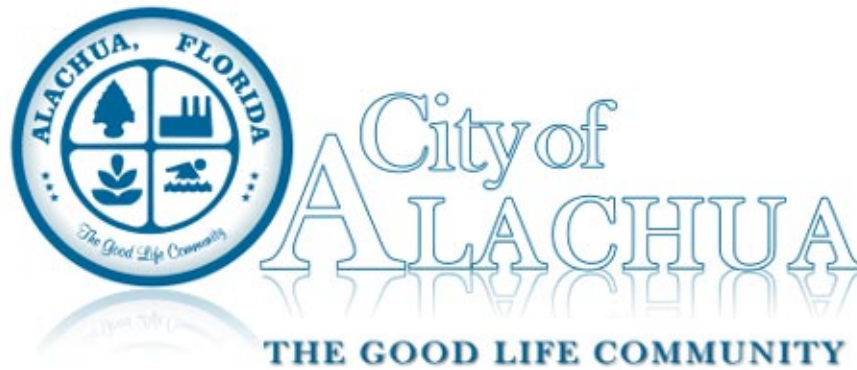




Planning and Zoning Board Agenda July 10, 2018

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member Fred Hilton

Member Virginia Johns

School Board Member Rob Hyatt

Planning and Zoning Board At 6:00 PM

Meeting Date: July 10, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

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 12, 2018 PZB Meeting
- B. Site Plan - San Felasco Tech City: A request by Clay Sweger, AICP, LEED AP, of EDA

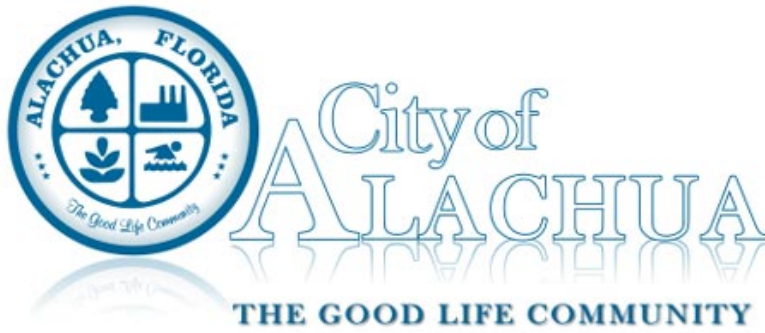
Engineers - Surveyors - Planners, Inc., applicant and agent for Tom R. & Associates, LLC, property owner, for consideration of a Site Plan to construct two (2) ±30,100 square foot buildings, with associated paving, grading, drainage, and infrastructure improvements, on a ±55.36 acre subject property, consisting of a ±13.23 acre project area, located in the 12000 block of NW US Highway 441; Tax Parcel Number 05962-002-000 (Quasi-Judicial Hearing).

- C. Large Scale Comprehensive Plan Amendment: A request by Ryan Thompson, AICP of CHW, Inc., applicant and agent, for Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White, property owners, to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±161.14 acre portion of the subject property and from Rural/Agriculture (Alachua County) to Community Commercial on a ±76.44 acre portion of the subject property (± 237.58 acre in total size). Consisting of Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000 (Legislative Hearing)
- D. Site-Specific Amendment to the Official Zoning Atlas: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Waco of Alabama, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Planned Unit Development ("PUD") to Planned Development – Residential (PD-R) on a ±45.14 acre subject property. Consisting of Portions of Parcel Numbers 03980-002-001 and 03905-002-000 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 7/10/2018

SUBJECT: Approval of the Minutes of the June 12, 2018 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the minutes of the June 12, 2018 Planning & Zoning Board (PZB) Meeting

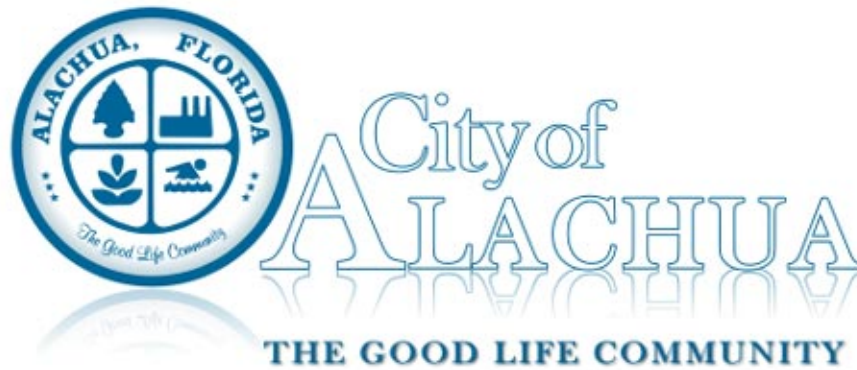
Summary

Approve the minutes of the June 12, 2018 Planning & Zoning Board (PZB) Meeting

ATTACHMENTS:

Description

- ▢ PZB Minutes - 06/12/2018



Planning and Zoning Board Minutes June 12, 2018

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member Fred Hilton

Member Virginia Johns

School Board Member Rob Hyatt

Planning and Zoning Board At 6:00 PM

to address the item(s) below.

Meeting Date: June 12, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

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.
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PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Vice Chair Anthony Wright called the meeting to order. Chair Gary Thomas was absent.

INVOCATION

Member Sandy Burgess led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Virginia Johns moved to approve the agenda; seconded by Member Fred Hilton.

Motion Passed on a 4-0 roll call vote.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the May 8, 2018 Planning & Zoning Board Meeting

Member Hilton moved to approve the minutes; seconded by Member Johns.

Motion Passed on a 4-0 roll call vote.

- B. Large Scale Comprehensive Plan Amendment: A request by Ryan Thompson, AICP of CHW, Inc., applicant and agent, for Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White, property owners, to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±161.14 acre portion of the subject property and from Rural/Agriculture (Alachua County) to Community Commercial on a ±76.44 acre portion of the subject property (± 237.58 acre in total size). Consisting of Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000 (Legislative Hearing)

Planner Adam Hall, AICP presented the Staff Report and asked for a deferment for this application until the July 10, 2018 meeting.

Member Johns moved to defer this application until the July 10, 2018 PZB Meeting, which will take place at 6:00 p.m. at the City of Alachua City Hall; seconded by Member Burgess.

Motion Passed on a 4-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

City Attorney Marian Rush stated the next meeting will be July 10, 2018 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Johns moved to adjourn; seconded by Member Burgess.

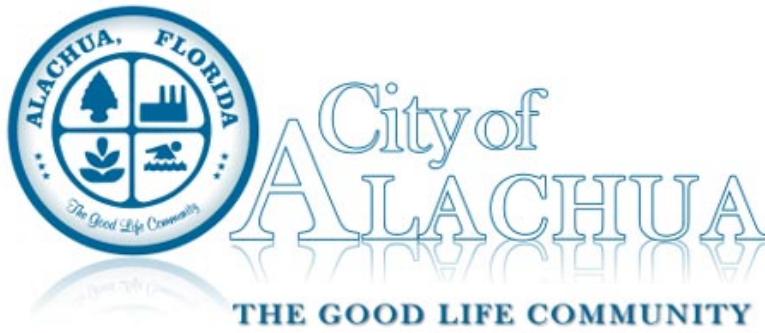
Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 7/10/2018

SUBJECT: Site Plan - San Felasco Tech City: A request by Clay Sweger, AICP, LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for Tom R. & Associates, LLC, property owner, for consideration of a Site Plan to construct two (2) ±30,100 square foot buildings, with associated paving, grading, drainage, and infrastructure improvements, on a ±55.36 acre subject property, consisting of a ±13.23 acre project area, located in the 12000 block of NW US Highway 441; Tax Parcel Number 05962-002-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

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, subject to the seven (7) conditions provided in Exhibit "A" and located on page 21 of the July 10, 2018 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for Tom R. & Associates, LLC, property owner, for consideration of a Site Plan to construct two (2) ±30,100 square foot buildings, with associated paving, grading, drainage, and infrastructure improvements.

The overall subject property is ±55.36 acres in area; the project area consists of ±13.23 acres of the overall subject property. The subject property is located in the 12000 Block of NW US Highway 441, to the east of NW 89th Street, and northwest of Phoenix Commercial Park. Access to the site would be provided by a new driveway connection (with a right in / right out configuration) to NW US Highway 441. Stormwater would be conveyed to two new stormwater management facilities proposed as a part of the development.

The development proposes two (2) ±30,100 square foot buildings. The applicant has indicated that one of these buildings (Building A) will be comprised of office uses. The second building (Building B) will be comprised of a mixture of uses. The applicant submitted an application for an Interpretation by the LDR Administrator for a determination of the proposed uses within Building B. The LDR Administrator responded to the interpretation request in a letter dated June 18, 2018 (attached to and can be found within Exhibit "B" of this Staff Report). The interpretation determined the proposed uses within Building B, as presented by the applicant, to be comprised of two principal uses (Business Services Office and Sales Establishment) and one unidentified accessory use, classified by the interpretation for this project to be accessory assembly and production of retail goods as part of permitted retail sales.

ATTACHMENTS:

Description

- ▢ Statt Report
- ▢ Site Plan - Part 1 of 2
- ▢ Site Plan - Part 2 of 2
- ▢ Application & Supporting Materials
- ▢ 7/10/18 PZB Public Notices



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

July 10, 2018

SUBJECT:	A request for the approval of a Site Plan to construct two (2) ±30,100 square foot buildings, with associated paving, grading, drainage, and infrastructure improvements
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.
PROPERTY OWNER:	Tom R. & Associates, LLC
LOCATION:	12000 Block of NW US Highway 441, east of NW 89 th Street
PARCEL ID NUMBER:	05962-002-000
FLUM DESIGNATION:	Commercial and Industrial
ZONING:	Commercial Intensive (CI) & Light & Warehouse Industrial (ILW)
OVERLAY:	N/A
ACREAGE:	±55.36 acres (overall site); ±13.23 (project area)
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the seven (7) conditions provided in Exhibit “A” of this Staff Report.
RECOMMENDED MOTION:	<i>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, subject to the seven (7) conditions provided in Exhibit “A” and located on page 21 of the July 10, 2018 Staff Report to the Planning & Zoning Board.</i>

SUMMARY

This application is a request by Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for Tom R. & Associates, LLC, property owner, for consideration of a Site Plan to construct two (2) ±30,100 square foot buildings, with associated paving, grading, drainage, and infrastructure improvements.

The overall subject property is ±55.36 acres in area; the project area consists of ±13.23 acres of the overall subject property. The subject property is located in the 12000 Block of NW US Highway 441, to the east of NW 89th Street, and northwest of Phoenix Commercial Park. Access to the site would be provided by a new driveway connection (with a right in / right out configuration) to NW US Highway 441. Stormwater would be conveyed to two new stormwater management facilities proposed as a part of the development.

The development proposes two (2) ±30,100 square foot buildings. The applicant has indicated that one of these buildings (Building A) will be comprised of office uses. The second building (Building B) will be comprised of a mixture of uses. The applicant submitted an application for an Interpretation by the LDR Administrator for a determination of the proposed uses within Building B. The LDR Administrator responded to the interpretation request in a letter dated June 18, 2018 (attached to and can be found within Exhibit “C” of this Staff Report). The interpretation determined the proposed uses within Building B, as presented by the applicant, to be comprised of two principal uses (Business Services Office and Sales Establishment) and one unidentified accessory use, classified by the interpretation for this project to be accessory assembly and production of retail goods as part of permitted retail sales.

Business Services Office and Sales Establishment uses are permitted within the Commercial Intensive (CI) zoning district, as set forth by Table 4.1-1 (attached as Exhibit “B” of this Staff Report)

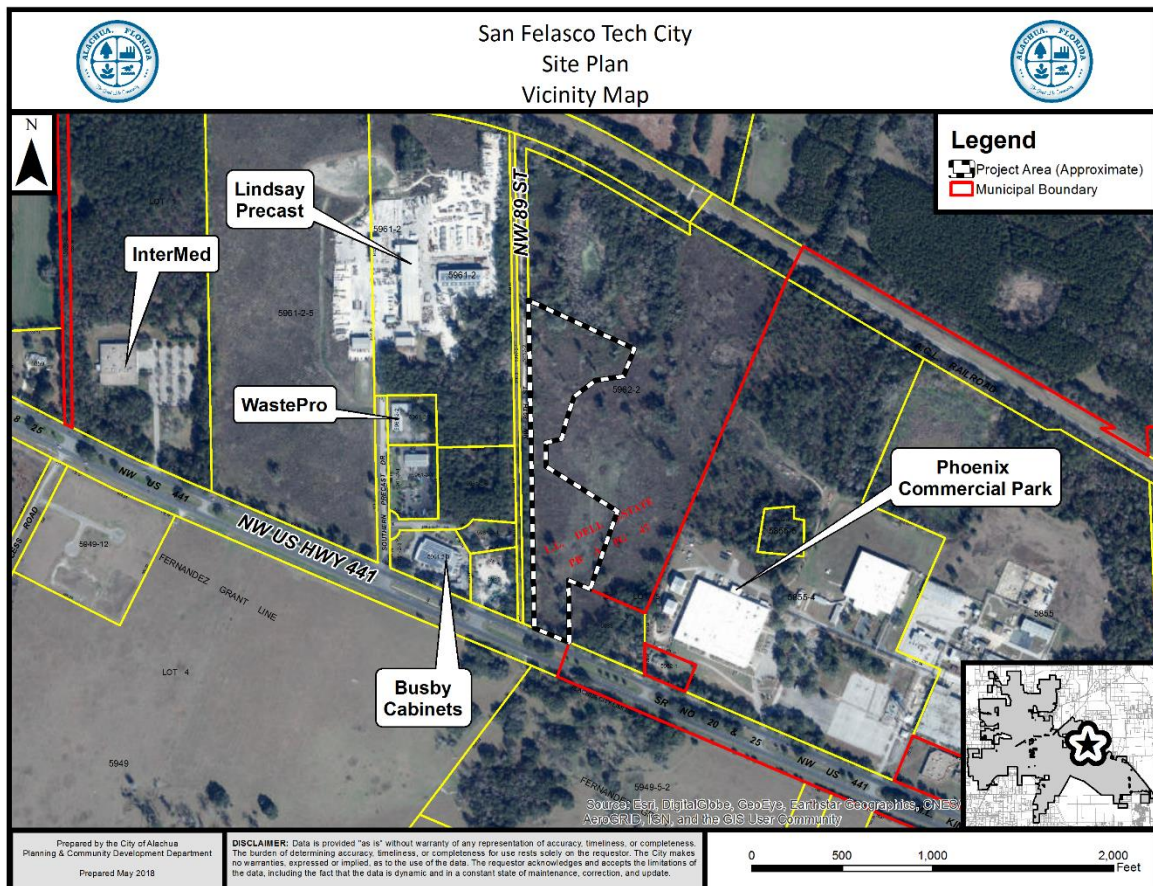
SURROUNDING USES

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.)

