000
RUSH ROBERT A
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

05855-000-000
LITHIUM NICKEL ASSET HOLDING
12705 NW US HIGHWAY 441
ALACHUA, FL 32615

05961-002-003
DESIGN CABINET & FURNITURE INC
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-8548

05961-002-004
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-8548

05844-004-001
THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05855-005-000
THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05844-004-002
THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05962-002-000
LASER INVESTMENT GROUP LLC (THE)
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05962-002-002
THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05962-002-001
LASER INVESTMENT GROUP LLC (THE)
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05962-002-003
THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05857-001-001
LOWE MICHAEL S TRUSTEE
13929 NW 89TH ST
ALACHUA, FL 32615

05857-002-000
F&R HOLDINGS & LOWE TRUSTEE
13929 NW 89TH ST
ALACHUA, FL 32615

05949-005-002
HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA, FL 32615

05857-002-001
F&R HOLDINGS OF GAINESVILLE
220 NW 122ND ST
GAINESVILLE, FL 32607-1107

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

05961-002-006
DESIGN CABINETS & FURNITURE
59 IROQUOIS AVE
ST AUGUSTINE, FL 32084

05949-000-000
SAN FELASCO RESEARCH VENTURES LLC
PO BOX 238
LAKE BUTLER, FL 32054

05857-001-000
F&R HOLDINGS OF GAINESVILLE
PO BOX 3009
LAKE CITY, FL 32056

05961-002-000
TRIPLE L LLC
PO BOX 641
CANAL FULTON, OH 44164

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 7/12/2022
SUBJECT: Large Scale Comprehensive Plan Amendment (LSCPA) – Peggy Road LSCPA: A request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±51.7 acre subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential; Tax Parcel Numbers03924-000-000, 03865-000-000, 03917-200-002(Legislative Hearing).

PREPARED BY: Adam Hall , AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation to approve upon making the following motion:

Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.

Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±51.7 acre subject property. The subject property is comprised of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. The subject property is located south of Peggy Road, east of Interstate – 75, and north of the CSX rail right-of-way. There is one existing residential use on the subject property.

The subject property presently has Agriculture and Rural/Agriculture (Alachua County) FLUM Designations. The proposed amendment would change the FLUM Designation to Moderate Density Residential. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 206 dwelling units for the subject property).

Policy 1.2.a of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

This application is for an amendment to the Future Land Use Map. A related rezoning application for the subject property proposes to amend the Future Zoning Atlas from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development- Residential (PD-R).

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Application and Supporting Materials
- Draft Ordinance
- Neighborhood Workshop Materials
- Public Notice Materials for the 07/12/22 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning and Zoning Board Hearing Date: July 12, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±51.7-acre subject property
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP, of eda consultants, inc.
PROPERTY OWNER:	William and Margaret Kirkland
LOCATION:	South of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75
PARCEL ID NUMBERS:	03924-000-000, 03865-000-000, 03917-200-002
OVERLAY:	NA
ACREAGE:	± 51.7 total
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.
RECOMMENDED MOTION:	*Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±51.7 acre subject property. The subject property is comprised of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. The subject property is located south of Peggy Road, east of Interstate – 75, and north of the CSX rail right-of-way. There is one existing residential use on the subject property.

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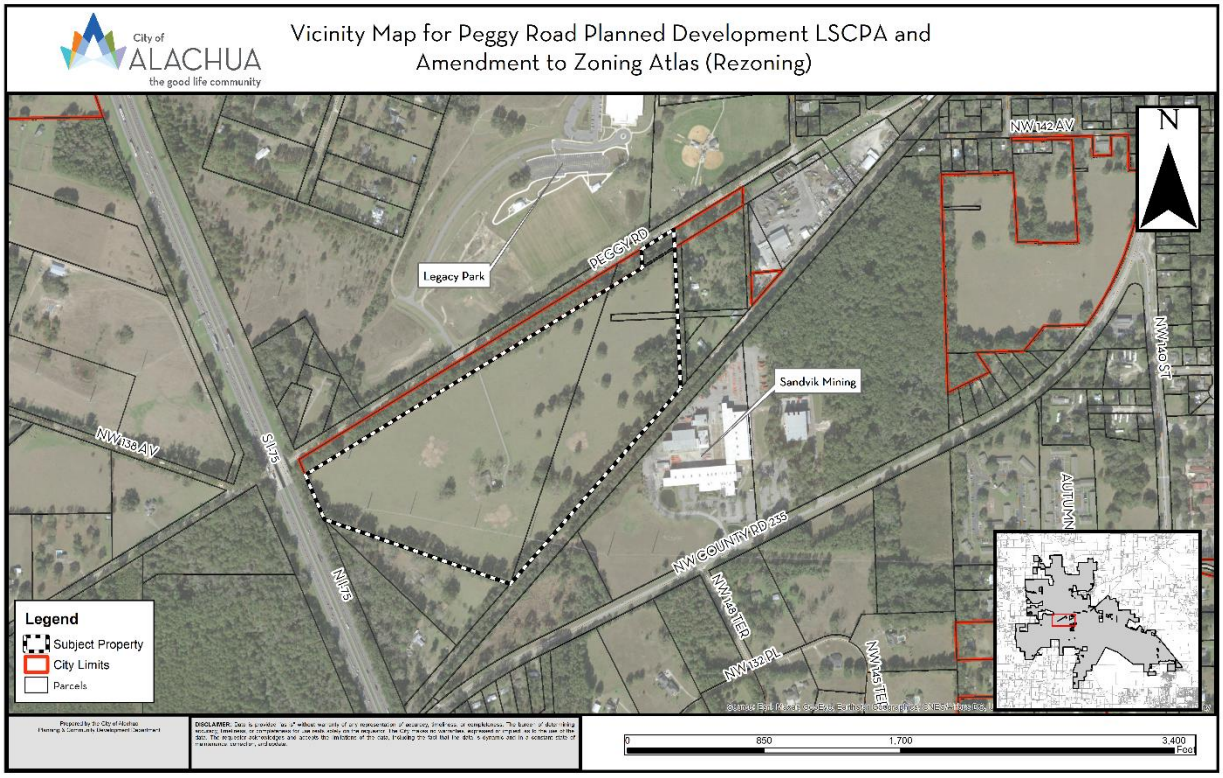
This application is for an amendment to the Future Land Use Map. A related rezoning application for the subject property proposes to amend the Future Zoning Atlas from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development- Residential (PD-R).

FLUM DESIGNATION COMPARISON

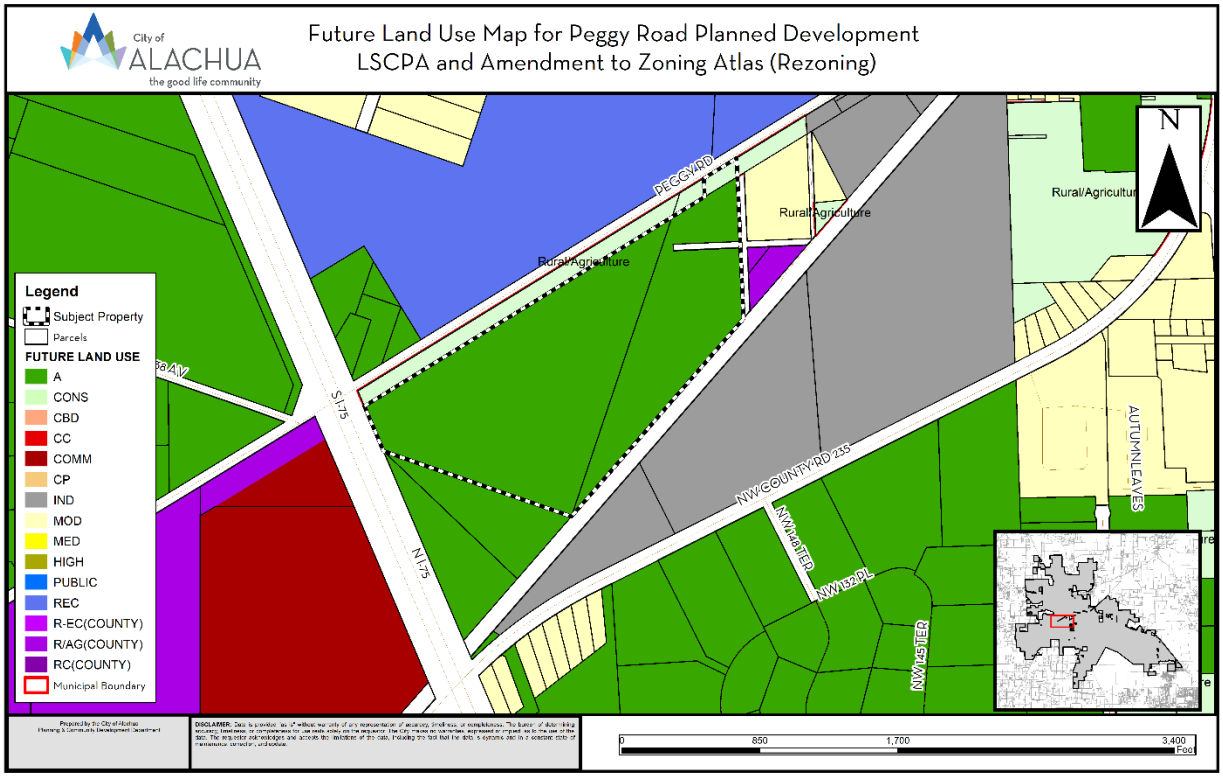
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

	Existing FLUM Designations		Proposed FLUM Designations
FLUM District:	Agriculture (51.1 acre)	Rural/Agriculture (.60 acre)	Moderate Density Residential (51.7 acres)
Max. Gross Density:	.2 dwellings/acre 10 dwelling units	.2 dwellings/acre 1 dwelling unit	4 du/ac 206 dwelling units
Floor Area Ratio:	NA	NA	NA
Typical Uses*:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities ,composting, limited agricultural processing (Source: Objective 6.2, Alachua County Comprehensive Plan, Future Land Use Element)	Single Family Dwelling Units, Accessory Dwelling Units, Manufactured Homes, Duplexes, Quadplexes, Townhomes, Residential Planned Unit Developments, Supporting Community Services such as Schools, Parks, Houses of Worship
* *The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.*			

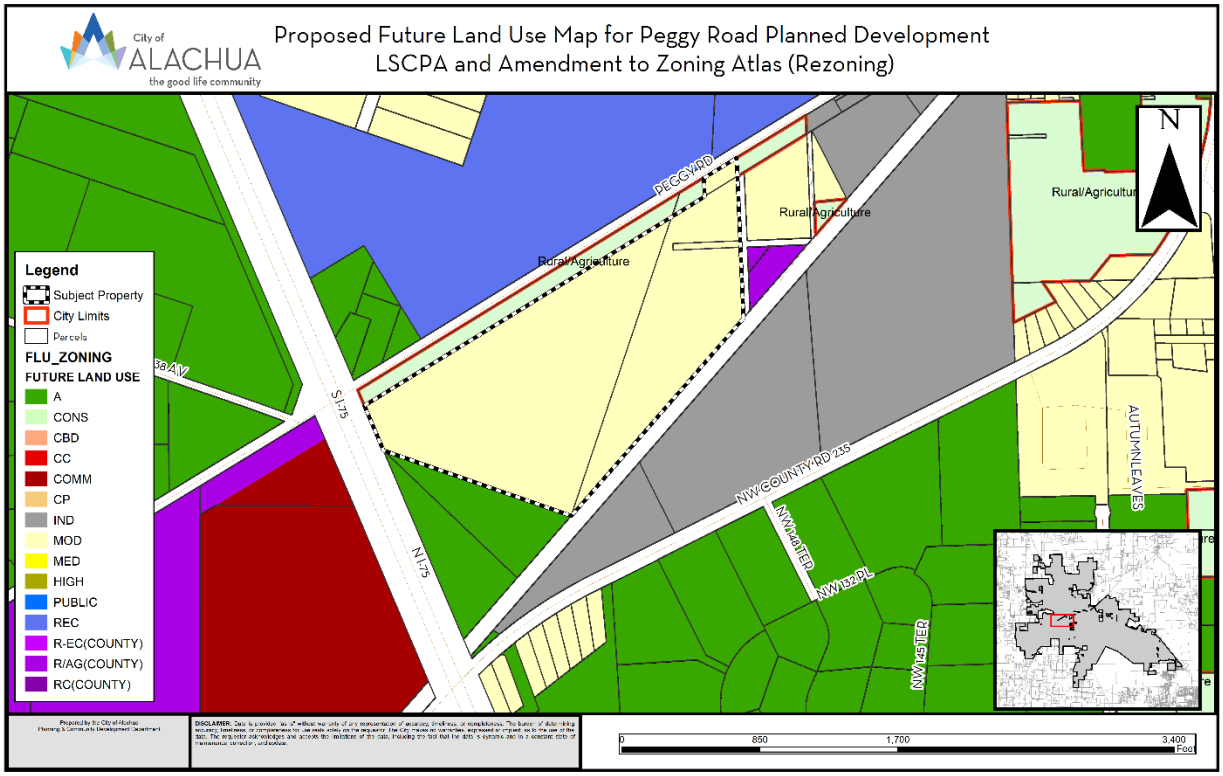
Map 1.Vicinity Map



Map 2. Future Land Use Map with Subject Property



Map 3. Proposed Amendment to the Future Land Use Map



Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.a:*** **Moderate density residential (0 to 4 dwelling units per acre):** The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. Residential Planned Developments;
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

EXISTING USES

The subject property has one single-family residence with several associated accessory farm structures. The subject property also has two vacant commercial structures.

SURROUNDING USES

The subject property is located southeast of the intersection of US 441 and NW 43rd Street.

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Rail Right-of-way Legacy Park	Recreation Rural/Agriculture	GF (Government Facilities) A (Agricultural) (Alachua County)
East	Major Utility (Deerhaven Generating Plant)/ Commercial	Public Facilities (City of Gainesville)/ Commercial	PS (City of Gainesville), CI
West	Residential	Moderate Density Residential	RSF-3 (Residential Single Family -3) A (Agricultural) (Alachua County)
South	Rail Right-of-Way Sandvik Mining	Industrial	IG (Industrial General) ILW (Light and Warehouse Industrial)

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,

2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use

required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The applicant identifies the location of the property and its proximity to already urbanized areas, including employments centers such as Progress Park and the warehouse distribution centers as supporting a balance of uses within the City of Alachua. The applicant also cites the high demand for residential development within the real estate market as supporting their request for an amendment to the City's Future Land Use Map.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, "[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality…"

An evaluation of each primary indicator is provided below.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The subject property is presently designated for agricultural and residential uses. The proposed amendment would change the FLUM Designation of the property from Agriculture and Rural/Agriculture to Moderate Density Residential. This would provide for additional residential development in an area includes a mix of uses, included existing residential. Subject property is approximately 51.7 acres and would not be considered to be a substantial area of the jurisdiction. Moderate Density Residential permits up to 4 units per acre.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The subject property is located adjacent to and in the vicinity of existing development such as the City of Alachua Legacy Park, and Main Street Alachua.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: Development of the subject property can be considered to be infill development as it will be largely surrounded by existing development or transportation infrastructure.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater

aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: Environmental information provided by the applicant and GIS data indicates that there are no natural resources such as those listed above that would be negatively impacted by the proposed development.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: Majority of land adjacent to subject property is not actively used for agricultural activities and the minor agricultural activity that does take place will not be negatively impacted by proposed development.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: Water and wastewater lines exist in the vicinity and the proposed development will be required to connected to the City's potable water and wastewater system.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: Water and wastewater systems will be connected to the subject property.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: Development of the subject property can be considered to be infill development as it will be largely surrounded by existing development or transportation infrastructure.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: Development of the subject property can be considered to be infill development as it will be largely surrounded by existing development or transportation infrastructure.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: Development of the subject property can be considered to be infill development as it will be largely surrounded by existing development or transportation infrastructure.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The subject property is located proximate to a mix of commercial, residential and institutional uses.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The development will not result in poor accessibility as it is located near existing commercial, recreational and employment opportunities.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: No loss of significant and functional open space is anticipated as a result of this application. Any proposed development would be required to provide at least 10% functional open space per the City's Comprehensive Plan.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application's consistency with Section 163.3177 within the application materials, and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

   Evaluation & Findings: *The proposed development will not an adverse impact on natural resources or ecosystems. GIS analysis indicates that there are no wetlands, karst features, special flood hazard areas, or other significant environmental resources that would be impacted as a result of this application.*

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

   Evaluation & Findings: *The subject property is located proximate to existing public facilities. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development.*

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

   Evaluation & Findings: *The proposed amendment would provide for residential development opportunities with a mix of commercial and recreational uses that will create a walkable urban form.*

4. Promotes conservation of water and energy.

   Evaluation & Findings: *The proposed amendment would result in a higher density in the area and more efficient urban form. Potential exists for reduction in overall VMT (vehicle miles travelled) for residents of the development and for existing development located nearby.*

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

   Evaluation & Findings: *Development of this property will result in a partial loss of minor agricultural activities.*

6. Preserves open space and natural lands and provides for public open space and recreation needs.

   Evaluation & Findings: *The proposed amendment would not result in the loss of functional open space nor would it result in the functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.*

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

   Evaluation & Findings: *The City of Alachua population is growing and will require adequate housing opportunities to accommodate the increased population. The proposed amendment would provide for additional residential lands in an area of the City where limited residential lands presently exist, located proximate to existing and proposed commercial and residential development.*

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

   Evaluation & Findings: *The proposed amendment would result in an increase in the permitted residential density of the subject property, and is located near existing residential development. The application does not constitute transit-oriented development or a new town.*

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Agriculture and Rural/ Agriculture to Moderate Density Residential on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.a:*** **Moderate density residential (0 to 4 dwelling units per acre):** The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
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> 6. Townhomes;
> 7. Residential Planned Developments;
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning would be Residential Planned Development which is permitted under this policy. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

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

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

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

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

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: Environmental information provided by the applicant and GIS data indicates that there are no natural resources such as those listed above that would be negatively impacted by the proposed development. A separate analysis of the environmental conditions can be found below in this report.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final

development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

Housing Element

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.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within · mile of the property line of any residential subdivision with 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 can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to 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:

1. A water main exists within · mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to the environmental data supplied by the applicant and GIS analysis there are no wetlands on the subject property.

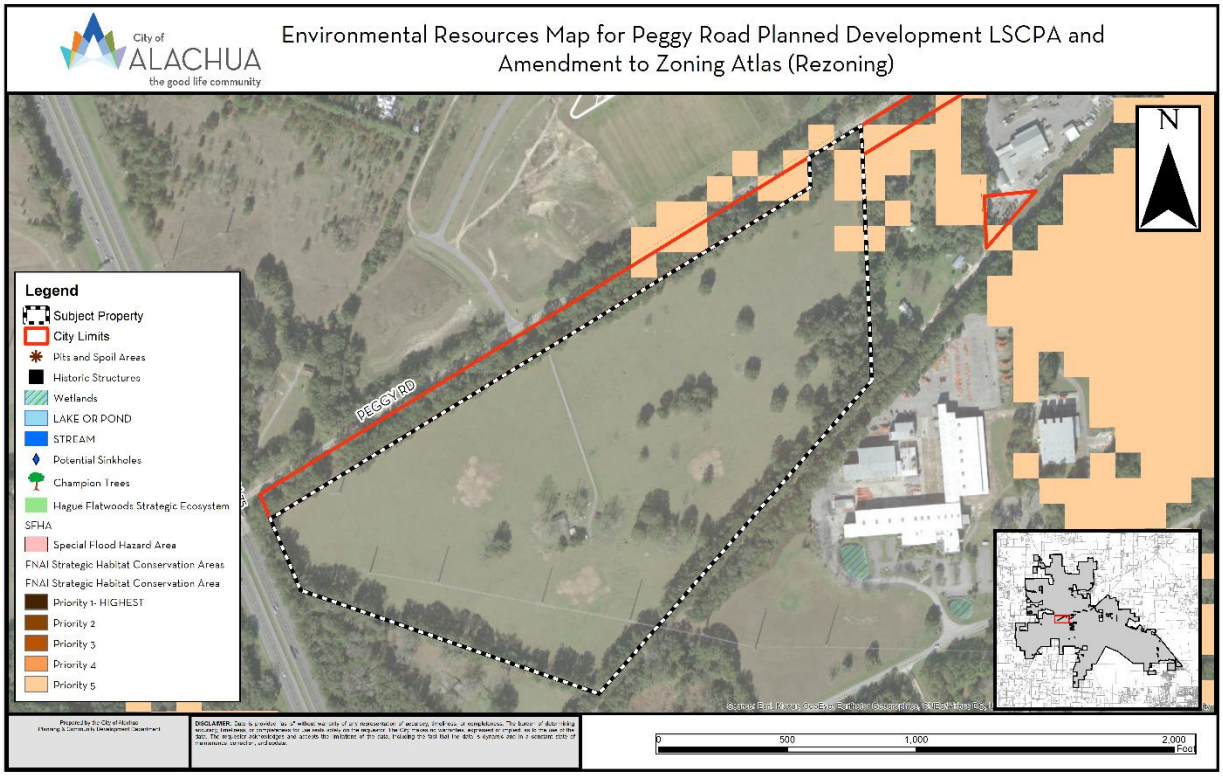
Evaluation: There are no areas identified on the subject property as being wetlands. If wetlands are identified on the subject property at a later date, applicable standards of the City's Comprehensive Plan and Land Development Regulations would be required to be adhered to; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management 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. The impacts from the proposed Future Land Use Map Amendment are anticipated to not be significant, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 4. Environmental Features



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. If any 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

Each soil type found on the subject property is identified below. 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 two (2) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	97.4
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	2.6

Evaluation: The soil types located within the subject property do not pose any significant limitations for development of residential dwellings.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (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: GIS data available from Alachua County does not indicate any karst sensitive areas on the subject property. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no historic structures or markers located on the subject property.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation. The maximum development of 207 residential units is based on the maximum density of the Moderate Density Future Land Use designation. The related PD rezoning application, it should be noted, does not propose the maximum residential density for the property.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
14	CR 2054 (From SR 235 to West City Limit)	2/U	Major Collector	Comm	D
8 (108)	SR 235 (From NW 143rd Place to US 441)	2/U	Major Collector	Comm	D
17	CR235A (From US 441 to CR 235)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, 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, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 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

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Amendment	Residential [1]	1,952 (976/976)	157 (41/116)	195 (124/70)
Potential Trips		**1,952 (976/976)**	**157 (41/116)**	**195 (124/70)**

1 ITE Code 210: AADDT= 9.43 trips/ unit = 207 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 207 x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 207 x .76 = 157 (26% enter/ 74 % exit)

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	14 CR 2054 (From SR 235 to West City Limit) [1]	8 (108) SR 235 (From NW 143rd Place to US 441))[1]	17 CR235A (From US 441 to CR 235)[1]
Maximum Service Volume[2]	15,120	14,400	15,120
Existing Traffic[3]	4,161	9,400	5,302
Reserved Trips[4]	35	5	112
Available Capacity[4]	10,924	4,995	9,706
Potential Impact Generated by Proposed Comprehensive Plan Amendment[5]	1,952	1,366	586
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**8,972**	**3,629**	**9,120**
PM Peak Hour Traffic Analysis	14 CR 2054 (From SR 235 to West City Limit) [1]	8 (108) SR 235 (From NW 143rd Place to US 441))[1]	17 CR235A (From US 441 to CR 235)[1]
Maximum Service Volume[2]	1,359	1,290	1,359
Existing Traffic[3]	395	893	504
Reserved Trips[4]	0	1	12
Available Capacity[4]	964	396	843
Potential Impact Generated by Proposed Comprehensive Plan Amendment [5]	195	137	58
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**769**	**259**	**785**

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 Department of Transportation, District Two, Level of Service Reporting Tool , accessed April 14, 2022
4 Source: City of Alachua June 2022 Development Monitoring Report.
5 ITE Code 210: AADDT= 9.43 trips/ unit = 207 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 207 x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 207 x .76 = 157 (26% enter/ 74 % exit); Trip Assignment: Segment 14 = 100%, Segment 8 = 70%, Segment 17 = 30%.
6 The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown in Table 5, affected segments 8, 14, and 17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,309,417
Reserved Capacity*	239,932
Potential Potable Water Demand from Proposed Amendment **	56,925
Residual Capacity	**693,726**
Percentage of Permitted Design Capacity Utilized	**69.84%**

Sources:
** City of Alachua June 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 514 units + .15 gallons/ day/ square foot non-residential x 489,400 square feet*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 56,925 gallons per day at build out. This analysis is based on the practicable development potential of 207 residential dwellings that would be permitted by the proposed FLUM Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	758,000
Reserved Capacity*	216,718
Projected Potential Wastewater Demand from Proposed Amendment **	51,750
Residual Capacity	**473,532**
Percentage of Permitted Design Capacity Utilized	**68.43%**

Sources:
** City of Alachua June 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 207 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 51,750 gallons per day. This analysis is based on the practicable development potential of 207 residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	5.10
Potential Demand Generated by Development[3]	2.60
Residual Recreational Capacity After Impacts	**74.00**

Sources:
1 *City of Alachua June 2022 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Element; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 207 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.78 acres
Acreage Required to Serve Demand Generated by Development[2]	0.52 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.30 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**35.32 %**

1 *Source: City of Alachua June 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (2.60 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 2.60 recreational acres, and for improved passive park space by .52 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[2]	36,992.38	6,751.11
Projected Solid Waste Demand from Application[3]	2,109.60	385
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, April 1, 2022; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per year)*
2 *City of Alachua January 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 207 dwellings x.73 tons/yr per capita)*
4 *New River Solid Waste Facility, April 2022*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 385 tons per year. Concurrency and impacts to the solid waste

system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment on May 23, 2022. Final determination is required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 42 total student stations (19 for elementary, 9 for middle, and 14 for high school).

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

WILLIAM AND MARGARET KIRKLAND
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
STAFF REPORT

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 22, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: Notice of Hearing Scheduled for:
-Peggy Road Planned Development (LSCPA)
-Peggy Road Planned Development (PD-R Rezoning)

Dear Mr Sweger:

On June 8, 2022 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that these applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of PD Master Plans, and a digital copy of all materials in PDF format on a CD *no later 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 **July 12, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, June 27, 2022.*** 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 ***Monday, June 27, 2022.*** . These signs will be ready for pick up after 12 PM on Thursday, June 23, 2022.

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, July 11, 2022).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, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 24, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: -Peggy Road Large Scale Comprehensive Plan Amendment (LSCPA)
-Peggy Road Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Sweger:

On March 3, 2022 the City of Alachua received your applications for a Large Scale Comprehensive Plan Map Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) on behalf of William and Margaret Kirkland, property owners. The applications propose the amendment of the Future Land Use Map Designation on the Subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential, and the amendment of the zoning designation from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R) on a ±51.7 acre subject property (Parcels 03924-000-000, 03865-000-000, and 03917-200-002). These applications were tentatively accepted, pending the annexation application related to these applications. On May 9, 2022, the City Commission approved Ordinance 22-11, which annexed parcel 03917-200-002 into the City of Alachua. A Project Assistance Team (PAT) meeting is scheduled to be held on May 25, 2022 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Wednesday, June 8, 2022.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

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

LSCPA Review Comments

1. *General*
   a. Page 1 of Justification Report states that project acreage is 151.7 acres. This appears to be typographical error. Please correct.

2. *Concurrency Impact Analysis*
   a. Identify edition of ITE used for automobile trip generation rates.
   b. Revise concurrency impact analysis with May 2022 data.
   c. Different average household sizes are used for solid waste generation and for recreation uses. Please utilize same household size for concurrency calculations.

PD-R Rezoning Review Comments

1. *General Standards for all PD Districts (Section 3.6.2)*
   a. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Consider also allow stormwater facilities within residential lot area for additional flexibility.
         2. Please clarify what uses are permitted within 50' landscape buffer shown on eastern perimeter. Will any plantings be provided? Suggest Type B perimeter buffer.

2. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses. Please indicate how close any proposed lot will be on each perimeter to any lot utilized for residential purposes.
   b. Per Section 3.6.3 (A)(4)(b), Staff is proposing a minimum 50' setback from project perimeter for active recreation uses.
   c. Please verify if any common area buildings will be included such as pool house/ community center, gazebos or shade structures, etc. If so, please provide proposed square footage.
   d. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
      a. The reduction or modification is necessary as a traffic-calming measure;
      b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
      c. Access for emergency service vehicles is not substantially impaired;
      d. Adequate off-street parking is provided for the uses proposed; and
      e. Adequate space for public utilities is provided within the right-of-way.

Please provide response to these standards.

3. *Concurrency Impact Analysis*
    a. Provided concurrency analysis assumes a 50/50 split of trips in the east and west directions. However, Staff believes this should be closer to a 70/30 split of trips with 70% of the trips being assigned to an eastward movement towards SR235 and 30% of trips being assigned to a westward movement.
    b. Segment 17 must also be analyzed for traffic concurrency.

4. *Development and Subdivision Standards*
    a. Per Section 7.3.2 (A), sidewalks shall be provided along arterial and collector streets. Please note that sidewalks will be required along the project area's frontage on Peggy Road.

5. *Miscellaneous / General Comments*
    a. Proposed PD Master Plan displays development areas using different colors, however, when recorded in the Public Records, the PD Master Plan will be in black and white and it may be difficult to differentiate the development areas on the PD Master Plan.
    b. Provide setbacks for stormwater facilities of 5'.
    c. Clarify Note 4 regarding active and passive recreation uses and permitted locations.

6. Potential Development Conditions
    a. If a roadway improvement is required by Alachua County as part of its review process, the applicant shall include a crosswalk across Peggy Road and 50' of sidewalk on either side of the crosswalk landing on the north side of Peggy Road. Alternatively to extending sidewalk along Peggy Road 50' in both directions, a connection to the internal sidewalk system at Hal Brady Recreation Complex/ Legacy Park may be made. Please coordinate a potential connection with the City of Alachua Recreation Department.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Shane L. Andrew, Superintendent

Alachua County Public Schools

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

Mission Statement: We are committed to the success of every student!

May 23, 2022

RE: ACPS – Peggy Road Rezone

Alachua County Public Schools ("ACPS") has received notification of rezoning within the City of Alachua. The project encompasses 51.7 acres identified as Parcels. 03924-000-000, 03865-000-000 and 03917-200-002. This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*. The proposed amendment will entitle 155 single family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction and maintenance and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities, policies, and student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,134 high students and is operating at 88% of its permanent capacity of 1,291 student stations. At buildout, this project is projected to generate 14 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 336 middle students and is operating at 43% of its permanent capacity of 788 student stations. At buildout, this project is projected to generate 9 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,303 elementary students and is operating at 80% of its permanent capacity of 1,625 student stations. At buildout, this project is projected to generate 19 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate satisfactory and long term solutions, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions please contact Suzanne Wynn, Director of Community Planning at 352-955-7400 x 1445

Sincerely,

Shane Andrew
Superintendent
cc: ACPS Director of Community Planning

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 10, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: Acceptance of Peggy Road Large Scale Comprehensive Plan Amendment (LSCPA) and Rezoning (RZ) Applications

Dear Mr Sweger:

On March 3, 2022 the City of Alachua received your applications for a Large Scale Comprehensive Plan Map Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) on behalf of William and Margaret Kirkland, property owners. The applications propose the amendment of the Future Land Use Map Designation on the Subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential, and the amendment of the zoning designation from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R) on a ±51.7 acre subject property (Parcels 03924-000-000, 03865-000-000, and 03917-200-002). These applications were tentatively accepted, pending the annexation application related to these applications. On May 9, 2022, the City Commission approved Ordinance 22-11, which annexed parcel 03917-200-002 into the City of Alachua.

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 applications are complete.

The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the applications will be performed and any issues with content will be provided to you at the Project Assistance Team (PAT) meeting, which will be scheduled separately from this letter if such meeting is determined to be necessary. Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

City of Alachua
Comprehensive Plan Amendment Application

☑ **Large** Scale Comprehensive Plan Amendment (greater than 10 acres)

☐ **Small** Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: Peggy Road Land Use Change
2. Address of Subject Property: 15151 Peggy Road
3. Parcel ID Number(s): 03924-000-000, 03865-000-000 & 03917-200-002
4. Existing Use of Property: Residential & Grazing land soil capability Class II
5. Existing Future Land Use Map Designation: City of Alachua Agriculture & Alachua County Rural/Agriculture
6. Proposed Future Land Use Map Designation: Moderate Density Residential
7. Acreage: 51.7 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( )352-373-3541 FAX: ( ) -- e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): William & Margaret Kirkland
   Mailing Address: PO Box 1360
   City: Alachua State: FL ZIP: 32616

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ■ Yes ☐ No
   If yes, list names of all parties involved: Garden Street Communities Southeast, LLC
   If yes, is the contract/option contingent or absolute? ☒ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:

   (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
   (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
   (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
   (IV) Promotes conservation of water and energy;
   (V) Preserves agricultural areas and activities;

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.

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

6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).

7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. **A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Clay Sweger
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 21st day of February, 2022, by Clay Sweger, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Audra Burrell
Signature of Notary Public, State of Florida

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning

   Company (if applicable): eda consultants, inc.

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

   City: Gainesville State: FL ZIP: 32601

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

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): William & Margaret Kirkland

   Mailing Address: PO Box 1360

   City: Alachua State: FL ZIP: 32616

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: Peggy Road Land Use Change Application
2. Address of Subject Property: 15151 Peggy Road
3. Parcel ID Number(s): 03924-000-000, 03865-000-000 & 03917-200-002
4. Section 22 Township 08 Range 18 Grant N/A Acreage: 51.7 +/-
5. Existing Use of Property: Residential & Grazing land soil capability Class II
6. Future Land Use Map Designation: Agriculture to Moderate Density Residential
7. Zoning Designation: Agriculture
8. Development Data (check all that apply):

   ■ Single Family Residential — Number of Units 207

   □ Multi-Family Residential — Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
■ Comprehensive Plan Amendment	□ Preliminary Plat
■ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
□ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

    Elementary: Irby

    Middle: Mebane

    High: Santa Fe

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	207	units	x	0.12	Elementary School Multiplier*	25	Student Stations**
Middle School	207	units	x	0.06	Middle School Multiplier*	12	Student Stations**
High School	207	units	x	0.09	High School Multiplier*	19	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x	0.06	Elementary School Multiplier*		Student Stations**
Middle School		units	x	0.03	Middle School Multiplier*		Student Stations**
High School		units	x	0.03	High School Multiplier*		Student Stations**

* ***Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
** ***Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Clay Sweger

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 31st day of February, 2022, by Clay Sweger

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

NOTARY SEAL

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

Audra Burrell

Signature of Notary Public, State of Florida

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

_____

_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date:_____

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15151 Peggy Rd

Parcel ID Number(s): 03924-000-000, 03865-000-000, and 03917-200-002

Acreage: 52.87 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William & Margaret Kirkland Title: Owner

Company (if applicable): N/A

Mailing Address: PO BOX 1360

City: Alachua State: FL ZIP: 32616

Telephone: _____ FAX: N/A e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment / Land Use Change & Rezoning

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.

William L. Kirkland
Signature of Applicant

Margaret M. Kirkland
Signature of Co-applicant

William L. Kirkland
Typed or printed name and title of applicant

Margaret M. Kirkland
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14 day of Feb 22 by William L. Kirkland who is/are personally known to me, or who has/have produced FL DL as identification.