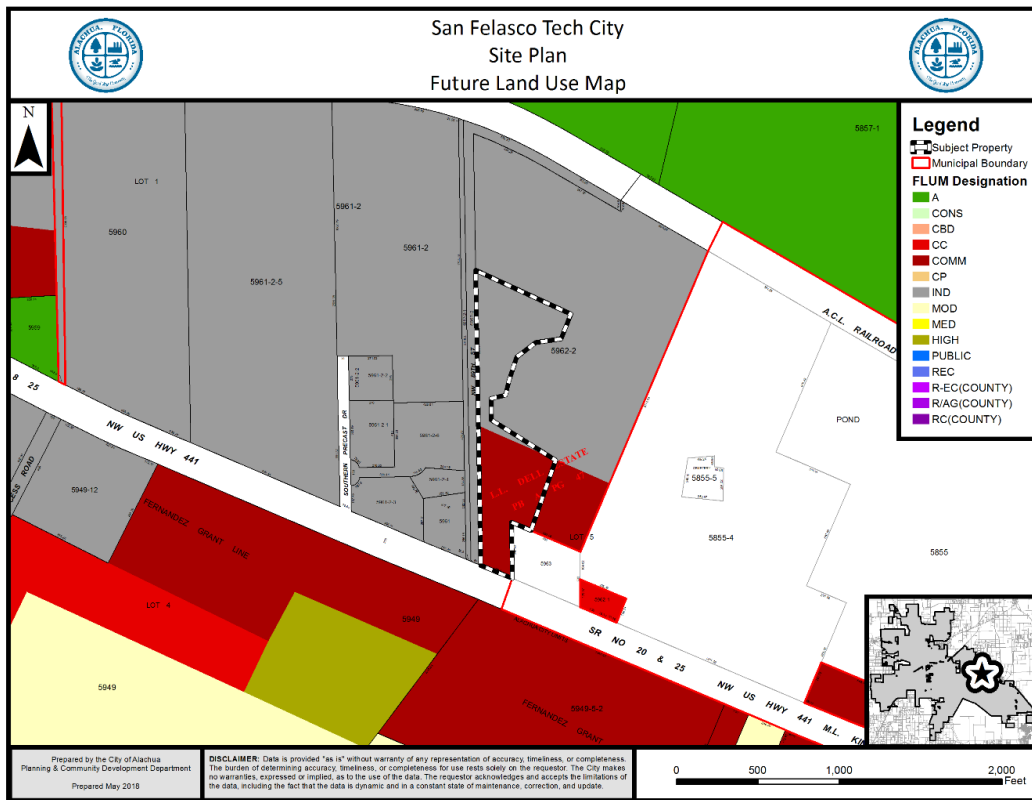
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Industrial	Light & Warehouse Industrial (ILW)
South	NW US Highway 441; Vacant Lands	Commercial; High Density Residential	Commercial Intensive (CI); Agriculture (A)
East	Vacant Lands	Commercial; Industrial	Commercial Intensive (CI); Light & Warehouse Industrial (ILW)
West	Lindsay Precast; Waste Pro; Busby Cabinets	Industrial	Light & Warehouse Industrial (ILW)

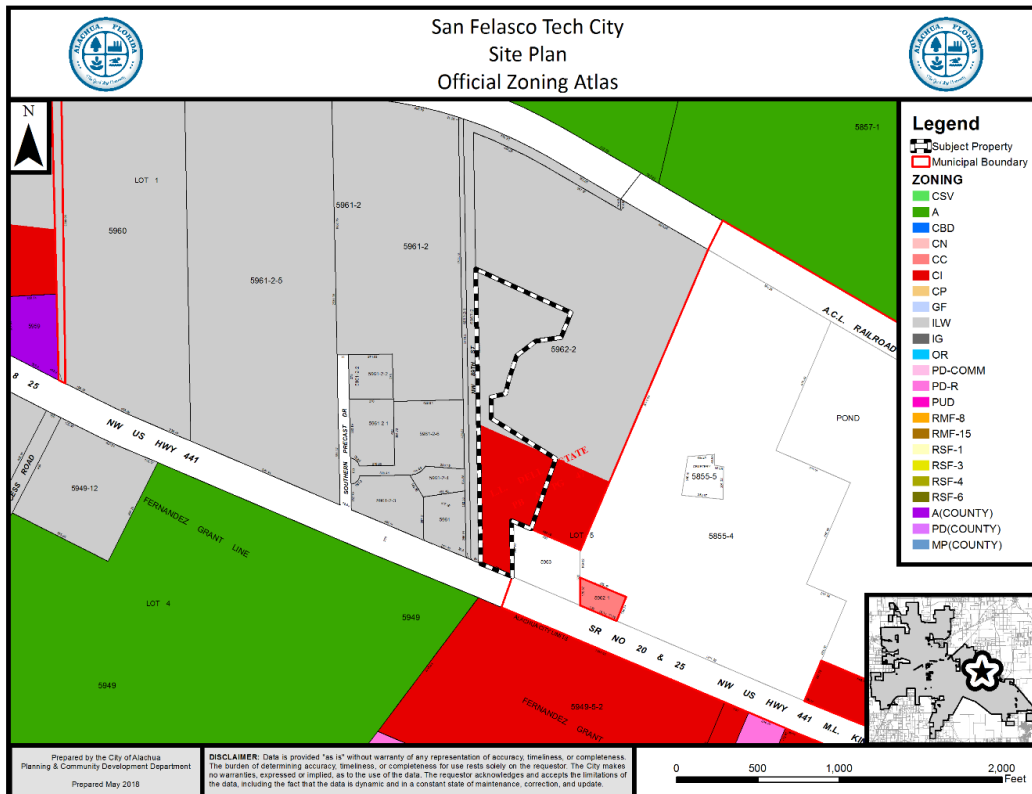
Map 1. Vicinity Map



Map 2. Future Land Use Map



Map 3. Official Zoning Atlas



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 April 19, 2018, at the Alachua Branch of the Alachua County Library District, and located 14913 NW 140th Street, Alachua, FL. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by four (4) persons. A summary of discussion which occurred at the meeting has been provided by the applicant and is included within the application materials.

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 of Alachua 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.

Objective 1.3: Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

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

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;

6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Evaluation and Findings of Consistency with Goal 1, Objective 1.3, and Policy 1.3.b: The proposed buildings would be located within a portion of the subject property which has a Commercial FLUM Designation. The Commercial FLUM Designation permits retail sales and services, offices and business parks, and limited industrial services, which are the primarily the mixture of uses proposed by the applicant. The proposed uses also comply with the Interpretation by the LDR Administrator, as described in a letter dated June 18, 2018 (attached to and can be found within Exhibit “C” of this Staff Report), which determined the proposed uses within Building B, as presented by the applicant, to be comprised of two principal uses (Business Services Office and Sales Establishment) and one unidentified accessory use, classified by the interpretation for this project to be accessory assembly and production of retail goods as part of permitted retail sales.

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 specimen protected, heritage 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 30% of the development site. 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 of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b: The site plan includes a landscaping plan which demonstrates that the proposed development would comply with applicable landscaping and buffering standards required by the City’s Comprehensive Plan and Land Development Regulations.

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 of Consistency with Objective 2.5 and Policy 2.5.a: The site plan indicates that following completion of the development, the subject property would exceed the minimum 10% open space requirement.

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.

Evaluation and Findings of Consistency with Objective 5.1: The applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated June 3, 2018, which provides an assessment of on-site environmental features. In addition, on-site environmental conditions and site suitability are reviewed within this Staff Report.

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 and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: Potable water and sanitary sewer facilities are proposed to be extended to serve the development. An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development would not adversely affect the level of service (LOS) standard of any monitored public facilities.

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation 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 City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Evaluation and Findings of Consistency with Policy 9.1: The proposed development is located within the City's potable water and wastewater service areas. Potable water and sanitary sewer facilities are proposed to be extended to serve the development.

Transportation Element

Objective 1.1: Level of Service

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

Evaluation and Findings of Consistency with Objective 1.1: An analysis of the development's impacts to transportation facilities is provided within this report. The development would 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.f: The City shall establish bicycle parking facility standards based on type of use within developments.

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 of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d, 1.3.f, and 1.3.g: The site plan complies with the applicable standards of Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations, and with the minimum parking requirements for an unlisted accessory use, as set forth Section 4.4.2(D)(3) and Section 6.1.4(B)(3). The parking requirement for the unlisted accessory use was considered within the Interpretation by the LDR Administrator, as described in a letter dated June 18, 2018 (attached to and can be found within Exhibit "C" of this Staff Report).

Required landscaping materials and pedestrian crossings and connections would be provided within parking areas. The site plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:

The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

- a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Policy 1.1.d: An analysis of the development's impacts to sanitary sewer facilities is provided within this report. The development would not adversely affect the level of service for sanitary sewer facilities.

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:

3. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ 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.

Evaluation and Findings of Consistency with Policy 1.2.a: Sanitary sewer facilities are proposed to be extended to serve the development.

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Evaluation and Findings of Consistency with Objective 2.1.a: An analysis of the development's impacts to solid waste facilities is provided within this report. The development would not adversely affect the level of service for solid waste facilities.

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Evaluation and Findings of Consistency with Objective 3.1: Stormwater would be conveyed to two new stormwater management facilities proposed as a part of the development. The applicant will be required to obtain an environmental resource permit from the Suwannee River Water Management District (SRWMD). Staff has proposed a condition requiring the applicant to obtain all other applicable local, state, and federal permits before the commencement of the development, which includes required permits from SRWMD.

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 $\frac{1}{4}$ 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.

Evaluation and Findings of Consistency with Policy 4.1.b: Potable water facilities are proposed to be extended to serve the development.

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

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.

3. **System Capacity:** If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Objective 4.1.c: An analysis of the development's impacts to potable water facilities is provided within this report. The development would not adversely affect the level of service for potable water facilities.

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 of Consistency with Policy 1.2.a and 1.3.e: The applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated June 3, 2018, which provides an assessment of on-site environmental features. The Environmental Resource Assessment notes that gopher tortoise burrows are present on the property, and as such, the report indicates that a 100% burrow survey will be required prior to development of the site. Staff has proposed a condition which would require this survey to be performed prior to the development of the site. The proposed condition would further require the relocation of any protected species in accordance with State and Federal Law. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

ENVIRONMENTAL CONDITIONS ANALYSIS

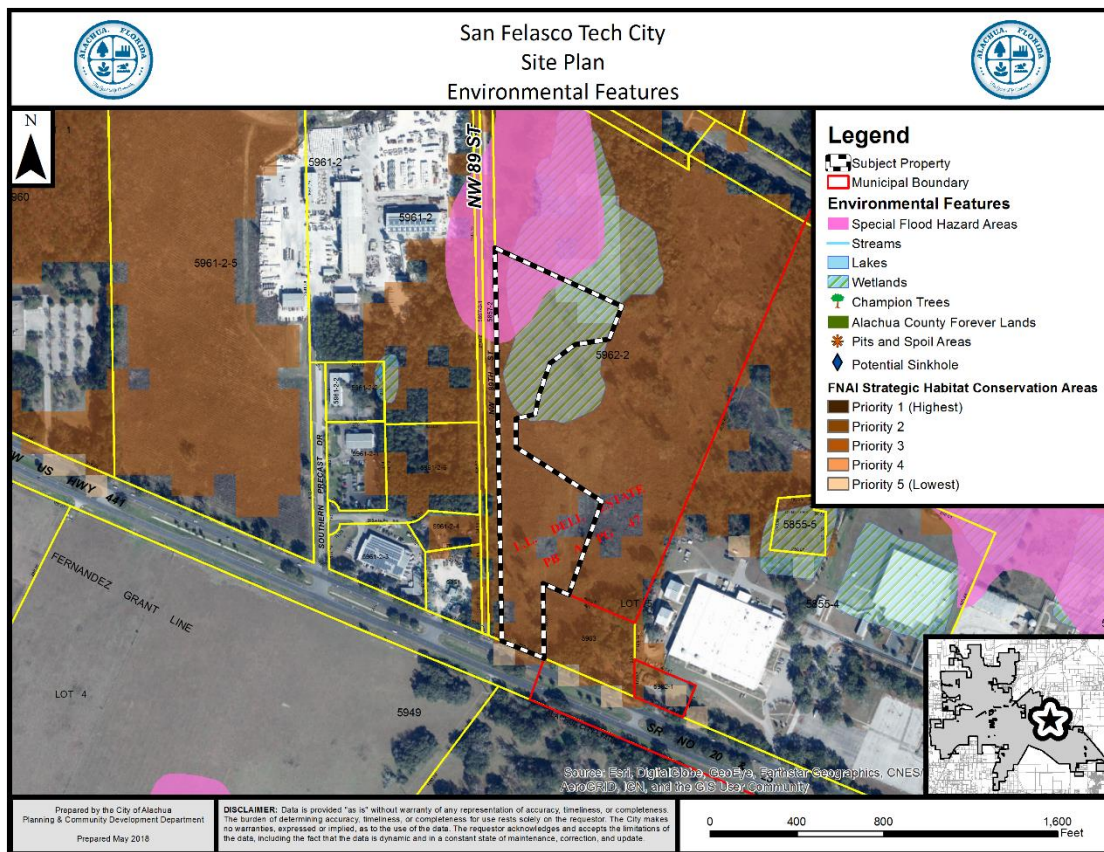
Wetlands

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 June 3, 2018, 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. No development is proposed within either the average or minimum required wetland buffer. As such, the development would meet the requirements of Section 6.9.5 of the LDRs and Objective 1.10 of the COSE.

Map 4. 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 an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated June 3, 2018, which provides an assessment of on-site environmental features. The report indicates that two (2) potentially active gopher tortoise burrows were found during the survey of the property. The report notes that a 100% burrow survey will be required prior to development of the site.

Evaluation: As indicated as required by the Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated June 3, 2018, Staff has proposed a condition which would require a 100% burrow survey to be performed prior to the development of the site. The proposed condition would further require the relocation of any protected species in accordance with State and Federal Law.

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 four (4) soil types found on the subject property:

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. A portion of Stormwater Management Facility #2 would be located within an area identified as Tavares Sand. These soil types do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

Flood Potential

Panels 0140D and 0145D 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 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. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

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

Wellfield Protection Zones

The City's Comprehensive Plan establishes wellfield protection standards in Objective 7.2 of the Future Land Use Element.

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.

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 development proposes two (2) ±30,100 square foot buildings. The applicant has indicated that one of these buildings (Building A) will be comprised of office uses. The second building (Building B) will be

comprised of a mixture of uses. In accordance with the regulations set forth in Section 4.2.1(D) of the LDRs, the applicant submitted an application for an Interpretation by the LDR Administrator for a determination of the proposed uses within Building B. The LDR Administrator responded to the interpretation request in a letter dated June 18, 2018 (attached to and can be found within Exhibit “C” of this Staff Report). The interpretation determined the proposed uses within Building B, as presented by the applicant, to be comprised of two principal uses (Business Services Office and Sales Establishment) and one unidentified accessory use, classified by the interpretation for this project to be accessory assembly and production of retail goods as part of permitted retail sales.

Based upon the findings of the aforementioned letter, the proposed uses are permitted within the zone district (CI) of the property.

(3) *Zone District Use-Specific Standards*

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

Evaluation & Findings: There are no Use-Specific Standards for the two (2) principle uses proposed for the subject property (Business Services Offices and Sales Establishment).

(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 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.

In accordance with the provisions set forth in Section 6.1.4(B)(3), the parking requirements for the area comprised of the unlisted accessory use (assembly production of retail goods as part of permitted retail sales) were considered within the Interpretation by the LDR Administrator, as described in a letter dated June 18, 2018 (attached to and can be found within Exhibit “C” of this Staff Report).

(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 Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (106)	US 441 (from NW 126 th Ave. to SR 235)	4/D	Principle Arterial	Urban	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.
² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ 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. Trip Generation¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
General Office Building (ITE Code 710)	438 (219 / 219)	52 (45 / 7)	52 52 (8 / 43)
Shopping Center (ITE Code 820)	113 (56 / 57)	3 (2 / 1)	11 (5 / 6)
General Light Industrial (ITE Code 110)	60 (30 / 30)	8 (7 / 1)	8 (1 / 7)
Total	611 (306 / 306)	63 (54 / 9)	71 (14 / 56)

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: Code 710: AADT – 9.74 trips per 1,000 square feet x 45,000 square feet (50% entering/50% exiting); AM Peak Hour – 1.16 trips per 1,000 square feet x 45,000 square feet (86% entering/14% exiting); PM Peak Hour – 1.15 trips per 1,000 square feet x 45,000 square feet (16% entering/84% exiting); Code 820: AADT – 37.75 trips per 1,000 square feet x 3,000 square feet (50% entering/50% exiting); AM Peak Hour – 2.82 trips per 1,000 square feet x 3,000 square feet (62% entering/38% exiting); PM Peak Hour – 11.43 trips per 1,000 square feet x 3,000 square feet (48% entering/52% exiting); Code 110: AADT – 4.96 trips per 1,000 square feet x 12,000 square feet (50% entering/50% exiting); AM Peak Hour – 0.70 trips per 1,000 square feet x 12,000 square feet (88% entering/12% exiting); PM Peak Hour – 0.63 trips per 1,000 square feet x 12,000 square feet (13% entering/87% exiting).

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	US 441 Segment 3/4 ¹
Average Annual Daily Trips	
Maximum Service Volume ²	45,700
Existing Traffic ³	18,759
Reserved Trips ⁴	1,589
Available Capacity ⁴	25,532
Increase/Decrease in Daily Trips Generated by Development	611
Residual Capacity After Development's Impacts⁵	24,921
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 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 2016, Florida Department of Transportation, District II, August 2017. ⁴ Source: City of Alachua May 2018 Development Monitoring Report. ⁵ 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	US 441 Segment 3/4 ¹
PM Peak Hour Trips	
Maximum Service Volume ²	4,110
Existing Traffic ³	1,765
Reserved Trips ⁴	230
Available Capacity ⁴	2,115
Increase/Decrease in PM Peak Hour Trips Generated by Development	71
Residual Capacity After Development's Impacts⁵	2,044
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 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 2016, Florida Department of Transportation, District II, August 2017. ⁴ Source: City of Alachua May 2018 Development Monitoring Report. ⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

Evaluation: The impacts generated by the development would not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the impacts that would 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	1,236,000
Reserved Capacity ²	52,485
Available Capacity	1,011,515
Projected Potable Water Demand from Application ³	7,250
Residual Capacity	1,004,265
Percentage of Permitted Design Capacity Utilized	56.34%
Sources: ¹ City of Alachua Public Services Department, March 2018. ² City of Alachua May 2018 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 45,000 square feet; 10 gallons per day per 100 square feet x 3,000 square feet; 100 gallons per day per loading dock.	

Evaluation: The impacts to the potable water system that would be generated by the development would not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the impacts that would 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	687,000
Reserved Capacity ²	48,457
Available Capacity	764,543
Projected Sanitary Sewer Demand from Application ³	7,250
Residual Capacity	757,293
Percentage of Permitted Design Capacity Utilized	49.51%
Sources: ¹ City of Alachua Public Services Department, March 2018. ² City of Alachua May 2018 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 45,000 square feet; 10 gallons per day per 100 square feet x 3,000 square feet; 100 gallons per day per loading dock.	

Evaluation: The subject property is located outside of the wastewater service area, and will continue to use a septic system for wastewater. As such, the development would have no impact upon sanitary sewer facilities.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	39,744	7,253.28
Reserved Capacity ²	6,621	1,208
Demand Generated by Application ³	720	131.4
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 (2017); Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year).		
² City of Alachua May 2018 Development Monitoring Report.		
³ Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996		
⁴ New River Solid Waste Facility, April 2018.		

Evaluation: The impacts to the solid waste system that would be generated by the development would not adversely affect the Level of Service (LOS) for solid waste facilities; therefore, the impacts that would be generated by the development are 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
SAN FELASCO TECH CITY
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant acknowledges and agrees that all potable water and sanitary sewer infrastructure line extensions necessary to serve the development, including but not limited to the water and wastewater extensions shown in this Site Plan and on the plans for off-site infrastructure extensions, prepared by EDA Engineers – Surveyors – Planners, Inc., shall be constructed, inspected, and deemed by the Public Services Department to have been constructed in accordance with the plans for such extensions prior to scheduling a final inspection for any building permit(s) associated with the development.
2. The applicant agrees it shall perform a 100% gopher tortoise burrow survey prior to the development of the site, in accordance with the findings of the Environmental Resource Assessment performed by Ecosystem Research Corporation, dated June 3, 2018. Any protected species found on the subject property shall be relocated in accordance with State and Federal Law.
3. The applicant agrees it shall provide, in a form acceptable to the City, the Public Utilities Easements as depicted on the Site Plan. Such Public Utilities Easements shall be approved by the City prior to being recorded in the Public Records of Alachua County and prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recording of such Public Utilities Easements.
4. The applicant agrees it shall comply with all comments issued by the Public Services Department as provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated May 17, 2018 and found in Exhibit “C” – Supporting Application Materials Submitted by City Staff to the Planning & Zoning Board. The applicant shall obtain a confirmation from the Public Services Department that all comments have been addressed prior to applying for a building permit.
5. The applicant agrees it shall address all comments provided by A.J. “Jay” Brown, P.E., JBrown Professional Group, as provided in a letter dated, dated June 28, 2018 and found in Exhibit “C” – Supporting Application Materials Submitted by City Staff to the Planning & Zoning Board. A confirmation that all comments have been addressed shall be obtained prior to applying for a building permit.
6. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
7. The applicant agrees that Conditions 1 – 6 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 7 as stated herein.

**EXHIBIT “B”
TO
SAN FELASCO TECH CITY
SITE PLAN
STAFF REPORT**

TABLE 4.1-1, TABLE OF ALLOWED USES

Table 4.1-1. Table of Allowed Uses

P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																								
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3)	
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	Ci	CP	ILW	IG	GF	COMM	R	TND		EC
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
	Household living																							
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																4.3.1(A)(1)
Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)

Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P					A	A	A	4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P					A	A	A	4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P					A		A	A
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	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, storage, and distribution facility												S	S	P		P	P	P	A			A	4.3.2(D)
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	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	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																						
Arboretum		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
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
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	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
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P		P	A	A	A	
Public safety																						
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A
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
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	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	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	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	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	A	A	A	A	
Utility, major			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	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	P																					4.3.3(A)(1), (3)

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)

[illegible]

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				A			A	
Sales												P	P	P	P					A		A	A	
Parking, commercial																								
Parking lot												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 greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
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					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	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	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 “C”
TO
SAN FELASCO TECH CITY
SITE PLAN
STAFF REPORT**

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

June 28, 2018

Mr. Justin Tabor, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: San Felasco Tech City - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Development Plan submittal drawings provided to us for the above referenced project. This review is the 4th engineering review for this project based on the resubmitted plans from **eda** dated 6-25-2018. There are still a few comments remaining from the 3rd review that should be addressed. For clarity, I am only providing the current comment for each of the 4 items below using the original comment numbering. We focused our review only on the previous comments provided.

Sheet C2.00

7. Due to the changes made at S-24, a revision should be made at S-23. The SE invert of S-23 should be revised as it is lower than it should be. Suggest revising it to 145.60 and changing the upstream pipe slope from S-19 to S-23 to 1.79%.
23. The front view of the S-21 detail calls out the 18" RCP invert to be 138.00. Per the revised structure schedule and piping design it appears it should be changed to 136.17. Also, S-16 is still not shown correctly. The MES should be shifted 10 ft. south to the point where the basin side slope meets the basin bottom. This will require an adjustment of the pipe length and slope between S-12 and S-16.

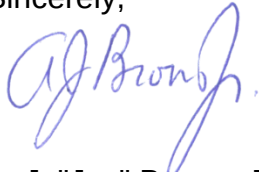
Sheet C4.00

19. Please verify if the intent in the water fitting schedule item # 2 is to have a 1" potable water meter. Previously it was labeled as an 8" meter and it feeds an 8" backflow preventer and an 8" water main. In water fitting item # 3 there should be a 6" x 2" threaded plug prior to the 2" brass nipple.
20. A fire hydrant assembly (fitting ID # 5) is called out at the 2" water service stub location south of Bldg. B. This should be revised. The callouts for the onsite water main saddles call out 8" a 2" DI saddles. These fittings are not made of ductile iron.

It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If we can provide any other services related to this project please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "AJ Brown Jr.", with a stylized flourish at the end.

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Sergio Reyes, eda

June 25, 2018

Justin Tabor, AICP
Principal Planner, City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32616

RE: San Felasco Tech City – Development Plan Engineering Review

Dear Justin:

The applicant's responses to the City Development Plan review comments issued on June 19, 2018 are as follows:

7. Section 6.8, Design Standards for Business Uses

- b. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to provide a wall offset of at least 2 feet in depth (projection or recess) a minimum of every 30 feet, or to provide an alternative to the offset requirement as set forth in 6.8.2(A)(2)(b)(ii). Front facades of both buildings and west façade of Building "B" (which faces a street) exceed 30 feet in length without an offset or alternative provided.

Remaining Issues: The applicant has elected to use the offset alternative to façade massing as set forth in Section 6.8.2(A)(2)(b)(ii)b. (pilasters having a minimum depth of 1 foot, a minimum depth of 1 foot, an a minimum height of 80 percent of the façade's height). **(1)** Pilasters are less than 80 percent of the height of the façade; the height of pilasters on the south side of both buildings and on the east side of Building "A" and west side of Building "B" must be increased. **(2)** Offset alternatives are required to follow the same dimensional standards as offset requirements. **The distance between pilasters on the east side of Building "A" and the west side of Building "B" exceed 30 feet.**

eda response: The area between the buildings is a covered courtyard area and does not meet external building requirements. The architectural plans will remain as previously submitted, per a conversation with the City Manager on Friday 6/22.

See table at end of letter for responses to Jay Brown's remaining comments below.

Sheet C2.00

2. **RESPONSE:** Recommend (not required) adding a slot 6" below the top on the east side of S-23 to prevent the top from clogging up with debris.
6. The rip rap has been added for long term erosion control. Suggest adding silt fence to protect the basin bottom during construction.
RESPONSE: Did not see the silt fence added at either S-16 or S-17.
7. S-22 still has design issues. The 24" RCP outfall pipe will not fit within the current design of the control structure and there is not cover over the pipe at the structure.
RESPONSE: S-22 has been corrected. With the redesign, the inverts at S-24 may need to be revised. The NW (145.08) is higher than the SW invert. Please revise as necessary.

15. Do not see labeling of the type of curbing proposed in the parking areas, and it is not shown as Type F per response.
RESPONSE: Labeling has been provided, although the callouts still say "Type F" 6" curb. Not sure why that is being called out. The details do not match, and it is not Type F Curb & gutter.

19. The retaining wall originally proposed may have been a good idea. Currently with the grading design shown, there is 5.8 ft. of fall in only 9 ft., creating a 1.5:1 backslope. That is not an acceptable slope to stabilize. Define how the slope will be stabilized or redesign this area for more distance to tie to grade. Suggest a minimum of 2:1 is required to adequately stabilize.

RESPONSE: I do not agree that the revision provided addresses the severity of the backslope and potential erosion issue. Provide a minimum 2:1 side slope and provide stabilization requirements to stabilize the 2:1 side slope.