NOTARY SEAL

KRISTY LEE THORNTON
Commission # GG 178433
Expires March 17, 2022
Bonded Thru Budget Notary Services

Kristy Lee Thornton
Signature of Notary Public, State of Florida

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03865-000-000
Prop ID	15034
Location Address	15151 PEGGY RD ALACHUA, FL 32615
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	GARVIN GRANT PB A-60 LOTS 10 11 S OF SAL RR IN GARVIN GRANT AS PER GOV PLATS LESS R/W FOR SR-93 OR 545/49 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	00-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	30.600
Homestead	Y

View Map

Owner Information

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$102,146	$91,698	$91,698	$108,500	$101,700
Land Value	$2,900	$2,900	$2,900	$2,900	$2,900
Land Agricultural Value	$7,400	$7,400	$7,400	$7,400	$4,400
Agricultural (Market) Value	$85,840	$85,840	$85,840	$85,800	$85,800
Just (Market) Value	**$190,886**	**$180,438**	**$180,438**	**$197,200**	**$190,400**
Assessed Value	$101,708	$100,406	$98,315	$96,620	$91,790
Exempt Value	$50,000	$50,000	$50,000	$50,000	$50,000
Taxable Value	$51,708	$50,406	$48,315	$46,620	$41,790
Maximum Save Our Homes Portability	$10,738	$1,592	$3,683	$22,180	$17,210

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	29.60	1289376	0	0	A
0115	SFR ACREAGE	1.00	43560	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	3,325	**HC&V**	04-FORCED AIR
Heated Area	1,535	**HVAC**	03-CENTRAL
Exterior Walls	05-AVERAGE; 20-FACE BRICK	**Bathrooms**	2.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	3-3 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1973
Floor Cover	06-VINYL TILE; 14-CARPET	**Effective Year Built**	1975

Type	SOH MISC	**Heat**	
Total Area	525	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1973

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,535	3	0100	SINGLE FAMILY	$66,673
FOP	FINISHED OPEN PORCH	104	3	0100	SINGLE FAMILY	$1,355
UGR	UNFINISHED GARAGE	960	3	0100	SINGLE FAMILY	$18,763
UOP	UNFIN OPEN PORCH	240	3	0100	SINGLE FAMILY	$2,084
UST	UNFINISHED STORAGE	486	3	0100	SINGLE FAMILY	$9,499

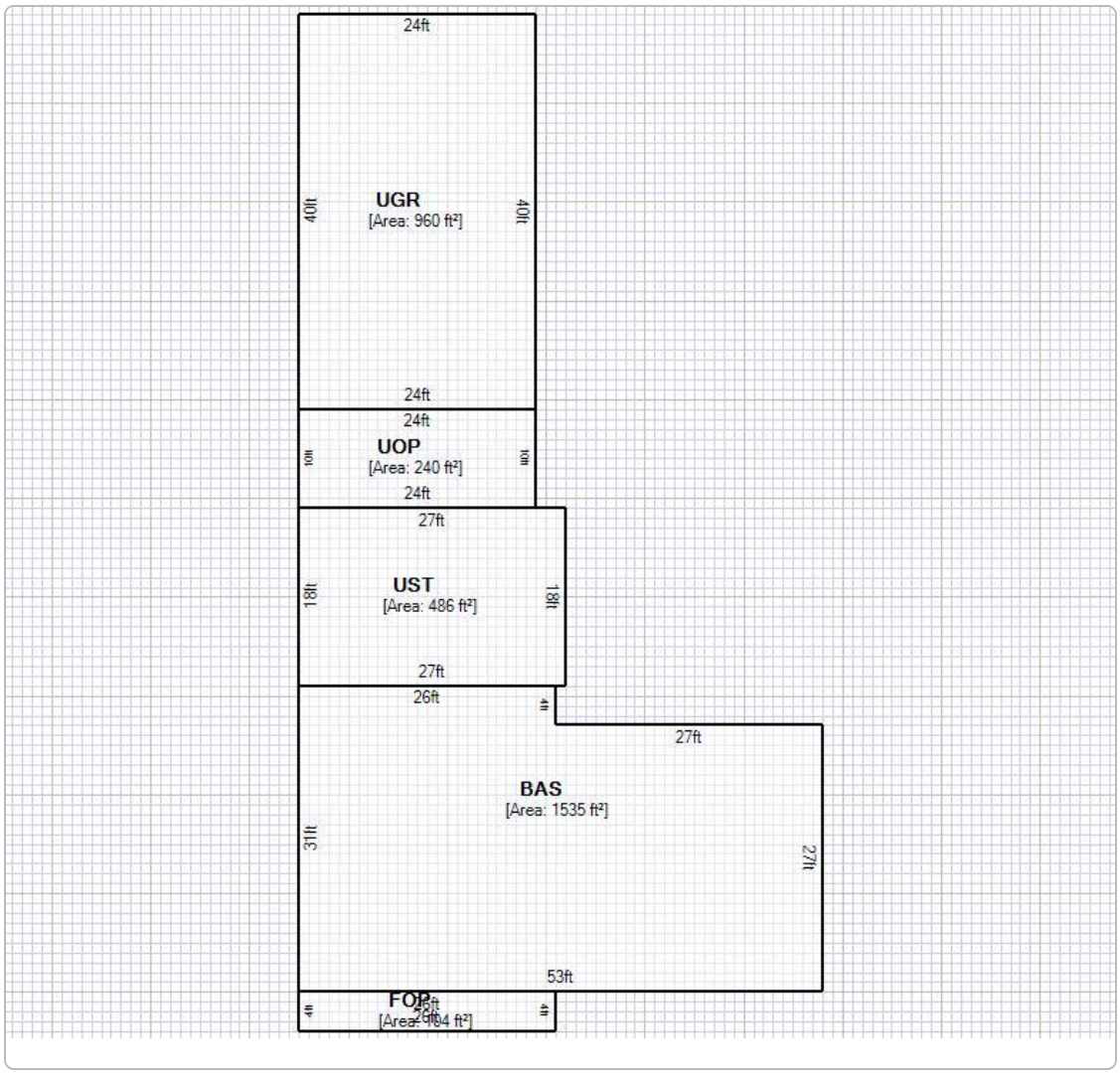
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2021	SHED 1	210		R2	RES	$252
2221	STG 1	315		R2	RES	$888

Permits

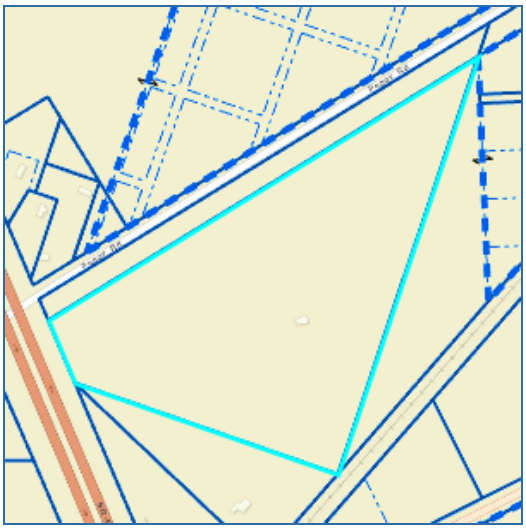
Permit Number	Type	Primary	Active	Issue Date	Value
10-09-1520	ROOFING	Yes	Yes	10/20/2009	$12,865

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Extra Features, Sales, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 2/23/2022, 5:29:57 AM

Version 2.3.177

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03924-000-000
Prop ID	15420
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INTERSECTION S R/W SAL RR & E LINE GARVIN GRT POB SW/LY ALONG GRT LINE TO INTERSECTION ACL RR NE/LY ALONG RR 1109 FT N 1074 FT TO POB ALSO LOTS 1 2 BK 2 & LOTS 1 2 3 4 5 6 7 BK 3 ALACHUA REALTY CO ADD PB A-106 OR 545/0049 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	22-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	21.000
Homestead	N

View Map

Owner Information

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$5,300	$5,300	$5,300	$5,300	$3,200
Agricultural (Market) Value	$60,900	$60,900	$60,900	$60,900	$60,900
Just (Market) Value	**$60,900**	**$60,900**	**$60,900**	**$60,900**	**$60,900**
Assessed Value	$5,300	$5,300	$5,300	$5,300	$3,200
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$5,300	$5,300	$5,300	$5,300	$3,200
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	21.00	914760	0	0	A

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sales, Permits, Sketches, Photos.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03917-200-002
Prop ID	504466
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM NE COR OF LOT 1 BLK 2 OF ALACHUA REALTY CO S/D PB A-106 POB N 02 DEG 08 MIN 31 SEC E 83.27 FT TO SLY R/W OF PEGGY ROAD N 59 DEG 29 MIN 24 SEC E 234.80 FT S 02 DEG 08 MIN 31 SEC E 78.43 FT TO THE NE COR OF LOT 1 BLK 2 S 58 DEG 27 MIN 44 SEC W 237.13 FT (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	22-08-18
Tax District	SUWANNEE (District 0300)
Millage Rate	20.2241
Acreage	0.440
Homestead	N

View Map

Owner Information

KIRKLAND WILLIAM & MARGARET
PO BOX 1360
ALACHUA, FL 32616

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0115	SFR ACREAGE	0.44	19166.4	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/14/2021	$45,000	WD	4942	1289	01 - EXAMINATION OF DEED	Vacant	HUNTER CHRISTINE A	KIRKLAND WILLIAM & MARGARET	Link (Clerk)
1/15/1993	$4,000	QD	1895	2500	Q - QUALIFIED	Vacant	* CSX TRANSPORTATION INC	HUNTER BILLY RAY, HUNTER CHRIS	Link (Clerk)

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

Map



No data available for the following modules: Valuation, TRIM Notice, Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15034

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03865 000 000	15151 PEGGY RD	1700

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

EXEMPTIONS:
HOMESTEAD,
HOMESTEAD ADD'L 25K

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	101,708	50,000	51,708	406.75
LIBRARY GENERAL	1.0856	101,708	50,000	51,708	56.13
SCHOOL CAP36 PROJECT	1.5000	101,708	25,000	76,708	115.06
SCHOOL DISCRNRY & CN	0.7480	101,708	25,000	76,708	57.38
SCHOOL GENERAL	3.5950	101,708	25,000	76,708	275.77
SCHOOL VOTED	1.0000	101,708	25,000	76,708	76.71
CHILDREN'S TRUST	0.5000	101,708	50,000	51,708	25.85
SUWANNEE RIVER WATER MGT DIST	0.3615	101,708	50,000	51,708	18.69
CITY OF ALACHUA	5.3900	101,708	50,000	51,708	278.71

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $1,311.05

LEGAL DESCRIPTION

GARVIN GRANT PB A-60 LOTS 10 11 S OF SAL RR IN GARVIN GRANT AS PER GOV PLATS LES
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
710 BOCC SOLID WASTE MGMT	1.000	@ 20.7800	20.78
550 COUNTY FIRE SERVICES	1.000	Varies	256.89

NON-AD VALOREM ASSESSMENTS $277.67

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $1,588.72

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15034

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03865 000 000	15151 PEGGY RD

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0025868 $1,525.17 Paid 11/16/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15420

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03924 000 000	UNASSIGNED LOCATION RE	1700

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	5,300	0	5,300	41.69
LIBRARY GENERAL	1.0856	5,300	0	5,300	5.75
SCHOOL CAP36 PROJECT	1.5000	5,300	0	5,300	7.95
SCHOOL DISCRNRY & CN	0.7480	5,300	0	5,300	3.96
SCHOOL GENERAL	3.5950	5,300	0	5,300	19.05
SCHOOL VOTED	1.0000	5,300	0	5,300	5.30
CHILDREN'S TRUST	0.5000	5,300	0	5,300	2.65
SUWANNEE RIVER WATER MGT DIST	0.3615	5,300	0	5,300	1.92
CITY OF ALACHUA	5.3900	5,300	0	5,300	28.57

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $116.84

LEGAL DESCRIPTION

COM INTERSECTION S R/W SAL RR & E LINE GARVIN GRT POB SW/LY ALONG GRT LINE TO IN
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $116.84

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15420
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03924 000 000	UNASSIGNED LOCATION RE

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0025868 $112.17 Paid 11/16/2021

PROOF OF TAX PMT FOR 3917-200-1 & 3917-200-2 (3917-206-2 WAS CREATED AFTER 2021 TAX PAYMENT VIA DEED DATED 10/14/21

John Power | TAX COLLECTOR
Serving Alachua County

2021 PAID REAL ESTATE (OR BK 4942 PG 1289) 15409

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03917 200 001	UNASSIGNED LOCATION RE	0300

HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	8,350	0	8,350	65.68
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	8,350	0	8,350	29.79
LIBRARY GENERAL	1.0856	8,350	0	8,350	9.06
SCHOOL CAP36 PROJECT	1.5000	8,350	0	8,350	12.53
SCHOOL DISCRNRY & CN	0.7480	8,350	0	8,350	6.25
SCHOOL GENERAL	3.5950	8,350	0	8,350	30.02
SCHOOL VOTED	1.0000	8,350	0	8,350	8.35
CHILDREN'S TRUST	0.5000	8,350	0	8,350	4.18
SUWANNEE RIVER WATER MGT DIST	0.3615	8,350	0	8,350	3.02
TOTAL MILLAGE	20.2241			AD VALOREM TAXES	$168.88

John Power | TAX COLLECTOR Serving Alachua County

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

LEGAL DESCRIPTION

COM NE COR OF BLK 1 OF ALACHUA REALTY CO S/D PB A-106 POB S 59 DEG W 729.26 FT T
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69
NON-AD VALOREM ASSESSMENTS			$90.69

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$259.57

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

JOHN POWER, CFC 2021 PAID REAL ESTATE 15409
ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03917 200 001	UNASSIGNED LOCATION RE

HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0020548 $249.19 Paid 11/12/2021

FORM 1104 WARRANTY DEED-(Statutory Form.)

STATE OF FLORIDA DOCUMENTARY SUR TAX $1.10

STATE OF FLORIDA DOCUMENTARY SUR TAX $1.10

$1.10

STATE OF FLORIDA DOCUMENTARY SUR TAX $5.50

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00

REGISTERED U.S. PAT. OFFICE Print, Publishers, Rutland, Vt.

This Indenture

Wherever used herein, the term "party" shall include the heirs, successors and/or assigns of the respective parties hereto; the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 16th *day of* December *A. D. 1968*

Between

JAMES G. TYRE, a single man,

of the County of Alachua *in the State of* Florida
party of the first part, and

WILLIAM KIRKLAND and his wife, MARGARET M. KIRKLAND, husband and wife,
1432 SE 43rd Place, Gainesville, Florida
of the County of *in the State of*
party of the second part,

Witnesseth *that the said party of the first part, for and in consideration of the sum of* ---------Ten and No/100 ($10.00)---------- *Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of* Alachua *, State of Florida, to wit:*

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twenty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the Public Records of Alachua County, Florida.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, *the said party of the first part has hereunto set his hand and seal the day and year first above written.*

Signed, Sealed and Delivered in Our Presence:

James G. Tyre
JAMES G. TYRE

James Stuart Wershow

STATE OF FLORIDA DOCUMENTARY STAMP TAX
DEC 16'68
5400
COMPTROLLER
P.D. 190149
ALACHUA COUNTY
1968 DEC 16 AM 11:

State of Florida

County of ALACHUA

I Hereby Certify *That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,*

JAMES G. TYRE, a single man,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he *acknowledged before me that* he *executed the same freely and voluntarily for the purposes therein expressed.*

Witness *my hand and official seal at* Gainesville *County of* Alachua *, and State of Florida, this* 16th *day of* December *, A. D. 19*

James Stuart Wershow
Notary Public

My Commission Expires
Notary Public, State of Florida at Large
My Commission Expires Nov. 13, 1971
Bonded thru American Fire & Casualty Co.

THIS INSTRUMENT PREPARED BY
JAMES S. WERSHOW, ATTORNEY AT LAW
212 S. E. 1ST STREET, GAINESVILLE, FLA. 32601

DEED REC'D 545 PAGE 49

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3373928 2 PG(S)
10/20/2021 8:47 AM
BOOK 4942 PAGE 1289
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1044926
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $315.00
Intang. Tax: $0.00

Prepared by and return to:
Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 412
Alachua, FL 32615
(352) 565-7800
File No 21-185

Parcel Identification No 03917-200-001

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **14th day of October, 2021** between **Christine A. Hunter, a widow**, whose post office address is **14905 Peggy Road, Alachua, FL 32615**, of the County of Alachua, State of Florida, Grantor, to **William Kirkland and Margaret Kirkland, husband and wife**, whose post office address is **P.O. Box 1360, Alachua, FL 32616**, of the County of Alachua, State of Florida, Grantees:

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

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 40 FOOT WIDE PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF "ALACHUA REALTY COMPANY SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 106 OF SAID PUBLIC RECORDS, LESS ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD No. 2054 (PEGGY ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR AND CAP (LB 2903) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID "ALACHUA REALTY COMPANY SUBDIVISION" AND THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 02°08'31" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 83.27 FEET TO A 5/8" REBAR (NO IDENTIFICATION) ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID PEGGY ROAD; THENCE RUN NORTH 59°29'24" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 234.80 FEET TO A 5/8" REBAR AND CAP (PSM 6602) AT THE INTERSECTION WITH SAID NORTHERLY EXTENSION OF THE WEST LINE OF A PLATTED 40 FOOT RIGHT OF WAY AS SHOWN ON SAID "ALACHUA REALTY COMPANY SUBDIVISION"; THENCE RUN SOUTH 02°08'31" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 78.43 FEET TO A 3/4" IRON PIPE (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, LYING ON THE SOUTH LINE OF THE FORMER CSX TRANSPORTATION, INC.'S OPERATING PROPERTY, AND ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500; THENCE RUN SOUTH 58°27'44" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, AND THE SOUTH LINES OF SAID FORMER CSX PROPERTY AND SAID LANDS, A DISTANCE OF 237.13 FEET TO THE POINT OF BEGINNING.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and

will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Crystal L. Curran

Christine A. Hunter

WITNESS
PRINT NAME: Susan K King

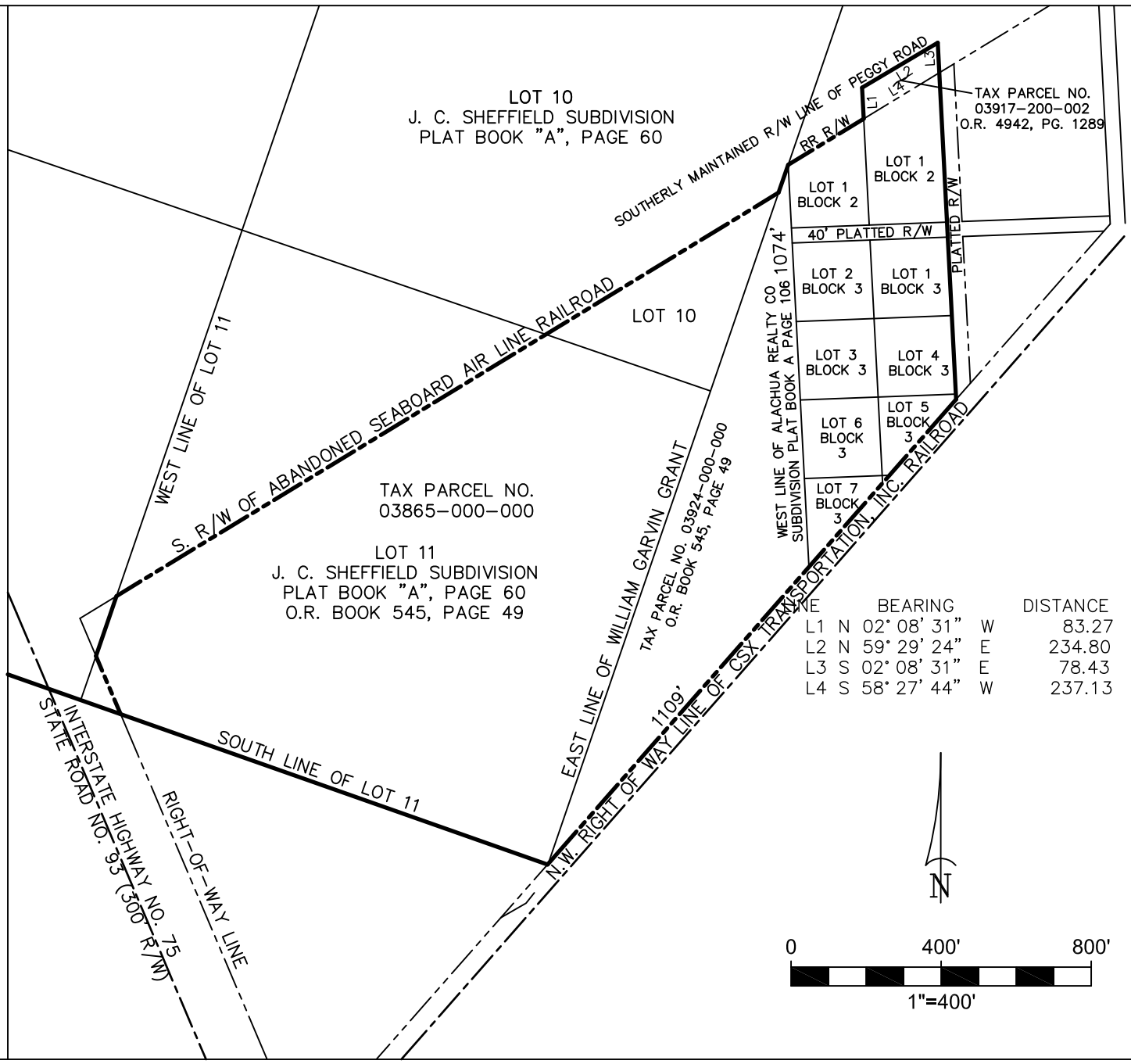
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 14th day of October, 2021, by Christine A. Hunter.

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

CRYSTAL LANE CURRAN
Notary Public - State of Florida
Commission # GG 227129
My Comm. Expires Jun 18, 2022
Bonded through National Notary Assn.

Personally Known: Crystal L. Curran OR Produced Identification: _____
Type of Identification
Produced: _____



J:\BOB\2022-011Overall.dwg plot

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		2/7/2022	2022-011		

LEGAL DESCRIPTION SKETCH OF

A PORTION OF LOT 1 OF SECTION 22, TOWNSHIP 8 SOUTH RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND A PORTION OF THE WILLIAM GARVIN GRANT

FOR: GARDEN STREET COMMUNITIES

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization No. LB 2389

eda consultants inc.

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

Legal Description

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twen6ty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the public Records of Alachua County, Florida.

Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, February 24, 2022

Time: 5:00 p.m.

Place: Legacy Park Multi-Purpose Center
Meeting Room
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



Contact:

Clay Sweger, AICP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

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 of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Craig Parenteau
FL Dept. 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

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

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

Sworn to and subscribed before me this **15th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 5:00 pm on Thursday, February 24, 2022 in the Legacy Park Multi-Purpose Center at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.
Phone: (352) 373-3541

E-mail: csweger@edafl.com

(Published: Alachua County Today - February 10, 2022)

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning & Comprehensive Plan Amendment

Date & Time: February 24, 2022, 5:30 PM

Location: Legacy Park Multi-Purpose Center Meeting Room
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
William Kirkland	15151 Peggy Road	386-462-2730	BigMonkey0676@yahoo.com
Margaret Kirkland	15151 Peggy Road	386462.2730	" " "
Stephen F. Smith	13122 NW CR235	352328-5151	SSmith3205@ASU.COM
Robert Hartley	P.O. Box 1627 Al	352-258-5009	
Gerald Cyr	Gainesville.	813-477-5674	gcyr@gardenstreetcommunities.com

Neighborhood Meeting Minutes

Project: Peggy Road Land Use Change & Rezoning

Meeting Date & Time: February 24 at 5:00 p.m.

Community Participants: 5 participants in total
Gerald Cyr – Developer
William Kirkland
Margaret Kirkland
Stephen Smith
Robert Hartley

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger gave a presentation to inform the participants of the details of the proposed land use and zoning change and then opened up the floor for questions:

Q: Where are you in the process?
A: We are about to submit the land use and zoning change applications to the City and we anticipate that the review will take approx. 4 months. You will see signs posted and notices mailed to notify you of the City meetings. Engineering and platting phases would come after that.

Q: What is the green area on the PD Master Plan?
A: The green areas represent green spaces, which include stormwater basins, buffers, landscaped areas and other similar common areas.

Q: So, almost half of the site is green space?
A: Yes, approx. 48% of the site will be common areas, stormwater areas, green space, landscape buffers, etc.

Q: Did you know that the existing cattle fence on the south side is not located on the property line? It is actually farther north.
A: Thank you for letting us know. We will make sure the survey reflects the fence and property line.

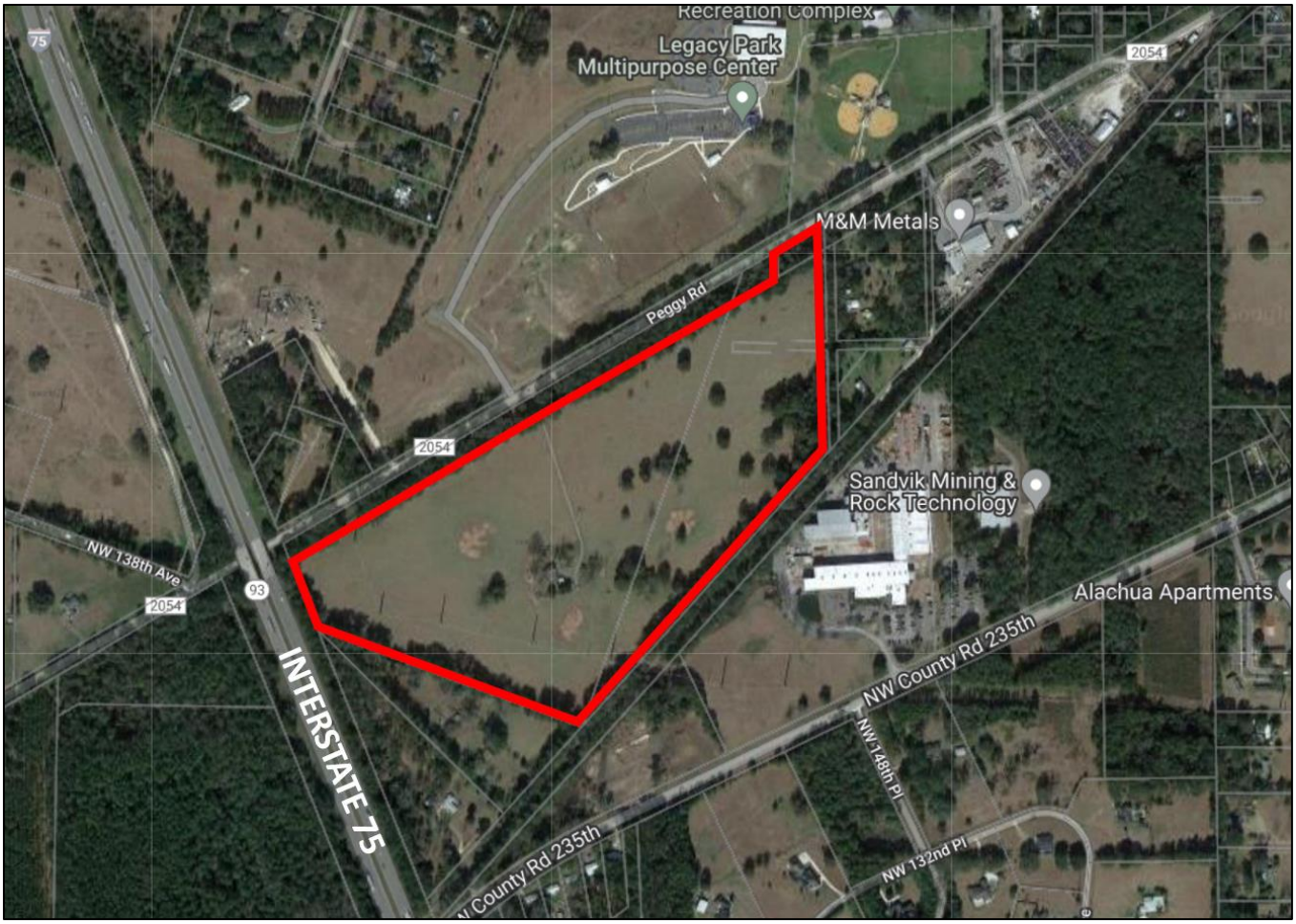
Q: What is proposed to the west / southwest of the existing Duke Energy powerline?
A: Green space is proposed in that area of the project, which will provide a nice buffer between the neighbor in that direction.

Q: Where are utilities coming from?
A: City of Alachua will provide water and sewer service through new lines running from Peggy Road into the project entrance at the NE corner of the site.

Q: Where is the project access?
A: The project access is proposed to be at the NE corner of the site onto Peggy Road.

Comment: Neighbor to the SW is pleased with the project layout and has requested that efforts be made to retain the large oak trees along the common property line between the development and his property and the applicant indicated that those trees should remain and that noted his request.

Future Land Use Map Amendment
Justification Report



Request:	Large Scale Future Land Use Map Amendment application from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Rural/Agriculture (03917-200-002) to City of Alachua Moderate Density Residential.
Location:	15151 Peggy Road
Parcel Numbers:	03924-000-000; 03865-000-000; 03917-200-002
Acreage:	51.7 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP
Date:	June 6, 2022

720 SW 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601

Phone (352) 373-3541
www.edafl.com

Background

The subject property is located at 15151 Peggy Road (CR 2054) in the City of Alachua. The property is located east of I-75, north of NW County Road 235, and south of Peggy Road (CR 2054) near the Legacy Park Multipurpose Center. The proposal concerns an approximately 51.7 (+/-) acre property that contains a residential structure and is also utilized as grazing land. The tax parcel numbers associated with the project are 03924-000-000; 03865-000-000 & 03917-200-002. The parcel is located within Section 22, Township 8, Range 18.

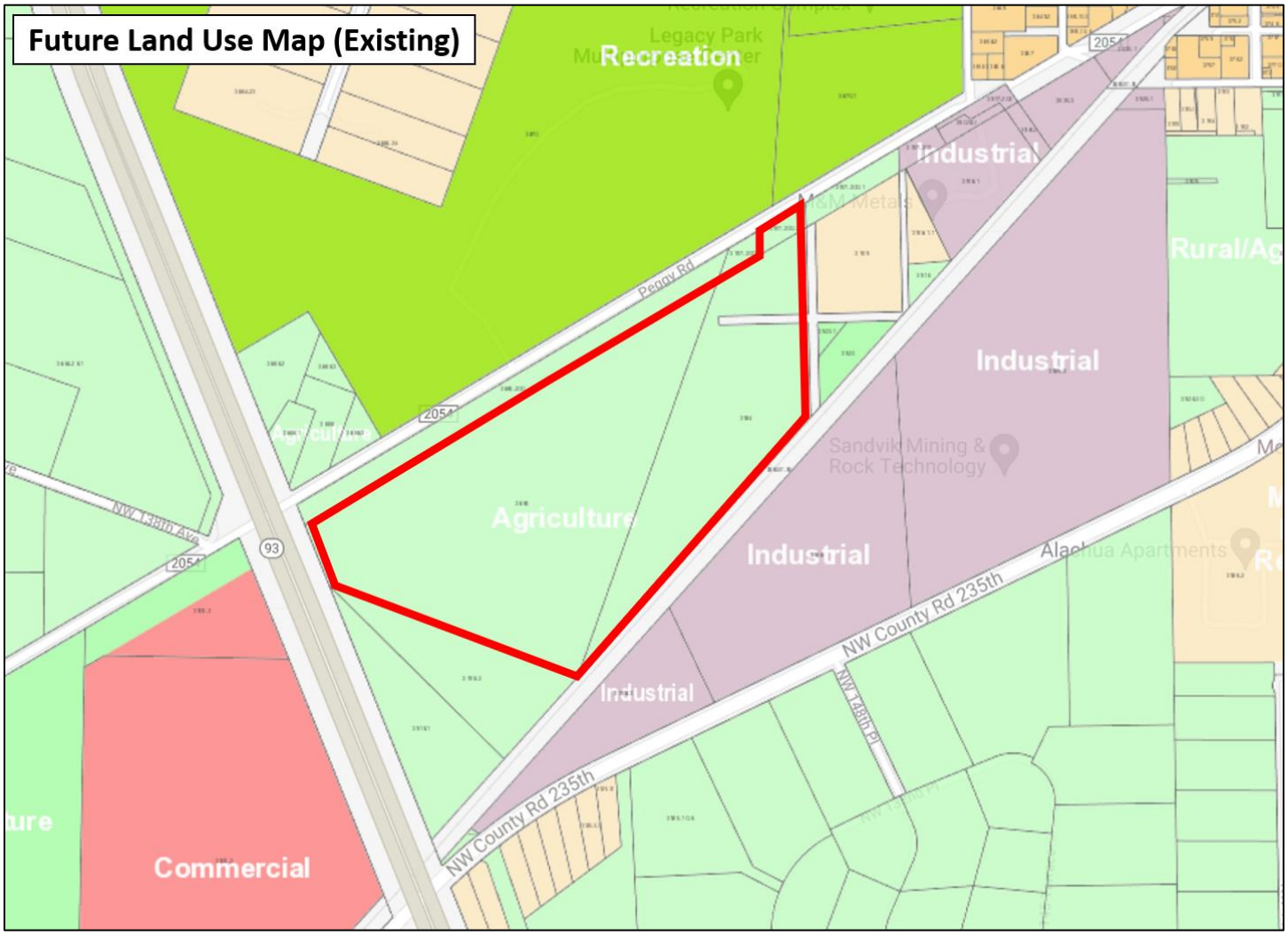
An aerial photo showing the existing conditions of the subject property and surrounding properties is indicated below:



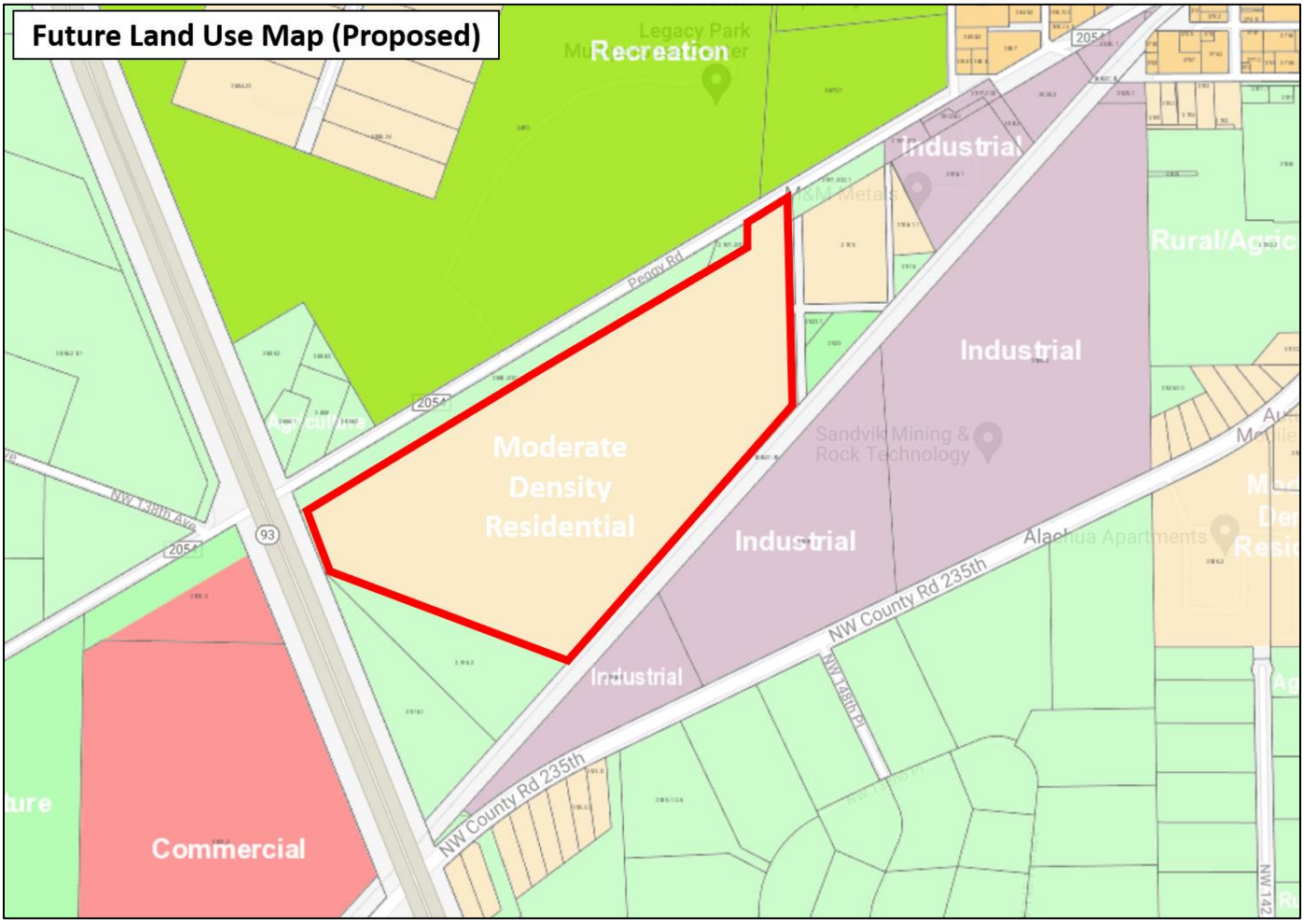
Statement of Proposed Change

The property owners request a large-scale future land use map amendment to amend the future land use category from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Rural/Agriculture to Moderate Density Residential on approximately 51.7 acres. The related application is to rezone the property from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Agriculture to Planned Development – Residential (PD-R) for consistency with the proposed future land use categories.