23. S-20 can not be built per the grading and backslope shown. Suggest revising the MES location or the backslope grading.

RESPONSE: The design of the outfall piping and structures from S-21 to S-20 still does not work. The S-20 invert is 0.28' higher than the north invert at S-21. The S-20 MES is drawn at elevation 141 although the invert is designed at 138.28. The erosion control rip-rap pad is drawn on a side slope of 4:1 which does not work. This outfall needs to be completely redesigned. Also, due to the revised Basin 2 elevation design the MES outfall of S-16 is now not shown correctly. It appears this now being designed as a sump. Additional elevation contours should be provided, and the sump called out to clarify the design intent. Also, the S-16 MES should be drawn parallel to the pipe not skewed.

Sheet C2.10

3. Do not see the callouts on Sht. C2.00 as referenced in the comment response. Add ramp callouts to C2.00.

RESPONSE: Ramp callouts were added, although CR-G callouts are not appropriate and perhaps the intent is for them to be Type CR-E.

Sheet C2.20 (and new Sht. C2.30)

4. **RESPONSE:** Silt fence was added but may need to be revised due to the revised outfall design required.

11. Both details of control structures S-21 and S-22 still have design issues. The 24" pipes are not shown correctly on the detail front views and they end up resulting in a design condition whereby there is not cover over the pipes at the connection to the control structure. Revise these designs to correct this issue. Revised basin slope grading, reducing the pipe size, or altering the pipe from round to elliptical pipe may help solve the problem. Recommend detailing these details using scaled drawings and these design issues will become evident.

RESPONSE: As commented previously, drawing these details more to scale and showing the actual piping outfall and grade profile on the detail would help solve the design issues. The control structure details are not to scale and could be improved but they are now accurate given the information provided.

eda Response:

Sheet C4.00

3. Show the primary electrical connection to the transformer.

RESPONSE: Comment remains.

10. Please verify the intent is for wastewater to flow from MH-11 east to MH-12.

RESPONSE: The schedule inverts still do not show this properly.

19. There is no such thing as an 8" x 2" DI Tee. This is usually done with an 8" x 2" saddle or an 8" x 4" DI tee with a 4" x 2" threaded plug. There are also other remaining discrepancies in the water fitting schedule. For example, callout 3 should be 2. Review the schedule and corresponding number ID's.

RESPONSE: The schedule number callouts discrepancies have not been fixed. Items 2 & 3 pointing in the plan view do not correspond to the callouts in the schedule. The schedule also contains a 6" x 8" threaded plug in item 1, which does not exist. These fittings and schedule callouts need to be carefully reviewed and fixed.

20. Why are water fitting callouts provided only at the tie-in location. Suggest callouts for the rest of the system should be provided as well.

RESPONSE: The callouts were added, but in many cases the sizes are missing. A bend for example is called 90 DI bend, but it should be called out as an 8" – 90 DI Bend. The callout for the fittings at the fire hydrant connections are called out as schedule item 5 in several places, which is incorrect.

Sheet L-202 & L-203

1. The basin 1 & 2 outfall control structures and piping are still not shown correctly on these sheets.

RESPONSE: They are still not shown correctly.

The applicant's responses to Public Services review comments issued on June 19, 2018 are as follows:

NO.	COMMENTS
Sheet C2.00	
2	A 6" slot has been added below the top of structure S-23 as suggested. Please see revised sheet C2.00.
6	Silt fence has been correctly added at S-16 and S-17. Please see sheet C2.00.
7	Inverts at S-22 have been revised. Please see sheet C2.00.
15	Curb callouts as "Type F" have been removed. Please see sheet C1.00.
19	Grading has been revised to create a 2:1 Side slope and stabilization has been added in the form of pegged sod. Please see sheet C2.00.
23	Outfall piping and structure from S-21 to S-20 has been revised. A sump has been added to provide adequate cover. The S-16 MES has been revised to show correct alignment with the pipe and discharge into the basin bottom and not a sump. Please see sheet C2.30.
Sheet C2.10	
3	Ramp callouts have been revised to Type CR-E. Please see sheet C1.00.
Sheet C2.20 (and new Sht. C2.30)	
4	Silt fencing has been revised. Please see sheets C2.20 and C2.30.
11	Noted.
Sheet C4.00	
3	We are still in the process of obtaining electrical design from Duke Energy and do not have any information available to show on the plans at this time.
10	The schedule has been revised to accurately portray the intended direction for wastewater flow. Please see sheet C4.00.
19	Water fitting schedule has been revised and corrected. Please see sheet C4.00.
20	Size and material is now found in the callouts. Please see sheet C4.00.
Sheet L-202 and L-203	
1	The basin 1 & 2 outfall control structures and piping have been updated on these sheets to reflect what is shown within civil plans.

June 19, 2018

Mr. Justin Tabor, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: San Felasco Tech City - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Development Plan submittal drawings provided to us for the above referenced project. This review is the 3rd engineering review for this project based on the resubmitted plans from **eda** dated 6-18-2018. There are still several comments remaining from the 2nd review that have not been satisfied properly. As a result, for clarity, I have provided all of the 2nd review comments and provided the 3rd review comments below. We focused our review only on the previous comments we provided. The comments are provided below using the original comment letter numbering.

Sheet C1.00

6. ~~The striped diverter triangles are not very effective. Consider making those~~
~~curbed.~~ *Satisfied*
7. ~~Suggest adding a yield sign on the northbound approach to the traffic circle.~~
Satisfied

Sheet C2.00

1. ~~A portion of the right turn lane is shown on Sht. C2.00. Where is the rest of~~
~~turn lane shown and graded? This should be added.~~
Thank you for including F2.00. These plans will be reviewed by FDOT.
2. ~~S-23 is still too close to the pavement. There is a drop of 2 ft. in~~
~~approximately 3'. It should be shifted eastward.~~
Recommend (not required) adding a slot 6" below the top on the east side of S-23 to prevent the top from clogging up with debris
6. The rip rap has been added for long term erosion control. Suggest adding silt fence to protect the basin bottom during construction.
Did not see the silt fence added at either S-16 or S-17.
7. S-22 still has design issues. The 24" RCP outfall pipe will not fit within the current design of the control structure and there is not cover over the pipe at the structure.
S-22 has been corrected. With the redesign, the inverts at S-24 may need to be revised. The NW (145.08) is higher than the SW invert. Please revise as necessary.

8. ~~S-23 needs to be shifted east. Suggest adding silt fence upstream of S-23 for erosion control during construction. **Satisfied**~~
9. ~~This redesign was an improvement but S-18 is still only 9 ft. from the large Live Oak. The MES elevation at S-18 is lower than the receiving MES to the west. Suggest refining this area again. **Satisfied**~~
10. ~~Verify that a 24" RCP pipe size is required between S-22 & S-24. Reducing this pipe size may assist in correction of S-22. **Satisfied**~~
11. ~~The grading around the northwest end of the traffic circle may still have issues. Check 45' long segment with grade drop from 155.11 to 155.10. **Satisfied**~~
12. ~~More grading information is needed west of the traffic circle from the circle towards S-9. The proposed inverted crown section is still not defined by the grading. **Satisfied**~~
15. Do not see labeling of the type of curbing proposed in the parking areas, and it is not shown as Type F per response.
Labeling has been provided, although the callouts still say "Type F" 6" curb. Not sure why that is being called out. The details do not match, and it is not Type F Curb & gutter.
19. The retaining wall originally proposed may have been a good idea. Currently with the grading design shown, there is 5.8 ft. of fall in only 9 ft., creating a 1.5:1 backslope. That is not an acceptable slope to stabilize. Define how the slope will be stabilized or redesign this area for more distance to tie to grade. Suggest a minimum of 2:1 is required to adequately stabilize.
I do not agree that the revision provided addresses the severity of the backslope and potential erosion issue. Provide a minimum 2:1 side slope and provide stabilization requirements to stabilize the 2:1 side slope.
20. ~~The western 3 HC spaces have been regraded for accessibility. The eastern set still has inaccessible grading on the northernmost space. **Satisfied**~~
23. S-20 can not be built per the grading and backslope shown. Suggest revising the MES location or the backslope grading.
The design of the outfall piping and structures from S-21 to S-20 still does not work. The S-20 invert is 0.28' higher than the north invert at S-21. The S-20 MES is drawn at elevation 141 although the invert is designed at 138.28. The erosion control rip-rap pad is drawn on a side slope of 4:1 which does not work. This outfall needs to be completely redesigned. Also, due to the revised Basin 2 elevation design the MES outfall of S-16 is now not shown correctly. It appears this is now being designed as a sump. Additional elevation contours should be provided and the sump called out to clarify the design intent. Also the S-16 MES should be drawn parallel to the pipe not skewed.

Sheet C2.10

3. Do not see the callouts on Sht. C2.00 as referenced in the comment response. Add ramp callouts to C2.00.
Ramp callouts were added, although CR-G callouts are not appropriate and perhaps the intent is for them to be Type CR-E.

Sheet C2.20 (and new Sht. C2.30)

4. Suggest adding silt fence north of S-22 and the basin side slope to protect the wetland and wetland buffer from siltation.

Silt fence was added but may need to be revised due to the revised outfall design required.

11. Both details of control structures S-21 and S-22 still have design issues. The 24" pipes are not shown correctly on the detail front views and they end up resulting in a design condition whereby there is not cover over the pipes at the connection to the control structure. Revise these designs to correct this issue. Revised basin slope grading, reducing the pipe size, or altering the pipe from round to elliptical pipe may help solve the problem. Recommend detailing these details using scaled drawings and these design issues will become evident.

As commented previously, drawing these details more to scale and showing the actual piping outfall and grade profile on the detail would help solve the design issues. The control structure details are not to scale and could be improved but they are now accurate given the information provided.

Sheet C4.00

3. Show the primary electrical connection to the transformer.

Comment remains

5. ~~Call out the wastewater plug invert for the stub east of MH-8.~~ **Satisfied**

10. Please verify the intent is for wastewater to flow from MH-11 east to MH-12.

The schedule inverts still do not show this properly.

11. ~~A wastewater main callout is missing between MH-6 & MH-7.~~ **Satisfied**

14. ~~There is still very little, if any, cover over CO-8. I question the viability of this wastewater stub.~~ **Satisfied**

15. ~~Suggest CO # 9 could still be lowered more for flexibility of future connection.~~ **Satisfied**

19. There is no such thing as an 8" x 2" DI Tee. This is usually done with an 8" x 2" saddle or an 8" x 4" DI tee with a 4" x 2" threaded plug. There are also other remaining discrepancies in the water fitting schedule. For example callout 3 should be 2. Review the schedule and corresponding number ID's.
The schedule number callouts discrepancies have not been fixed. Items 2 & 3 pointing in the plan view do not correspond to the callouts in the schedule. The schedule also contains a 6" x 8" threaded plug in item 1, which does not exist. These fittings and schedule callouts need to be carefully reviewed and fixed.

20. Why are water fitting callouts provided only at the tie-in location. Suggest callouts for the rest of the system should be provided as well.

The callouts were added, but in many cases the sizes are missing. A bend for example is called 90 DI bend, but it should be called out as an 8" - 90 DI Bend. The callout for the fittings at the fire hydrant connections are called out as schedule item 5 in several places, which is incorrect.

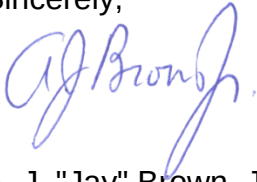
Sheet L-202 & L-203

1. The basin 1 & 2 outfall control structures and piping are still not shown correctly on these sheets. *They are still not shown correctly.*

It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person at our office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "AJ Brown Jr.", with a stylized flourish at the end.

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Sergio Reyes, eda

June 18, 2018

Justin Tabor, AICP
Principal Planner, City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32616

**RE: San Felasco Tech City – Site Plan Application
DRT Comment Responses**

Dear Justin:

The applicant's responses to the Development Review Team (DRT) Meeting comments issued on June 4, 2018 are as follows:

1. Comprehensive Plan Consistency

- a. The proposed buildings would be located within an area with a Commercial FLUM Designation. Policy 1.3.b identifies allowable uses on lands designed Commercial on the FLUM and allows for "limited industrial services". Please further address the consistency of the proposed warehousing component, which would consist of 42% of the proposed floor area, with Policy 1.3.b.

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- b. Response to Policy 1.3.d.9., FLUE, should address flood hazard areas (Zone A) on the property, as well as FNAI lands.

Remaining Issues: FNAI lands were not addressed in the revised response. See map below for area designated as priority lands by FNAI.

RESPONSE: The response to Policy 1.3.d.9 has been revised and a copy of the Environmental Resource Assessment for the property is included with this submittal.

- c. Comprehensive Plan Consistency Analysis states, in response to Objective 1.5, "the proposed development at San Felasco Tech City will serve the intent of the Industrial future land use designation by providing office and commercial services..." Responses to Policies under Objective 1.5 are similar. The proposed buildings are located within an area with a Commercial FLUM Designation, and as such, Objective 1.5 is not applicable to the uses within the proposed buildings.

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

2. Article 4, Use Regulations

- a. The applicant has indicated that the proposed warehousing uses are proposed as "accessory use to the retail and office uses, as allowed by [Section] 4.2.5(l).

- i. Section 4.2.5(I) pertains to retail sales and service uses. Office uses are not included within the “Retail Sales and Service” use category, and rather are established by the “Offices” use category as set forth by Section 4.2.5(E).

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- ii. Section 4.2.5(I) does not identify warehousing as a permitted accessory use to retail sales and service uses.

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- iii. Section 4.4 establishes regulations for accessory uses. Section 4.4.4(B)(3) states that all accessory uses must be subordinate in area, extent, and purpose to the principal use. Any use proposed as an accessory use, must meet the criteria of Section 4.4.4(B)(3).

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- iv. All proposed uses must be consistent with the uses permitted in the CI zoning district as set forth in Article 4.

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- v. Note that Table 4.4-1 permits retail sales of goods as part of permitted industrial and warehouse uses within the CI zoning district, however, the principle industrial / warehouse use must also be permitted in CI.

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- b. “Solar Trees” are shown on the landscape plans.

- i. Structures may be considered a “ground mounted solar energy system”. Reference Table 4.4- 1, Section 4.4.4(K) and Article 10.