The existing Future Land Use Map for the project site and surrounding area is shown below:



As stated above, the subject parcel currently has an Agriculture future land use designation and is bounded by a mix of residential, recreation, non-residential and agricultural designations. The proposed Future Land Use Map for the project site and surrounding area is shown below:



As indicated earlier, this proposed future land use map amendment is related to an application for a rezoning that is being submitted simultaneously (please see the Justification Report for the related application that discusses the rezoning). The proposed rezoning would place a proposed Planned Development – Residential (PD-R) zoning on the property that would be consistent with the proposed future land use map designation of Moderate Density Residential on the property.

The Moderate Density Residential future land use designation will allow for use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units and singe family subdivisions.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate Density future land use categories as shown below:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): *The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.*

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory dwelling units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. *Mobile homes only within mobile home parks;*
5. *Duplexes and quadplexes;*
6. *Townhomes;*
7. ***Residential Planned Developments**; and,*
8. *Supporting community services such as schools, houses of worship, parks, and community centers.*

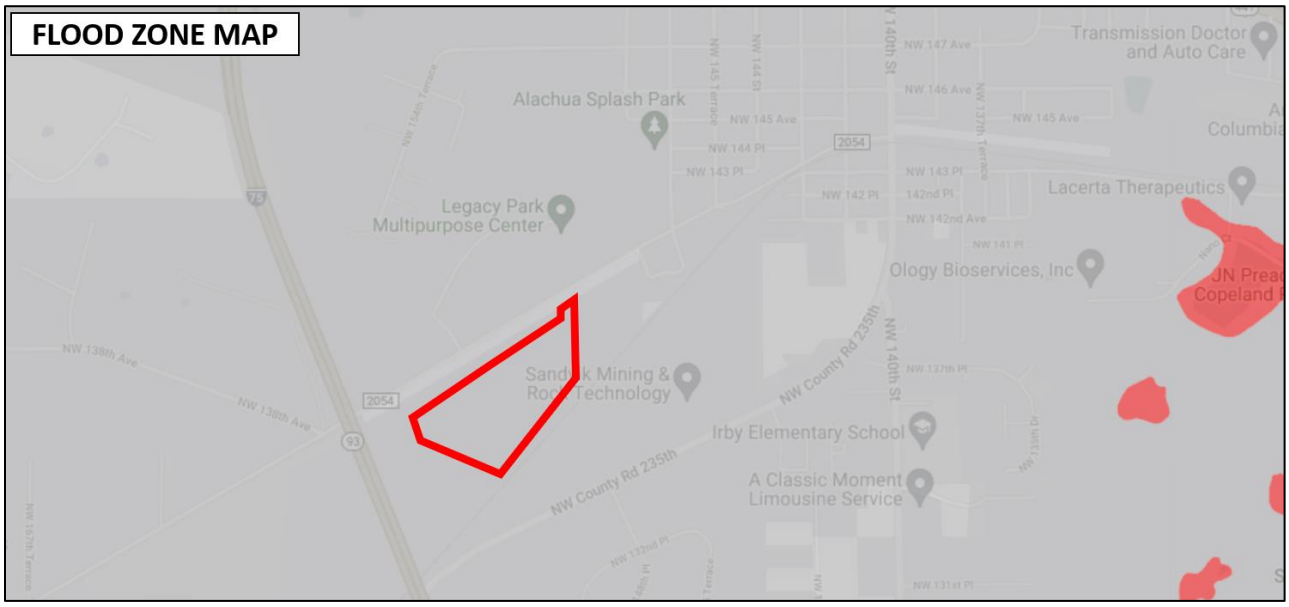
As described in the policies listed above, the proposed Moderate Density Residential future land use designation is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to is location in an area with a mix of residential, civic and non-residential development areas that are well suited to accommodate residential development that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site and connections to the property will be at developer cost.

Environmental / Suitability Analysis

The subject property has very few environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

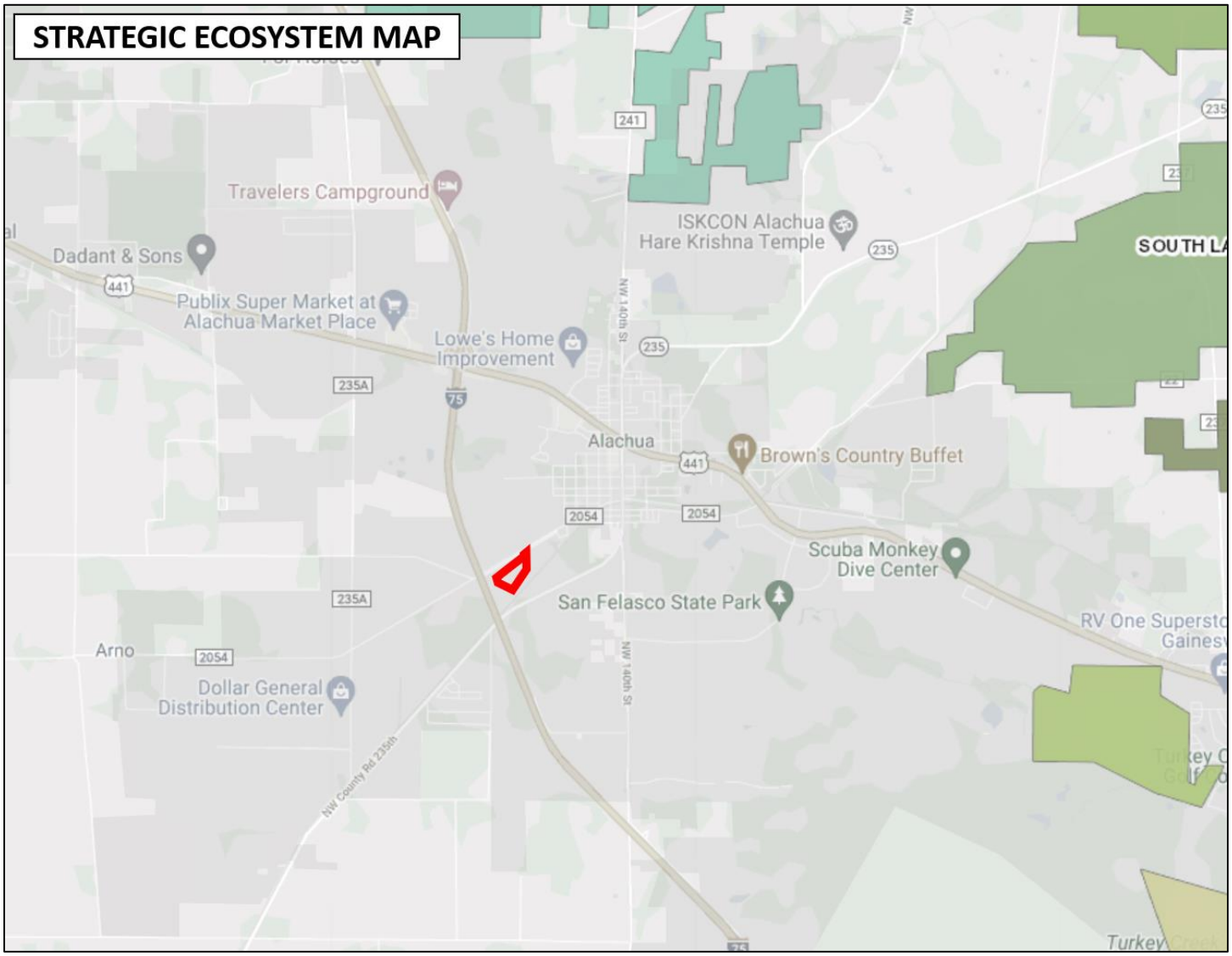
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



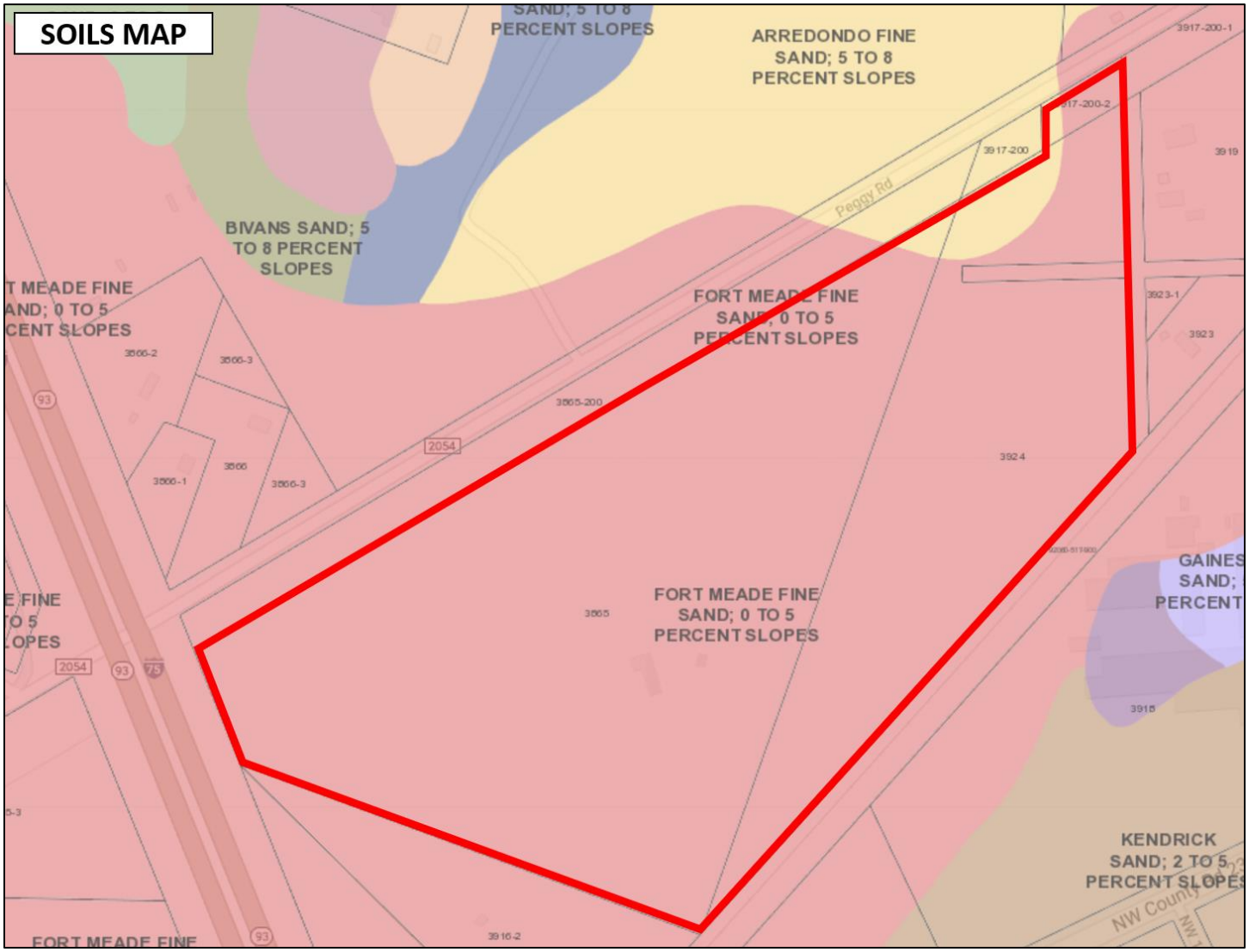
Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as

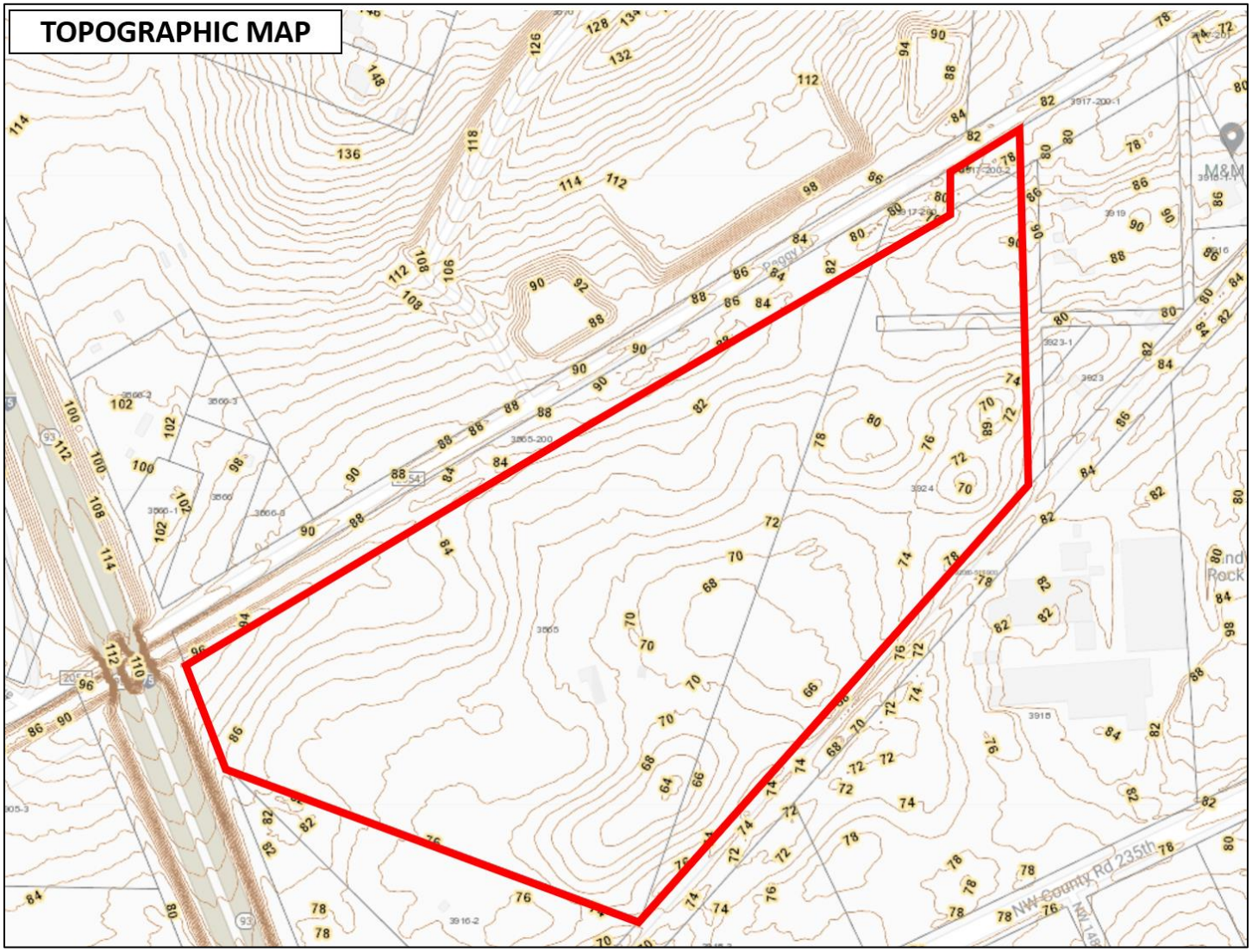
sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.



Topography:

The following figure illustrates the topography of the site. The site generally slopes from north to south on the property with typical slopes spanning over a large expanse of land and thus, poses no impediments to site development.



Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

Wetlands:

The following figure illustrates that there no wetlands located on the subject property, according to the National Wetlands Inventory map below:



Needs Analysis

State Requirements

Recent action by the Florida State legislature (H.B. 7202) modified the requirements for need determinations on comprehensive plan future land use map amendments. The law no longer places a maximum need based strictly on population projections. Rather, it should allow the operation of real estate markets to provide adequate choices for businesses and residents. Therefore, this new policy direction precludes the need to analyze land use changes based on existing and projected populations and directs the focus on preparing lands in urban infill areas for appropriate and compatible development.

Based on existing development and existence of public facilities intended to serve development, the site is located within urbanizing portion of the City of Alachua, abutting Peggy Road (CR 2054) and in proximity to employment sectors of the City. A major civic facility owned and maintained by the City of Alachua (Legacy Park Multipurpose Center) is immediately north of the project site. Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Land areas with a mix of residential, non-residential and civic designations are located within 1/8 mile of the subject property, and development of this land will support the concept of urban development.

Existing vs. Proposed Designations

The proposed land use change to Moderate Density Residential on the 51.7 (+/-) acre subject property will result in an increase of density for the site. The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum intensity scenario on the site.

Existing FLUM Designation	**Acreage**	**Max. Density/Intensity**	**Max Dev. Scenario**
Agriculture	51.7	1 Unit / 5 Acres	10 Units

Proposed FLUM Designation	**Acreage**	**Max. Density/Intensity**	**Max Dev. Scenario**
Mod. Density Residential	51.7	4 UPA	207 Units

The City of Alachua Moderate Density Residential future land use designation allows for a variety of residential use types within the City of Alachua. Further, as single family detached development is in high demand, the land use change will help facilitate this development type. In addition, the subject property is located adjacent to the City of Alachua Legacy Park, which according to the City of Alachua, 'provides a welcoming, flexible park that provides a full spectrum of sports and cultural activities, open space, and passive recreation to the residents of Alachua.'

Public Facilities Analysis

A future land use map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed land use categories.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any new development allowed in the proposed land use category will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed future land use designation is described below:

Proposed FLUM Designation	Acreage	Max Dev. Scenario
Mod. Density Residential	51.7	207 Units

Traffic:

Development Scenario –Moderate Density Residential FLU

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	207	Single Family	9.43 / Unit	1,952
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	207	Single Family	0.94 / Unit	195

Source: ITE, 11th Edition

Total Trip Generation:
- **1,952 ADT**
- **195 PM PEAK**

Affected Roadway Segments (Above 5% MSV)
- Segment 14 - CR 2054 (From SR 235 to West City Limit)
- Segment 8 - SR 235 (From NW 143rd Place to US 441)
- Segment 17 – CR 235A (From US 441 to CR 235)

Trip Distribution on Affected Roadway Segments
- 100% Distribution on CR 2054 (Segment 14) (1,952 ADT, 195 PM Peak)
  - 70% East (1,366 ADT, 137 PM PEAK) / 30% West (586 ADT, 58 PM PEAK)
- 70% Distribution on SR 235 (Segment 8) (1,366 ADT, 137 PM Peak)
- 30% Distribution on CR 235A (Segment 17) (586 ADT, 58 PM PEAK)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,952
Available Capacity	8,972

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	1,359

Existing Traffic and Reserved Trips	395
Project Trips (PM Peak)	195
Available Capacity	769

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,366
Available Capacity	3,629

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	1,290
Existing Traffic and Reserved Trips	894
Project Trips (PM Peak)	137
Available Capacity	259

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	586
Available Capacity	9,120

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	516
Project Trips (PM Peak)	58
Available Capacity	785

Traffic background data provided via May 2022 City Concurrency Report.

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

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

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

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations using a maximum development scenario, an increase of 51,750 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	51,750
Residual Capacity	506,382

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 250 Gal/Unit per day x 207 = 51,750 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 56,925 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity[2]	203,857
Parcel Demand for Site	56,925
Residual Capacity	729,801

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 275 Gal/Unit per day x 207 = 56,925 GPD*

Solid Waste:

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

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (207 units x 2.55 residents per unit x 0.73 tons/year per capita = 385 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	385 Tons

1. *Formula: (0.73 tons / year per capita @ 2.55 residents per unit)*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

Student Generation Calculations: Single Family Residential Development

Elementary School	207	units	x	0.12	Elementary School Multiplier*	25	Student Stations
Middle School	207	units	x	0.06	Middle School Multiplier*	12	Student Stations
High School	207	units	x	0.09	High School Multiplier*	19	Student Stations

Approval of the application will result in a projected school enrollment impact of 25 elementary, 12 middle and 19 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	2.6
Available Recreation Acreage	75.64

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Calculations for Proposed Project: 207 Units x 2.55 persons/household x 5 acres / 1,000 persons = 2.6 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational

facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

STORMWATER

Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in future land use.

The existing land uses and future land use designations of the adjacent properties are as follows:

North: Peggy Road (CR 2054), Legacy Park Multipurpose Center, CSX Land
Recreation & Agriculture future land use designations

East: Residential
Moderate Density Residential & Agriculture future land use designations

West: Residential & Interstate 75
Residential and Agriculture future land use designations

South: CSX Railway & Industrial
Industrial future land use designation

The proposed Moderate Density Residential future land use designation is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a collector roadway (Peggy Road / CR 2054) and within close proximity to employment areas and the City of Alachua Legacy Park, a major civic facility serving local residents. Public

services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development.

Urban Sprawl Analysis

Urban Sprawl Indicators

This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: This proposed land use map amendment to Moderate Density Residential is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) along a collector highway (Peggy Road / CR 2054) and proximity to employment areas within the City. In addition, future development in the future shall comply with the regulations applicable to the protection of natural resources.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The subject property is currently served by an existing roadway with adequate capacity to serve the development. Existing public utilities are also available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. In addition, the City of Alachua's Legacy Park Multipurpose Center is located adjacent to the property on the north side of Peggy Road / CR 2054, which provides an excellent amenity for residential areas.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Response: Currently, there are minor agricultural operations within the subject property. However, most of the nearby lands within the City of Alachua already have a land use and zoning designation that is not agricultural, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed land use map amendment for the property to Moderate Density Residential will help serve the growing residential population in the City and will provide

additional housing stock to serve the community in an area with centralized services available. This residential use will support the non-residential uses in the City by providing housing opportunities for the employees of local businesses.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. *Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

Response: The proposed amendment will promote the already existing mix of residential , non-residential and civic uses in a portion of the City of Alachua that is primed for continued economic development due to geographic considerations, available public facilities and availability of centralized utilities. Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

2. *Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

Response: The subject property is located in an urbanizing area along Peggy Road / CR 2054 that has all necessary public facilities needed to support development, including water & sewer services and a major City park (Legacy Park) to the immediate north of the property. Existing centralized public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection of potable water and wastewater lines. In addition, a majority of the properties in the immediate vicinity already have an urban land use and zoning designation and properties to the east and west are already residential in use.

3. *Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.*

Response: No radial, strip, isolated or ribbon patterns will be created by this land use change. The development of the subject property for residential development will not promote strip development based on the proposed map's consistency with the overall land use pattern in the immediate area. Urban land use and zoning designations are existing on a majority of the

adjacent parcels in the immediate area and this change will be consistent with those designations.

4. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

Response: There are no identified regulated natural resources on the property (wetlands, floodplains, etc.). In addition, any on site environmental resources (if any) will be protected at the development stage in accordance with the City of Alachua Comprehensive Plan and Land Development Regulations.

5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.*

Response: Currently, there are minor agricultural operations within the subject property. However, most of the nearby lands within the City of Alachua already have a land use and zoning designation that is not agricultural, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.

6. *Fails to maximize use of existing public facilities and services.*

Response: Upon approval of the land use change and development of the site, all existing utilities provided by the City of Alachua shall be utilized. Peggy Road / CR 2054 provides access to the property for full vehicular access. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection of potable water and wastewater lines.

7. *Fails to maximize use of future public facilities and services.*

Response: As stated above, future development will be required to maximize the existing public facilities that are available to serve the site. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

8. *Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, educational, health care, fire and emergency response, and general government.*

Response: **The subject property is located in the urbanizing portion of the City of Alachua abutting an existing county collector roadway with a major City civic facility (Legacy Park Multipurpose Center) across the street. Potable water and sanitary sewer facilities are available to the site and connections shall be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Adequate vehicular capacity is currently available on the local road network to serve future development on site. All other public services are currently available. Due to the immediate proximity of the site to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.**

9. Fails to provide a clear separation between rural and urban uses.

Response: **The subject property falls within urbanized area the City of Alachua due to its adjacency to Peggy Road / CR 2054, availability of centralized utilities and land use pattern in the area.**

10. Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The development of this site as a residential subdivision along Peggy Road / CR 2054 has public services available (water, sewer, police, fire, etc.) and as such, should be considered an area that is urbanizing in nature based on the existing local development pattern and urban future land use designations within the immediate vicinity of the subject property.

11. Fails to encourage an attractive and functional mix of uses.

Response: **The proposed land use change will help add to a functional mix of uses in the immediate area, which includes a mix of commercial and residential use types, along with civic uses (Legacy Park) provided by the City of Alachua.**

12. Results in poor accessibility among linked and related land uses.

Response: **The proposed amendment will not result in poor accessibility among linked and related uses. Future development will provide connectivity to the extent feasible.**

13. Results in loss of significant amounts of functional open space.

Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, the development of the site shall provide at least 10% functional open space as part of the overall development, per LDR requirements.

Comprehensive Plan Consistency

This future land use map amendment Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed land use map amendment application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, Community Facilities Element, Transportation Element, Conservation/Open Space Element and Capital Improvements Element.

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed land use change application:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): *The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.*

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory dwelling units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. *Mobile homes only within mobile home parks;*
5. *Duplexes and quadplexes;*
6. *Townhomes;*
7. ***Residential Planned Developments****; and,*
8. *Supporting community services such as schools, houses of worship, parks, and community centers.*

Consistency: As described in the policies listed above, the proposed Moderate Density Residential future land use designation is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use map designation is appropriate due to is location in an area with a mix of residential and non-residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the subject property is located adjacent to the City of Alachua Legacy Park Multipurpose Center, which according to the City of Alachua, 'provides a welcoming, flexible park that provides a full spectrum of sports and cultural activities, open space, and passive recreation to the residents of Alachua.' The property is also served by all necessary public facilities to serve future development of the site.

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.*

Policy 2.5.b: *Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.*

Consistency: **Any new development on the site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development Code.**

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.*

Consistency: **Future development on the site will identify and address on-site natural features and will address them in compliance with local regulations.**

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.*

Consistency: **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to an existing public street for full vehicular access. In addition, public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.**

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

GOAL 9: *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan*

Consistency: **Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.**

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.*

Consistency: **An analysis of the proposed land use change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on land use maximum development scenarios indicate that the proposed future land use map amendment will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.**

Community Facilities Element:

Goal 1: *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

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

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

Goal 3: *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

Goal 4: *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

Objective 4.1 *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

Consistency: **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. Future development on the parcel will be required to connect with potable water and wastewater facilities consistent with**

the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.

Conservation & Open Space Element:

The proposed future land use amendment is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: Any future development proposal associated with these parcels will meet the City's air quality standards.

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Consistency: As described in the Environmental Analysis section of this application, the existing soil types on site have minimal limitations for urban development.

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Response: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the future development of the site and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas that comply with all applicable City, County and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: There are no known or identified geological resources on the property.

Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Consistency: **The development is proposed to be residential in nature and therefore, no hazardous materials shall be utilized.**

Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Consistency: **Currently, there are minor agricultural operations within the subject property. However, most of the nearby lands within the City of Alachua already have a land use and zoning designation that is not agricultural, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.**

Objective 1.10: Wetlands The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Consistency: **No wetlands are located on the subject property.**

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: **The required open and green space requirements shall be met upon subsequent development of the site.**

Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: **Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.**

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

Response: **There are no surface water bodies located on the project site.**

Capital Improvements Element:

Objective 1.2: *The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.*

Consistency: **Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.**

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). However, any future development plan applications would be subject to review for required capital improvements.

ORDINANCE 22-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±51.7 ACRES FROM AGRICULTURE AND RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, an application for a large scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on July 12, 2022 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on July 25, 2022 provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

WHEREAS, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on _____, 2022 and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated 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 PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.
3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended on Tax Parcel Numbers 03924-000-000, 03865-000-000 and 03917-200-002 from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential in accordance with

the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

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

Section 5. 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.

Section 6. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted

amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the _____ day of _____, 2022.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2022.

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

EXHIBIT "A"

Tax Parcel Numbers 03924-000-000, 03865-000-000 and 03917-200-002

LEGAL DESCRIPTION:

Legal Description

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twen6ty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the public Records of Alachua County, Florida.

Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

EXHIBIT "B"

ADOPTED FLUM TO BE INSERTED

NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, February 24, 2022

Time: 5:00 p.m.

Place: Legacy Park Multi-Purpose Center
Meeting Room
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



Contact:

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eda consultants, inc.
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Tom Gorman
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Alachua, FL 32653

Richard Gorman
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Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

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Lisia Jenkins
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Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

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

Sworn to and subscribed before me this **15th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 5:00 pm on Thursday, February 24, 2022 in the Legacy Park Multi-Purpose Center at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.
Phone: (352) 373-3541

E-mail: csweger@edafl.com

(Published: Alachua County Today - February 10, 2022)

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning & Comprehensive Plan Amendment

Date & Time: February 24, 2022, 5:30 PM

Location: Legacy Park Multi-Purpose Center Meeting Room
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
William Kirkland	15151 Peggy Road	386-462-2730	BigMonkey0676@yahoo.com
Margaret Kirkland	15151 Peggy Road	386462.2730	" " "
Stephen F. Smith	13122 NW CR235	352328-5151	SSmith3205@ASU.COM
Robert Hartley	P.O. Box 1627 Al	352-258-5009	
Gerald Cyr	Gainesville.	813-477-5674	gcyr@gardenstreetcommunities.com

Neighborhood Meeting Minutes

Project: Peggy Road Land Use Change & Rezoning

Meeting Date & Time: February 24 at 5:00 p.m.

Community Participants: 5 participants in total
Gerald Cyr – Developer
William Kirkland
Margaret Kirkland
Stephen Smith
Robert Hartley

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger gave a presentation to inform the participants of the details of the proposed land use and zoning change and then opened up the floor for questions:

Q: Where are you in the process?
A: We are about to submit the land use and zoning change applications to the City and we anticipate that the review will take approx. 4 months. You will see signs posted and notices mailed to notify you of the City meetings. Engineering and platting phases would come after that.

Q: What is the green area on the PD Master Plan?
A: The green areas represent green spaces, which include stormwater basins, buffers, landscaped areas and other similar common areas.

Q: So, almost half of the site is green space?
A: Yes, approx. 48% of the site will be common areas, stormwater areas, green space, landscape buffers, etc.

Q: Did you know that the existing cattle fence on the south side is not located on the property line? It is actually farther north.
A: Thank you for letting us know. We will make sure the survey reflects the fence and property line.

Q: What is proposed to the west / southwest of the existing Duke Energy powerline?
A: Green space is proposed in that area of the project, which will provide a nice buffer between the neighbor in that direction.

Q: Where are utilities coming from?
A: City of Alachua will provide water and sewer service through new lines running from Peggy Road into the project entrance at the NE corner of the site.

Q: Where is the project access?
A: The project access is proposed to be at the NE corner of the site onto Peggy Road.

Comment: Neighbor to the SW is pleased with the project layout and has requested that efforts be made to retain the large oak trees along the common property line between the development and his property and the applicant indicated that those trees should remain and that noted his request.

offering a sense of privacy

Teatime, Tranquility and Treasures at Willow's Rest opened to the public two weeks ago and is already so popular that the owners suggest reservations during the lunch hour. "We have

is open Tuesday-Saturday, 9 a.m.to 4 p.m. Additional information or reservations can be made by calling 386-243-9199.

# # #

Email rcarson@alachuatoday.com

City of ALACHUA

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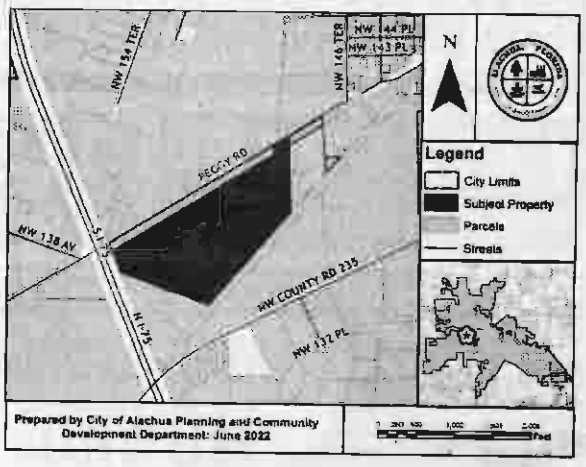

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(Published: Alachua County Today - June 30, 2022)

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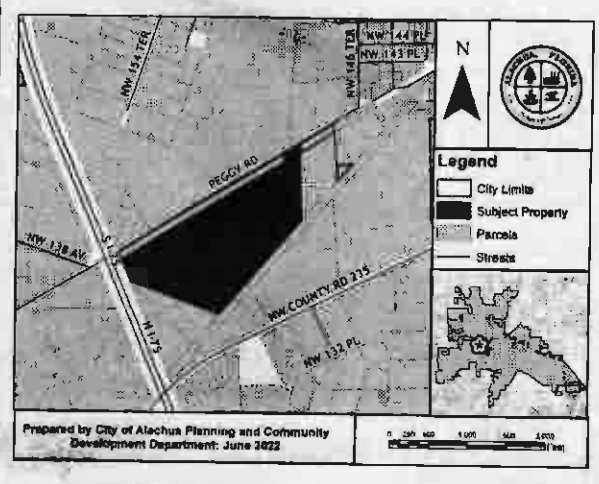

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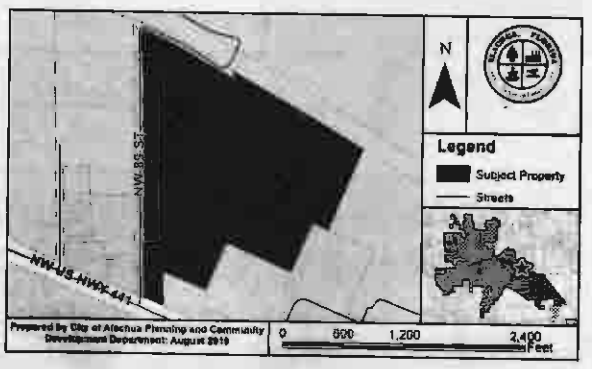

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(Published: Alachua County Today - June 30, 2022)

Challengers take Florida's abortion ban to court, saying it violates privacy right

John Kennedy
Capital Bureau | USA TODAY NETWORK – FLORIDA

TALLAHASSEE — Only days before Florida is poised to ban most abortions after 15 weeks of pregnancy, a Leon County judge was asked this week to block the new law as a violation of the state constitutional right to privacy.

Circuit Judge John Cooper has indicated he expects to rule in the case before Friday, when the new restriction is set to take effect. Planned Parenthood affiliates in Florida and allied organizations sued this month to block the law.

"Abortion is a very common procedure," Dr. Shelly Tien of Jacksonville said, in testimony Monday before Cooper. "It's a very safe procedure."

Tien, among the plaintiffs in the case, is a maternal-fetal medicine specialist who performs abortions with Planned Parenthood of South, East and North Florida. She also travels around the country to provide abortions in regions with limited access.

In mostly party-line votes, Florida's Republican-controlled House and Senate approved overhauling the state's abortion law earlier this year. The legislation, HB 5, was signed by Gov. Ron DeSantis in April.

Florida's law has allowed abortions for up to 24 weeks of pregnancy for most of the decades since the U.S. Supreme Court's Roe v. Wade decision legalizing the procedure in 1973.

The U.S. Supreme Court last Friday overturned Roe v. Wade, stripping away federal constitutional protections for abortion and potentially leading to abortion bans in half the states. In their 6-3 ruling, justices also upheld Mississippi's 15-week abortion limit, which is identical to the Florida law about to take effect.

But Florida's constitutional right to privacy, approved overwhelmingly by voters in 1980, adds certain safeguards that Planned Parenthood and others argue should halt the new 15-week ban.

Attorneys for the state, however, questioned Tien who acknowledged that data showed that 96.4% of abortions in Florida in 2019 occurred before the thirteenth week of pregnancy. When Tien was asked to acknowledge that few women seeking abortions would be affected by the new law, Cooper interrupted, also citing the 2019 statistics.

"Sixteen hundred (women) would be" barred from abortions under the 15-week standard, Cooper said. "And all those who have become pregnant by rape would be affected by HB 5."

The state Supreme Court in 1989 relied on the state's privacy right in striking down a parental consent law for minors seeking abortion, and the constitutional standard was cited by courts blocking other abortion restrictions in subsequent years.

But the current, seven-member state Supreme Court, comprised of three DeSantis appointees and all appointed by Republican governors, is viewed as conservative and potentially poised to reinterpret the privacy right, which states "every natural person has the right to be let alone and free from governmental intrusion."

DeSantis and Republican leaders in the Legislature haven't spoken about what could happen next in Florida, now that federal justices have given states authority to enact event stricter abortion laws or outright bans.

DeSantis in his comments following the Supreme Court ruling said his focus is on defending the state's new restriction "against state court challenges," hinting he is not eager to call lawmakers back into special session to enact tougher limits.

A Florida Atlantic University poll in May found that 67% of Floridians think abortion should be legal in all or most cases. For now, DeSantis and most Florida lawmakers up for election this year appear inclined to gauge how reaction to the Supreme Court ruling plays across the nation and state.

Elections

Continued from Page 3A

Boatner also comes to the office with an impressive resume, Barton added.

The political science major is just 10 credits shy of earning his degree, the least anyone has needed for anyone who held the position prior. He also played a role in helping draw new district lines locally, assisting UF professors Dan Smith and Michael McDonald.

Candidates often rely on UF students to help with campaigns during election years, though many understand the job is only temporary. Those campaign workers then develop experience and skills to move on to careers in politics. Campaign expenses show that Arreola's campaign last paid $750 to Boatner for his help on April 12.

Arreola praised Boatner for his work and congratulated him on his new role, adding that Boatner was immediately removed as treasurer and severed all campaign accounts and activity once he received the job offer.

"I hired him for a reason," Arreola said. "I encourage anybody who wants to know more about elections and politics to work for campaigns. It really is an educational experience."

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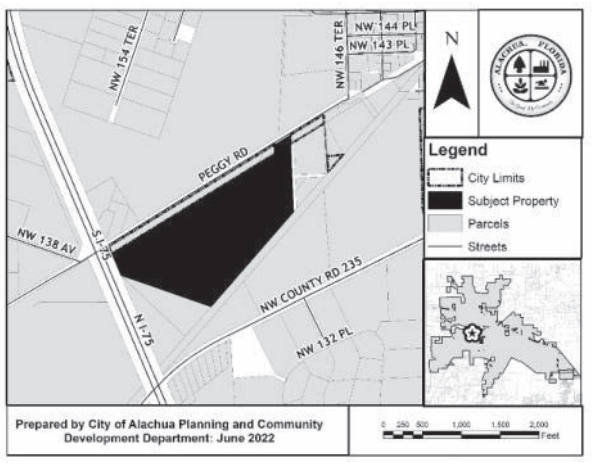

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GF-30946574

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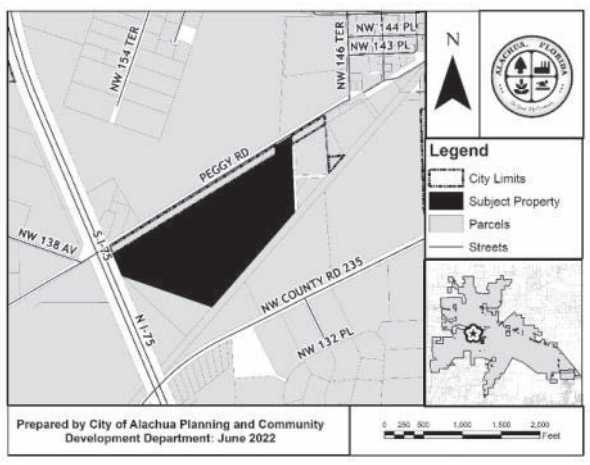

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GF-30946532

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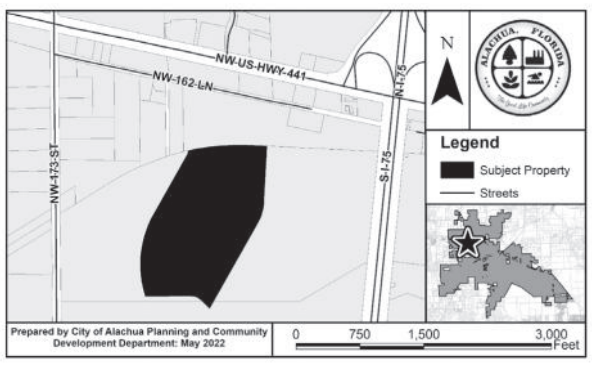

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GF-30946323

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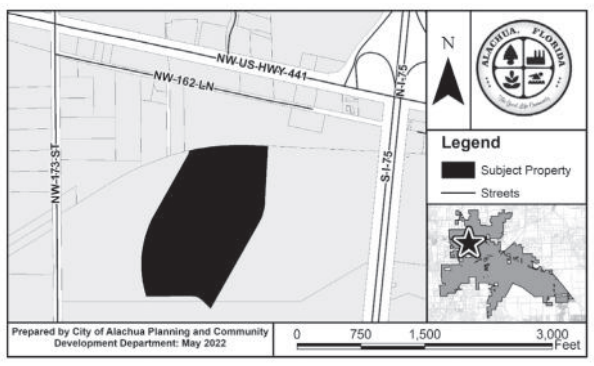

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GF-30946402

City of ALACHUA
the good life community

Mailed 6/27/22
KC

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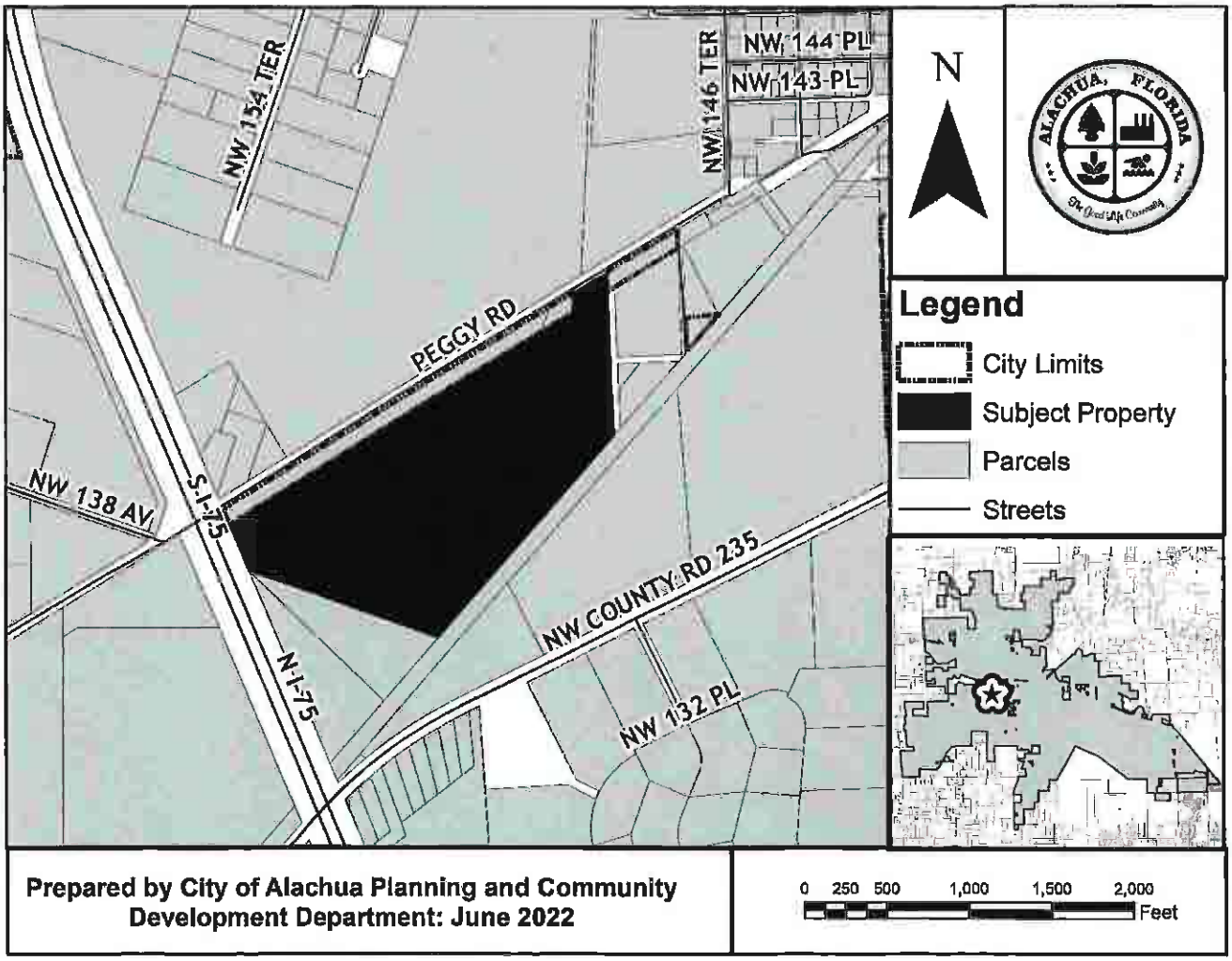

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100

P.O. Box 9 ♦ Alachua, Florida 32616-0009
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Alachua, FL 32653

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Alachua, FL 32615

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Easy Peel Address Labels
Bend along line to expose Pop-up Edge
AVERY 5160

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03923-001-000
JACKSON ROBERT HEIRS
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03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
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03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
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03917-200-001
HUNTER CHRISTINE A
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03870-000-000 & 03870-001-000
CITY OF ALACHUA
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ALACHUA, FL 32616

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
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ALACHUA, FL 32616-1360

03923-000-000
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ALACHUA, FL 32616-1084

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13500 NW COUNTY RD 235
ALACHUA, FL 32615

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/23/22 FOR THE Peggy Rd Planned Development LSCPA/RZ
(Date) (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.

Melissa Watson
(Signature)

One (1)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 7/12/2022
SUBJECT: Site-Specific Amendment to the Official Zoning Atlas - Peggy Road PD-R: a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc. , applicant and agent for William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") on a ±51.7 acre subject property. Consisting of Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 26 conditions provided in Exhibit "A" of this Staff Report, 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 for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development 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 26 conditions provided in Exhibit "A" and located on page 36 of the July 12, 2022 Staff Report to the Planning & Zoning Board.*

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., on behalf of William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R").

The subject property is comprised of Tax Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 and is approximately 51.7 acres in size. The subject property is located south of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75.

The subject property presently has Future Land Use Designations of Agriculture and Rural/Agriculture (Alachua County), which permits up to 1 dwelling unit per 5 acres (10 total units maximum for the subject property). A related application for a Large Scale Amendment to the City's Future Land Use Map would amend the Future Land Use Designation from the existing designations to Moderate Density Residential, which permits up to 4 units per acre (206 total units maximum for the subject property). The proposed PD-R zoning district would permit a maximum of 155 residential units, which is consistent with the maximum density of the existing FLUM Designations for the subject property.

Development would consist of single family detached structures with associated improvements and minor accessory recreational uses. One ingress/egress to the development is proposed to connect to Peggy Road/CR 2054. Peggy Road/CR 2054 is a County maintained collector therefore Alachua County Public Works is responsible for ultimately permitting the connections to the subject property.

The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> (1) Increasing Flexibility
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> (2) Greater Freedom to Provide Access, Open Space, and Amenities
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> (3) Greater Freedom to Provide Mix of Uses and Housing Types
> Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
>
> (4) Providing Greater Opportunity for More Efficient Land Use Patterns
> Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
>
> (5) Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics
> Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
>
> (6) Quality Design Through Density Increases
> In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

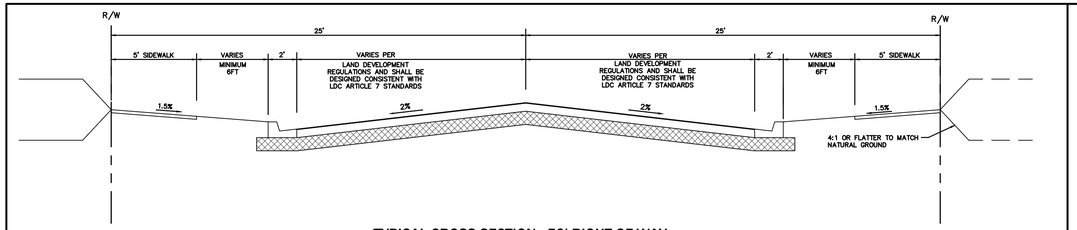
The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

ATTACHMENTS:

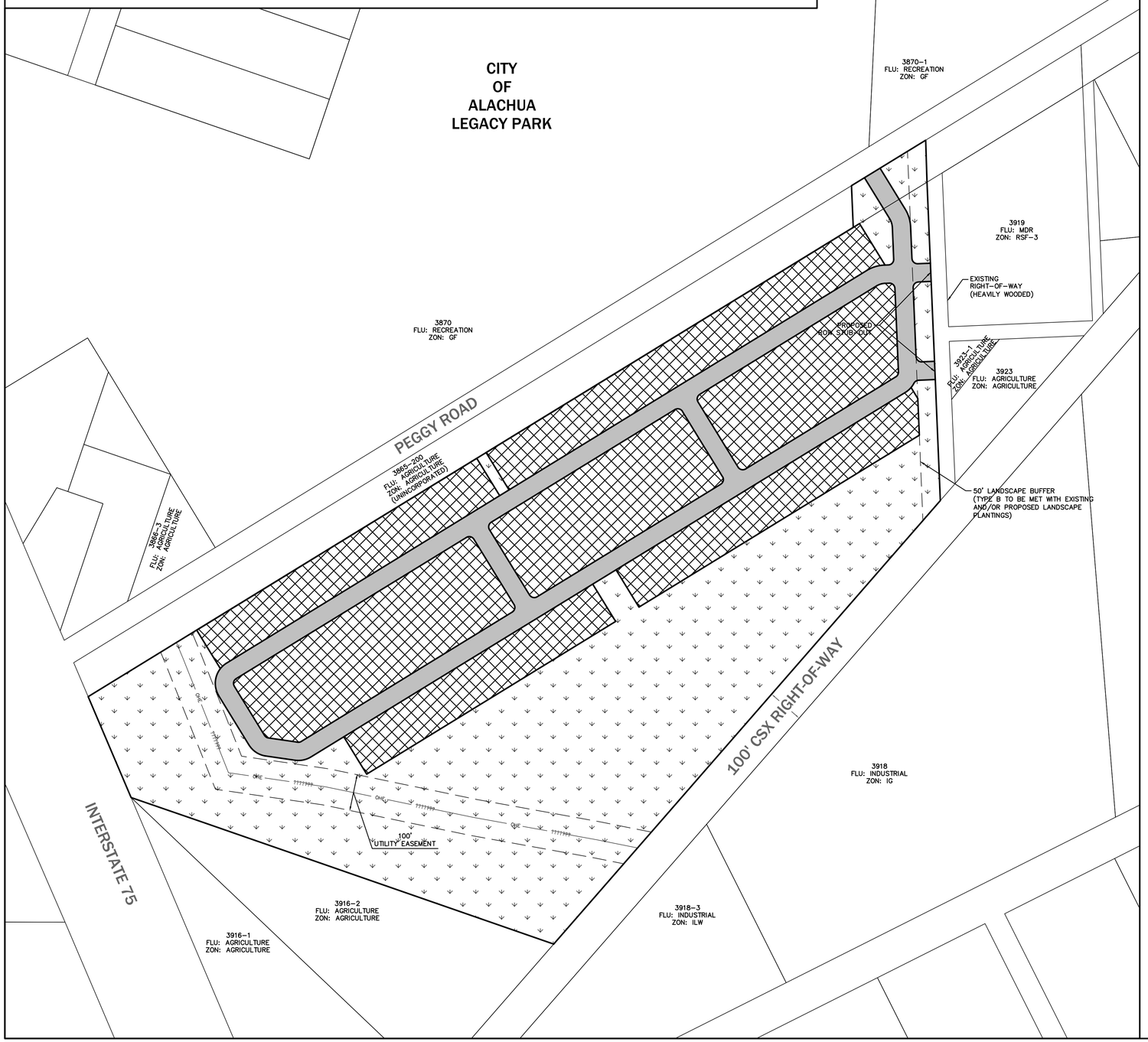
Description

- PD Master Plan
- Staff Report and Staff Supporting Materials
- Application and Supporting Materials
- Draft PD Ordinance
- Draft PD Agreement
- Neighborhood Workshop Materials
- Public Notice Materials for the 07/12/22 PZB Hearing



TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

N.T.S.



GENERAL NOTES

1. SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "RESIDENTIAL LOT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT IS 5,500 S.F.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF 1 PHASE, WITH THE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE PRELIMINARY PLAT SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN.
3. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
4. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS & PICNIC AREAS ARE ONLY PERMITTED IN OPEN SPACE AREAS AND SHALL BE AT LEAST 50 FEET FROM THE PROJECT PERIMETER..
5. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED AND MAY BE SLIGHTLY ADJUSTED.
8. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATLEY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. STORMWATER: THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS. WHILE A MAJORITY OF PROPOSED STORMWATER FACILITIES SHALL BE LOCATED IN THE AREA LABELED "COMMON AREA/STORMWATER/OPEN SPACE" IN THE LAND USE DATA TABLE BELOW, SOME STORMWATER AREAS ARE PERMISSIBLE IN THE OTHER LAND USE AREAS. IN ADDITION, ALL STORMWATER PONDS SHALL BE AT LEAST 5 FEET (FROM TOP OF BANK) FROM ALL LOT LINES (EXISTING & PROPOSED).
10. USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST APPLICABLE STANDARDS AND CITY OF ALACHUA REGULATIONS.
12. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13. NO PROPOSED LOT SHALL BE WITHIN LESS THAN 100 FEET FROM ANY LOT UTILIZED FOR RESIDENTIAL PURPOSES.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT LIMITS	52 AC.	100%
	RESIDENTIAL LOT AREA	21 AC.	40%
	COMMON AREA/ STORMWATER/ OPEN SPACE	25 AC.	48%
	RIGHT-OF-WAY	6 AC.	12%

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	5,500 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	40 FT.
LOT COVERAGE, MAX. (% OF LOT)	55%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
RESIDENTIAL LOT AREA	140-155

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP

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TEL. (352) 373-3541
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NORTH

SCALE: 1" = 150'

0 75 150 300

GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title: PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

Sheet title: PD MASTER PLAN

Designed: SR
Drawn: LBO
Checked: TAR
Date: 06/23/22

Sheet No.: P100

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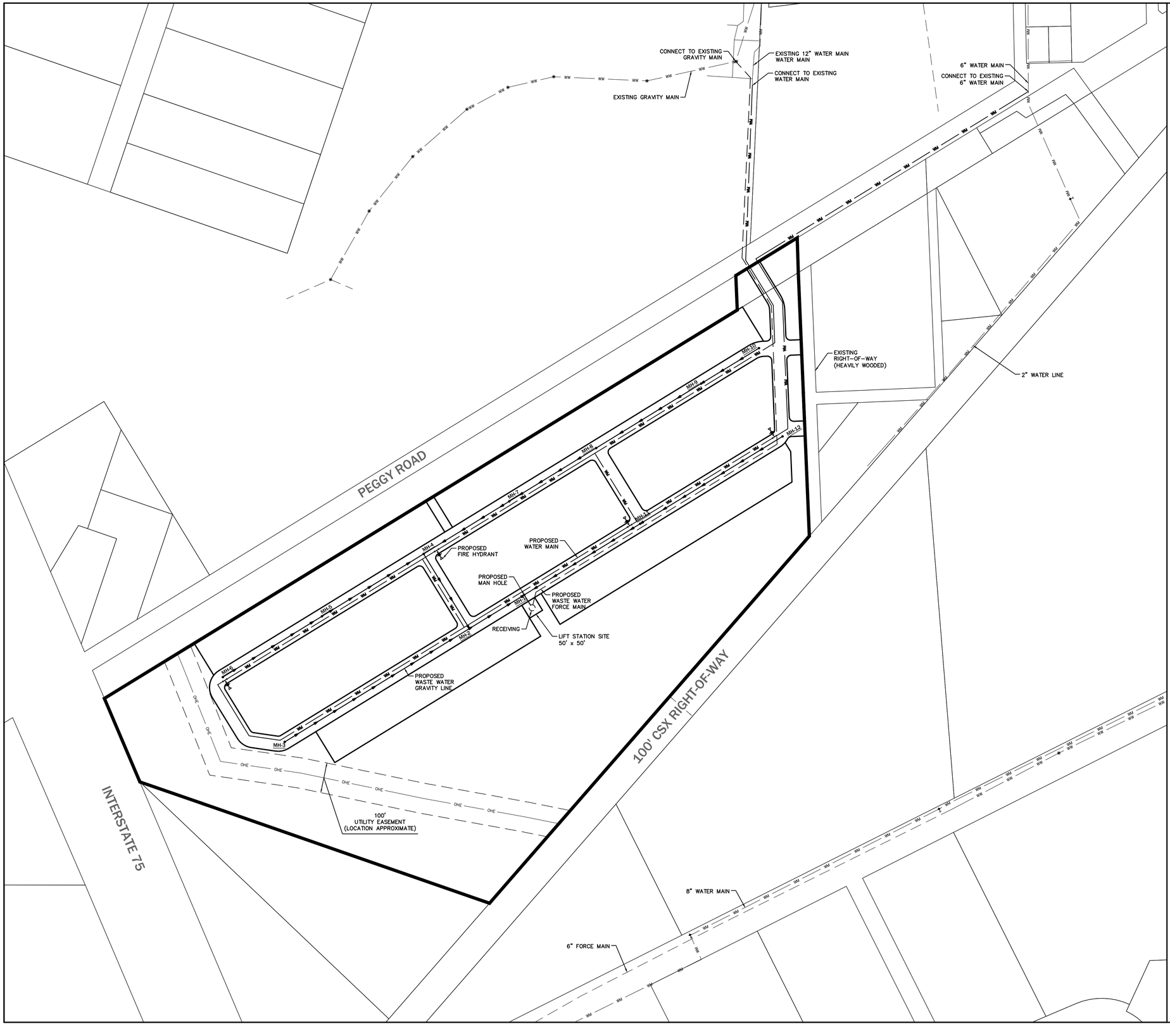

LEGEND

- EXISTING WASTE WATER LINE
- EXISTING WATER MAIN LINE
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- PROPOSED WATER MAIN LINE
- PROPOSED WASTE WATER GRAVITY MAIN
- PROPOSED WASTE WATER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE

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NORTH

SCALE: 1" = 150'

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GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title:

PEGGY ROAD PD
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN

Designed:	SR	Sheet No.: P200
Drawn:	LBO	
Checked:	TAR	
Date:	02/23/22	

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ROADWAYS & TRANSPORTATION

The affected roadways are Segments 14, 8 & 17. The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – ADT & PM PEAK

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	155	Single Family	9.43 / Unit	1,462
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	155	Single Family	0.94 / Unit	146

Source: ITE, 11th Edition

Total Trip Generation:

- **1,462 ADT**
- **146 PM PEAK**

Affected Roadway Segments (Above 5% MSV)

- Segment 14 - CR 2054 (From SR 235 to West City Limit)
- Segment 8 - SR 235 (From NW 143rd Place to US 441)
- Segment 17 – CR 235A (From US 441 to CR 235)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on CR 2054 (Segment 14) (1,462 ADT, 146 PM Peak)
  - 70% East (1,023 ADT, 102 PM PEAK) / 30% West (439 ADT, 44 PM PEAK)
- 70% Distribution on SR 235 (Segment 8) (1,023 ADT, 102 PM Peak)
- 30% Distribution on CR 235A (Segment 17) (439 ADT, 44 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,462
Available Capacity	9,462

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	395
Project Trips (PM Peak)	146
Available Capacity	818

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,023
Available Capacity	3,972

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	1,290
Existing Traffic and Reserved Trips	894
Project Trips (PM Peak)	102
Available Capacity	294

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	439
Available Capacity	9,267

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	516
Project Trips (PM Peak)	44
Available Capacity	799

Traffic background data provided via May 2022 City Concurrency Report

SANITARY SEWER

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 38,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	38,750
Residual Capacity	519,382

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 250 Gal/Unit per day x 155 = 38,750 GPD*

POTABLE WATER

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 42,625 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity[2]	203,857
Parcel Demand for Site	42,625
Residual Capacity	744,101

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 275 Gal/Unit per day x 155 = 42,625 GPD*

SOLID WASTE

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (155 units x 2.55 residents per unit x 0.73 tons/year per capita = 289 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	289 Tons

1. *Formula: (0.73 tons / year per capita @ 2.55 residents per unit)*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

Student Generation Calculations: Single Family Residential Development

Elementary School	155	units	x	0.12	Elementary School Multiplier*	19	Student Stations
Middle School	155	units	x	0.06	Middle School Multiplier*	9	Student Stations
High School	155	units	x	0.09	High School Multiplier*	14	Student Stations

Approval of the application will result in a projected school enrollment impact of 19 elementary, 9 middle and 14 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	1.97
Available Recreation Acreage	76.27

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Calculations for Proposed Project: 155 Units x 2.55 persons/household x 5 acres / 1,000 persons = 1.97 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

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No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title: PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

Sheet title: NOTES AND TABLES

Designed: SR
Drawn: LBO
Checked: TAR
Date: 06/06/22

Sheet No.: P210

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EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. THE PROPERTY IS PRIMARILY USED AS A MAINTAINED LARGE RESIDENTIAL PROPERTY WITH WOODED AREAS AROUND THE PERIMETER OF THE PROJECT

eda consultants inc.

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

NORTH

SCALE: 1" = 150'

0 75 150 300

GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title: PEGGY ROAD PD
CITY OF ALACHUA,
FLORIDA

Sheet title: EXISTING CONDITIONS MAP

Designed: SR	Sheet No.: P300
Drawn: LBO	
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City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: July 12, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R")
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP, of eda consultants, inc.
PROPERTY OWNER:	William and Margaret Kirkland
LOCATION:	South of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75
PARCEL ID NUMBERS:	03924-000-000, 03865-000-000, 03917-200-002
ACREAGE:	± 51.7
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 26 conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development 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 26 conditions provided in Exhibit "A" and located on page 36 of the July 12, 2022 Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., on behalf of William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R").

The subject property is comprised of Tax Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 and is approximately 51.7 acres in size. The subject property is located south of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75.

The subject property presently has Future Land Use Designations of Agriculture and Rural/Agriculture (Alachua County), which permits up to 1 dwelling unit per 5 acres (10 total units maximum for the subject property). A related application for a Large Scale Amendment to the City's Future Land Use Map would amend the Future Land Use Designation from the existing designations to Moderate Density Residential, which permits up to 4 units per acre (206 total units maximum for the subject property). The proposed PD-R zoning district would permit a maximum of 155 residential units, which is consistent with the maximum density of the existing FLUM Designations for the subject property.

Development would consist of single family detached structures with associated improvements and minor accessory recreational uses. One ingress/egress to the development is proposed to connect to Peggy Road/CR 2054. Peggy Road/CR 2054 is a County maintained collector therefore Alachua County Public Works is responsible for ultimately permitting the connections to the subject property.

The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> **(1)** *Increasing Flexibility*
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> **(2)** *Greater Freedom to Provide Access, Open Space, and Amenities*
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

(3) *Greater Freedom to Provide Mix of Uses and Housing Types*
Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

(4) *Providing Greater Opportunity for More Efficient Land Use Patterns*
Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

(5) *Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics*
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

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

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

EXISTING USES

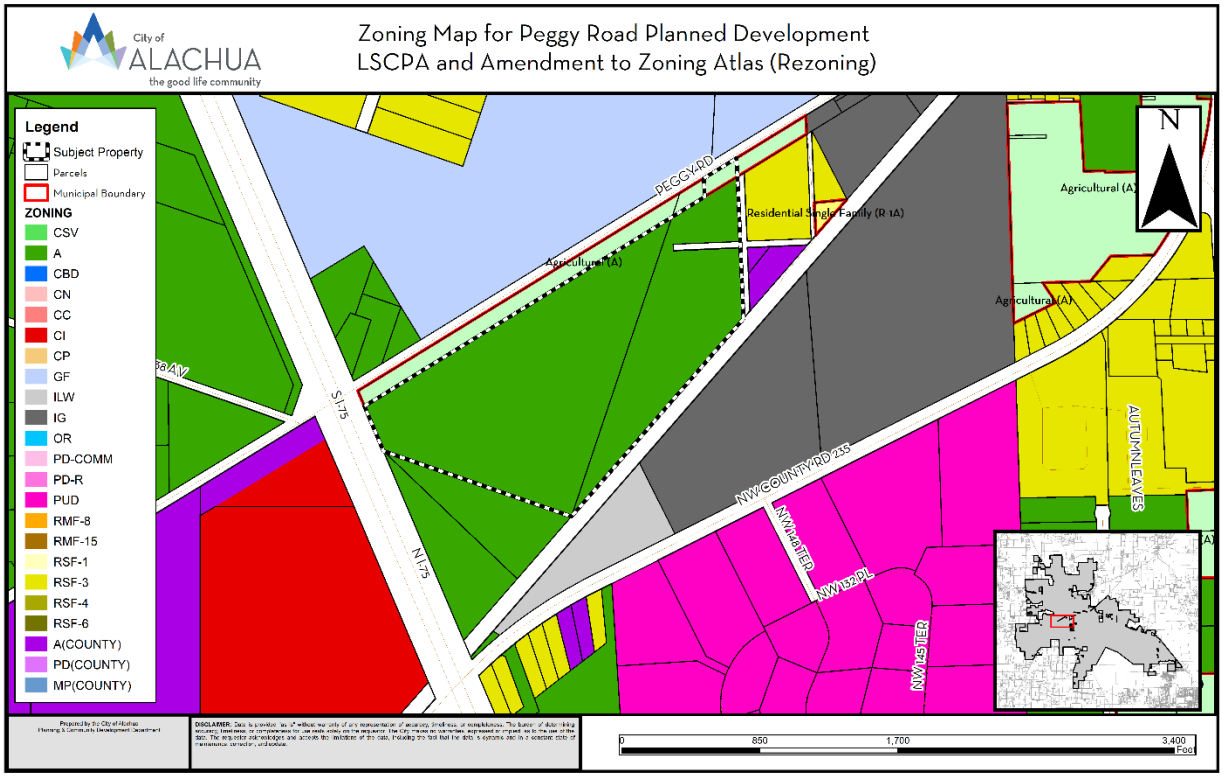
There is one existing residential structure on the subject property, which has historically been used as a residence with minor agricultural activities also taking place on the property.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

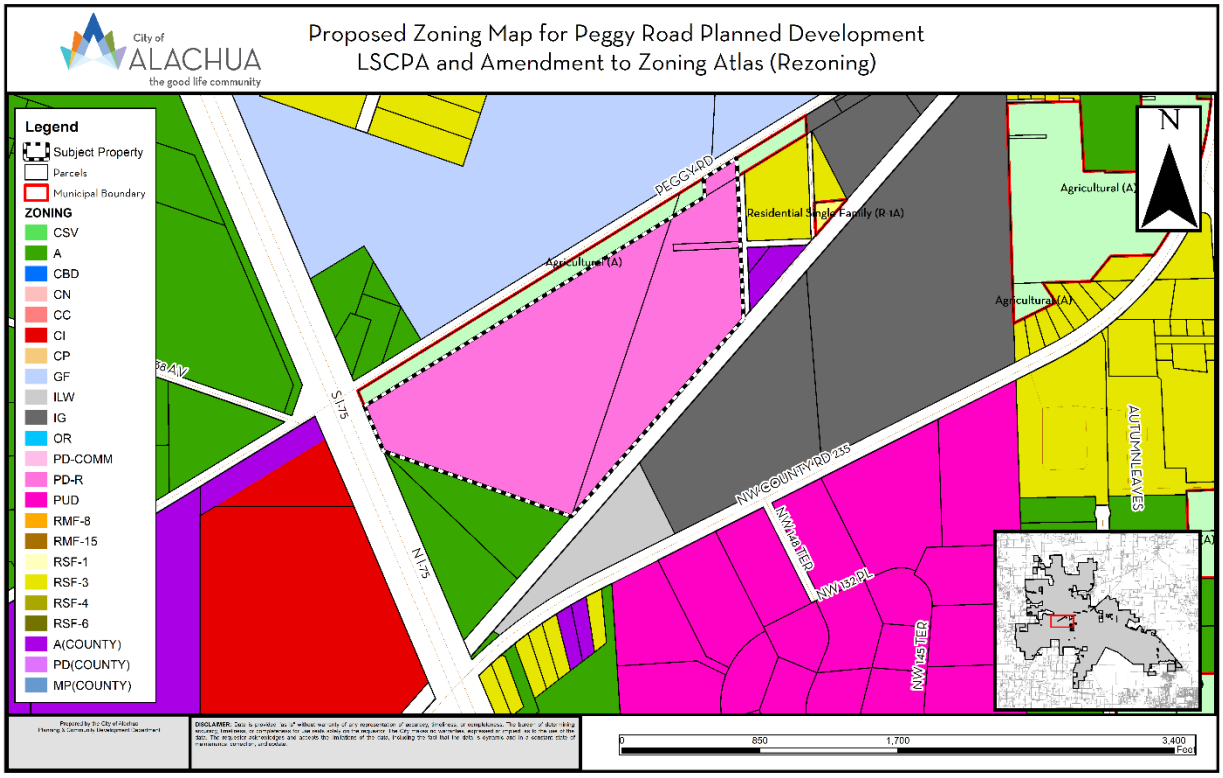
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning Districts	Proposed Zoning District
Zoning District:	Agricultural (A)/Agricultural (A)(Alachua County) 51.7 acres	Planned Development – Residential (PD-R) 51.7 acres
Max. Gross Density:	.2 dwelling units per acre *Maximum of 10 dwelling units*	Established by PD Master Plan *155 dwelling units*
Floor Area Ratio:	N/A	Established by PD Master Plan *0 square feet*
Typical Permitted Uses:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Single family attached and detached, townhouse, stormwater management facilities, common areas, open space

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

The subject property is located south of Peggy Road and Legacy Park/Hal Brady Recreation Facility, north of the CSX rail right-of-way and Sandvik Mining, and east of Interstate- 75.