Remaining Issues: Please note that the structure is subject to compliance with any applicable LDR provisions, which may include, but is not limited to, Section 4.4.4(K) and the definition of “ground mounted solar energy system” at the time of any required permitting (i.e. building or electrical permit).

RESPONSE: Noted – the structure will comply with LDR provisions at the time of permitting.

- ii. Address compliance with the locational requirements of Section 4.4.4(E).

Remaining Issues: Please note that the structure is subject to compliance with any applicable LDR provisions, which may include, but is not limited to, Section 4.4.4(K) at the time of any required permitting (i.e. building or electrical permit).

RESPONSE: Noted – the structure will comply with LDR provisions at the time of permitting.

Provide manufacturer's detail of proposed structures. Detail must depict the proposed structures for the project and height to demonstrate compliance with Section 4.4.4(F).

Remaining Issues: Please note that the structure is subject to compliance with any applicable LDR provisions, which may include, but is not limited to, Section 4.4.4(K) at the time of any required permitting (i.e. building or electrical permit).

RESPONSE: Noted – the structure will comply with LDR provisions at the time of permitting.

3. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments

- c. Warehousing is not a permitted principle use in CI zoning. Revise parking calculations to reflect to corrections in proposed use type(s).

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

4. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- b. Perimeter Buffer Landscape Requirements:
 - i. Plans note a portion of the west perimeter buffer “along US 441, zoned ‘Agriculture’”. US 441 is to the south, and lands to the west are zoned ILW. Please clarify.
 - ii. Section 6.2.2(D)(3)(d) addresses the responsibility and timing of the installation of perimeter buffers. Please provide LDR citation which supports the statement that a perimeter buffer along the north and west parcel lines is not required.

Remaining Issues: Response clarifies the area being referenced (for comment #4.b.ii.), however, the note for the landscaping provided to meet the perimeter buffering requirements state, “...there are sufficient trees and vegetation to fulfill the buffer requirement...” Per Section 6.2.1(D)(3)(e), “The perimeter buffers required by this section shall be located along the outer perimeter of the parcel and shall extend to the parcel boundary line or right-of-way line...” (note: the boundary of the project area may meet the definition of “parcel” and thus the “parcel boundary line” may be the limits of the project area.) In order to fulfill buffer perimeter requirement through the utilization of existing trees, the plans must show the location of existing trees and such trees must be located in an area consistent with Section 6.2.1(D)(3)(e). In addition, the plans must identify the species and size, calculate the credits, and note the application of tree credits to meet perimeter buffer requirement.

RESPONSE: Thank you for the clarifications. Revised plans consider the limits of the project area as the ‘parcel boundary’ for the purposes of landscape calculations. As such, existing trees and vegetation beyond the project area are no longer considered towards fulfilling perimeter landscape buffer requirements. Based on our discussion, a 7.5’ wide Type B landscape buffer is required along the project area’s eastern and northern edges due to the project area’s use as Office and its adjacency with the rest of the undeveloped portions of this parcel, which is considered Light Industrial. Since the rest of the parcel is vacant, only half of the buffer is required along these perimeters. Revised plans include a Type B perimeter landscape buffer along the project area’s eastern and northern perimeters at one canopy tree per 100 LF and one understory tree per 80 LF. The buffer follows the project area perimeter along the eastern perimeter. It follows the northern edge of the proposed retention pond along the northern perimeter in order to minimize impacts to the existing conservation area and buffer, which would be likely if the buffer followed the project area line.

7. Section 6.8, Design Standards for Business Uses

- b. Section 6.8.2(A)(2)(a) requires front facades and street facing facades to provide a wall offset of at least 2 feet in depth (projection or recess) a minimum of every 30 feet, or to provide an alternative to the offset

requirement as set forth in 6.8.2(A)(2)(b)(ii). Front facades of both buildings and west façade of Building “B” (which faces a street) exceed 30 feet in length without an offset or alternative provided.

Remaining Issues: The applicant has elected to use the offset alternative to façade massing as set forth in Section 6.8.2(A)(2)(b)(ii)b. (pilasters having minimum depth of 1 foot, a minimum depth of 1 foot, and a minimum height of 80 percent of the façade’s height). (1) Pilasters are less than 80 percent of the height of the façade; the height of pilasters on the south side of both buildings and on the east side of Building “A” and west side of Building “B” must be increased. (2) Offset alternatives are required to follow the same dimensional standards as offset requirements. The distance between pilasters on the east side of Building “A” and the west side of Building “B” exceed 30 feet.

RESPONSE: See revised plan with adjusted Pilaster height and spacing.

- c. Identify the materials used within each elevation to demonstrate compliance with the material design requirements as set forth in Section 6.8.2(A)(2)(c) and (d).

Remaining Issues: Provide the percentage of the area comprised of metal panels of each of the following facades, to demonstrate compliance with Section 6.8.2(A)(2)(d)(i): South Elevations, Building A; South Elevation, Building B; West Elevation, Building B.

RESPONSE: See revised elevations with notes showing percentage of metal panel coverage less than 50%.

10. Miscellaneous / General Comments

- c. C0.00: Correct reference to ILW zoning to “Light and Warehouse Industrial”)

Remaining Issues: Zoning referred to in Development Information as “Light and Industrial Warehouse” and in Legend as “Industrial Light Warehouse”.

RESPONSE: Legend has been corrected – see sheet C0.00

- i. C2.20, Maintenance Note 1: Please clarify the maintenance entity, as the site is presently undeveloped and there is not existing stormwater management system. Maintenance entity shall comply with Section 6.9.4(E)(2).

Remaining Issues: Plans (on Sheets C2.20 and C2.30) refer to the “~~existing~~ stormwater management system”.

RESPONSE: Plans have been corrected. See revised sheet C2.20 and C2.30.

11. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated May 17, 2018.

Comment: Response to the revised application material provided by Public Services to be transmitted to applicant under separate cover.

- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated May 17, 2018.

Remaining Issues: (In reference to the secondary emergency access): The proposed location is good. It shows 14.81’ stabilized surface, that is acceptable. It needs to also show that it has a clear width of 20’ with no obstructions.

RESPONSE: 20’ clear area is provided, see sheet C1.00.

- c. The applicant must address the comments provided by A.J. “Jay” Brown, P.E., of JBrown

Professional Group, Inc., in a letter dated May 15, 2018.

Comment: Response to the revised application materials provided by Outside Engineer to be transmitted to applicant under separate cover.

RESPONSE: See responses below

Additional Comments: 6/4/18 Revised Application & Materials

1. Section 6.2.1(D)(6) states that no credit will be given for the preservation of trees on the nuisance tree list. The following trees (identified by tree number) are identified as nuisance trees on the nuisance tree list and are shown tree credits allocated for their preservation: 33, 36, 46.

RESPONSE: The 'Removed Regulated Trees and Trees to Remain that Provide Tree Credits' Chart on Sheet L.101 includes tree no.s 33, 36, and 46 to document their removal, but no tree credit nor tree mitigation is listed as required for these trees within this chart as they are Wild Cherries, which are on the nuisance tree list.

2. Project area revised on C0.00 from 12.4 acres to 13.23 acres, but landscape plans not revised to adjust for the increase in project area acreage.

RESPONSE: Landscape plans have been revised- see sheet L-201.

3. Revise Concurrency Impact Analysis and the types of use(s) utilized to calculate impacts if needed to address the final response to the LDR Administrator Interpretation.

RESPONSE: Concurrency analysis has been revised to match the latest LDR Administrator Interpretation Request.

4. Plans show a "future monument sign". The width of the sign does not appear to comply with Section 6.5.4(D)(1)(c). Also, not that signage requires a separate permit, and compliance with signage regulations is generally not performed as part of site plan review, except as provided in Section 6.5.4(C)(2)(b)(v).

RESPONSE: Sign has been called out as 'to be permitted separately'.

5. Sheet C0.00: Trip Generation:
 - a. Correct the "per 1000 SF" figures for each ITE Code to reflect the square footage shown in the first column.
 - b. Revise parking calculations for each ITE Code (total trips, project trips in and out, for AM, PM, and AADT trips) to reflect proposed square footage.
 - c. Revise Summary table to reflect the preceding corrections to calculations.

RESPONSE: Trip Generation tables have been revised and updated. Please see Trip Generation Calculations on sheet C0.00.

6. Sheet C0.00: Required parking for "retail" is 52 spaces [$16,000 / 305 = 52.45$, rounding to nearest whole number per Section 6.1.6(A)].

RESPONSE: Parking calculations have been revised. Please see parking calculation tables on sheet C0.00.

7. Sheet C0.00: The square footage of the "building" (sic – should be plural or "building area") calculation under Project Area Impervious Area Calculations is inconsistent with proposed building coverage in same table and with project description under Development Information. Please clarify.

RESPONSE: Labels have been adjusted as requested. FAR is based on gross floor area and building coverage is based on net area, so they are slightly different calculations.

8. Provide yield sign at the south connection of roundabout (for northbound traffic entering the roundabout).

RESPONSE: A yield sign has been added at the south connection of the roundabout. Please see sheet C1.00.

9. City of Gainesville detail added to Sheet C2.10 for brick paver detail. Is all information (including brick type, color, etc.) applicable to this project?

RESPONSE: All information is applicable- see revised detail on Sheet C2.10.

The applicant's responses to Public Services review comments issued on June 4, 2018 are as follows:

NO.	COMMENTS
1	
2	
3	
4	
5	Parking calculations and trip generation calculations have been revised. Please see sheet C0.00.
6	Please see revised parking calculations on sheet C0.00.
7	
8	Yield sign has been added at the south connection of the roundabout. See revised sheet C1.00.
9	

The applicant's responses to JBrown Professional Group, Inc.'s review comments issued on June 14, 2018 are as follows:

Sheet C1.00

6. The striped diverter triangles are not very effective. Consider making those curbed.

RESPONSE: Curbed diverter triangles are not feasible in this location due to the adjacent manholes and required turning radius for trucks.

7. Suggest adding a yield sign on the northbound approach to the traffic circle.

RESPONSE: A yield sign has been added to the northbound approach of the roundabout. Please see revised sheet C1.00.

Sheet C2.00

1. A portion of the right turn lane is shown on Sht. C2.00. Where is the rest of turn lane shown and graded? This should be added.

RESPONSE: The rest of the turn lane can be seen in the FDOT plans which have been included with this submittal.

2. S-23 is still too close to the pavement. There is a drop of 2 ft. in approximately 3'. It should be shifted eastward.

RESPONSE: S-23 has been shifted east. Please see revised sheet C2.00.

6. The rip rap has been added for long term erosion control. Suggest adding silt fence to protect the basin bottom during construction.

RESPONSE: Additional silt fencing has been added. Please see revised sheet C2.00.

7. S-22 still has design issues. The 24" RCP outfall pipe will not fit within the current design of the control structure and there is not cover over the pipe at the structure.

RESPONSE: The upstream invert of the 24" RCP outfall pipe has been lowered to provide enough cover at the structure. Please see revised sheet C2.00.

8. S-23 needs to be shifted east. Suggest adding silt fence upstream of S-23 for erosion control during construction.

RESPONSE: Silt fencing has been added upstream of S-23. Please see revised sheet C2.00.

9. This redesign was an improvement but S-18 is still only 9 ft. from the large Live Oak. The MES elevation at S-18 is lower than the receiving MES to the west. Suggest refining this area again.

RESPONSE: The invert for S-18 has been revised in addition to the swale being regraded. Please see revised sheet C2.00.

10. Verify that a 24" RCP pipe size is required between S-22 & S-24. Reducing this pipe size may assist in correction of S-22.

RESPONSE: A 24" pipe is necessary. Invert has been revised to provide enough cover over the pipe at the structure. Please see revised sheet C2.00.

11. The grading around the northwest end of the traffic circle may still have issues. Check 45' long segment with grade drop from 155.11 to 155.10.

RESPONSE: Grading has been revised at the northwest end of the traffic circle. Please see revised sheet C2.00.

12. More grading information is needed west of the traffic circle from the circle towards S-9. The proposed inverted crown section is still not defined by the grading.

RESPONSE: Additional spot elevations have been added to the road between the traffic circle and S-9. Please see revised sheet C2.00.

15. Do not see labeling of the type of curbing proposed in the parking areas, and it is not shown as Type F per response.

RESPONSE: Call outs for curb type can be found on the Dimension Plan, sheet C1.00.

19. The retaining wall originally proposed may have been a good idea. Currently with the grading design shown, there is 5.8 ft. of fall in only 9 ft., creating a 1.5:1 backslope. That is not an acceptable slope to stabilize. Define how the slope will be stabilized or redesign this area for more distance to tie to grade. Suggest a minimum of 2:1 is required to adequately stabilize.

RESPONSE: Alternative extended curbing has been utilized in the corner of the parking lot where the retaining wall was proposed in order to flatten this area out some. Please see revised sheet C2.00.

20. The western 3 HC spaces have been regraded for accessibility. The eastern set still has inaccessible grading on the northernmost space.

RESPONSE: Grading around the ADA spaces on the eastern side of the parking lot has been revised to ensure accessibility. Please see revised sheet C2.00.

23. S-20 can not be built per the grading and backslope shown. Suggest revising the MES location or the backslope grading.

RESPONSE: Pipe size and grading has been revised. Please see sheet C2.30.

Sheet C2.10

3. Do not see the callouts on Sht. C2.00 as referenced in the comment response. Add ramp callouts to C2.00.

Sheet C2.20 (and new Sht. C2.30)

RESPONSE: Callouts for ramps are located on the Dimension Plan. Please see sheet C1.00.

4. Suggest adding silt fence north of S-22 and the basin side slope to protect the wetland and wetland buffer from siltation.

RESPONSE: Silt fencing has been added to protect the wetland and wetland buffer from siltation. Please see revised sheet C2.30.

11. Both details of control structures S-21 and S-22 still have design issues. The 24" pipes are not shown correctly on the detail front views and they end up resulting in a design condition whereby there is not cover over the pipes at the connection to the control structure. Revise these designs to correct this issue. Revised basin slope grading, reducing the pipe size, or altering the pipe from round to elliptical pipe may help solve the problem. Recommend detailing these details using scaled drawings and these design issues will become evident.