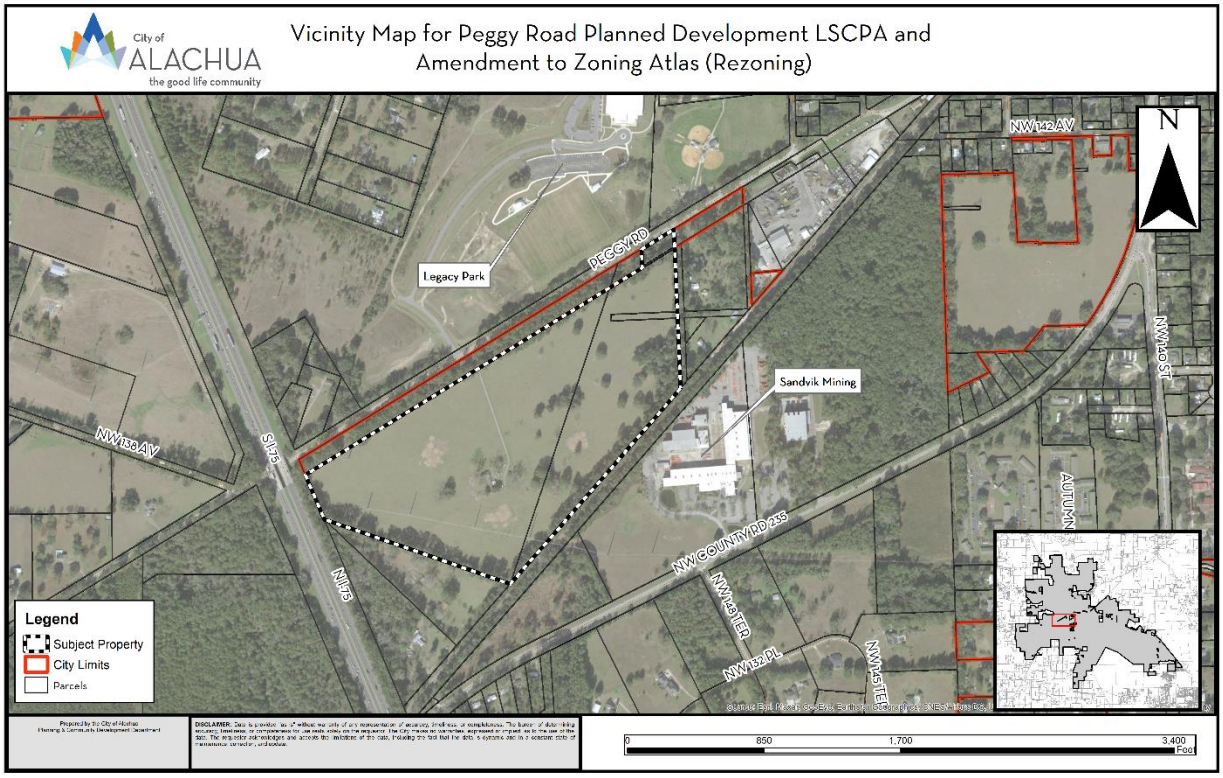
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

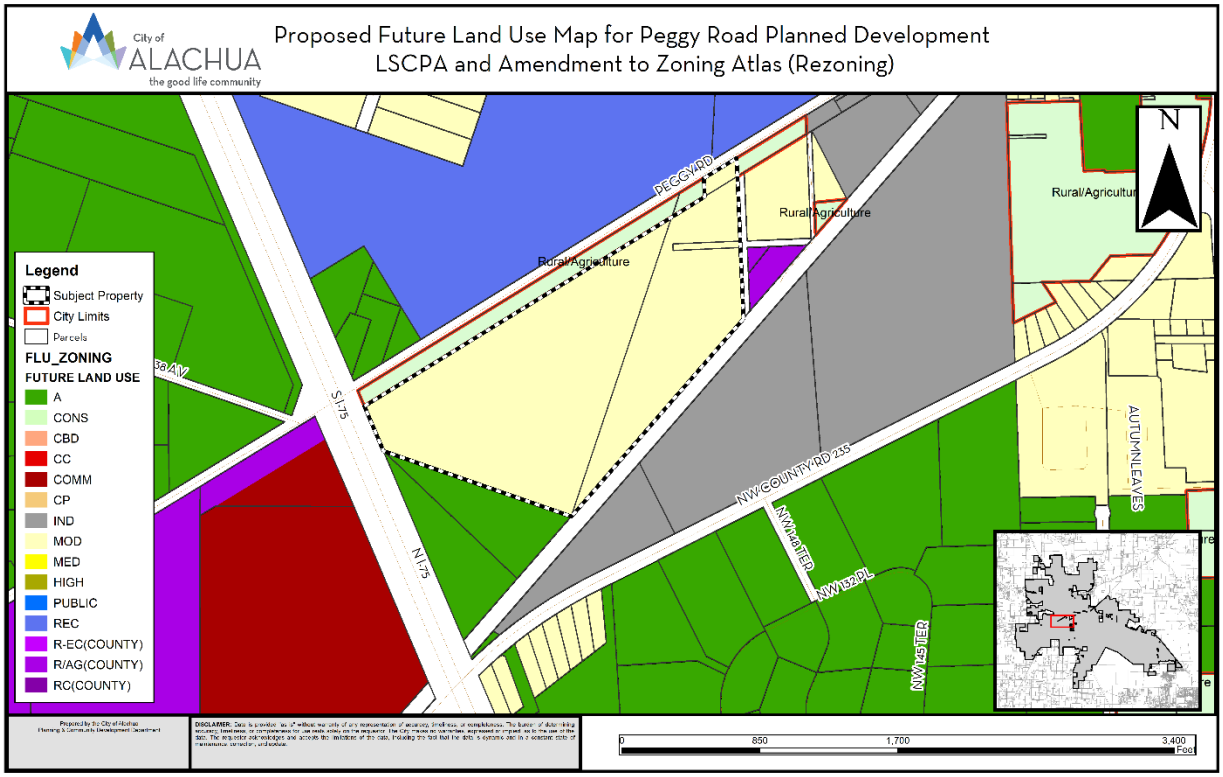
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Rail Right-of-way Legacy Park	Recreation Rural/Agriculture	GF (Government Facilities) A (Agricultural) (Alachua County)
East	Major Utility (Deerhaven Generating Plant)/ Commercial	Public Facilities (City of Gainesville)/ Commercial	PS (City of Gainesville), CI
West	Residential	Moderate Density Residential	RSF-3 (Residential Single Family -3) A (Agricultural) (Alachua County)
South	Rail Right-of-Way Sandvik Mining	Industrial	IG (Industrial General) ILW (Light and Warehouse Industrial)

Map 3. Vicinity Map



Map 4. Proposed Future Land Use Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on February 24, 2022, at the Legacy Park Multi-Purpose Center Meeting Room to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by 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.

The property currently has a Future Land Use Map Designation of Moderate Density Residential, which permits up to 4 units per acre. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> *Policy 1.2.a:* Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. **Residential Planned Developments;**
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: The proposed zoning to Residential Planned Development is permitted under this policy.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments.

> **Objective 2.1:** Planned Development (PD) Standards
>
> In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes to rezone the subject property to PD-R, which is a zoning districts established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, and Policy 2.1. and are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report.

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

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

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

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations

on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for residential and minor agricultural uses. There are no known listed species, wetlands, special flood hazard areas, or other significant natural features. If any 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.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size,

that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

<u>Housing Element</u>

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.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

<u>Recreation Element</u>

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

<u>Transportation Element</u>

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

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

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report.

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:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence 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.

2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less 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.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold

for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

As a condition of the Planned Development zoning, the applicant will be required to provide a listed special and habitat survey at time of Final PD plan (preliminary plat). Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 1.10: Wetlands

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:

a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed,

except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.

d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

    i. Clustering of units shall be located in the perimeter areas of the wetlands; and

    ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

    a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
    b. All support buildings and other support facilities shall be constructed outside the wetland.
    c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
    d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
    e. All residences shall be connected to a central sewage system owned and operated by the City.
    f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
        i. Clustering of units shall be located along the perimeter area of the wetland; and
        ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or

associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table:

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum

Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

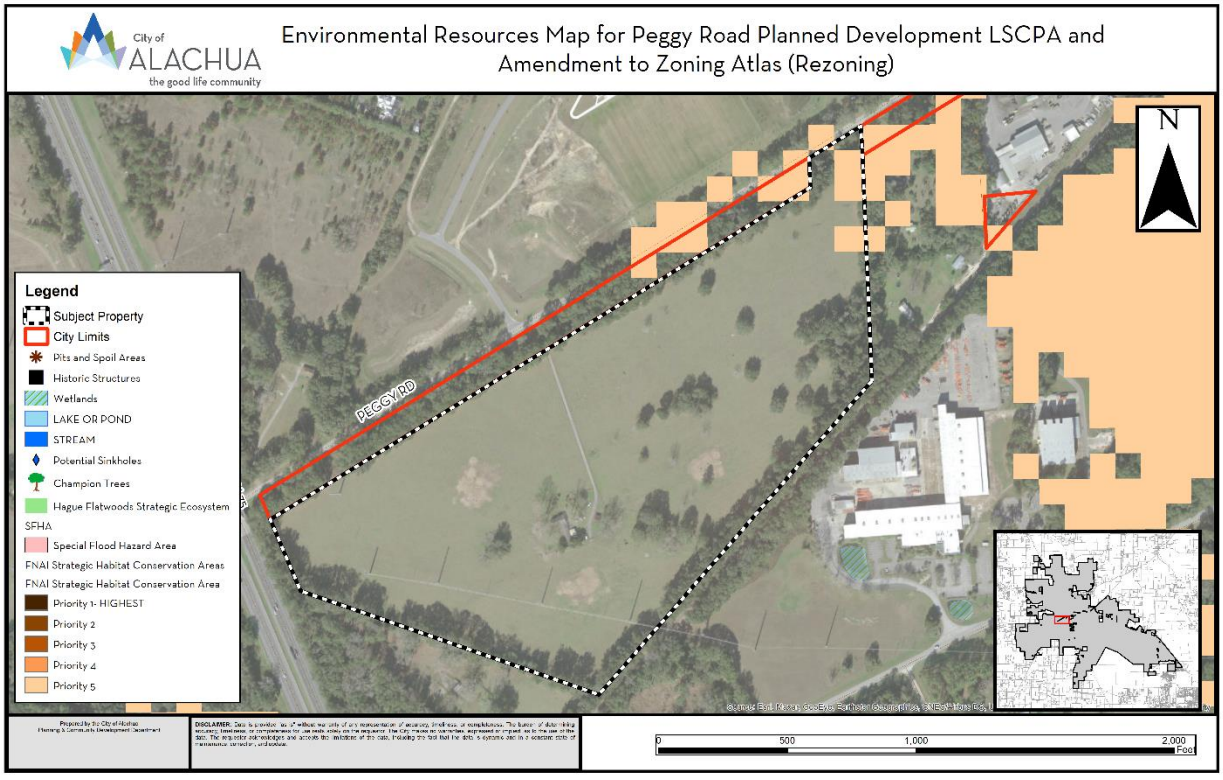
Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Analysis of Consistency with Objective 1.10:

There are no known wetlands on the subject property. If wetlands are discovered, applicable Goals, Objectives, and Policies of the City's Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 4. Environmental Features



Wetlands

According to the best available data, there are no wetlands on the subject property.

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. There are no identifiable wetlands on the subject property, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management 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, other than those described below. 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. If any 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

Each soil type found on the subject property is identified below. 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 two (2) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	97.4
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	2.6

Evaluation: The soil types located within the subject property do not pose any significant limitations for development of residential dwellings.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (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: GIS data available from Alachua County does not indicate any karst sensitive areas on the subject property. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventor, therefore, no issues related to historic structures or markers.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

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

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. A companion application proposes to amend the subject's property to Moderate Density Residential, which permits Planned Developments.

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

Evaluation: An analysis of the application's compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City's LDRs.

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

Evaluation: The proposed amendment would be adjacent to existing residential uses, and in the vicinity of improved recreational facilities.

(d) *Pre-Mature Development* – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: The subject property is either adjacent to existing development or adjacent to transportation infrastructure.

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

Evaluation: The uses permitted by the PD-R Zoning are compatible with adjacent lands or uses or appropriate buffers and separation are provided.

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

Evaluation: The proposed amendment would permit single-family residential uses near existing residential development and existing major employment centers (warehouses and central city area).

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

Evaluation: Similar residential development exists in the vicinity including Clover Ranch Estates, and residential development in the downtown area.

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

Evaluation: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses."

The subject property is located adjacent to developed residential properties, and is located near major employment centers.

The subject property is located adjacent to existing water and wastewater facilities, which will be extended to connect the developed property.

The uses proposed by the PD-R are consistent with surrounding area, which consists primarily of residential and industrial uses.

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

Evaluation: The lands to the north and east are all developed residential areas; the lands to the south and east are low density residential uses. The proposed zoning application provides for additional residential adjacent to existing residential.

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

Evaluation: The PD Utility plan indicates that the City's water and wastewater lines will be extended to serve the subject property.

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

Evaluation: There are no significant impacts on the environment that would be caused by this application.

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) *Master Plan*

The PD Master Plan:

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

Evaluation: The PD Master Plan identifies three (3) development areas: Residential Lot Area, Common Area/Stormwater/ Open Space, and Right-of-Way.

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

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the Planned Development and each development area.

(c) Identifies the general location of open space;

Evaluation: The applicant has shown the location of open space by a identifying Stormwater/Open Space area on the PD Master Plan.

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

Evaluation: There are no environmentally sensitive lands to be mapped.

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

Evaluation: The PD Master Plan identifies the location of the on-site transportation circulation system and connection points to external roadways. No roads within the proposed development are classified as arterial or collector roads.

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

Evaluation: The PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

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

Evaluation: The applicant has identified on the PD Master Plan the location of internal circulation. The PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the PD Master Plan.

(2) ***Consistency with the Comprehensive Plan***

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

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

(3) *Compatibility with Surrounding Residential Areas*

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

Evaluation: The uses permitted by the proposed PD-R zoning district are comparable to those presently located on nearby properties. Areas to the east and north of the subject property are developed with residential uses. The proposed Development Areas adjacent to existing development have been so designed so as to provide complimentary character. A minimum 50' Type B landscape buffer will be provided along the project's eastern perimeter where the proposed lots will be closest to existing residential development.

(4) *Development Phasing Plan*

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

Evaluation: The proposed development may be constructed in one or more phases. Each phase would be required to meet the conditions created by the Planned Development Ordinance, the PD Master Plan, and applicable standards of the City's Comprehensive Plan and Land Development Regulations. The PD Master Plan shall be valid for a period of ten years.

(5) *Conversion Schedule*

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

Evaluation: No conversion scheduled is proposed.

(6) *Public Facilities*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on

the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the three (3) roadway segments affected by this project and monitored for concurrency: Segment 14 (CR 2054 from SR 235 to West City Limit), Segment 8 (SR 235 from NW 143rd Place to US 441), and Segment 17 (CR 235A from US 441 to CR 235).

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

Evaluation: The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

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

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

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

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility

capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

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

Evaluation: The applicant has identified the location of development areas where stormwater facilities on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD).

(7) *Planned Development Agreement*

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

(a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit "B"). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

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

Evaluation: Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

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

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

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

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit "A" to this report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

(e) Provisions related to environmental protection and monitoring.

Evaluation: For more information please see the Environmental Conditions and Site Suitability Analysis found above.

Conditions 3, 4, 5, 6, 7 and 8 all provide for provisions related to environmental protection. These provisions include the applicant providing a listed species and habitat survey as part of any Final PD Plan (Condition 3), the developer removing and destroying all Category I and II exotic plants species and assuring a long term exotic plants management plan is in place (Conditions 5 and 6), prohibiting the planting of any invasive plant species (Condition 7), and ensuring that the development utilizes best management practices to avoid flooding and erosion (Condition 8).

(f) Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

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

Evaluation: Staff's recommended conditions are provided in Exhibit "A" to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) ***Minimum Area***

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 51.7 acres in area, exceeding the minimum 10 acre size requirement.

(2) ***Uses***

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

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

(3) *Densities/Intensities*

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

Evaluation: The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the proposed Moderate Density Residential Future Land Use designation.

(4) *Dimensional Standards*

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

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. A 50' separation between any proposed lot and any existing residential use.

(5) *Development Standards*

Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards,* and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

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

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

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

Wastewater

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

Streets

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

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

Stormwater

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

Other

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

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). The applicant has requested modifications to Article 7 requirements for required subdivision improvements.

Land Development Regulations Section	Summary of Required Improvement Standard	Summary of Proposed Improvement Standard
7.2.3 (B)	Maximum block length of 600'	Where block length of 600' is exceeded a midblock crossing such as a speed table or bulbout must be provided. See condition 14.a of proposed PD Ordinance.

The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation – 155 dwelling units.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
14	CR 2054 (From SR 235 to West City Limit)	2/U	Major Collector	Comm	D
8 (108)	SR 235 (From NW 143rd Place to US 441)	2/U	Major Collector	Comm	D
17	CR235A (From US 441 to CR 235)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, 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, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 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

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Amendment	Residential [1]	1,462 (731/731)	118 (31/87)	146 (93/53)
Potential Trips		**1,462 (731/731)**	**118 (31/87)**	**146 (93/53)**

1 ITE Code 210: AADDT= 9.43 trips/ unit = 155 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 155 x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 155 x .76 = 157 (26% enter/ 74 % exit)

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	14 CR 2054 (From SR 235 to West City Limit) [1]	8 (108) SR 235 (From NW 143rd Place to US 441))[1]	17 CR235A (From US 441 to CR 235)[1]
Maximum Service Volume[2]	15,120	14,400	15,120
Existing Traffic[3]	4,161	9,400	5,302
Reserved Trips[4]	35	5	112
Available Capacity[4]	10,924	4,995	9,706
Potential Impact Generated by Proposed Comprehensive Plan Amendment[5]	1,462	1,023	439
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**9,462**	**3,963**	**9,267**
PM Peak Hour Traffic Analysis	14 CR 2054 (From SR 235 to West City Limit) [1]	8 (108) SR 235 (From NW 143rd Place to US 441))[1]	17 CR235A (From US 441 to CR 235)[1]
Maximum Service Volume[2]	1,359	1,290	1,359
Existing Traffic[3]	395	893	504
Reserved Trips[4]	0	1	12
Available Capacity[4]	964	396	843
Potential Impact Generated by Proposed Comprehensive Plan Amendment [5]	146	102	44
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**818**	**294**	**799**

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 Department of Transportation, District Two, Level of Service Reporting Tool , accessed April 14, 2022
4 Source: City of Alachua June 2022 Development Monitoring Report.
5 ITE Code 210: AADDT= 9.43 trips/ unit = 155 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 155x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 155 x .76 = 157 (26% enter/ 74 % exit); Trip Assignment: Segment 14 = 100%, Segment 8 = 70%, Segment 17 = 30%.
6 The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown in Table 5, affected segments 8, 14, and 17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,309,417
Reserved Capacity*	239,932
Potential Potable Water Demand from Proposed Amendment **	42,625
Residual Capacity	**708,026**
Percentage of Permitted Design Capacity Utilized	**69.21%**

Sources:
** City of Alachua June 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 155 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 42,625 gallons per day at build out. This analysis is based on the practicable development potential of 155 residential dwellings that would be permitted by the proposed FLUM Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	758,000
Reserved Capacity*	216,718
Projected Potential Wastewater Demand from Proposed Amendment **	38,750
Residual Capacity	**486,532**
Percentage of Permitted Design Capacity Utilized	**67.56%**

Sources:
** City of Alachua June 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 155 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 38,750 gallons per day. This analysis is based on the practicable development potential of 155 residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	5.10
Potential Demand Generated by Development[3]	1.97
Residual Recreational Capacity After Impacts	**74.63**

Sources:
1 *City of Alachua June 2022 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Element; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 155 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.78 acres
Acreage Required to Serve Demand Generated by Development[2]	0.39 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.17 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**35.95 %**

1 *Source: City of Alachua June 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (1.97 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 1.97 recreational acres, and for improved passive park space by .39 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[2]	36,992.38	6,751.11
Projected Solid Waste Demand from Application[3]	1,583.56	289
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, April 1, 2022; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per year)*
2 *City of Alachua January 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 155 dwellings x.73 tons/yr per capita)*
4 *New River Solid Waste Facility, April 2022*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 289tons per year. Concurrency and impacts to the solid waste

system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment on May 23, 2022. Final determination is required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 42 total student stations (19 for elementary, 9 for middle, and 14 for high school).

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

WILLIAM AND MARGARET KIRKLAND

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

PEGGY ROAD – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)

STAFF REPORT

1. The development shall consist of single-family detached, single family attached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'Residential Lot Area' 8 du/acre	Single Family Detached Residential on Platted Lots, Stormwater Drainage Areas	155 dwelling units	±21	*Minimum Lot Area* 5,500 square feet *Minimum Lot Width* 50 feet *Setbacks* Front (Primary) = 20' Side = 5' Rear=15'	±40.00%
Development Area 'Common Area/Stormwater/ Open Space' 0 du/acre	Active and Passive Recreation, Landscaping, Utilities, Stormwater Management Facilities	NA	±25	**Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	±48%
Development Area 'Right-of-Way' 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±6	**Streets** Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet FDOT Type F Curb and Gutter 5' minimum sidewalk on both sides of all streets	±12%

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

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

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs. Shifts of less than 50' shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.

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

c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

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

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

11. Electric System Requirements:

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

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

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

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement or common area permitting pedestrian access through blocks longer than 600 feet is provided. This easement or common area shall be a minimum of 20 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 1000 feet.

ii. Pavement widths may not be less than 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

15. If a roadway improvement is required by Alachua County as part of its review process, the applicant shall include a crosswalk across Peggy Road and 50' of sidewalk on either side of the crosswalk landing on the north side of Peggy Road. Alternatively to extending sidewalk along Peggy Road 50' in both directions, a connection to the internal sidewalk system at Hal Brady Recreation Complex/ Legacy Park may be made.

16. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

17. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

18. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

19. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

20. The Final PD Plan shall be a Preliminary Plat for single-family detached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

21. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

22. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

23. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

24. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

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

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

EXHIBIT "B"

TO

WILLIAM AND MARGARET KIRKLAND

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

PEGGY ROAD – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)

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

June 22, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: Notice of Hearing Scheduled for:
-Peggy Road Planned Development (LSCPA)
-Peggy Road Planned Development (PD-R Rezoning)

Dear Mr Sweger:

On June 8, 2022 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that these applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of PD Master Plans, and a digital copy of all materials in PDF format on a CD *no later 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 **July 12, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, June 27, 2022.*** 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 ***Monday, June 27, 2022.*** . These signs will be ready for pick up after 12 PM on Thursday, June 23, 2022.

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, July 11, 2022).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, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 24, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: -Peggy Road Large Scale Comprehensive Plan Amendment (LSCPA)
-Peggy Road Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Sweger:

On March 3, 2022 the City of Alachua received your applications for a Large Scale Comprehensive Plan Map Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) on behalf of William and Margaret Kirkland, property owners. The applications propose the amendment of the Future Land Use Map Designation on the Subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential, and the amendment of the zoning designation from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R) on a ±51.7 acre subject property (Parcels 03924-000-000, 03865-000-000, and 03917-200-002). These applications were tentatively accepted, pending the annexation application related to these applications. On May 9, 2022, the City Commission approved Ordinance 22-11, which annexed parcel 03917-200-002 into the City of Alachua. A Project Assistance Team (PAT) meeting is scheduled to be held on May 25, 2022 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Wednesday, June 8, 2022.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

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

LSCPA Review Comments

1. *General*
   a. Page 1 of Justification Report states that project acreage is 151.7 acres. This appears to be typographical error. Please correct.

2. *Concurrency Impact Analysis*
   a. Identify edition of ITE used for automobile trip generation rates.
   b. Revise concurrency impact analysis with May 2022 data.
   c. Different average household sizes are used for solid waste generation and for recreation uses. Please utilize same household size for concurrency calculations.

PD-R Rezoning Review Comments

1. *General Standards for all PD Districts (Section 3.6.2)*
   a. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Consider also allow stormwater facilities within residential lot area for additional flexibility.
         2. Please clarify what uses are permitted within 50' landscape buffer shown on eastern perimeter. Will any plantings be provided? Suggest Type B perimeter buffer.

2. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses. Please indicate how close any proposed lot will be on each perimeter to any lot utilized for residential purposes.
   b. Per Section 3.6.3 (A)(4)(b), Staff is proposing a minimum 50' setback from project perimeter for active recreation uses.
   c. Please verify if any common area buildings will be included such as pool house/ community center, gazebos or shade structures, etc. If so, please provide proposed square footage.
   d. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
      a. The reduction or modification is necessary as a traffic-calming measure;
      b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
      c. Access for emergency service vehicles is not substantially impaired;
      d. Adequate off-street parking is provided for the uses proposed; and
      e. Adequate space for public utilities is provided within the right-of-way.

Please provide response to these standards.

3. *Concurrency Impact Analysis*
    a. Provided concurrency analysis assumes a 50/50 split of trips in the east and west directions. However, Staff believes this should be closer to a 70/30 split of trips with 70% of the trips being assigned to an eastward movement towards SR235 and 30% of trips being assigned to a westward movement.
    b. Segment 17 must also be analyzed for traffic concurrency.

4. *Development and Subdivision Standards*
    a. Per Section 7.3.2 (A), sidewalks shall be provided along arterial and collector streets. Please note that sidewalks will be required along the project area's frontage on Peggy Road.

5. *Miscellaneous / General Comments*
    a. Proposed PD Master Plan displays development areas using different colors, however, when recorded in the Public Records, the PD Master Plan will be in black and white and it may be difficult to differentiate the development areas on the PD Master Plan.
    b. Provide setbacks for stormwater facilities of 5'.
    c. Clarify Note 4 regarding active and passive recreation uses and permitted locations.

6. Potential Development Conditions
    a. If a roadway improvement is required by Alachua County as part of its review process, the applicant shall include a crosswalk across Peggy Road and 50' of sidewalk on either side of the crosswalk landing on the north side of Peggy Road. Alternatively to extending sidewalk along Peggy Road 50' in both directions, a connection to the internal sidewalk system at Hal Brady Recreation Complex/ Legacy Park may be made. Please coordinate a potential connection with the City of Alachua Recreation Department.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Shane L. Andrew, Superintendent

Alachua County Public Schools

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

Mission Statement: We are committed to the success of every student!

May 23, 2022

RE: ACPS – Peggy Road Rezone

Alachua County Public Schools ("ACPS") has received notification of rezoning within the City of Alachua. The project encompasses 51.7 acres identified as Parcels. 03924-000-000, 03865-000-000 and 03917-200-002. This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*. The proposed amendment will entitle 155 single family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction and maintenance and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities, policies, and student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,134 high students and is operating at 88% of its permanent capacity of 1,291 student stations. At buildout, this project is projected to generate 14 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 336 middle students and is operating at 43% of its permanent capacity of 788 student stations. At buildout, this project is projected to generate 9 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,303 elementary students and is operating at 80% of its permanent capacity of 1,625 student stations. At buildout, this project is projected to generate 19 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate satisfactory and long term solutions, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions please contact Suzanne Wynn, Director of Community Planning at 352-955-7400 x 1445

Sincerely,

Shane Andrew
Superintendent
cc: ACPS Director of Community Planning

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 10, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: Acceptance of Peggy Road Large Scale Comprehensive Plan Amendment (LSCPA) and Rezoning (RZ) Applications

Dear Mr Sweger:

On March 3, 2022 the City of Alachua received your applications for a Large Scale Comprehensive Plan Map Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) on behalf of William and Margaret Kirkland, property owners. The applications propose the amendment of the Future Land Use Map Designation on the Subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential, and the amendment of the zoning designation from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R) on a ±51.7 acre subject property (Parcels 03924-000-000, 03865-000-000, and 03917-200-002). These applications were tentatively accepted, pending the annexation application related to these applications. On May 9, 2022, the City Commission approved Ordinance 22-11, which annexed parcel 03917-200-002 into the City of Alachua.

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 applications are complete.

The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the applications will be performed and any issues with content will be provided to you at the Project Assistance Team (PAT) meeting, which will be scheduled separately from this letter if such meeting is determined to be necessary. Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Peggy Road Planned Development
2. Address of Subject Property: 15151 Peggy Road
3. Parcel ID Number(s): 03924-000-000, 03865-000-000 & 03917-200-002
4. Existing Use of Property: Residential & Grazing land soil capability Class II
5. Future Land Use Map Designation : Moderate Density Residential (Proposed)
6. Existing Zoning Designation: City of Alachua Agriculture and Alachua County Agricultural zoning
7. Proposed Zoning Designation: PD-R
8. Acreage: 51.7 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( ) 352-373-3541 FAX: ( ) -- e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): William & Margaret Kirkland
   Mailing Address: PO Box 1360
   City: Alachua State: FL ZIP: 32616

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☒ Yes ☐ No
   If yes, list names of all parties involved: Garden Street Communities Southeast, LLC
   If yes, is the contract/option contingent or absolute? ☒ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

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

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. Incompatible with Adjacent Lands
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

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

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

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

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

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

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

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

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Clay Sweger

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 21st day of February, 2022, by Clay Sweger

_____, who is/are personally known to me, or who has/have produced _____

as identification.

NOTARY SEAL

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

Audra Burrell

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning

   Company (if applicable): eda consultants, inc.

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

   City: Gainesville State: FL ZIP: 32601

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

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): William & Margaret Kirkland

   Mailing Address: PO Box 1360

   City: Alachua State: FL ZIP: 32616

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: Peggy Road PD Rezoning Application
2. Address of Subject Property: 15151 Peggy Road
3. Parcel ID Number(s): 03924-000-000, 03865-000-000 & 03917-200-002
4. Section 22 Township 08 Range 18 Grant N/A Acreage: 51.7 +/-
5. Existing Use of Property: Residential & Grazing land soil capability Class II
6. Future Land Use Map Designation: Moderate Density Residential
7. Zoning Designation: Planned Development - Residential (PD-R)
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 155

   □ Multi-Family Residential Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
□ Comprehensive Plan Amendment	□ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan

■ Site Specific Amendment to the Official Zoning Atlas (Rezoning)

□ *Revised*

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

    Elementary: Irby

    Middle: Mebane

    High: Santa Fe

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	155	units	x	0.12	Elementary School Multiplier*	19	Student Stations**
Middle School	155	units	x	0.06	Middle School Multiplier*	9	Student Stations**
High School	155	units	x	0.09	High School Multiplier*	14	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x	0.06	Elementary School Multiplier*		Student Stations**
Middle School		units	x	0.03	Middle School Multiplier*		Student Stations**
High School		units	x	0.03	High School Multiplier*		Student Stations**

* ***Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
** ***Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Clay Sweger
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 31st day of February, 2022 by Clay Sweger

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

NOTARY SEAL

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

Audra Burrell
Signature of Notary Public, State of Florida

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

_____

_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date:_____

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15151 Peggy Rd

Parcel ID Number(s): 03924-000-000, 03865-000-000, and 03917-200-002

Acreage: 52.87 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William & Margaret Kirkland Title: Owner

Company (if applicable): N/A

Mailing Address: PO BOX 1360

City: Alachua State: FL ZIP: 32616

Telephone: _____ FAX: N/A e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment / Land Use Change & Rezoning

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.

William L. Kirkland
Signature of Applicant

Margaret M. Kirkland
Signature of Co-applicant

William L. Kirkland
Typed or printed name and title of applicant

Margaret M. Kirkland
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14 day of Feb 22 by William L. Kirkland who is/are personally known to me, or who has/have produced FL DL as identification.

NOTARY SEAL

KRISTY LEE THORNTON
Commission # GG 178433
Expires March 17, 2022
Bonded Thru Budget Notary Services

Kristy Lee Thornton
Signature of Notary Public, State of Florida

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03865-000-000
Prop ID	15034
Location Address	15151 PEGGY RD ALACHUA, FL 32615
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	GARVIN GRANT PB A-60 LOTS 10 11 S OF SAL RR IN GARVIN GRANT AS PER GOV PLATS LESS R/W FOR SR-93 OR 545/49 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	00-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	30.600
Homestead	Y

View Map

Owner Information

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$102,146	$91,698	$91,698	$108,500	$101,700
Land Value	$2,900	$2,900	$2,900	$2,900	$2,900
Land Agricultural Value	$7,400	$7,400	$7,400	$7,400	$4,400
Agricultural (Market) Value	$85,840	$85,840	$85,840	$85,800	$85,800
Just (Market) Value	**$190,886**	**$180,438**	**$180,438**	**$197,200**	**$190,400**
Assessed Value	$101,708	$100,406	$98,315	$96,620	$91,790
Exempt Value	$50,000	$50,000	$50,000	$50,000	$50,000
Taxable Value	$51,708	$50,406	$48,315	$46,620	$41,790
Maximum Save Our Homes Portability	$10,738	$1,592	$3,683	$22,180	$17,210

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	29.60	1289376	0	0	A
0115	SFR ACREAGE	1.00	43560	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	3,325	**HC&V**	04-FORCED AIR
Heated Area	1,535	**HVAC**	03-CENTRAL
Exterior Walls	05-AVERAGE; 20-FACE BRICK	**Bathrooms**	2.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	3-3 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1973
Floor Cover	06-VINYL TILE; 14-CARPET	**Effective Year Built**	1975

Type	SOH MISC	**Heat**	
Total Area	525	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1973

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,535	3	0100	SINGLE FAMILY	$66,673
FOP	FINISHED OPEN PORCH	104	3	0100	SINGLE FAMILY	$1,355
UGR	UNFINISHED GARAGE	960	3	0100	SINGLE FAMILY	$18,763
UOP	UNFIN OPEN PORCH	240	3	0100	SINGLE FAMILY	$2,084
UST	UNFINISHED STORAGE	486	3	0100	SINGLE FAMILY	$9,499

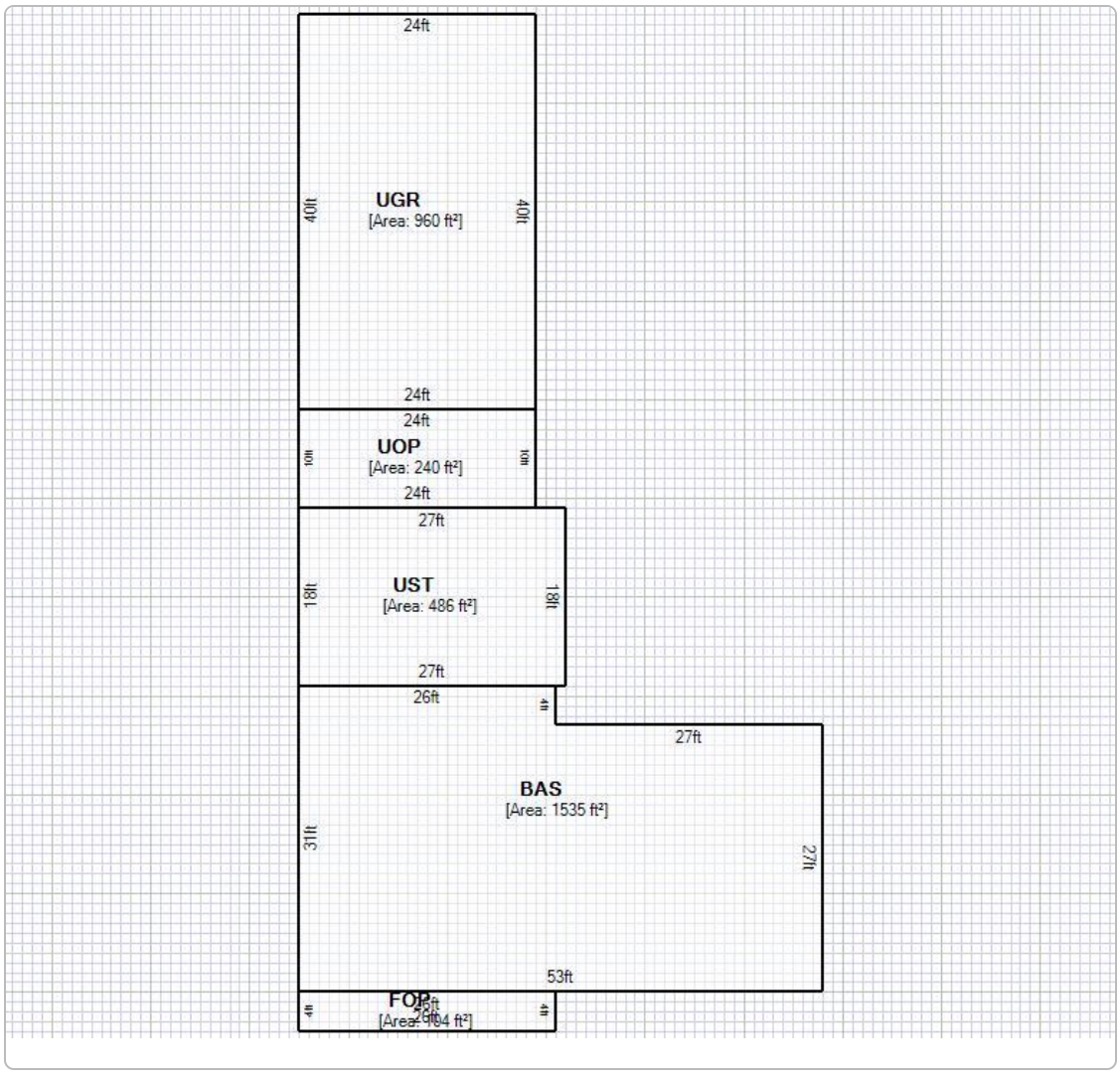
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2021	SHED 1	210		R2	RES	$252
2221	STG 1	315		R2	RES	$888

Permits

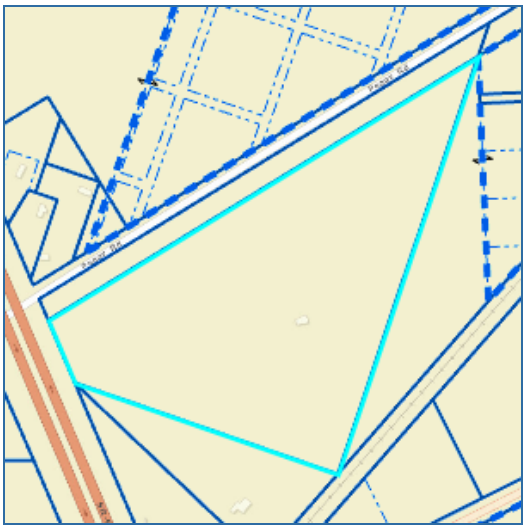
Permit Number	Type	Primary	Active	Issue Date	Value
10-09-1520	ROOFING	Yes	Yes	10/20/2009	$12,865

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Extra Features, Sales, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 2/23/2022, 5:29:57 AM

Version 2.3.177

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03924-000-000
Prop ID	15420
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INTERSECTION S R/W SAL RR & E LINE GARVIN GRT POB SW/LY ALONG GRT LINE TO INTERSECTION ACL RR NE/LY ALONG RR 1109 FT N 1074 FT TO POB ALSO LOTS 1 2 BK 2 & LOTS 1 2 3 4 5 6 7 BK 3 ALACHUA REALTY CO ADD PB A-106 OR 545/0049 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	22-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	21.000
Homestead	N

View Map

Owner Information

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$5,300	$5,300	$5,300	$5,300	$3,200
Agricultural (Market) Value	$60,900	$60,900	$60,900	$60,900	$60,900
Just (Market) Value	**$60,900**	**$60,900**	**$60,900**	**$60,900**	**$60,900**
Assessed Value	$5,300	$5,300	$5,300	$5,300	$3,200
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$5,300	$5,300	$5,300	$5,300	$3,200
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	21.00	914760	0	0	A

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sales, Permits, Sketches, Photos.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03917-200-002
Prop ID	504466
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM NE COR OF LOT 1 BLK 2 OF ALACHUA REALTY CO S/D PB A-106 POB N 02 DEG 08 MIN 31 SEC E 83.27 FT TO SLY R/W OF PEGGY ROAD N 59 DEG 29 MIN 24 SEC E 234.80 FT S 02 DEG 08 MIN 31 SEC E 78.43 FT TO THE NE COR OF LOT 1 BLK 2 S 58 DEG 27 MIN 44 SEC W 237.13 FT (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	22-08-18
Tax District	SUWANNEE (District 0300)
Millage Rate	20.2241
Acreage	0.440
Homestead	N

View Map

Owner Information

KIRKLAND WILLIAM & MARGARET
PO BOX 1360
ALACHUA, FL 32616

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0115	SFR ACREAGE	0.44	19166.4	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/14/2021	$45,000	WD	4942	1289	01 - EXAMINATION OF DEED	Vacant	HUNTER CHRISTINE A	KIRKLAND WILLIAM & MARGARET	Link (Clerk)
1/15/1993	$4,000	QD	1895	2500	Q - QUALIFIED	Vacant	* CSX TRANSPORTATION INC	HUNTER BILLY RAY, HUNTER CHRIS	Link (Clerk)

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

Map



No data available for the following modules: Valuation, TRIM Notice, Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15034

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03865 000 000	15151 PEGGY RD	1700

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

EXEMPTIONS:
HOMESTEAD,
HOMESTEAD ADD'L 25K

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	101,708	50,000	51,708	406.75
LIBRARY GENERAL	1.0856	101,708	50,000	51,708	56.13
SCHOOL CAP36 PROJECT	1.5000	101,708	25,000	76,708	115.06
SCHOOL DISCRNRY & CN	0.7480	101,708	25,000	76,708	57.38
SCHOOL GENERAL	3.5950	101,708	25,000	76,708	275.77
SCHOOL VOTED	1.0000	101,708	25,000	76,708	76.71
CHILDREN'S TRUST	0.5000	101,708	50,000	51,708	25.85
SUWANNEE RIVER WATER MGT DIST	0.3615	101,708	50,000	51,708	18.69
CITY OF ALACHUA	5.3900	101,708	50,000	51,708	278.71

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $1,311.05

LEGAL DESCRIPTION

GARVIN GRANT PB A-60 LOTS 10 11 S OF SAL RR IN GARVIN GRANT AS PER GOV PLATS LES
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
710 BOCC SOLID WASTE MGMT	1.000	@ 20.7800	20.78
550 COUNTY FIRE SERVICES	1.000	Varies	256.89

NON-AD VALOREM ASSESSMENTS $277.67

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $1,588.72

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15034

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03865 000 000	15151 PEGGY RD

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0025868 $1,525.17 Paid 11/16/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15420

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03924 000 000	UNASSIGNED LOCATION RE	1700

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	5,300	0	5,300	41.69
LIBRARY GENERAL	1.0856	5,300	0	5,300	5.75
SCHOOL CAP36 PROJECT	1.5000	5,300	0	5,300	7.95
SCHOOL DISCRNRY & CN	0.7480	5,300	0	5,300	3.96
SCHOOL GENERAL	3.5950	5,300	0	5,300	19.05
SCHOOL VOTED	1.0000	5,300	0	5,300	5.30
CHILDREN'S TRUST	0.5000	5,300	0	5,300	2.65
SUWANNEE RIVER WATER MGT DIST	0.3615	5,300	0	5,300	1.92
CITY OF ALACHUA	5.3900	5,300	0	5,300	28.57

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $116.84

LEGAL DESCRIPTION

COM INTERSECTION S R/W SAL RR & E LINE GARVIN GRT POB SW/LY ALONG GRT LINE TO IN
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $116.84

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15420
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03924 000 000	UNASSIGNED LOCATION RE

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0025868 $112.17 Paid 11/16/2021

PROOF OF TAX PMT FOR 3917-200-1 & 3917-200-2 (3917-206-2 WAS CREATED AFTER 2021 TAX PAYMENT VIA DEED DATED 10/14/21

John Power | TAX COLLECTOR
Serving Alachua County

2021 PAID REAL ESTATE (OR BK 4942 PG 1289) 15409

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03917 200 001	UNASSIGNED LOCATION RE	0300

HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	8,350	0	8,350	65.68
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	8,350	0	8,350	29.79
LIBRARY GENERAL	1.0856	8,350	0	8,350	9.06
SCHOOL CAP36 PROJECT	1.5000	8,350	0	8,350	12.53
SCHOOL DISCRNRY & CN	0.7480	8,350	0	8,350	6.25
SCHOOL GENERAL	3.5950	8,350	0	8,350	30.02
SCHOOL VOTED	1.0000	8,350	0	8,350	8.35
CHILDREN'S TRUST	0.5000	8,350	0	8,350	4.18
SUWANNEE RIVER WATER MGT DIST	0.3615	8,350	0	8,350	3.02
TOTAL MILLAGE	20.2241			AD VALOREM TAXES	$168.88

John Power | TAX COLLECTOR Serving Alachua County

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

LEGAL DESCRIPTION

COM NE COR OF BLK 1 OF ALACHUA REALTY CO S/D PB A-106 POB S 59 DEG W 729.26 FT T
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69
NON-AD VALOREM ASSESSMENTS			$90.69

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$259.57

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

JOHN POWER, CFC 2021 PAID REAL ESTATE 15409
ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03917 200 001	UNASSIGNED LOCATION RE

HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0020548 $249.19 Paid 11/12/2021

FORM 1104 WARRANTY DEED-(Statutory Form.)

STATE OF FLORIDA DOCUMENTARY SUR TAX $1.10

STATE OF FLORIDA DOCUMENTARY SUR TAX $1.10

$1.10

STATE OF FLORIDA DOCUMENTARY SUR TAX $5.50

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00

REGISTERED U.S. PAT. OFFICE Print, Publishers, Rutland, Vt.

This Indenture

Wherever used herein, the term "party" shall include the heirs, successors and/or assigns of the respective parties hereto; the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 16th *day of* December *A. D. 1968*

Between

JAMES G. TYRE, a single man,

of the County of Alachua *in the State of* Florida
party of the first part, and

WILLIAM KIRKLAND and his wife, MARGARET M. KIRKLAND, husband and wife,
1432 SE 43rd Place, Gainesville, Florida
of the County of *in the State of*
party of the second part,

Witnesseth *that the said party of the first part, for and in consideration of the sum of* ---------Ten and No/100 ($10.00)---------- *Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of* Alachua *, State of Florida, to wit:*

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twenty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the Public Records of Alachua County, Florida.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, *the said party of the first part has hereunto set his hand and seal the day and year first above written.*

Signed, Sealed and Delivered in Our Presence:

James G. Tyre
JAMES G. TYRE

James Stuart Wershow

STATE OF FLORIDA DOCUMENTARY STAMP TAX
DEC 16'68
5400
COMPTROLLER
P.D. 190149
ALACHUA COUNTY
1968 DEC 16 AM 11:

State of Florida

County of ALACHUA

I Hereby Certify *That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,*

JAMES G. TYRE, a single man,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he *acknowledged before me that* he *executed the same freely and voluntarily for the purposes therein expressed.*

Witness *my hand and official seal at* Gainesville *County of* Alachua *, and State of Florida, this* 16th *day of* December *, A. D. 19*

James Stuart Wershow
Notary Public

My Commission Expires
Notary Public, State of Florida at Large
My Commission Expires Nov. 13, 1971
Bonded thru American Fire & Casualty Co.

THIS INSTRUMENT PREPARED BY
JAMES S. WERSHOW, ATTORNEY AT LAW
212 S. E. 1ST STREET, GAINESVILLE, FLA. 32601

DEED REC'D 545 PAGE 49

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3373928 2 PG(S)
10/20/2021 8:47 AM
BOOK 4942 PAGE 1289
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1044926
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $315.00
Intang. Tax: $0.00

Prepared by and return to:
Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 412
Alachua, FL 32615
(352) 565-7800
File No 21-185

Parcel Identification No 03917-200-001

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **14th day of October, 2021** between **Christine A. Hunter, a widow**, whose post office address is **14905 Peggy Road, Alachua, FL 32615**, of the County of Alachua, State of Florida, Grantor, to **William Kirkland and Margaret Kirkland, husband and wife**, whose post office address is **P.O. Box 1360, Alachua, FL 32616**, of the County of Alachua, State of Florida, Grantees:

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

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 40 FOOT WIDE PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF "ALACHUA REALTY COMPANY SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 106 OF SAID PUBLIC RECORDS, LESS ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD No. 2054 (PEGGY ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR AND CAP (LB 2903) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID "ALACHUA REALTY COMPANY SUBDIVISION" AND THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 02°08'31" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 83.27 FEET TO A 5/8" REBAR (NO IDENTIFICATION) ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID PEGGY ROAD; THENCE RUN NORTH 59°29'24" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 234.80 FEET TO A 5/8" REBAR AND CAP (PSM 6602) AT THE INTERSECTION WITH SAID NORTHERLY EXTENSION OF THE WEST LINE OF A PLATTED 40 FOOT RIGHT OF WAY AS SHOWN ON SAID "ALACHUA REALTY COMPANY SUBDIVISION"; THENCE RUN SOUTH 02°08'31" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 78.43 FEET TO A 3/4" IRON PIPE (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, LYING ON THE SOUTH LINE OF THE FORMER CSX TRANSPORTATION, INC.'S OPERATING PROPERTY, AND ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500; THENCE RUN SOUTH 58°27'44" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, AND THE SOUTH LINES OF SAID FORMER CSX PROPERTY AND SAID LANDS, A DISTANCE OF 237.13 FEET TO THE POINT OF BEGINNING.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and

will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Crystal L. Curran

Christine A. Hunter

WITNESS
PRINT NAME: Susan K King

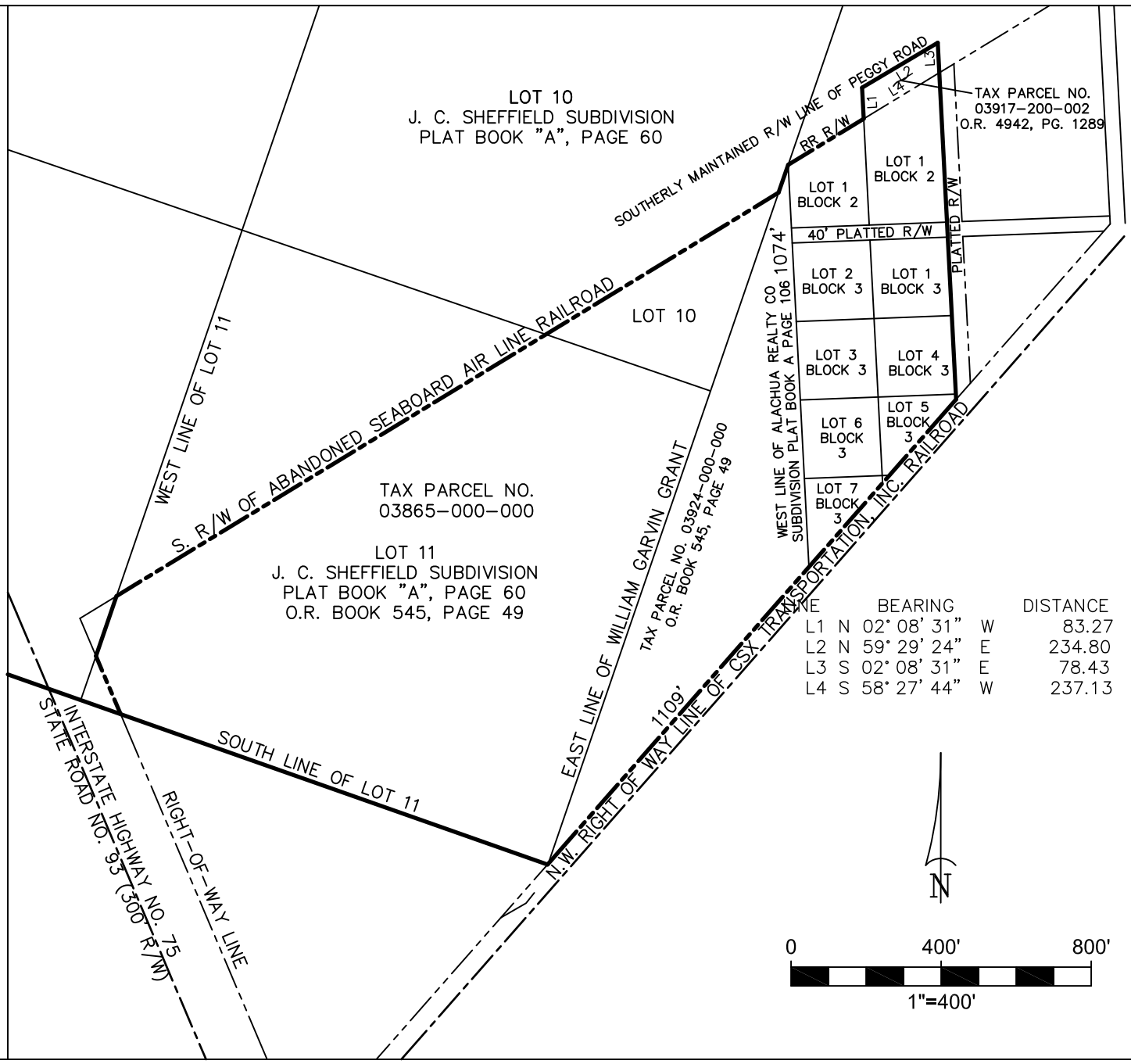
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 14th day of October, 2021, by Christine A. Hunter.

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

CRYSTAL LANE CURRAN
Notary Public - State of Florida
Commission # GG 227129
My Comm. Expires Jun 18, 2022
Bonded through National Notary Assn.

Personally Known: Crystal L. Curran OR Produced Identification: _____
Type of Identification
Produced: _____



J:\BOB\2022-011Overall.dwg plot

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		2/7/2022	2022-011		

LEGAL DESCRIPTION SKETCH OF

A PORTION OF LOT 1 OF SECTION 22, TOWNSHIP 8 SOUTH RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND A PORTION OF THE WILLIAM GARVIN GRANT

FOR: GARDEN STREET COMMUNITIES

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization No. LB 2389

eda consultants inc.

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

Legal Description

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twen6ty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the public Records of Alachua County, Florida.

Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, February 24, 2022

Time: 5:00 p.m.

Place: Legacy Park Multi-Purpose Center
Meeting Room
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



Contact:

Clay Sweger, AICP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

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 of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Craig Parenteau
FL Dept. 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

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

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

Sworn to and subscribed before me this **15th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 5:00 pm on Thursday, February 24, 2022 in the Legacy Park Multi-Purpose Center at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.
Phone: (352) 373-3541

E-mail: csweger@edafl.com

(Published: Alachua County Today - February 10, 2022)

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning & Comprehensive Plan Amendment

Date & Time: February 24, 2022, 5:30 PM

Location: Legacy Park Multi-Purpose Center Meeting Room
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
William Kirkland	15151 Peggy Road	386-462-2730	BigMonkey0676@yahoo.com
Margaret Kirkland	15151 Peggy Road	386462.2730	" " "
Stephen F. Smith	13122 NW CR235	352328-5151	SSmith3205@ASU.COM
Robert Hartley	P.O. Box 1627 Al	352-258-5009	
Gerald Cyr	Gainesville.	813-477-5674	gcyr@gardenstreetcommunities.com

Neighborhood Meeting Minutes

Project: Peggy Road Land Use Change & Rezoning

Meeting Date & Time: February 24 at 5:00 p.m.

Community Participants: 5 participants in total
Gerald Cyr – Developer
William Kirkland
Margaret Kirkland
Stephen Smith
Robert Hartley

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger gave a presentation to inform the participants of the details of the proposed land use and zoning change and then opened up the floor for questions:

Q: Where are you in the process?
A: We are about to submit the land use and zoning change applications to the City and we anticipate that the review will take approx. 4 months. You will see signs posted and notices mailed to notify you of the City meetings. Engineering and platting phases would come after that.

Q: What is the green area on the PD Master Plan?
A: The green areas represent green spaces, which include stormwater basins, buffers, landscaped areas and other similar common areas.

Q: So, almost half of the site is green space?
A: Yes, approx. 48% of the site will be common areas, stormwater areas, green space, landscape buffers, etc.

Q: Did you know that the existing cattle fence on the south side is not located on the property line? It is actually farther north.
A: Thank you for letting us know. We will make sure the survey reflects the fence and property line.

Q: What is proposed to the west / southwest of the existing Duke Energy powerline?
A: Green space is proposed in that area of the project, which will provide a nice buffer between the neighbor in that direction.

Q: Where are utilities coming from?
A: City of Alachua will provide water and sewer service through new lines running from Peggy Road into the project entrance at the NE corner of the site.

Q: Where is the project access?
A: The project access is proposed to be at the NE corner of the site onto Peggy Road.

Comment: Neighbor to the SW is pleased with the project layout and has requested that efforts be made to retain the large oak trees along the common property line between the development and his property and the applicant indicated that those trees should remain and that noted his request.

Rezoning Justification Report



Request:	A proposed rezoning from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Agricultural (03917-200-002) to City of Alachua Planned Development – Residential (PD-R).
Location:	15151 Peggy Road
Parcel Numbers:	03924-000-000; 03865-000-000; 03917-200-002
Acreage:	51.7 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP
Date:	June 6, 2022

720 SW 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601

Phone (352) 373-3541
www.edafl.com

Background

The subject property is located at 15151 Peggy Road (CR 2054) in the City of Alachua. The property is located east of I-75, north of NW County Road 235, and south of Peggy Road (CR 2054) near the Legacy Park Multipurpose Center. The proposal concerns an approximately 51.7 (+/-) acre property that contains a residential structure and is also utilized as grazing land. The tax parcel numbers associated with the project are 03924-000-000; 03865-000-000 & 03917-200-002. The parcel is located within Section 22, Township 8, Range 18.

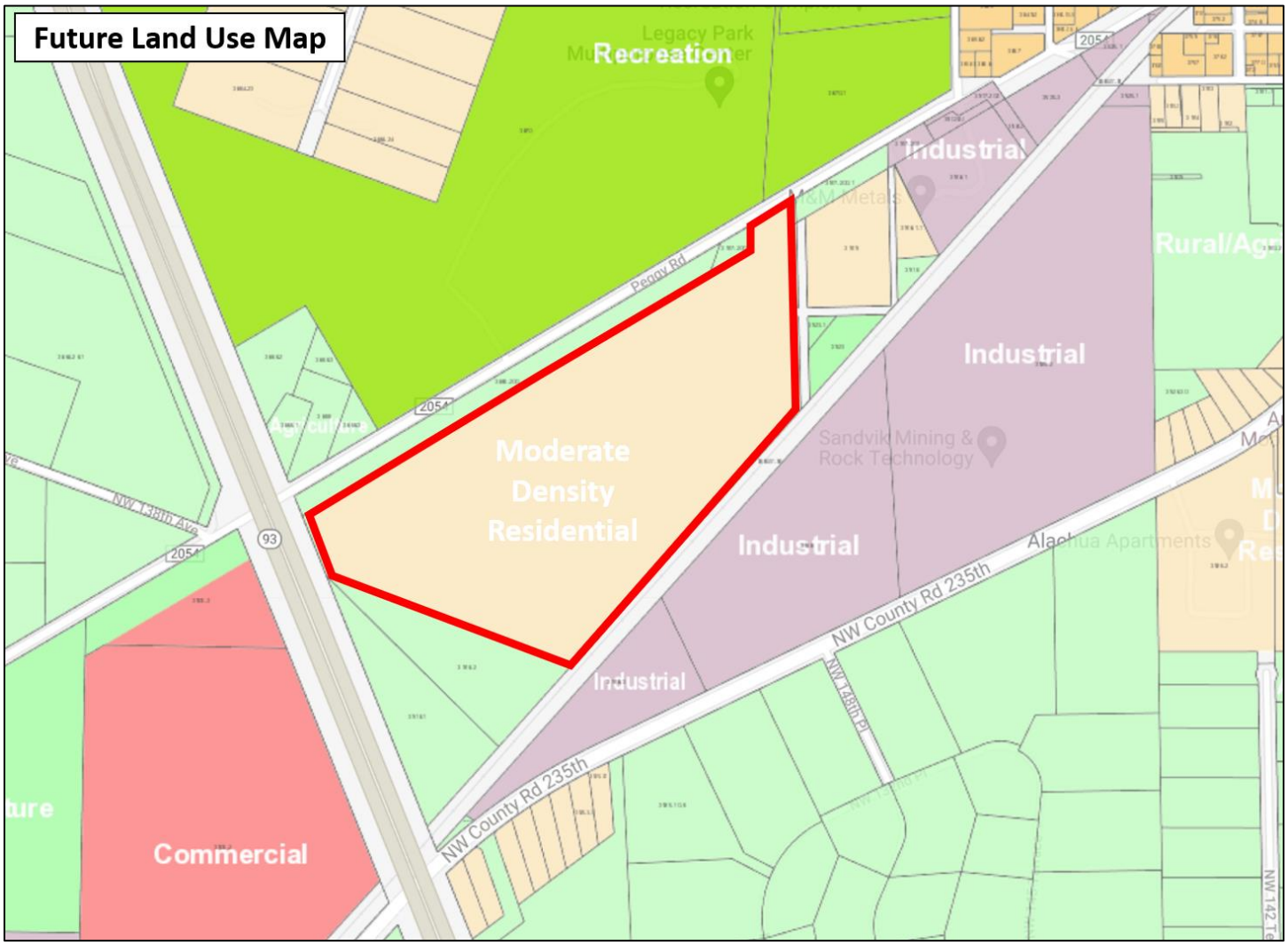
An aerial photo showing the existing conditions of the subject property and surrounding properties is indicated below:



Statement of Proposed Change

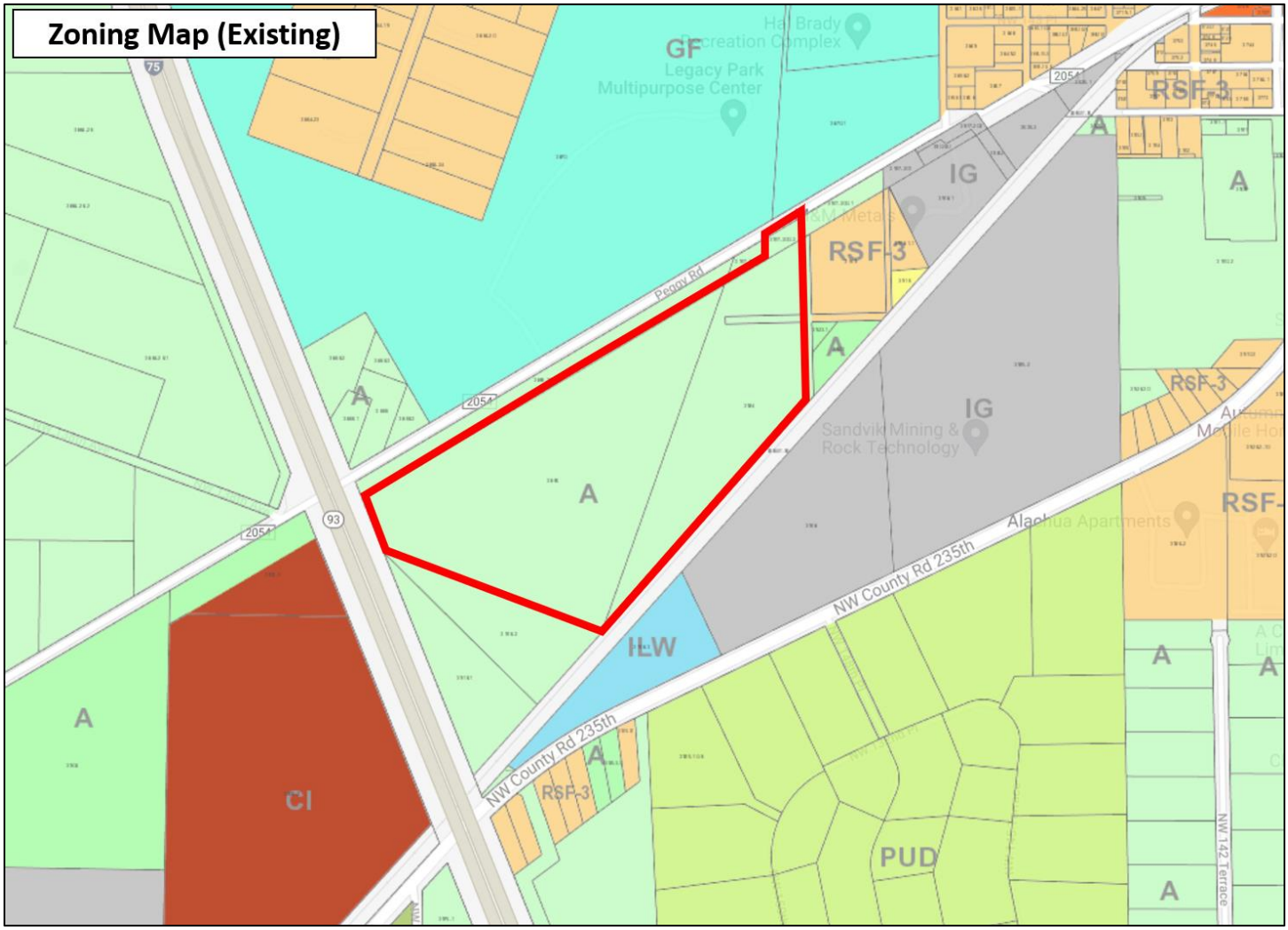
The property owners request a rezoning from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Agricultural to Planned Development – Residential (PD-R) on approximately 51.7 acres for consistency with the proposed future land use designation of Moderate Density Residential on Tax Parcels 03924-000-000; 03865-000-000 & 03917-200-002.

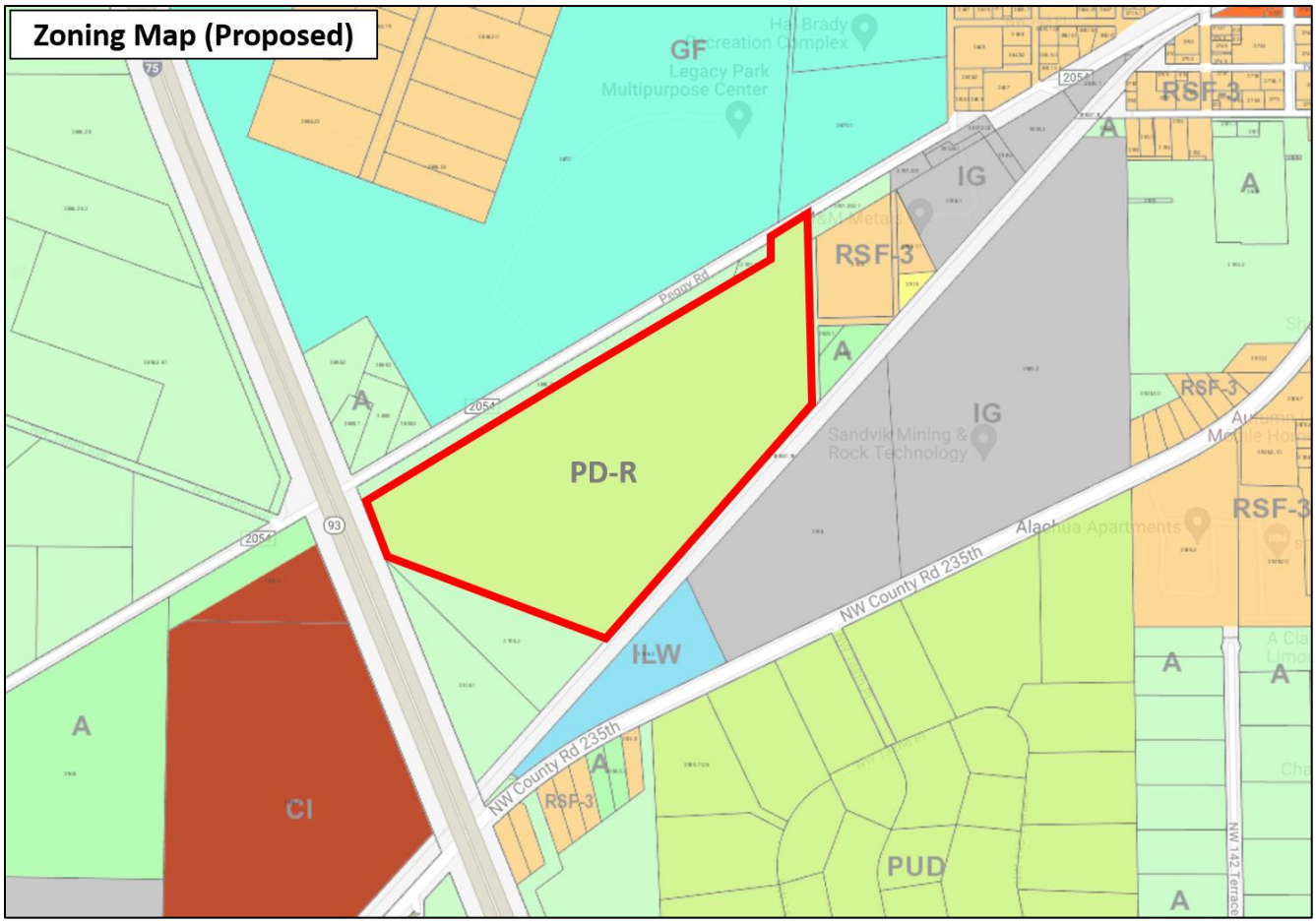
The proposed Future Land Use Map for the project site and surrounding area is shown below:



The subject parcel has a Moderate Density Residential future land use designation (proposed concurrently) and is bounded by a mix of residential, recreation, non-residential and agricultural designations.