RESPONSE: Pipe inverts have been revised to ensure proper cover over the pipes at the structure. Please see revised sheets C2.20 and C2.30.

Sheet C4.00

3. Show the primary electrical connection to the transformer.

RESPONSE: Primary electrical design has not been obtained from Duke Energy and therefore cannot be shown at this time.

5. Call out the wastewater plug invert for the stub east of MH-8.

RESPONSE: A cleanout has been added at the wastewater plug east of MH-8. Please see CO-10 invert on revised sheet C4.00.

10. Please verify the intent is for wastewater to flow from MH-11 east to MH-12.

RESPONSE: This section of piping has been revised to indicate a westward flow from MH-12 to MH-11. Please see revised sheet C4.00.

11. A wastewater main callout is missing between MH-6 & MH-7.

RESPONSE: Callout for the wastewater main between MH-6 and MH-7 has been added. Please see sheet C4.00.

14. There is still very little, if any, cover over CO-8. I question the viability of this wastewater stub.

RESPONSE: This cleanout has been removed.

15. Suggest CO # 9 could still be lowered more for flexibility of future connection.

RESPONSE: CO-9 has been lowered. Please see revised sheet C4.00.

19. There is no such thing as an 8" x 2" DI Tee. This is usually done with an 8" x 2" saddle or an 8" x 4" DI tee with a 4" x 2" threaded plug. There are also other remaining discrepancies in the water fitting schedule. For example callout 3 should be 2. Review the schedule and corresponding number ID's.

RESPONSE: Fitting schedule has been revised. Please see sheet C4.00.

20. Why are water fitting callouts provided only at the tie-in location. Suggest callouts for the rest of the system should be provided as well.

RESPONSE: Water fitting callouts have been provided for the rest of the system. Please see sheet C4.00.

Sheet L-202 & L-203

1. The basin 1 & 2 outfall control structures and piping are still not shown correctly on these sheets.

RESPONSE: Outfall structures are now shown correctly. Please see revised sheets L-202 and L-203.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 18, 2018

Also sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: LDR Administrator Interpretation/Use Determination Request
Building B, San Felasco Tech City (located on a portion of Tax Parcel 05962-002-000)

Dear Mr. Sweger,

On June 14, 2018, the City of Alachua Planning & Community Development Department received your revised application and materials for an Interpretation of the Land Development Regulation (LDR) Administrator pursuant to Section 2.4.19 of the City's LDRs. This LDR Administrator Interpretation application is associated with the San Felasco Tech City project (located on a portion of Tax Parcel 05962-002-000). The San Felasco Tech City project proposes two (2) buildings, each $\pm 30,100$ square feet in area. The application specifically requests an interpretation by the LDR Administrator concerning the uses proposed to locate within Building B of the project [i.e., *whether a part of the proposed use falls within a use classification, use category, or use type allowed in the zoning district – Commercial Intensive (CI)*], as set forth in Sections 2.4.19(A) and 4.2.1(D) of the City's LDRs.

To provide information about the uses proposed to locate within Building B, the applicant has submitted a letter, dated June 14, 2018, from Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc. This letter summarizes the nature and characteristics of the proposed uses, and evaluates the uses relative to the standards established in Section 4.2.1(D)(2).

Section 2.4.19(C)(3) states, "...the LDR Administrator shall review and evaluate the request [for an interpretation by the LDR Administrator] in light of the Comprehensive Plan, these LDRs, the Official Zoning Atlas, and other relevant codes and statutes... and then render an interpretation." This letter serves as the interpretation by the LDR Administrator for the request.

The zoning of the subject property is Commercial Intensive (CI) and Light & Warehouse Industrial (ILW), however, the area where the proposed use would be located is zoned CI. The general purpose of the CI zoning district is described in Section 3.5.2(E) of the City's LDRs as follows:

CI, Commercial Intensive District. The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.

Table 4.1-1 of the City's LDRs establishes the principal uses allowed within each zoning district. If a use is not specifically identified in Table 4.1-1, Section 4.2.1(D) establishes the procedure for considering the approval of the use. Section 4.2.1(D)(2) states, "In order to determine the proposed use has an impact that is similar in nature, function, and duration to the other use types allowed in a specific zone district, the LDR Administrator shall assess all relevant characteristics of the proposed use..." Section 4.2.1(D)(2) defines standards upon which the LDR Administrator's determination shall be based.

The findings of this interpretation consider and are based upon the information presented in the aforementioned letter, dated June 14, 2018, from Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc. As presented in the applicant's letter, a summary of the proposed uses, are:

- ❖ *Offices (±15,000 square feet)*: various office uses which generally would exist within office environments.
- ❖ *Retail (±3,000 square feet)*: customer display area, order placement / pick up, consultation, and similar activities.
- ❖ *Assembly of Retail Goods (±12,000 square feet)*: processing / printing on materials sold on-site and online, including assembly and packaging of products.

Based upon the narrative in the referenced letter, it has been determined that the most comparable principal use types established in Table 4.1-1 and as defined in Article 10 of the City's LDRs are as follows: Business Services Offices; Sales Establishment; and Light Manufacturing. Section 4.2.5 provides information about the characteristics of various business use categories and business use types. The applicable portions of Section 4.2.5 are below (*emphasis added* for those portions most applicable to this interpretation):

4.2.5(E) *Offices.*

- (1) *Characteristics.* The office use category includes activities that are conducted in an office setting and that generally focus on business, professional, or financial services. Accessory uses may include cafeterias, parking or other amenities primarily for the use of employees in the firm or building.
- (2) *Examples.* Example use types include business services establishments; professional services establishments such as lawyers, accountants, engineers, or architects; financial businesses such as lenders, brokerage houses or real estate agents; data processing; sales offices; public utility offices; and TV and radio studios.
- (3) *Exceptions.*
 - (a) Offices that are part of and located with a principal use in another use category are considered accessory to the establishment's primary activity. Headquarters offices, when in conjunction with or adjacent to a principal use in another use category, are considered part of the other use category.
 - (b) Contractors and others who perform services off site are included in the office category if equipment and materials are not stored outside and fabrication, services or similar work is not carried on at the site.
 - (c) Government offices are classified as government facilities.
 - (d) Medical and dental clinics, medical and dental labs, and blood-collection facilities are classified as health care facilities.

4.2.5(I) Retail sales and service.

- (1) *Characteristics.* The retail sales and services use category is characterized by use types involved in the sale, lease, or rent of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods. Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale and parking.
- (2) *Examples.* Example use types includes uses from the four following groups:
 - (a) *Sales.* Stores selling, leasing, or renting consumer, home and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries and food sales, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printer materials, and stationery and videos.
 - (b) *Personal service establishments.* Financial institutions, laundromats; laundry and dry cleaning dropoff establishments; photographic studios; mailing or packing service, photocopy and blueprint services; hair; tanning and personal care services; psychics and mediums; martial arts schools; dance or music classes; taxidermists; and mortuaries.
 - (c) *Entertainment.* Indoor continuous entertainment activities such as game arcades, pool halls, indoor firing ranges, cinemas, concert halls and theaters.
 - (d) *Repair.* Repair of TVs, bicycles, clocks, watches, shoes, guns, canvas products, appliances and office equipment; photo or laundry dropoff; tailor; locksmith; and upholsterer.
- (3) *Exceptions.*
 - (a) Laundry and dry cleaning plants are considered industrial services.
 - (b) Building trade contractors with on-site storage that sell primarily to contractors and do not have a retail orientation are classified as warehouse and freight movement.
 - (c) Repair and service of vehicles, motorcycles, and light and medium trucks is classified as vehicle sales and service.

4.2.5(D) Manufacturing and production.

- (1) *Characteristics.* The manufacturing and production use category is characterized by firms involved in the manufacturing, processing, fabrication, packaging or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Custom industry is included (i.e., establishments primarily engaged in the on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment). Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site. Accessory activities may include retail sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets and caretaker's quarters.
- (b) *Light manufacturing.* Light manufacturing is the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration.

(2) *Examples.*

(b) *Light manufacturing.* Example use types of light manufacturing include production or repair of small machines or electronic parts and equipment; woodworking and cabinet building; publishing and lithography; computer design and development; communications equipment, precision items and other electrical items; research, development, and testing facilities and laboratories; apparel production; sign making, *assembly of prefabricated parts*, manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids, and surgical instruments; *manufacture, processing, and packing* of food products, cosmetics, and manufacturing of components, jewelry, clothing, *trimming decorations and any similar item*.

(3) *Exceptions.*

(a) *Goods sold on site.* The manufacturing of goods to be sold primarily on site and to the general public is classified as retail sales and services

Use types are defined in Article 10 of the LDRs. The definition of each of the most comparable principal use types are provided below (*emphasis added* for those portions most applicable to this interpretation):

A "Business Services Office" is defined as: *Office, business services*, means *a room or group of rooms used for conducting the affairs of a general business establishment*, other than financial services and professional services. Examples of *business services office uses include offices for retail* and wholesale *establishments*.

A "sales establishment" is defined as: *Sales establishments, general*, means *commercial enterprises that provide goods* and/or services *directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser. Examples include stores selling*, leasing, or renting consumer, home, and business goods such as art, art supplies, bicycles, cameras, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, *gifts*, groceries and food sales, hardware, home improvements, *household products*, jewelry, pets, pet food, pharmaceuticals, plants, *printed material*, stationery and videos.

"Light Manufacturing" is defined as: *Manufacturing, light*, means the mechanical transformation of predominantly previously prepared materials into new products, *including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration. Examples include*, but are not limited to: production or repair of small machines or electronic parts and equipment; woodworking and cabinet building; publishing and lithography; computer design and development; research, development, testing facilities and laboratories; apparel production; sign making; *assembly of prefabricated parts*; manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids and surgical instruments; *manufacture, processing, and packing of* food products, cosmetics; and manufacturing of components, jewelry, clothing, *trimming decorations and any similar item*.

Table 4.1-1 of the City's LDRs establishes the principal use types allowed within each zoning district. Table 4.1-1 identifies that "business services offices" and "sales establishments" are permitted uses in the CI zoning district; "light manufacturing" is not a permitted use in the CI zoning district.

In addition to the regulations established for principal use types in Section 4.1 and in Table 4.1-1, Section 4.4 establishes provisions for accessory uses. Section 4.4.1 states, "[t]his section authorizes the establishment of accessory uses that are incidental and customarily subordinate to principal uses. The City's intent in adopting this section is to allow a broad range of accessory uses, so long as such uses are located on the same site as the principal use, and so long as they comply with the standards set forth in this section in order to reduce potentially adverse impacts on surrounding properties."

Table 4.4-1 establishes permitted accessory uses within each zoning district. Section 4.4.2(B) establishes the general standards for accessory uses and structures and states that accessory uses and structures shall: directly serve the principal use or structure; be customarily accessory and clearly incidental and subordinate to principal use and structure; be subordinate in area, extent, and purpose to the principal use or structure; be owned or operated by the same person as the principal use or structure; be located on the same lot as the principal use or structure or on a contiguous lot; together with the principal use or structure, not violate the bulk, density, parking, landscaping or open space standards of these LDRs; not be constructed or established prior to the time the principal use or structure is constructed or established; and not constitute a combination use, which is the combination of two principal uses (combination uses will not meet the above standards in terms of being subordinate or providing service to the principal use).

In addition to those accessory uses established in Table 4.4-1, Section 4.4.2(D)(3) sets forth the procedure for the evaluation of unidentified accessory uses, structures, and activities when an appropriate category is not defined in Table 4.4-1. Section 4.4.2(D)(3) states that such unidentified accessory uses shall be evaluated on a case-by-case basis and as an interpretation by the LDR Administrator, reviewed pursuant to Section 2.4.19. In making the interpretation, Section 4.4.2(D)(3) states the LDR Administrator shall apply the following standards:

- (a) *General standards.* The definition of the term "accessory use" (see Article 10, Definitions), and the general accessory use standards established in Subsection 4.4.2(B) of this section, General standards.
- (b) *Additional standards.* The additional regulations for specific accessory uses established in Subsection 4.4.4 of this section, Accessory uses and structures allowed.
- (c) *Purpose and intent of zone districts.* The purpose and intent of the zone district in which the accessory use is located.
- (d) *Potential adverse impacts.* Any potential adverse impacts the accessory use may have on other lands in the area, compared with other accessory uses permitted in the zone district.
- (e) *Compatibility.* The compatibility of the accessory use, including the structure in which it is housed, with other principal and accessory uses permitted in the zone district.

Based upon the general standards established in Section 4.4.2, the criteria for an interpretation by the LDR Administrator of an unidentified accessory use as established in Section 4.4.2(D)(3), and the information presented in the applicant's June 14, 2018 letter, from Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., the proposed assembly and production activity is found to: be consistent with the criteria set forth in Section 4.4.2(B) for accessory uses; meet the purpose and intent of the CI zoning district [Section 4.4.2(D)(3)(c)]; not cause any potential adverse impacts on other lands in the area compared with other accessory uses permitted in the CI zoning district [Section 4.4.2(D)(3)(d)]; and be compatible with the other principal and accessory uses permitted in the CI zoning district [Section 4.4.2(D)(3)(e)]. As such, the proposed assembly and production

activity may be classified as an accessory use to the principal uses of the building (as further described below).

Based upon the relevant provisions of the LDRs as discussed in this letter, the analysis of comparable principle uses and accessory uses to those proposed for Building B, as discussed in this letter and presented in the applicant's June 14, 2018 letter, from Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., it is hereby determined that the proposed uses within Building B shall be:

Principal Uses: ±18,000 square feet of Total Building Area

- ❖ *Business Services Office: (15,000 square feet)*
- ❖ *Sales Establishment: (±3,000 square feet)*

Accessory Uses: ±12,000 square feet of Total Building Area

- ❖ *Accessory Production of Retail Goods as Part of Permitted Retail Sales: (± 12,000 square feet)*

Section 6.1.4(B)(3) of the City's LDRs states, "[i]n the event a use is not listed in Table 6.1-1, Minimum Off-Street Parking Standards, the minimum required off-street parking requirement shall be that of the use with parking requirements or characteristics that are most similar to the unlisted use, as determined by the LDR Administrator." Based upon this criteria, a parking standard must be established for the unidentified accessory use approved by this interpretation.

The parking requirement / characteristics most similar to the unidentified accessory use (accessory assembly and production of retail goods as part of permitted retail sales of goods) is "light manufacturing". The parking standard for "light manufacturing" is one space per 1,000 square feet of floor area (except for offices, laboratories, and supporting areas). Parking calculations for uses proposed within Building B shall be:

Parking Calculations:

- ❖ *Business Services Office: 15,000 square feet / 1 space per 330 square feet of floor area = 45 spaces*
- ❖ *Sales Establishment: 3,000 square feet / 1 space per 305 square feet of floor area = 10 spaces*
- ❖ *Accessory Assembly and Production of Retail Goods as Part of Permitted Retail Sales of Goods: 12,000 square feet / 1 space per 1,000 square feet = 12 spaces*
- ❖ *Total Parking for Building B = 67 spaces*

This interpretation relies materially upon the information presented by the applicant. Should the area dedicated to each type of use increase or decrease, or should the type of uses be amended, the findings of this interpretation may be affected. Any variation from the type of uses proposed, or the area dedicated to each type of use, would require reconsideration by the LDR Administrator, and may require an additional application for Interpretation by the LDR Administrator. Further, any variation in the type use proposed, or the area dedicated to each type of use from that considered herein, may affect compliance with various provisions of the City's LDRs, which may also affect the Site Plan associated with the development (including, but not limited to parking, landscaping, and architectural design standards.)

If you have any questions related to this interpretation, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,



Adam Boukari
City Manager / LDR Administrator

- c: Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Mike DaRoza, Communications & Executive Project Manager *(by electronic mail)*
Mitch Glaeser, Laser Investment Group, LLC *(by electronic mail)*
File

June 14, 2018

Kathy Winburn, AICP
Planning Director
City of Alachua
15100 N.W. 142nd Terrace
Alachua, Florida 32616

RE: Determination of Unlisted Use – San Felasco Tech City

Ms. Winburn:

As discussed in our recent meeting on May 21st, we request a determination of an 'Unlisted Use' for a business located at the 12000 block of US Highway 441 within the City of Alachua. The proposed project, named San Felasco Tech City, proposes two 30,000 square foot non-residential buildings with associated site infrastructure improvements on approximately 12 acres. One of the proposed buildings (Building A) will house office uses and the second building (Building B) will house a mix of uses that all function under one single tenant's business. The applicant proposes to categorize these as an 'Unlisted Use' as defined in the City LDR and described in this letter.

Section 4.1.2 of the City of Alachua Land Development Regulations (LDR) establishes a Table of Allowable Uses that includes a description and category for many types of residential, institutional, industrial, service, retail, commercial, office, agricultural and governmental uses. However, the authors of the LDR realized that it would be impossible to include every potential land use and subsequently, Sec. 4.2.1(D) was included to address uses that are 'unlisted' in the Table of Allowable Uses.

Specifically, Sec. 4.2.1(D)(1) states:

(1) Procedure for Approving Unlisted Uses

Where a particular Use Type is not specifically listed in Table 4.1-1, Table of Allowable Uses, the LDR Administrator may permit the Use Type upon a finding that the standards of Section 4.2.1(D)(2), Standards for Approving Unlisted Uses, are met. The LDR Administrator shall give due consideration to the purpose and intent of these LDR's concerning the zone district(s) involved, the character of the uses specifically identified, and the character of the use(s) in question.

Based on the description of the uses for proposed 'Building B' as provided by the developer and outlined in this letter, the proposed business uses are not specifically listed in the Table of Allowed Uses. This building will serve a tenant that combines retail, office, final preparation of retail merchandise and associated storage area. This combination of activities are somewhat unique when combined under one roof and create certain synergies and modification of impacts to public services/infrastructure that differ from typical retail center space. In addition, the mix of business functions are unique in that they are proposed at a relative large scale and will include tenant space that is larger than what is commonly found in a retail center 'storefront' space. Upon review of Table 4.1-1, there is not a specific use type

that encompasses this unique / hybrid business model which combines multiple business functions at a larger scale, supporting the principal use.

The most comparable use category identified in Table 4.1-1 is 'Sales Establishment.' This use category is described as follows in Article 10 and Article 4 of the LDR's:

Sales establishments, general, means commercial enterprises that provide goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser. Examples include stores selling, leasing, or renting consumer, home, and business goods such as art, art supplies, bicycles, cameras, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries and food sales, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationery and videos.

While this category is similar to the proposed uses, it does not specifically define the business activity as proposed. However, the proposed use does incorporate certain elements of the category. Also, it is important to note that the sales establishment use category is permitted by right in the underlying CI zoning at the project site. LDR Sec. 4.2.5 (D)(3) provides clarification that goods sold primarily on site and to the general public are classified as retail sales and services and therefore, are consistent with the underlying CI zoning.

As previously stated, the LDR Administrator may permit an Unlisted Use upon a finding that the standards of Section 4.2.1(D)(2), Standards for Approving Unlisted Uses, are met and shall give due consideration to the purpose and intent of these LDR's concerning the zone district involved, the character of the uses specifically identified, and the character of the uses in question.

The following citation lists the standards included in Sec. 4.2.1(D)(2) (in italics) and the owner's response to each:

(2) *Standards for Approving Unlisted Uses*

In order to determine the proposed use(s) has an impact that is similar in nature, function, and duration to the other Use Types allowed in a specific zone district, the LDR Administrator shall assess all relevant characteristics of the proposed use, including but not limited to the following:

(a) *The volume and type of sales, retail, wholesale, etc.; size and type of items sold and nature of inventory on the premises;*

Response: The business operation of the tenant in Building B will include a combination of activities that are unique when combined under one roof and will create certain synergies and modified impacts to public services/infrastructure that differ from typical retail center space. The mix of business functions are also unique in that they are proposed at a relative large scale and will include tenant space that is larger than what is commonly found in a retail center 'storefront' space.

The type of items sold and the nature of inventory includes retail merchandise that is related to relatively small decorative items that can be displayed in a home or office setting. Storage of inventory would include a minority portion of the building area, which would be designed to support the tenant's business functions.

The user does not conduct any wholesale retail activity. All retail merchandise is sold either online or on-site. They expect approximately 90% of sales to be conducted online and the remaining 10% to be conducted on-site.

The user is projecting to generate 600-700 unique sales each day. Assuming that 10% of those sales will be conducted on-site, we'd estimate approximately 65 customers to frequent the location on a daily basis. Further, brand awareness is an important part of generating sales and thanks to a larger facility the user will be able to accommodate more interested visitors who are interested in learning more about the product before purchasing.

(b) Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution; any dangerous, hazardous, toxic, or explosive materials used in the processing; and

Response: Final assembly of retail products will occur indoors and all storage and assembly shall occur within the building and will not utilize dangerous, hazardous, toxic or explosive materials. All final processing and assembly will be done at this location. The nature of the processing and assembly can be considered "final touch" processing and assembly, which essentially involves printing of images on material and packaging for sale. It should be noted that printed material is listed under the definition of 'sales establishments, general' in Article 10 of the LDR's.

(c) The nature and location of storage and outdoor display of merchandise; enclosed, open, inside or outside the principal building; and predominant types of items stored (such as business vehicles, work-in-progress, inventory, and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders); and

Response: No outdoor storage is proposed as part of this project as all materials will be stored within the building. Storage area is predominantly for materials for final touch assembly and work in progress inventory – all product assembly and storage will occur indoors.

(d) The type, size and nature of buildings and structures; and

Response: The type and size of the building will constitute a combination of retail space, office area, final touch assembly (printing/packaging) along with storage space to complement the retail business. Due to this unique size and configuration, the use should not be considered purely office or retail in nature.

The building space will be used as mix of consumer-facing retail space (approximately 3,000 SF) at the front of the facility where interested visitors can come learn more about the company, the product, the different uses, the technical specifications of the product, etc. They can also place their orders with the assistance of the customer support team as well as pick up orders that they have placed online or in the facility previously. The final touch preparation and storage of retail merchandise will occur in another approx. 12,000 SF area of the building.

This building will also include office space where various departments (Web Development, Engineering, Customer Support, Marketing, Administration, etc.) are working, along with meeting space for discussions with third-party partners (approximately 15,000 SF).

(e) The number and density of employees and customers per unit area of site in relation to business hours and employment shifts; and

Response: Based on the building size and specifics of proposed use (including large assembly / storage areas and large percentage of online retail sales), the proposed use will generate a number of employees and customers that is lower than found in many retail or office uses in a comparable square footage.

Approximately 15,000 SF of the building is considered to be retail-type space. Of that 15,000 SF, approximately 3,000 SF is dedicated to 'Customer areas,' which will be utilized by customers to learn more about the company, the product, the different uses, the technical specifications of the product, etc. They can also place their orders with the assistance of the customer support team as well as pick up orders that they have placed online or in the facility previously. The remaining portion of the retail portion of the building (12,000 SF) will be utilized for the final touch assembly (printing and packaging) and storage of the retail merchandise.

The other half of the building (non-retail) will be office-type uses, which will be utilized for 'employee operations,' including office/meeting space (15,000 SF).

The company leasing Building B has approximately 55 employees who work typical business hours (8am-5pm). This building will yield approximately 545 SF per employee (55), which is a larger allocation of space per employee than many typical workplaces.

(f) Transportation requirements, including the modal split for people and freight, by volume type and characteristic of traffic generation to and from the site, trip purposes and whether trip purposes can be shared by other Use Types; and

Response: The proposed site provides suitable transportation amenities, including employee and customer parking to the front and side of the building and a loop driveway to allow truck deliveries to easily access the rear of the building. A loading dock is provided at the rear of the building and is easily accessible for box truck and UPS/FedEx deliveries during business hours.

Below is a summary of the modal split for customer / truck access to the site:

Deliveries / Pick-ups:

Material deliveries will include components for the final touch assembly. This delivery schedule will include approximately 3 semi truck deliveries per week.

UPS/FedEx deliveries will include customer order shipments that are sent out on a daily basis (averaging 500 shipped orders per day, or 2-3 truck pick-ups per day).

Customer visits will include approximately 65 per day for of the pickup of orders.

Employees:

It is anticipated that the use will include 55 employees working on a regular shift (8am-5pm).

As described above, this use generates fewer customer trips than a typical retail use and most trip generation is due to employees.

(g) Parking requirements, turnover and generation, ratio of the number of spaces required per unit area or activity, and the potential for shared parking with other Use Types; and

Response: Based on the proposed use, which includes a combination of retail sales area, office and large area allocated for final touch assembly and storage of retail merchandise, the mix of uses will result in a reduced impact on parking demand as compared to the standard LDR calculation for retail (1 space per 305 SF).

As such, the applicant requests that the proposed 30,000 SF building proposed to be an 'Unlisted Use' (Building B), apply use specific parking requirements, as allowed in LDR 6.1.4(B)(3):

Unlisted uses. In the event a use is not listed in Table 6.1-1, Minimum Off-Street Parking Standards, the minimum required off-street parking requirement shall be that of the use with parking requirements or characteristics that are most similar to the unlisted use, as determined by the LDR Administrator.

(h) The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation and fumes; and

Response: The proposed use will not result in any type of nuisance being generated on the premises. All storage, final touch assembly, and sales activities will occur within the building. The proposed final assembly process does not generate any of the nuisances listed above.

(i) Any special public utility requirements for serving the proposed Use Type, including but not limited to water supply, waste water output, pre-treatment of wastes and emissions required of recommended, and any significant power structures and communications towers or facilities; and

Response: The project site and proposed use will be served by City of Alachua water and wastewater system without any additional treatment steps required. The proposed use will not require any significant power or communications towers or facilities.

(j) The impact on adjacent lands created by the proposed Use Type, which should not be greater than that of other Use Types in the zone district.

Response: The business in question will not create a greater impact than other uses found in the Commercial Intensive (CI) zoning district. This zoning district includes much more intense commercial activities that could create greater impacts, such as gas stations, automotive uses, restaurants with drive throughs, 'big box' large scale retail, etc. The proposed unlisted use will be less intensive in several ways, including the lack of outdoor activity, use of hazardous materials, etc.

Based on the building size and specifics of proposed use (including final assembly / retail merchandise storage areas and large percentage of online retail sales), the proposed use will generate a number of employees and customers that is lower than found in many uses permitted in the CI zoning district with a comparable square footage.

The type and size of the building will constitute a combination of retail space, office area, final touch assembly (printing/packaging) along with storage space to complement the retail business. Due to this unique size and configuration, the use should not be considered purely retail in nature.

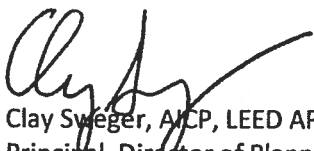
The building space will be used as mix of consumer-facing retail space (approximately 3,000 SF) at the front of the facility where interested visitors can come learn more about the company, the product, the different uses, the technical specifications of the product, etc. They can also place their orders with the assistance of the customer support team as well as pick up orders that they have placed online or in the facility previously. The 'final touch' preparation and storage of retail merchandise will occur in another approx. 12,000 SF area of the building.

This building will also include office space where various departments (Web Development, Engineering, Customer Support, Marketing, Administration, etc.) are working, along with meeting space for discussions with third-party partners (approximately 15,000 SF).

As presented in this letter, it is the owner's opinion that based on the facts presented, the proposed combination of uses in Building B should be classified as an Unlisted Use as it does not squarely fit into any specific use type within Table 4.1-1. Additionally, this business is consistent with the purpose and intent of the underlying CI zoning category as the nature of the uses are similar to other businesses that are permitted in this zoning district, including retail sales, final touch assembly of retail merchandise (printing and packaging) and storage of merchandise, as seen in within the city limits. Also, locating a new commercial development, including two 30,000 SF buildings, on the subject property will support the US 441 Commercial Corridor concept that is promoted in the City of Alachua Comprehensive Plan.

I greatly appreciate your consideration in this matter as the livelihood of a new business in the City of Alachua may hinge upon this determination. If you have any questions, please let me know.