The existing and proposed Zoning Maps for the project site and surrounding area are shown on the following pages:


Zoning Map (Existing)
GF
Legacy Park
Multipurpose Center
Hal Brady
Recreation Complex
RSF-3
IG
A
Peggy Rd
2054
Sandvik Mining &
Rock Technology
NW County Rd 235th
Alachua Apartments
ILW
CI
PUD
93
75
NW 142 Terrace



The proposed rezoning would place a Planned Development – Residential (PD-R) zoning on the property that would be consistent with the future land use map designation of Moderate Density Residential on the property.

The Moderate Density Residential future land use designation allows for a variety of residential use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate Density future land use category as shown below:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): *The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.*

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached dwelling units;*

2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
***7. Residential Planned Developments**; and,*
8. Supporting community services such as schools, houses of worship, parks, and community centers.

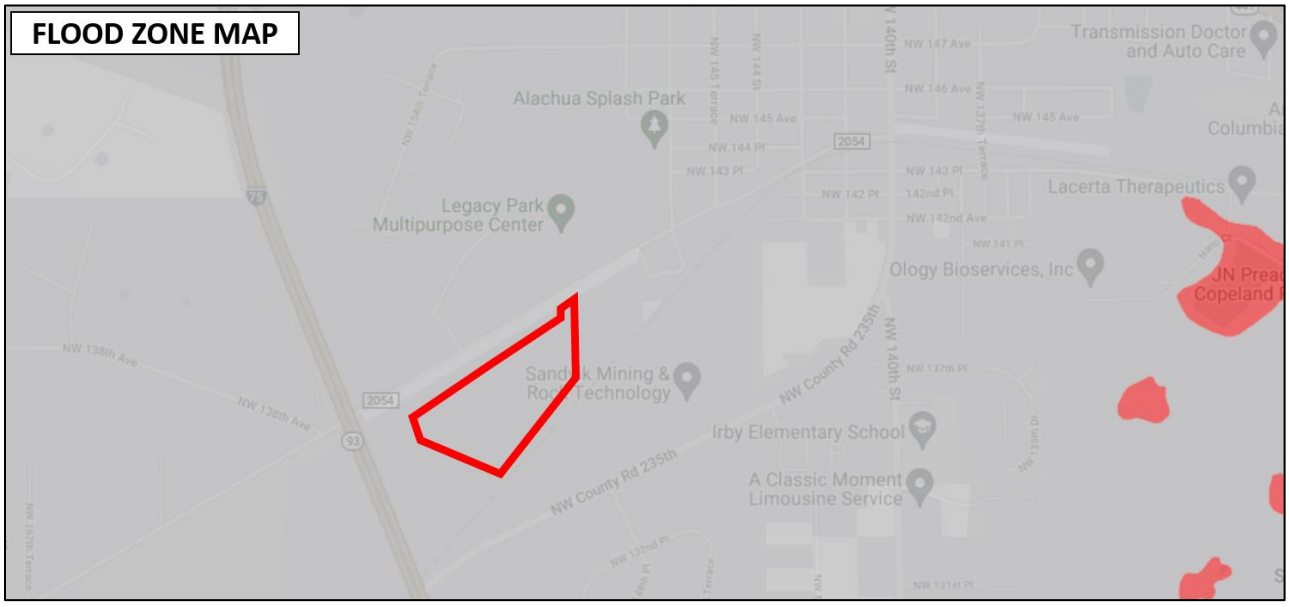
As described in the policy listed above, the Moderate Density Residential future land use designation considers residential planned developments (PD-R's) as an allowable use. In addition, the proposed PD-R zoning is consistent with the underlying Moderate Density Residential future land use designation and is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed zoning district is appropriate due to is location in an area with a mix of residential, civic and non-residential development areas and is well suited to accommodate an urban residential development type that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site (with connections made at developer expense).

Environmental / Suitability Analysis

The subject property has very few environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

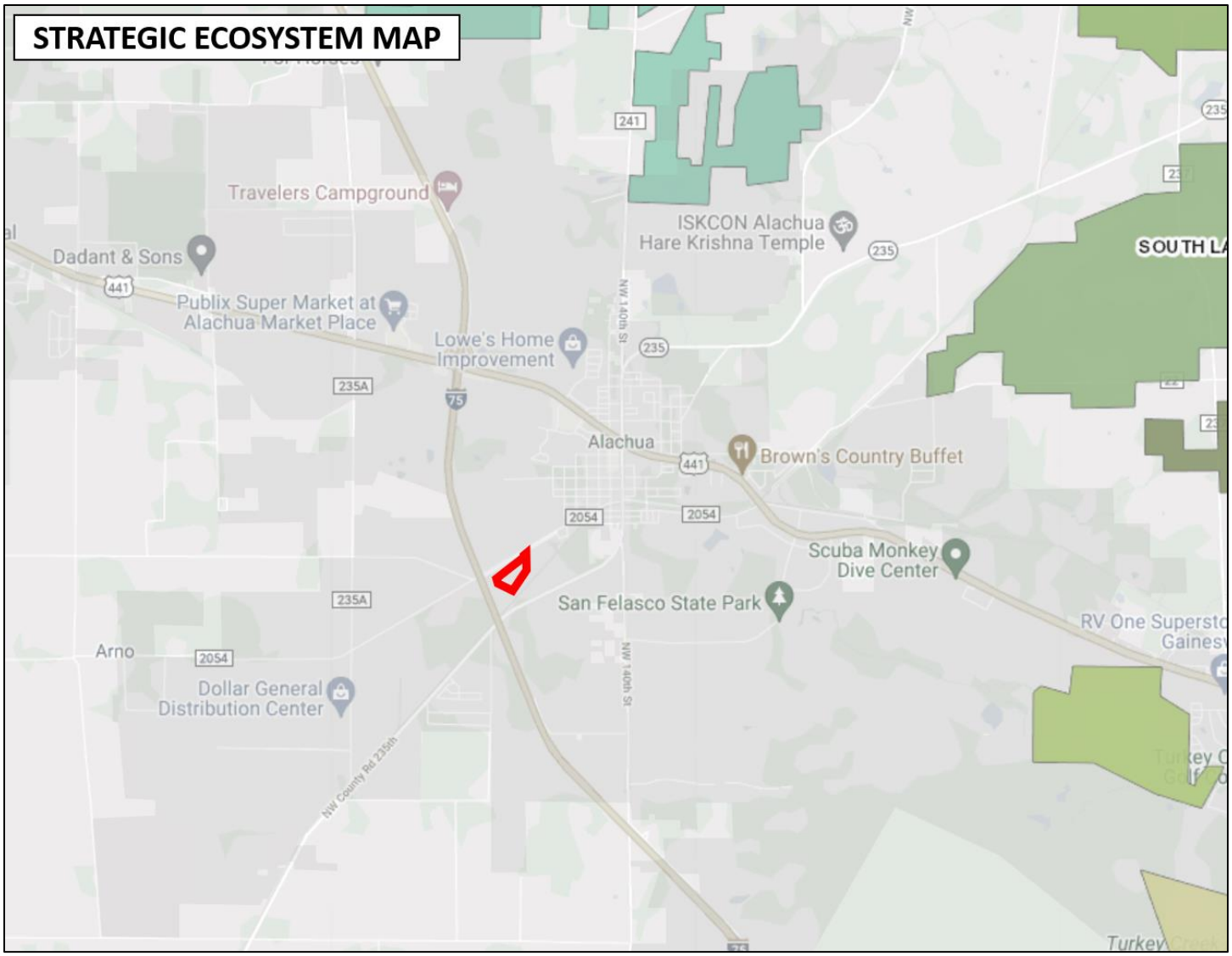
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



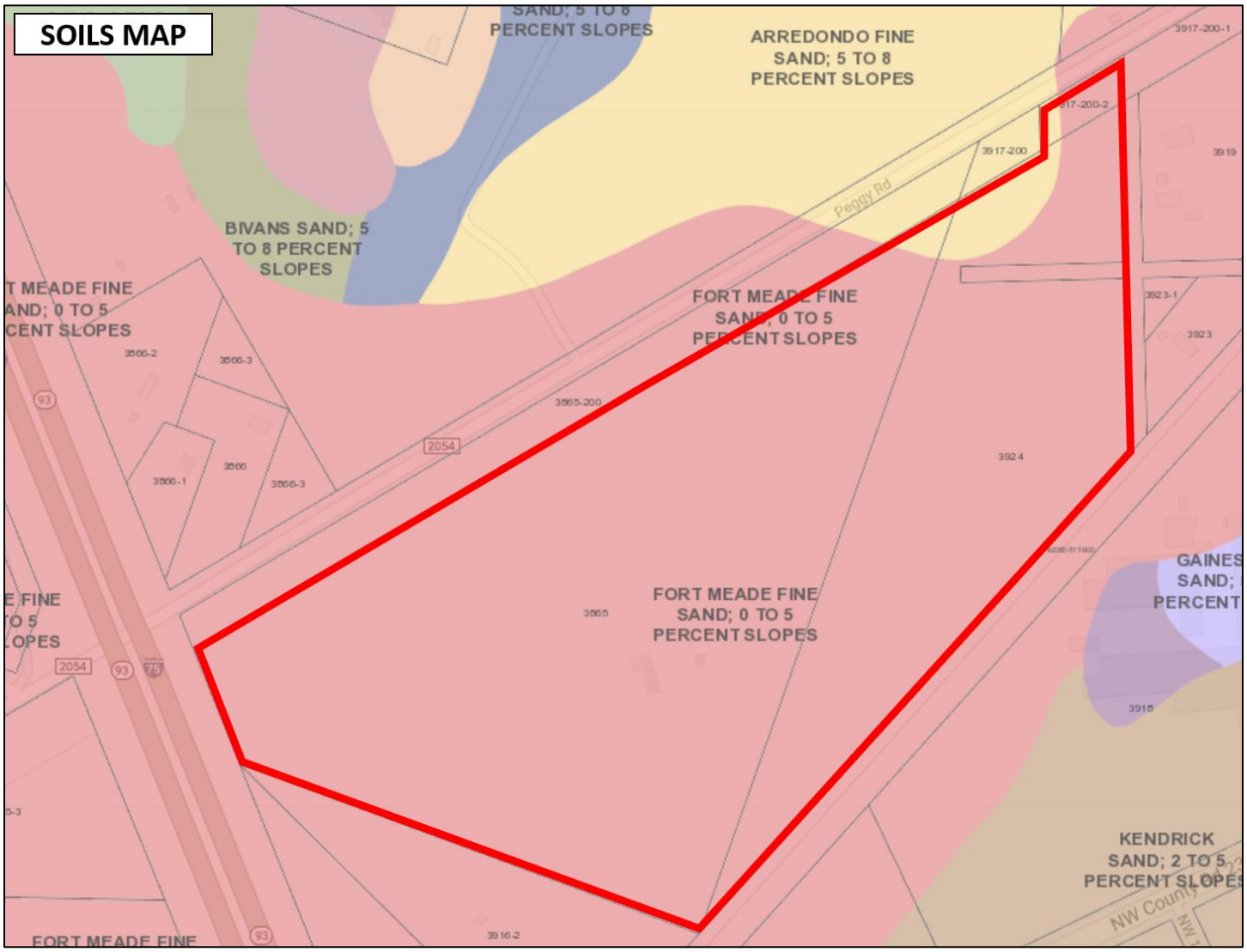
Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed rezoning application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as

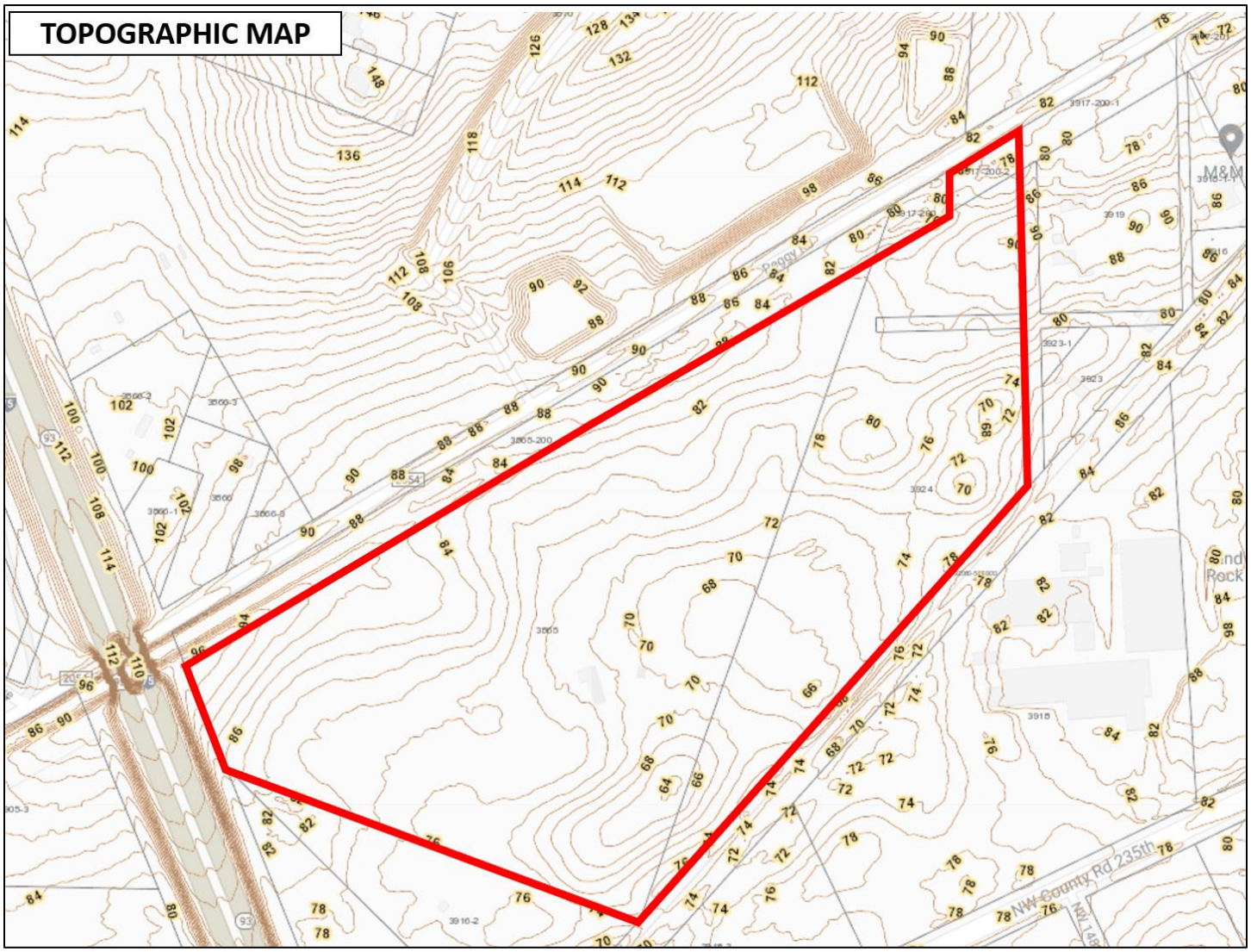
sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.



Topography:

The following figure illustrates the topography of the site. The site generally slopes from north to south on the property with typical slopes spanning over a large expanse of land and thus, poses no impediments to site development.



Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

Wetlands:

The following figure illustrates that there are no wetlands located on the subject property, according to the National Wetlands Inventory map below:



Existing vs. Proposed Zoning Designations

The proposed rezoning to PD-R on the 51.7-acre subject property will result in an increase of density & intensity for the site. The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum intensity scenario on the site.

Existing Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Agriculture (City & County)	51.7 (+/-)	1 Unit / 5 Acres	10 Units

Proposed Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
PD-R	51.7 (+/-)	3 UPA	155 Units

Based on existing development and the existence of public facilities intended to serve development, the site is located within the urbanizing portion of the City of Alachua, abutting Peggy Road (CR 2054) and in proximity to employment sectors of the City. A major civic facility owned and maintained by the City of Alachua (Legacy Park Multipurpose Center) is immediately north of the project site. Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Land areas with a mix of residential, non-residential and civic designations are located within 1/8 mile of the subject property, and development of this land will support the concept of urban development.

The proposed PD-R zoning designation will allow single family detached development at the gross density indicated above. Further, as single family detached development is in high demand, the zoning change will help facilitate this development type.

Public Facilities Analysis

A rezoning change may result in changes in overall impacts on public facilities if the proposed zoning changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning districts.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any new development allowed in the proposed land use category will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed zoning designation is described below:

Proposed Zoning Designation	Acreage	Max Dev. Scenario
Planned Development - Residential (PD-R)	51.7 (+/-)	155 Units

Traffic:

Development Scenario: PD-R Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	155	Single Family	9.43 / Unit	1,462
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC

210	155	Single Family	0.94 / Unit	146

Source: ITE, 11th Edition

Total Trip Generation:

- **1,462 ADT**
- **146 PM PEAK**

Affected Roadway Segments (Above 5% MSV)

- Segment 14 - CR 2054 (From SR 235 to West City Limit)
- Segment 8 - SR 235 (From NW 143rd Place to US 441)
- Segment 17 – CR 235A (From US 441 to CR 235)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on CR 2054 (Segment 14) (1,462 ADT, 146 PM Peak)
  - 70% East (1,023 ADT, 102 PM PEAK) / 30% West (439 ADT, 44 PM PEAK)
- 70% Distribution on SR 235 (Segment 8) (1,023 ADT, 102 PM Peak)
- 30% Distribution on CR 235A (Segment 17) (439 ADT, 44 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,462
Available Capacity	9,462

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	395
Project Trips (PM Peak)	146
Available Capacity	818

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,023
Available Capacity	3,972

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	1,290
Existing Traffic and Reserved Trips	894

Project Trips (PM Peak)	102
Available Capacity	294

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	439
Available Capacity	9,267

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	516
Project Trips (PM Peak)	44
Available Capacity	799

Traffic background data provided via May 2022 City Concurrency Report

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

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

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 38,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	38,750
Residual Capacity	519,382

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 250 Gal/Unit per day x 155 = 38,750 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 42,625 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity[2]	203,857
Parcel Demand for Site	42,625
Residual Capacity	744,101

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 275 Gal/Unit per day x 155 = 42,625 GPD*

Solid Waste:

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

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (155 units x 2.55 residents per unit x 0.73 tons/year per capita = 289 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	289 Tons

1. *Formula: (0.73 tons / year per capita @ 2.55 residents per unit)*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

Student Generation Calculations: Single Family Residential Development

Elementary School	155	units	x	0.12	Elementary School Multiplier*	19	Student Stations
Middle School	155	units	x	0.06	Middle School Multiplier*	9	Student Stations
High School	155	units	x	0.09	High School Multiplier*	14	Student Stations

Approval of the application will result in a projected school enrollment impact of 19 elementary, 9 middle and 14 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	1.97
Available Recreation Acreage	76.27

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Calculations for Proposed Project: 155 Units x 2.55 persons/household x 5 acres / 1,000 persons = 1.97 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

STORMWATER

Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning designation.

The existing land uses and future land use designations of the adjacent properties are as follows:

North: Peggy Road (CR 2054), Legacy Park Multipurpose Center, CSX Land
Recreation & Agriculture future land use designations

East: Residential
Moderate Density Residential & Agriculture future land use designations

West: Residential & Interstate 75
Residential and Agriculture future land use designations

South: CSX Railway & Industrial
Industrial future land use designation

The proposed PD-R zoning is consistent with the underlying Moderate Density Residential future land use designation and is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a collector roadway (Peggy Road / CR 2054) and within close proximity to employment areas and the City of Alachua Legacy Park, a major civic facility serving local residents. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development.

Comprehensive Plan Consistency

This rezoning Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed rezoning application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element and Capital Improvements Element

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed rezoning application:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.

The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
***7. Residential Planned Developments;** and,*
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Consistency: As described in the policies listed above, the proposed Planned Development-Residential (PD-R) zoning designation is appropriate for the subject property and will implement the underlying future land use map designation as illustrated in the previous land use map exhibits. The proposed zoning map designation is appropriate due to is location in an area with a mix of residential, civic and non-residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. The subject property is located adjacent to the City of Alachua Legacy Park Multipurpose Center, which according to the City of Alachua, 'provides a welcoming, flexible park that provides a full spectrum of sports and cultural activities, open space, and passive recreation to the residents of Alachua.' The property is also served by all necessary public facilities to serve future development of the site with connections to be provided at the developer's expense.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD's for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

Consistency: As shown in the PD Master Plan submitted with this application, all onsite dwelling units shall be detached, single-family homes, which are consistent with Policy 2.1.a.1.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

Consistency No non-residential activities are being proposed within the proposed PD-R zoning area at this time. However, if nonresidential onsite uses are desired in the future, a revised PD Master Plan shall be submitted that includes all current and proposed uses for project area.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

Consistency: The subject PD-R will meet or exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. Permitted onsite activities are indicated on the PD Master Plan.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

Consistency: As will be indicated during the subsequent development review process, the site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and street lighting systems.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Consistency: The proposed project is designed in a manner to provide efficient use of land and infrastructure and public facilities, including roads, utilities and other local services.

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.*

Policy 2.5.b: *Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.*

Consistency: As illustrated in the proposed PD Master Plan submitted with this report, the proposed development will meet or exceed the required 10% minimum. Permitted uses in the open space area are identified on the PD Master Plan.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Consistency: This application and the related materials demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

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.*

Consistency: As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to an existing public streets for vehicular access (Peggy

Road / CR 2054). In addition, public utilities are available to serve the site and connections to such utilities will be provided at the developer's expense. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

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

Consistency: There are no steep slopes onsite that will impede site development.

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

Consistency: There are currently two types of soils located onsite. According to the NRCS soil database, each of the two (2) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

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

The City shall establish standards for a limitation on filling in flood prone areas.

Consistency: There are no FEMA flood zone areas located on the project site.

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

Consistency: There are no wetland areas located on the project site.

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

Consistency: No listed species are known onsite.

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.*

GOAL 9: *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan*

Consistency: As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to existing public streets for vehicular access (Peggy Road / CR 2054). In addition, public utilities are available to serve the site and connections to such utilities will be provided at the developer's expense. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

Transportation Element:

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

Consistency: An analysis of the proposed rezoning impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on the maximum development scenarios reveals that the proposed future zoning map changes will not negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.

Community Facilities Element:

Goal 1: *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

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

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

Goal 3: *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

Goal 4: *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

Objective 4.1 *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

Consistency: Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. New development on the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.

Conservation & Open Space Element:

Consistency: The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: The proposed PD zoning will be residential in nature and should not create any air quality issues and will meet the City's air quality standards. The proposed zoning does not permit any industrial-type, non residential uses, which are more likely to create concerns with air quality.

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Consistency: As described in the Environmental Analysis section of this application, there are two soil types present on the site. Neither of these soil types has limitations for urban development.

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Consistency: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the future development of the site and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas that comply with all applicable City, County and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: The Environmental Analysis section of this report did not identify any geological resources on the property.

Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Consistency: The proposed zoning of PD is residential in nature and will not include the utilization of hazardous materials. Since the PD-R zoning does not permit industrial-type uses or many automotive-oriented uses therefore, future activities on site will not utilize hazardous materials.

Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Consistency: Currently, there are minor agricultural operations within the subject property. However, most of the nearby lands within the City of Alachua already have a land use and zoning designation that is not agricultural, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.

Objective 1.10: Wetlands The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Consistency: No wetlands are located on the subject property.

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: The required open and green space requirements shall be met upon subsequent development of the site.

Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

Response: There are no surface water bodies located on the project site.

Capital Improvements Element:

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report).

Consistency with the Land Development Code

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(1) Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

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

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the "Comprehensive Plan Consistency" section of this report. The proposed PD-R zoning is an appropriate implementing district for the Moderate Density Residential future land use category (concurrent application).

(b) Consistent with Ordinances

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and a neighborhood meeting with the public. If the property is rezoned to PD-R, development on the site will comply with all the applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Regulations.

(c) Logical Development Pattern

Consistency: The proposed rezoning will promote the overall pattern of development in the area. The immediate area includes a mix of residential, civic and non-residential development types in the vicinity. Specifically, regarding residential development, the proposed maximum PD density range of approximately 2.7 – 3 units per acre, is appropriate for single family development in portions of the City in which public facilities are available (water, sewer, fire, etc.). In addition, as indicated on the PD Master Plan, green space areas have been allocated on the perimeter of the project where abutting existing residential development (far in excess of standard residential setbacks & buffers) in order to ensure compatibility. As such, the development of this site as a residential PD will help promote a logical urban development pattern in the area.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern as it is served by all necessary City public services, is located along a collector roadway, within close proximity to a major civic use that is intended to serve local residents (Legacy Park Multipurpose Center) and is in direct proximity to other urban development land use and zoning designations.

(e) Incompatible with Adjacent Lands

Consistency: This zoning change request will not result in any incompatibility with adjacent lands. Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

North: Peggy Road (CR 2054), Legacy Park Multipurpose Center, CSX Land
Recreation & Agriculture future land use designations

East: Residential
Moderate Density Residential & Agriculture future land use designations

West: Residential & Interstate 75
Residential and Agriculture future land use designations

South: CSX Railway & Industrial
Industrial future land use designation

The proposed PD-R zoning designation is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a collector roadway (Peggy Road / CR 2054) and within close proximity to employment areas and the City of Alachua Legacy Park, a major civic facility serving local residents. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development.

(f) Adverse Effect on Local Character

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The immediate area includes a mix of residential, civic and non-residential development types in the vicinity. In addition, a major civic use that is intended to serve local residents (Legacy Park Multipurpose Center) is located immediately north of the project area. The development of this site as a residential PD will help continue this development pattern.

(g) Not Deviate from Pattern of Development

Consistency: The proposed rezoning will not deviate from the overall pattern of development in the area. The immediate area includes a mix of residential, civic and non-residential development types in the vicinity. Specifically, regarding residential development, the proposed maximum PD density range of approximately 2.7 – 3 units per acre, is appropriate for single family development in portions of the City in which public facilities are available (water, sewer, fire, etc.). In addition, as indicated on the PD Master Plan, green space areas have been allocated on the perimeter of the project where abutting existing residential development (far in excess of standard residential setbacks & buffers) in order to ensure compatibility. As such, the development of this site as a residential PD will help promote a logical urban development pattern in the area.

(h) Encourage Sprawl

Consistency: The following Urban Sprawl Analysis indicates that the rezoning application should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators
This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: This proposed rezoning to PD-R is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) along a county collector roadway (Peggy Road / CR 2054). Development of this land as a residential neighborhood will promote local economic development and housing stock. In addition, no regulated natural resources or ecosystems have been identified on the property and all future development shall comply with the regulations applicable to the protection of natural resources.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The subject property is currently served by existing roadways for vehicular access via Peggy Road (CR 2054). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Response: Currently, there are minor agricultural operations within the subject property. However, most of the nearby lands within the City of Alachua already have a land use and zoning designation that is not agricultural, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed rezoning of the property to PD-R will provide an addition to the local housing stock in the City along Peggy Road / CR 2054 in an area with centralized services available.

(i) Spot Zoning

Consistency: The subject property is located abutting other residentially zoned property to the east and is south of a property with a complementary GF zoning (Legacy Park). In addition, the proposed zoning is compatible with nearby non-residential zoning that provide employment opportunities for the future residents of the neighborhood.

(j) Public Facilities

Consistency: The site can be served by electric, potable water, and wastewater services. As demonstrated in the "Public Facilities Analysis" section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

(k) No Adverse Effect on the Environment

Consistency: As demonstrated in the "Environmental Analysis" section of this report, this proposed rezoning will not have adverse effects on the environment because there are no regulated natural resources on the property.

3.6.1 General Provisions

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

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

Consistency: The proposed Planned Development will include a maximum of 155 single family residential units. The proposed PD-R zoning is necessary to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts. This will result in a more innovative, creative project to serve the residents of the City.

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

> *(1) Planned Development-Residential District (PD-R). The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.*

Consistency: The intent of this PD-R rezoning application is to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts in order to more efficiently utilize the land beyond traditional zoning allowances and to ensure that the project can achieve the residential units permitted by the site's underlying Moderate Density Residential FLU designation.

3.6.2. General Standards for all PD districts.

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

> *(1) Master Plan. The PD Master Plan:*
>
> > *(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;*

Consistency: As shown on the PD Master Plan, the subject property will contain single family detached units with an allowance for a flexible range of sizes along with a gridded street network and provision of usable open spaces. No nonresidential uses are proposed in the PD.

> > (b) Calculates the number, type, and mix of land uses, including the total *number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the*

total number, type, and mix of land uses for the entire PD Master Plan;

Consistency: The PD Master Plan illustrates that up to 155 dwelling units are being requested for the project, which is consistent with the site's underlying Moderate Density Residential FLU. No nonresidential uses are proposed within the PD zoning area.

(c) Identifies the general location of open space;

Consistency: Onsite open spaces shall be comprised of active and passive recreation uses, as indicated and labeled on the PD Master Plan.

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

Consistency: As discussed in earlier sections of this report, no regulated natural resources are known to be present on the site, and if any are found in the future, the project will comply with all applicable regulations.

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

Consistency: The PD Master Plan shows all proposed internal roadways and a typical cross-section. The site design includes pedestrian-friendly block sizes and sidewalk infrastructure internal to the development. Blocks that exceed 600' in length (if any) shall include a 10' easement for a pedestrian way consistent with that described in LDR Sec. 7.2.3(B)(4).

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

Consistency: The PD Utility Plan shows all proposed internal potable water and sanitary sewer mains.

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

Consistency: As shown on the PD Master Plan, the site is currently serviced by City of Alachua potable water and sanitary sewer via existing infrastructure within the Peggy Road / CR 2054 right of way.

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

Consistency: As demonstrated in this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed rezoning to the PD-R district is compatible with the site's proposed Moderate Density Residential FLU designation (concurrent application).

(3) Compatibility with surrounding residential areas. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of

compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Consistency: The proposed residential development is located immediately adjacent to only three residential developments, located near the east and southwestern portions of the project. As indicated on the PD Master Plan, green space areas / setbacks have been allocated on the perimeter of the project where abutting existing residential development (far in excess of standard residential setbacks & buffers) in order to ensure compatibility. As such, the proposed PD design will ensure compatibility with surrounding residential areas.

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

Consistency: This Planned Development proposes that the project may be developed in one (1) phase.

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

Consistency: A conversion schedule is unnecessary for this submittal, as non-residential uses are not proposed.

(6) Public facilities.

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

Consistency: As indicated in this report, adequate capacity exists for the intended residential development along the applicable roadway segments.

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

Consistency: As shown on the PD Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems and onsite uses shall not negatively impact potable water and wastewater LOS.

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

Consistency: According to information provided by the City of Alachua, the City currently possesses excess acreage for local recreation activities in relation to LOS standards. In addition, the proposed PD Master Plan illustrates that the project will have onsite recreational amenity areas. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

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

Consistency: As calculated in this report, local solid waste capacity exists to adequately facilitate the intended residential development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

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

Consistency: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

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

(a) The PD Master Plan, including any PD standards.
(b) Conditions related to the approval of the PD Master Plan.
(c) Conditions related to the form and design of development in the PD.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.
(e) Provisions related to environmental protection and monitoring.
(f) Provisions addressing concurrency compliance requirements.
(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

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

3.6.3 Additional Standards for PD districts

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

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

Consistency: The proposed PD-R project site is approx. 51.7 (+/-) acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

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

Consistency: Table 4.1-1 of the LDR shows that the intended use of single-family detached dwelling units is permitted within the proposed PD-R district and is also consistent with the uses permitted within the site's proposed Moderate Density Residential FLU designation (concurrent application).

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

Consistency: This Rezoning application requests to change the 51.7 (+/-) acre site's existing zoning designation from City of Alachua Agriculture and Alachua County Agricultural to PD-R at a density consistent with the subject parcels' proposed Moderate Density Residential FLU (concurrent application).

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

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

Consistency: As shown on the PD Master Plan submitted with this report, the proposed development will include a maximum of 155 single-family residential units. The proposed PD-R zoning is necessary to allow for more flexibility in residential lot sizes and types, beyond what is allowed in the traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan.

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

Consistency: As shown on the PD Master Plan submitted with this report, the proposed PD-R zoning will allow more flexibility in residential lot sizes and types, beyond what is allowed in the traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, including setbacks, are identified on the PD Master Plan. The modified setbacks should not result in incompatibility with any adjacent use. In addition, as seen on the PD Master Plan, there are sizable setbacks between existing adjacent residential units and the proposed lots within the PD through the provision of green spaces, which far exceed any setback prescribed for adjacency between residential uses.

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

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

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

<u>Consistency</u>: The development standards referenced in Table 3.6-1. shall be adhered to the maximum extent practicable throughout the site's design process. If modification to these standards is necessary for optimal site development, then the appropriate procedures for modifications included in the previously mentioned table will be adhered to.

> *(b) Public facilities standards. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:*
>
> *(i) Potable water. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.*
>
> *(ii) Wastewater. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or* other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

<u>Consistency</u>: The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines within the project site. In addition, this report illustrates that the site's projected potable water and wastewater demand will not cause City infrastructure to drop below its adopted LOS standards.

> *(iii) Streets. The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:*
>
> *a. The reduction or modification is necessary as a traffic-calming measure;*
> *b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;*
> *c. Access for emergency service vehicles is not substantially impaired;*
> *d. Adequate off-street parking is provided for the uses proposed; and*
> *e. Adequate space for public utilities is provided within the right-of-way.*

<u>Consistency</u>: The PD Master Plan submitted concurrently with this report shows the proposed design of the roadway and pedestrian infrastructure for the portion of the project that will be a platted subdivision. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan, that is consistent with LDR standards.

The PD Master Plan is designed to provide block faces that do not exceed 600 feet. However, if at Preliminary Plat review stage it is determined that any block face exceeds 600 feet, the PD design proposes that flexibility be granted by the City Commission by allowing block faces to exceed 600 feet

in such cases where pedestrian ways or crosswalks, not less than 10 feet wide, are provided through the block to create an enhanced pedestrian-focused design.

Design measures that will be incorporated under these circumstances for this project will include the provision of a 10' (min.) easement for a pedestrian way (consistent with LDR Sec. 7.2.3(B)(4)) that will be improved with concrete, brick, pavers or similar hard surface) with the intent is to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and the crossings of these pedestrian ways will be utilized for traffic calming, including striped crosswalks and appropriate safety signage. All proposed internal roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs. Specifically, the subdivision will have a fully functional external access point and stub-outs to adjacent properties to the east.

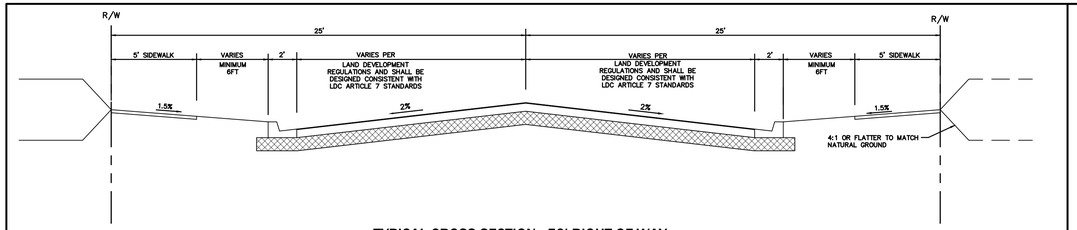
This request is consistent with the applicable criteria indicated in 3.6.3(A)(5)(b)(iii)(a)-(e) above. Specifically, the provision of additional crosswalks (at mid-blocks) will serve as a traffic calming measure, separation of vehicular and pedestrian traffic will be accomplished (via pedestrian paths away from streets), access for emergency vehicles will not be impaired, adequate street parking will not be limited (spaces will be provided on street and on individual lots (driveways and garages) and adequate space for public utilities is provided in proposed right-of-way (as no changes to required ROW cross-sections is proposed).

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

<u>Consistency</u>: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

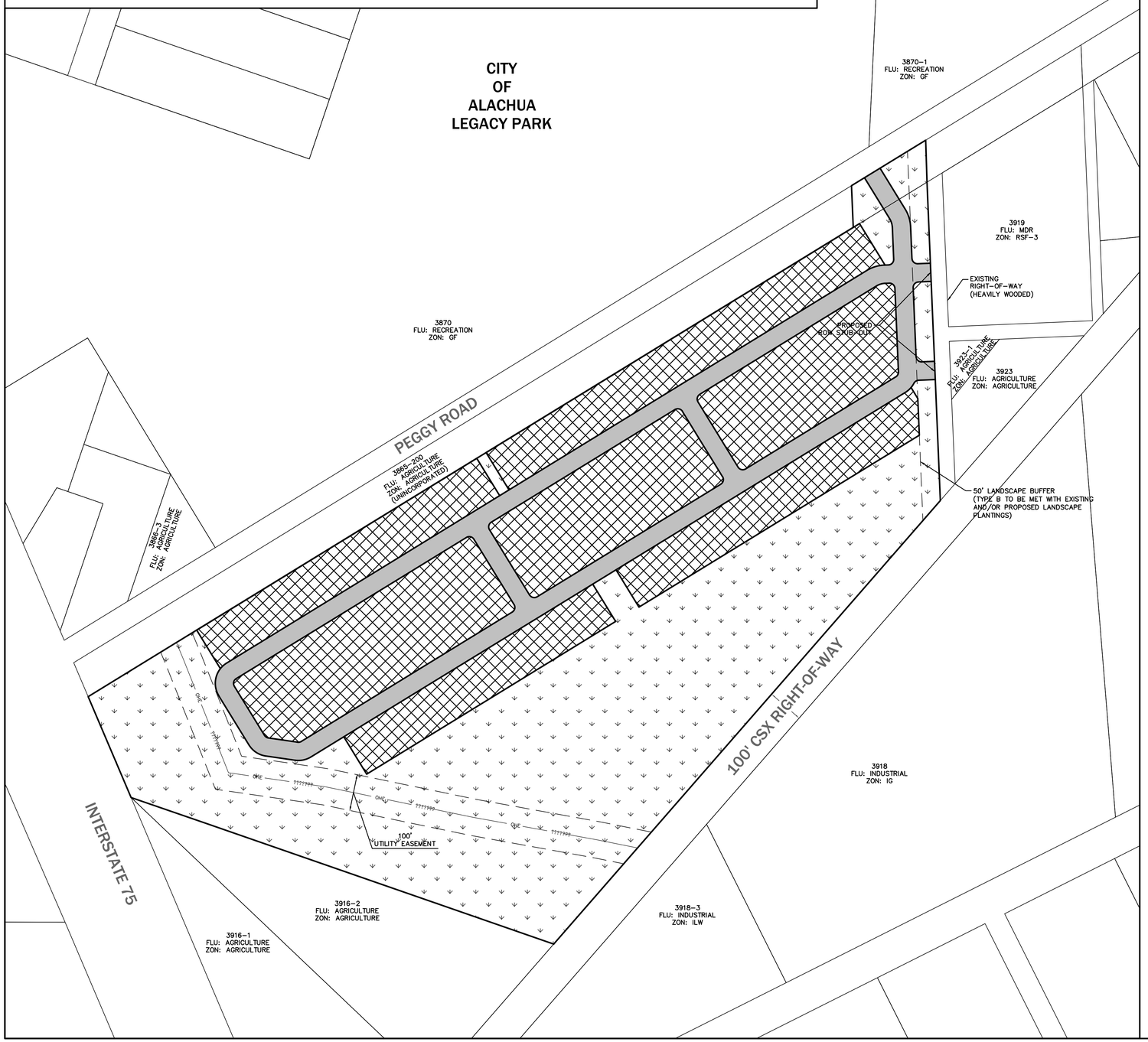
> *(v) Other. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility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

<u>Consistency</u>: The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.



TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

N.T.S.



GENERAL NOTES

1. SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "RESIDENTIAL LOT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT IS 5,500 S.F.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF 1 PHASE, WITH THE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE PRELIMINARY PLAT SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN.
3. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
4. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS & PICNIC AREAS ARE ONLY PERMITTED IN OPEN SPACE AREAS AND SHALL BE AT LEAST 50 FEET FROM THE PROJECT PERIMETER..
5. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED AND MAY BE SLIGHTLY ADJUSTED.
8. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATLEY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. STORMWATER: THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS. WHILE A MAJORITY OF PROPOSED STORMWATER FACILITIES SHALL BE LOCATED IN THE AREA LABELED "COMMON AREA/STORMWATER/OPEN SPACE" IN THE LAND USE DATA TABLE BELOW, SOME STORMWATER AREAS ARE PERMISSIBLE IN THE OTHER LAND USE AREAS. IN ADDITION, ALL STORMWATER PONDS SHALL BE AT LEAST 5 FEET (FROM TOP OF BANK) FROM ALL LOT LINES (EXISTING & PROPOSED).
10. USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST APPLICABLE STANDARDS AND CITY OF ALACHUA REGULATIONS.
12. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13. NO PROPOSED LOT SHALL BE WITHIN LESS THAN 100 FEET FROM ANY LOT UTILIZED FOR RESIDENTIAL PURPOSES.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT LIMITS	52 AC.	100%
	RESIDENTIAL LOT AREA	21 AC.	40%
	COMMON AREA/ STORMWATER/ OPEN SPACE	25 AC.	48%
	RIGHT-OF-WAY	6 AC.	12%

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	5,500 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	40 FT.
LOT COVERAGE, MAX. (% OF LOT)	55%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
RESIDENTIAL LOT AREA	140-155

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP

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NORTH

SCALE: 1" = 150'

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GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title: PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

Sheet title: PD MASTER PLAN

Designed: SR
Drawn: LBO
Checked: TAR
Date: 06/23/22

Sheet No.: P100

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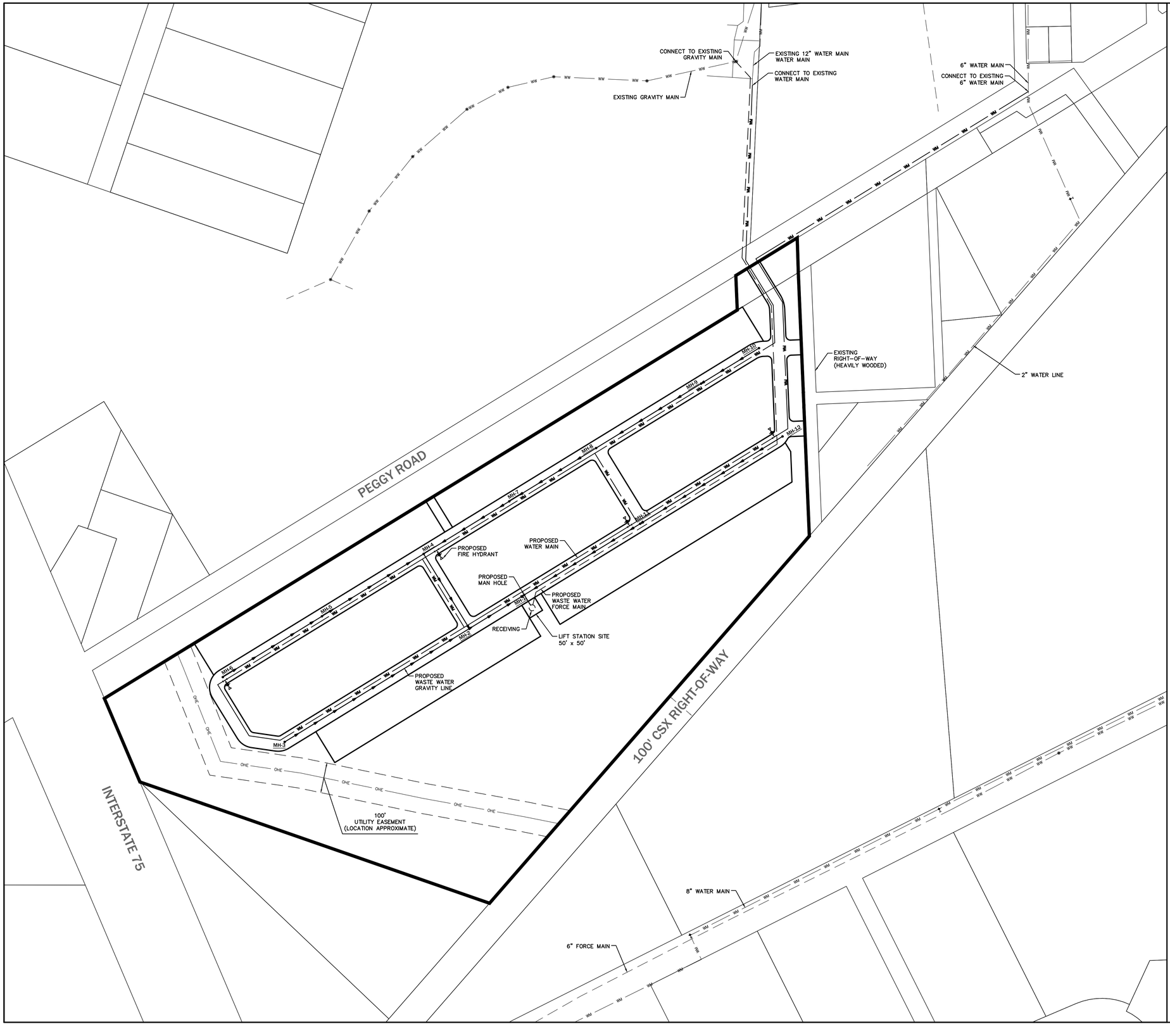

LEGEND

- EXISTING WASTE WATER LINE
- EXISTING WATER MAIN LINE
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- PROPOSED WATER MAIN LINE
- PROPOSED WASTE WATER GRAVITY MAIN
- PROPOSED WASTE WATER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE

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SCALE: 1" = 150'

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GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title:

PEGGY ROAD PD
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN

Designed:	SR	Sheet No.: P200
Drawn:	LBO	
Checked:	TAR	
Date:	02/23/22	

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ROADWAYS & TRANSPORTATION

The affected roadways are Segments 14, 8 & 17. The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – ADT & PM PEAK

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	155	Single Family	9.43 / Unit	1,462
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	155	Single Family	0.94 / Unit	146

Source: ITE, 11th Edition

Total Trip Generation:

- **1,462 ADT**
- **146 PM PEAK**

Affected Roadway Segments (Above 5% MSV)

- Segment 14 - CR 2054 (From SR 235 to West City Limit)
- Segment 8 - SR 235 (From NW 143rd Place to US 441)
- Segment 17 – CR 235A (From US 441 to CR 235)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on CR 2054 (Segment 14) (1,462 ADT, 146 PM Peak)
  - 70% East (1,023 ADT, 102 PM PEAK) / 30% West (439 ADT, 44 PM PEAK)
- 70% Distribution on SR 235 (Segment 8) (1,023 ADT, 102 PM Peak)
- 30% Distribution on CR 235A (Segment 17) (439 ADT, 44 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,462
Available Capacity	9,462

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	395
Project Trips (PM Peak)	146
Available Capacity	818

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,023
Available Capacity	3,972

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	1,290
Existing Traffic and Reserved Trips	894
Project Trips (PM Peak)	102
Available Capacity	294

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	439
Available Capacity	9,267

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	516
Project Trips (PM Peak)	44
Available Capacity	799

Traffic background data provided via May 2022 City Concurrency Report

SANITARY SEWER

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 38,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	38,750
Residual Capacity	519,382

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 250 Gal/Unit per day x 155 = 38,750 GPD*

POTABLE WATER

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 42,625 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity[2]	203,857
Parcel Demand for Site	42,625
Residual Capacity	744,101

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 275 Gal/Unit per day x 155 = 42,625 GPD*

SOLID WASTE

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (155 units x 2.55 residents per unit x 0.73 tons/year per capita = 289 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	289 Tons

1. *Formula: (0.73 tons / year per capita @ 2.55 residents per unit)*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

Student Generation Calculations: Single Family Residential Development

Elementary School	155	units	x	0.12	Elementary School Multiplier*	19	Student Stations
Middle School	155	units	x	0.06	Middle School Multiplier*	9	Student Stations
High School	155	units	x	0.09	High School Multiplier*	14	Student Stations

Approval of the application will result in a projected school enrollment impact of 19 elementary, 9 middle and 14 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	1.97
Available Recreation Acreage	76.27

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Calculations for Proposed Project: 155 Units x 2.55 persons/household x 5 acres / 1,000 persons = 1.97 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

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No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title: PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

Sheet title: NOTES AND TABLES

Designed: SR
Drawn: LBO
Checked: TAR
Date: 06/06/22

Sheet No.: P210

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EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. THE PROPERTY IS PRIMARILY USED AS A MAINTAINED LARGE RESIDENTIAL PROPERTY WITH WOODED AREAS AROUND THE PERIMETER OF THE PROJECT

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GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title: PEGGY ROAD PD
CITY OF ALACHUA,
FLORIDA

Sheet title: EXISTING CONDITIONS MAP

Designed: SR	Sheet No.: P300
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ORDINANCE 22-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") AND AGRICULTURAL ("A")(ALACHUA COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 51.7; LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City by William and Margaret Kirkland ("Owners"); and

WHEREAS, the Owners desire to obtain approval for a Planned Development ("PD") in the City known as Peggy Road Planned Development ("PD-R" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 155 residential units on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; 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 June 30, 2022; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on July 12, 2022, 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 _____, 2022 and on _____; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on July 25, 2022, and _____, 2022, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, 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. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural ("A") and Agricultural ("A")(Alachua County) to Planned Development–Residential ("PD-R") for Tax Parcel Numbers 03924-000-000, 03865-000-000 and 03917-200-002 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Development Parameters

The development shall consist of single-family residential development, and common area/stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

1. The development shall consist of single–family detached, single family attached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'Residential Lot Area' 8 du/acre	Single Family Detached Residential on Platted Lots, Stormwater Drainage Areas	155 dwelling units	±21	*Minimum Lot Area* 5,500 square feet *Minimum Lot Width* 50 feet *Setbacks*	±40.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Front (Primary) = 20' Side = 5' Rear=15'	
Development Area 'Common Area/Stormwater/ Open Space' 0 du/acre	Active and Passive Recreation, Landscaping, Utilities, Stormwater Management Facilities	NA	±25	**Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	±48%
Development Area 'Right-of-Way' 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±6	**Streets** Minimum Right-of-Way Width – 50 feet Minimum Wearing Surface – 24 feet FDOT Type F Curb and Gutter 5' minimum sidewalk on both sides of all streets	±12%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be

implemented by a properly structured property owner's association or other mechanism acceptable to the City.

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

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs. Shifts of less than 50' shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.

    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's

LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

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

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

11. Electric System Requirements:

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

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

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

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement or common area permitting pedestrian access through blocks longer than 600 feet is provided. This easement or common area shall be a minimum of 20 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 1000 feet.

ii. Pavement widths may not be less than 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

15. If a roadway improvement is required by Alachua County as part of its review process, the applicant shall include a crosswalk across Peggy Road and 50' of sidewalk on either side of the crosswalk landing on the north side of Peggy Road. Alternatively to extending sidewalk along Peggy Road 50' in both directions, a connection to the internal sidewalk system at Hal Brady Recreation Complex/ Legacy Park may be made.

16. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

17. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

18. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

19. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

20. The Final PD Plan shall be a Preliminary Plat for single-family detached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

21. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

22. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

23. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

24. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

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

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

Section 4. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 5. Repealing Clause

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

Section 6. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 7. Effective Date

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

PASSED on first reading on the _____ day of _____, 20__.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____ day of _____, 20____.

(Signatures next page)

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

EXHIBIT "A"

Tax Parcel Numbers 03924-000-000, 03865-000-000 and 03917-200-002

LEGAL DESCRIPTION:

Legal Description

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twen6ty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the public Records of Alachua County, Florida.

Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

EXHIBIT "B"

ADOPTED ZONING MAP TO BE INSERTED

PLANNED DEVELOPMENT REGULATORY AGREEMENT
FOR PEGGY ROAD PLANNED DEVELOPMENT (PD-R) _ PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of _____, 2022 by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **WILLIAM AND MARGARET KIRKLAND**, their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **Peggy Road Planned Development ("PD-R" or "Project")**, which is proposed to consist of ±51.7 acres;

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

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

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Agricultural ("A") to Planned Development – Residential ("PD-R") at a quasi-judicial public hearing held on July 12, 2022;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on July 25, 2022, to consider the proposed rezoning of the Property pursuant to Ordinance Number 22-XX;

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 22-XX;

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

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

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

2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 22-XX, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **Final PD Plan** for the Project (known as a **Preliminary Plat** for single-family detached or attached residential development) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 22-XX, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD-R zone district classification of the Project. If the PD-R zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning districts of Agricultural ("A").

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

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

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

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

8. This PD Agreement shall be recorded in the Public Records of Alachua County, Florid and its terms shall run with the land set forth on attached Exhibit "A", the PD, or the Project. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 22-XX.

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by

the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

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

Owner/Developers:

William and Margaret Kirkland
PO BOX 1360
Alachua, FL 32616

11. This PD Agreement shall be binding on the Owner/Developer and its successors, assigns and anyone acting on behalf of the Owner/Developer or its successors or assigns. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

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

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

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City

and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

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

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

17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 22-XX do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

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

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

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

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written.

Witnesses:

OWNER/DEVELOPER:
William Kirkland

_____ By:_____

_____
(NAME)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

Attest: CITY OF ALACHUA

_____ By:_____
Mike DaRoza Gib Coerper, Mayor
City Manager/Clerk

Approved as to Form:

_____
Marian B. Rush, City Attorney

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

EXHIBIT "A"

Tax Parcel Numbers 03924-000-000, 03865-000-000 and 03917-200-002

LEGAL DESCRIPTION:

Legal Description

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twen6ty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

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Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

EXHIBIT “B”

[EXECUTED/SIGNED ORDINANCE 22-XX]

EXHIBIT “C”

PD MASTER PLAN TO BE INSERTED

NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, February 24, 2022

Time: 5:00 p.m.

Place: Legacy Park Multi-Purpose Center
Meeting Room
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



Contact:

Clay Sweger, AICP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

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 of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Craig Parenteau
FL Dept. 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

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

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

Sworn to and subscribed before me this **15th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 5:00 pm on Thursday, February 24, 2022 in the Legacy Park Multi-Purpose Center at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.
Phone: (352) 373-3541

E-mail: csweger@edafl.com

(Published: Alachua County Today - February 10, 2022)

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning & Comprehensive Plan Amendment

Date & Time: February 24, 2022, 5:30 PM

Location: Legacy Park Multi-Purpose Center Meeting Room
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
William Kirkland	15151 Peggy Road	386-462-2730	BigMonkey0676@yahoo.com
Margaret Kirkland	15151 Peggy Road	386462.2730	" " "
Stephen F. Smith	13122 NW CR235	352328-5151	SSmith3205@ASU.COM
Robert Hartley	P.O. Box 1627 Al	352-258-5009	
Gerald Cyr	Gainesville.	813-477-5674	gcyr@gardenstreetcommunities.com

Neighborhood Meeting Minutes

Project: Peggy Road Land Use Change & Rezoning

Meeting Date & Time: February 24 at 5:00 p.m.

Community Participants: 5 participants in total
Gerald Cyr – Developer
William Kirkland
Margaret Kirkland
Stephen Smith
Robert Hartley

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger gave a presentation to inform the participants of the details of the proposed land use and zoning change and then opened up the floor for questions:

Q: Where are you in the process?
A: We are about to submit the land use and zoning change applications to the City and we anticipate that the review will take approx. 4 months. You will see signs posted and notices mailed to notify you of the City meetings. Engineering and platting phases would come after that.

Q: What is the green area on the PD Master Plan?
A: The green areas represent green spaces, which include stormwater basins, buffers, landscaped areas and other similar common areas.

Q: So, almost half of the site is green space?
A: Yes, approx. 48% of the site will be common areas, stormwater areas, green space, landscape buffers, etc.

Q: Did you know that the existing cattle fence on the south side is not located on the property line? It is actually farther north.
A: Thank you for letting us know. We will make sure the survey reflects the fence and property line.

Q: What is proposed to the west / southwest of the existing Duke Energy powerline?
A: Green space is proposed in that area of the project, which will provide a nice buffer between the neighbor in that direction.

Q: Where are utilities coming from?
A: City of Alachua will provide water and sewer service through new lines running from Peggy Road into the project entrance at the NE corner of the site.

Q: Where is the project access?
A: The project access is proposed to be at the NE corner of the site onto Peggy Road.

Comment: Neighbor to the SW is pleased with the project layout and has requested that efforts be made to retain the large oak trees along the common property line between the development and his property and the applicant indicated that those trees should remain and that noted his request.

offering a sense of privacy

Teatime, Tranquility and Treasures at Willow's Rest opened to the public two weeks ago and is already so popular that the owners suggest reservations during the lunch hour. "We have

is open Tuesday-Saturday, 9 a.m.to 4 p.m. Additional information or reservations can be made by calling 386-243-9199.

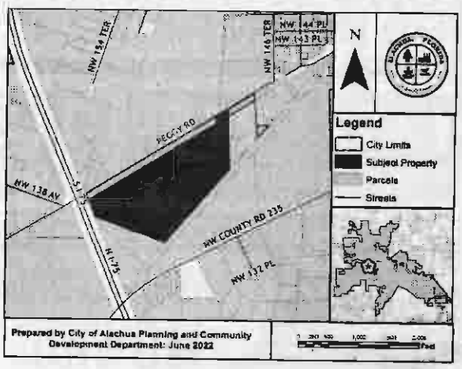
# # #

Email rcarson@alachuatoday.com

City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±51.7 acre subject property from Agriculture and Rural/ Agriculture (Alachua County) to Moderate Density Residential; located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing FLUM: Agriculture and Rural/ Agriculture (Alachua County); Proposed FLUM: Moderate Density Residential; Existing Zoning: Agricultural (A) and Agricultural (A)(Alachua County).



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

(Published: Alachua County Today - June 30, 2022)

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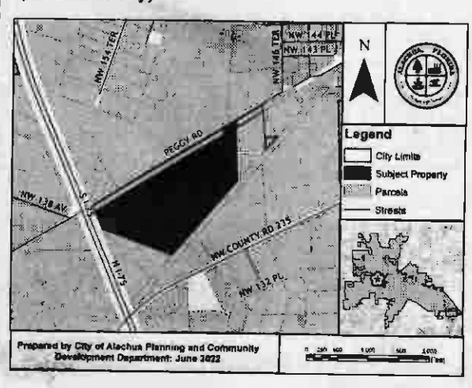

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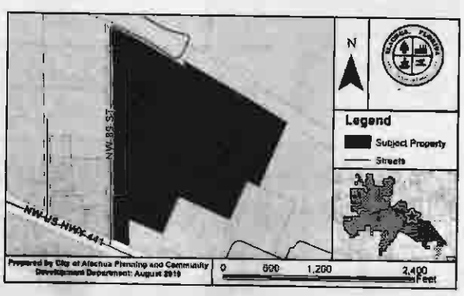

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(Published: Alachua County Today - June 30, 2022)

Challengers take Florida's abortion ban to court, saying it violates privacy right

John Kennedy
Capital Bureau | USA TODAY NETWORK – FLORIDA

TALLAHASSEE — Only days before Florida is poised to ban most abortions after 15 weeks of pregnancy, a Leon County judge was asked this week to block the new law as a violation of the state constitutional right to privacy.

Circuit Judge John Cooper has indicated he expects to rule in the case before Friday, when the new restriction is set to take effect. Planned Parenthood affiliates in Florida and allied organizations sued this month to block the law.

"Abortion is a very common procedure," Dr. Shelly Tien of Jacksonville said, in testimony Monday before Cooper. "It's a very safe procedure."

Tien, among the plaintiffs in the case, is a maternal-fetal medicine specialist who performs abortions with Planned Parenthood of South, East and North Florida. She also travels around the country to provide abortions in regions with limited access.

In mostly party-line votes, Florida's Republican-controlled House and Senate approved overhauling the state's abortion law earlier this year. The legislation, HB 5, was signed by Gov. Ron DeSantis in April.

Florida's law has allowed abortions for up to 24 weeks of pregnancy for most of the decades since the U.S. Supreme Court's Roe v. Wade decision legalizing the procedure in 1973.

The U.S. Supreme Court last Friday overturned Roe v. Wade, stripping away federal constitutional protections for abortion and potentially leading to abortion bans in half the states. In their 6-3 ruling, justices also upheld Mississippi's 15-week abortion limit, which is identical to the Florida law about to take effect.

But Florida's constitutional right to privacy, approved overwhelmingly by voters in 1980, adds certain safeguards that Planned Parenthood and others argue should halt the new 15-week ban.

Attorneys for the state, however, questioned Tien who acknowledged that data showed that 96.4% of abortions in Florida in 2019 occurred before the thirteenth week of pregnancy. When Tien was asked to acknowledge that few women seeking abortions would be affected by the new law, Cooper interrupted, also citing the 2019 statistics.

"Sixteen hundred (women) would be" barred from abortions under the 15-week standard, Cooper said. "And all those who have become pregnant by rape would be affected by HB 5."

The state Supreme Court in 1989 relied on the state's privacy right in striking down a parental consent law for minors seeking abortion, and the constitutional standard was cited by courts blocking other abortion restrictions in subsequent years.

But the current, seven-member state Supreme Court, comprised of three DeSantis appointees and all appointed by Republican governors, is viewed as conservative and potentially poised to reinterpret the privacy right, which states "every natural person has the right to be let alone and free from governmental intrusion."

DeSantis and Republican leaders in the Legislature haven't spoken about what could happen next in Florida, now that federal justices have given states authority to enact event stricter abortion laws or outright bans.

DeSantis in his comments following the Supreme Court ruling said his focus is on defending the state's new restriction "against state court challenges," hinting he is not eager to call lawmakers back into special session to enact tougher limits.

A Florida Atlantic University poll in May found that 67% of Floridians think abortion should be legal in all or most cases. For now, DeSantis and most Florida lawmakers up for election this year appear inclined to gauge how reaction to the Supreme Court ruling plays across the nation and state.

Elections

Continued from Page 3A

Boatner also comes to the office with an impressive resume, Barton added.

The political science major is just 10 credits shy of earning his degree, the least anyone has needed for anyone who held the position prior. He also played a role in helping draw new district lines locally, assisting UF professors Dan Smith and Michael McDonald.

Candidates often rely on UF students to help with campaigns during election years, though many understand the job is only temporary. Those campaign workers then develop experience and skills to move on to careers in politics. Campaign expenses show that Arreola's campaign last paid $750 to Boatner for his help on April 12.

Arreola praised Boatner for his work and congratulated him on his new role, adding that Boatner was immediately removed as treasurer and severed all campaign accounts and activity once he received the job offer.

"I hired him for a reason," Arreola said. "I encourage anybody who wants to know more about elections and politics to work for campaigns. It really is an educational experience."

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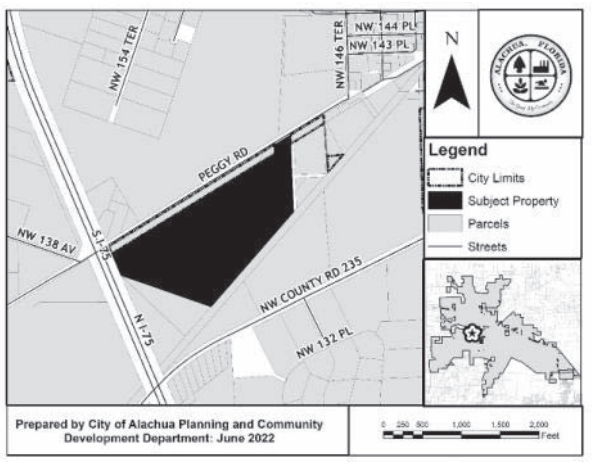

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GF-30946574

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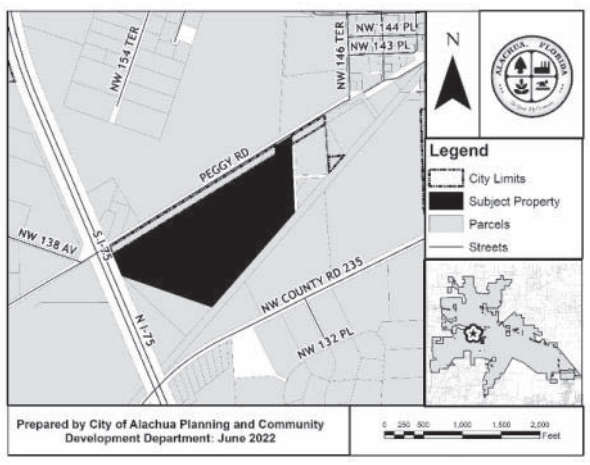

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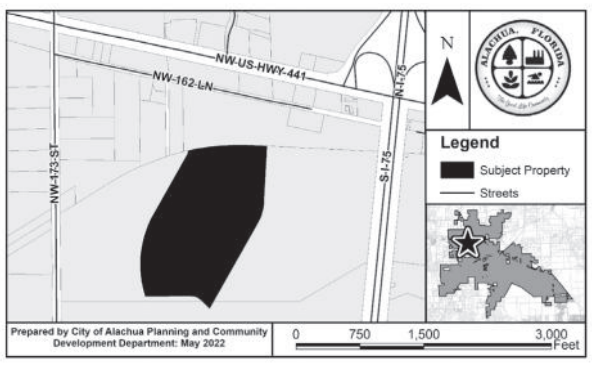
GF-30946532

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC) on a parcel of land generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A); consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial; Existing Zoning: Agricultural (A).

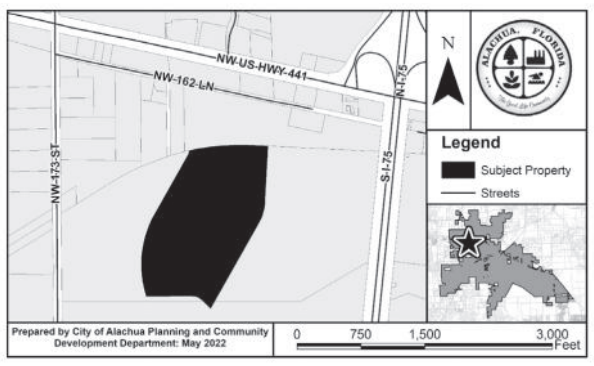


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

GF-30946323

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±45.3 acre subject property to amend the Future Land Use Map (FLUM) from Agriculture to Community Commercial on a parcel of land generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A); consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial; Existing Zoning: Agricultural (A).



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

GF-30946402

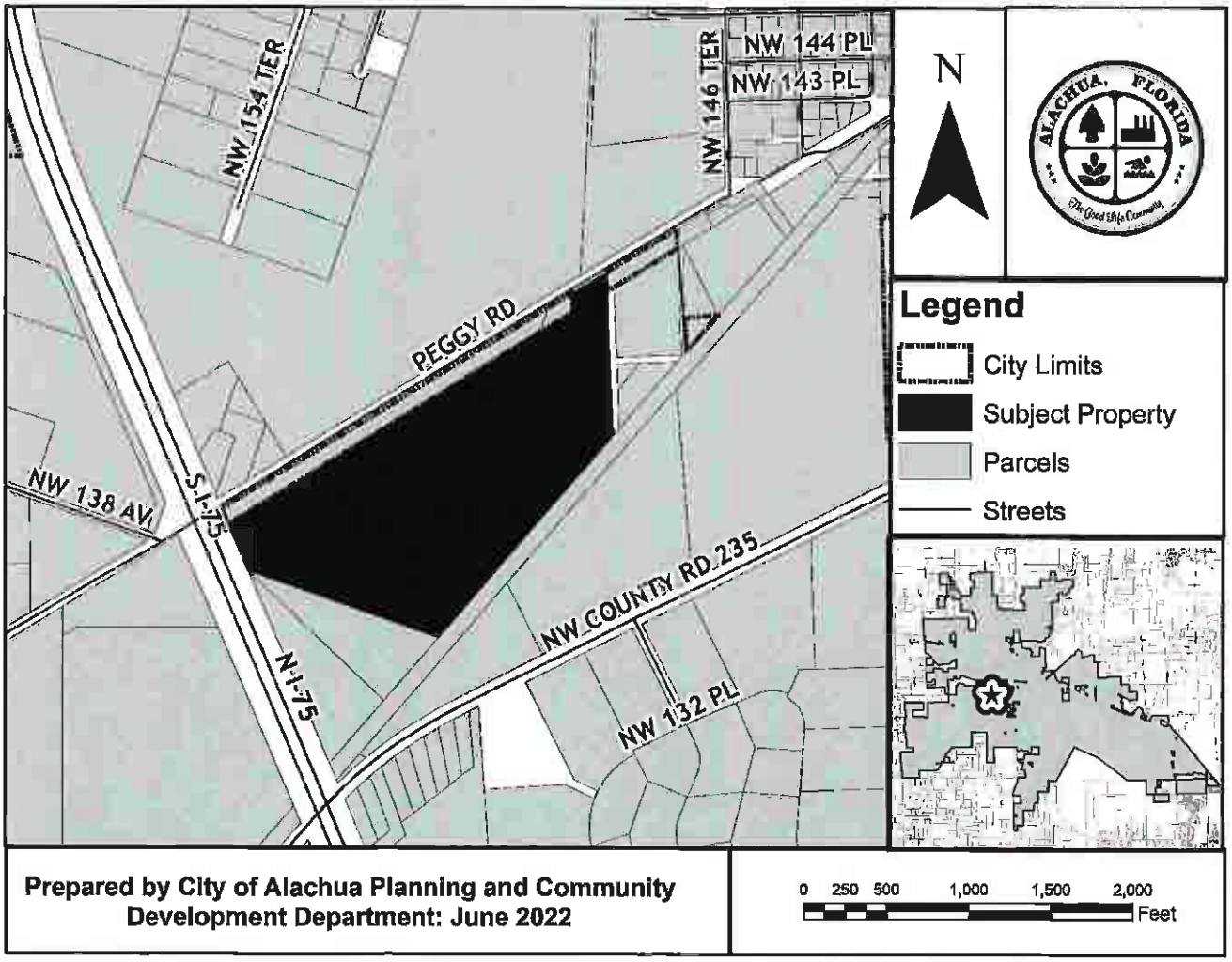
City of ALACHUA
the good life community

mailed 6/27/22 KC

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±51.7 acre subject property from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R); located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing Zoning: Agricultural; (A) and Agricultural (A)(Alachua County); Proposed Zoning: Planned Development – Residential (PD-R); Existing FLUM: Agriculture and Rural/Agriculture (Alachua County).



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

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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 of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Craig Parenteau
FL Dept. 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

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/23/22 FOR THE Peggy Rd Planned Development LSCPA/RZ
(Date) (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.

Melissa Watson
(Signature)

One (1)
(Number of signs)