Sincerely,



Clay Sweger, AICP, LEED AP
Principal, Director of Planning

CC: Adam Boukari, Alachua City Manager



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June 14, 2018

Mr. Justin Tabor, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: San Felasco Tech City - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Development Plan submittal drawings provided to us for the above referenced project. This review was the 2nd engineering review for this project based on the resubmitted plans from **eda** dated 6-10-2018. We focused our review on the original comments we provided and **eda**'s responses. Additional comments are provided below using the original comment letter numbering.

Sheet C0.00

All previous comments are satisfied.

Sheet C0.20

All previous comments are satisfied.

Sheet C0.30

All previous comments are satisfied.

Sheet C1.00

6. The striped diverter triangles are not very effective. Consider making those curbed.
 7. Suggest adding a yield sign on the northbound approach to the traffic circle.
- All other previous comments were satisfied.

Sheet C2.00

1. A portion of the right turn lane is shown on Sht. C2.00. Where is the rest of turn lane shown and graded? This should be added.
2. S-23 is still too close to the pavement. There is a drop of 2 ft. in approximately 3'. It should be shifted eastward.
6. The rip rap has been added for long term erosion control. Suggest adding silt fence to protect the basin bottom during construction.
7. S-22 still has design issues. The 24" RCP outfall pipe will not fit within the current design of the control structure and there is not cover over the pipe at the structure.

8. S-23 needs to be shifted east. Suggest adding silt fence upstream of S-23 for erosion control during construction.
9. This redesign was an improvement but S-18 is still only 9 ft. from the large Live Oak. The MES elevation at S-18 is lower than the receiving MES to the west. Suggest refining this area again.
10. Verify that a 24" RCP pipe size is required between S-22 & S-24. Reducing this pipe size may assist in correction of S-22.
11. The grading around the northwest end of the traffic circle may still have issues. Check 45' long segment with grade drop from 155.11 to 155.10.
12. More grading information is needed west of the traffic circle from the circle towards S-9. The proposed inverted crown section is still not defined by the grading.
15. Do not see labeling of the type of curbing proposed in the parking areas, and it is not shown as Type F per response.
19. The retaining wall originally proposed may have been a good idea. Currently with the grading design shown, there is 5.8 ft. of fall in only 9 ft., creating a 1.5:1 backslope. That is not an acceptable slope to stabilize. Define how the slope will be stabilized or redesign this area for more distance to tie to grade. Suggest a minimum of 2:1 is required to adequately stabilize.
20. The western 3 HC spaces have been regraded for accessibility. The eastern set still has inaccessible grading on the northernmost space.
23. S-20 can not be built per the grading and backslope shown. Suggest revising the MES location or the backslope grading.

All other previous comments were satisfied.

Sheet C2.10

3. Do not see the callouts on Sht. C2.00 as referenced in the comment response. Add ramp callouts to C2.00.

All other previous comments were satisfied.

Sheet C2.20 (and new Sht. C2.30)

4. Suggest adding silt fence north of S-22 and the basin side slope to protect the wetland and wetland buffer from siltation.
11. Both details of control structures S-21 and S-22 still have design issues. The 24" pipes are not shown correctly on the detail front views and they end up resulting in a design condition whereby there is not cover over the pipes at the connection to the control structure. Revise these designs to correct this issue. Revised basin slope grading, reducing the pipe size, or altering the pipe from round to elliptical pipe may help solve the problem. Recommend detailing these details using scaled drawings and these design issues will become evident.

All other previous comments were satisfied.

Sheet C4.00

3. Show the primary electrical connection to the transformer.
5. Call out the wastewater plug invert for the stub east of MH-8.
10. Please verify the intent is for wastewater to flow from MH-11 east to MH-12.
11. A wastewater main callout is missing between MH-6 & MH-7.

14. There is still very little, if any, cover over CO-8. I question the viability of this wastewater stub.
 15. Suggest CO # 9 could still be lowered more for flexibility of future connection.
 19. There is no such thing as an 8" x 2" DI Tee. This is usually done with an 8" x 2" saddle or an 8" x 4" DI tee with a 4" x 2" threaded plug. There are also other remaining discrepancies in the water fitting schedule. For example callout 3 should be 2. Review the schedule and corresponding number ID's.
 20. Why are water fitting callouts provided only at the tie-in location. Suggest callouts for the rest of the system should be provided as well.
- All other previous comments were satisfied.

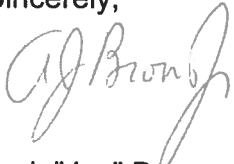
Sheet L-202 & L-203

1. The basin 1 & 2 outfall control structures and piping are still not shown correctly on these sheets.

It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person at our office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,



A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Sergio Reyes, eda



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 11, 2018

Also sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Review of Revised Application & Materials, Dated June 4, 2018: San Felasco Tech City – Site Plan

Dear Mr. Sweger:

On June 4, 2018, the City of Alachua received your revised application and materials for the San Felasco Tech City Site Plan. The revised application and materials were submitted to address the comments issued at the project's Development Review Team (DRT) Meeting, held on May 21, 2018.

The revised application and materials 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, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **5:00 PM on Monday, June 18, 2018**. 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.

Please address the following:

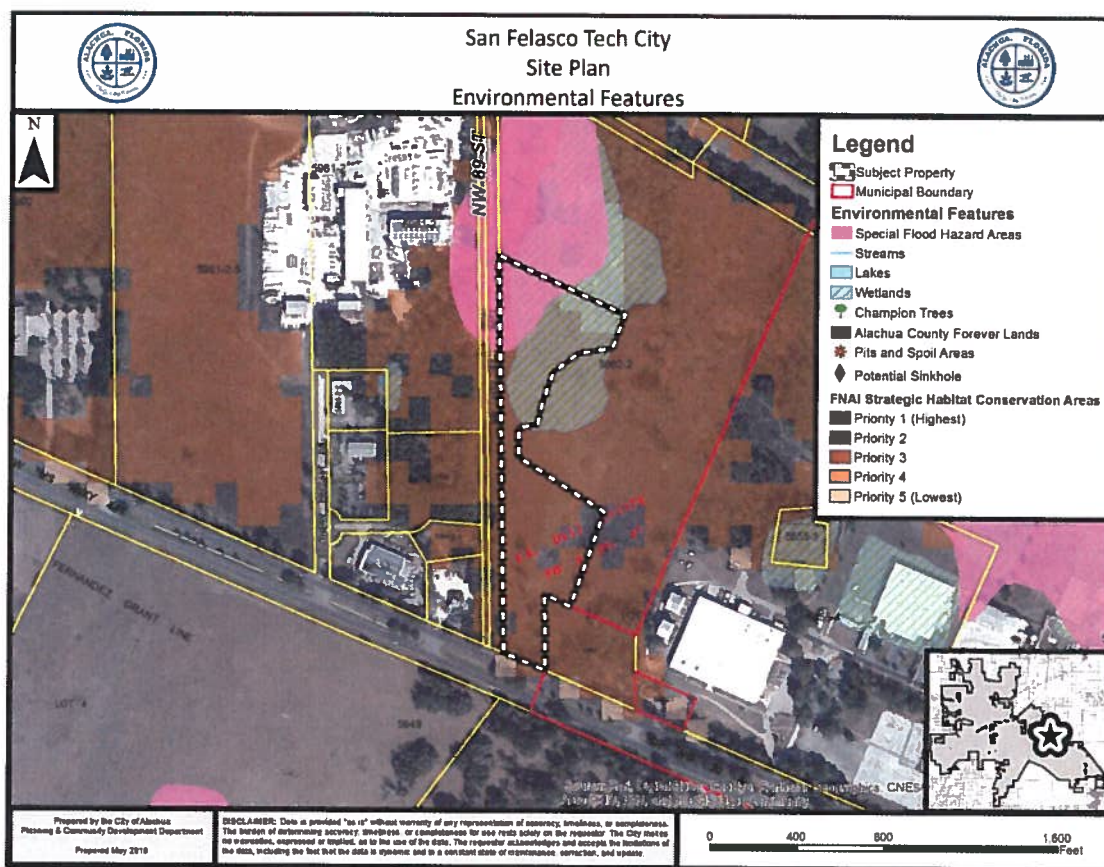
1. Comprehensive Plan Consistency

- a. The proposed buildings would be located within an area with a Commercial FLUM Designation. Policy 1.3.b identifies allowable uses on lands designed Commercial on the FLUM, and allows for "limited industrial services". Please further address the consistency of the proposed warehousing component, which would consist of 42% of the proposed floor area, with Policy 1.3.b.

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

- b. Response to Policy 1.3.d.9., FLUE, should address flood hazard areas (Zone A) on the property, as well as FNAI lands.

Remaining Issues: FNAI lands were not addressed in the revised response. See map below for area designated as priority lands by FNAI.



- c. Comprehensive Plan Consistency Analysis states, in response to Objective 1.5, "the proposed development at San Felasco Tech City will serve the intent of the Industrial future land use designation by providing office and commercial services..." Responses to Policies under Objective 1.5 are similar. The proposed buildings are located within an area with a Commercial FLUM Designation, and as such, Objective 1.5 is not applicable to the uses within the proposed buildings.

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

2. Article 4, Use Regulations

- a. The applicant has indicated that the proposed warehousing uses are proposed as "accessory use to the retail and office uses, as allowed by [Section] 4.2.5(I).
 i. Section 4.2.5(I) pertains to retail sales and service uses. Office uses are not included within the "Retail Sales and Service" use category, and rather are established by the "Offices" use category as set forth by Section 4.2.5(E).

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

- ii. Section 4.2.5(I) does not identify warehousing as a permitted accessory use to retail sales and service uses.

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

- iii. Section 4.4 establishes regulations for accessory uses. Section 4.4.4(B)(3) states that all accessory uses must be subordinate in area, extent, and purpose to the principal use. Any use proposed as an accessory use, must meet the criteria of Section 4.4.4(B)(3).

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

- iv. All proposed uses must be consistent with the uses permitted in the CI zoning district as set forth in Article 4.

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

- v. Note that Table 4.4-1 permits retail sales of goods as part of permitted industrial and warehouse uses within the CI zoning district, however, the principle industrial / warehouse use must also be permitted in CI.

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

- b. "Solar Trees" are shown on the landscape plans.
 - i. Structures may be considered a "ground mounted solar energy system". Reference Table 4.4-1, Section 4.4.4(K) and Article 10.

Remaining Issues: Please note that the structure is subject to compliance with any applicable LDR provisions, which may include, but is not limited to, Section 4.4.4(K) and the definition of "ground mounted solar energy system" at the time of any required permitting (i.e, building or electrical permit).

- ii. Address compliance with the locational requirements of Section 4.4.4(E).

Remaining Issues: Please note that the structure is subject to compliance with any applicable LDR provisions, which may include, but is not limited to, Section 4.4.4(E) at the time of any required permitting (i.e, building or electrical permit).

Provide manufacturer's detail of proposed structures. Detail must depict the proposed structures for the project and height to demonstrate compliance with Section 4.4.4(F).

Remaining Issues: Please note that the structure is subject to compliance with any applicable LDR provisions, which may include, but is not limited to, Section 4.4.4(F) at the time of any required permitting (i.e, building or electrical permit).

3. **Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments**

- c. Warehousing is not a permitted principle use in CI zoning. Revise parking calculations to reflect the corrections in proposed use type(s).

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

4. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

b. Perimeter Buffer Landscape Requirements:

- ii. Plans note a portion of the west perimeter buffer "along US 441, zoned 'Agriculture'". US 441 is to the south, and lands to the west are zoned ILW. Please clarify.
- iii. Section 6.2.2(D)(3)(d) addresses the responsibility and timing of the installation of perimeter buffers. Please provide LDR citation which supports the statement that a perimeter buffer along the north and west parcel lines is not required.

Remaining Issues: Response clarifies the area being referenced (for comment #4.b.ii.), however, the note for the landscaping provided to meet the perimeter buffering requirements states, "...there are sufficient trees and vegetation to fulfill the buffer requirement..." Per Section 6.2.1(D)(3)(e), "The perimeter buffers required by this section shall be located along the outer perimeter of the parcel and shall extend to the parcel boundary line or right-of-way line..." (note: the boundary of the project area may meet the definition of "parcel" and thus the "parcel boundary line" may be the limits of the project area.) In order to fulfill buffer perimeter requirement through the utilization of existing trees, the plans must show the location of existing trees and such trees must be located in an area consistent with Section 6.2.1(D)(3)(e). In addition, the plans must identify the species and size, calculate the credits, and note the application of tree credits to meet perimeter buffer requirement.

7. Section 6.8, Design Standards for Business Uses

- b. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to provide a wall offset of at least 2 feet in depth (projection or recess) a minimum of every 30 feet, or to provide an alternative to the offset requirement as set forth in 6.8.2(A)(2)(b)(ii). Front facades of both buildings and west façade of Building "B" (which faces a street) exceed 30 feet in length without an offset or alternative provided.

Remaining Issues: The applicant has elected to use the offset alternative to façade massing as set forth in Section 6.8.2(A)(2)(b)(ii)b. (pilasters having a minimum depth of 1 foot, a minimum depth of 1 foot, an a minimum height of 80 percent of the façade's height). **(1)** Pilasters are less than 80 percent of the height of the façade; the height of pilasters on the south side of both buildings and on the east side of Building "A" and west side of Building "B" must be increased. **(2)** Offset alternatives are required to follow the same dimensional standards as offset requirements. The distance between pilasters on the east side of Building "A" and the west side of Building "B" exceed 30 feet.

- c. Identify the materials used within each elevation to demonstrate compliance with the material design requirements as set forth in Section 6.8.2(A)(2)(c) and (d).

Remaining Issues: Provide the percentage of the area comprised of metal panels of each of the following facades, to demonstrate compliance with Section 6.8.2(A)(2)(d)(i): South Elevation, Building A; South Elevation, Building B; West Elevation, Building B.

10. Miscellaneous / General Comments

- c. C0.00: Correct references to ILW zoning to "Light and Warehouse Industrial")

Remaining Issues: Zoning referred to in Development Information as "Light and Industrial Warehouse" and in Legend as "Industrial Light Warehouse".

- i. C2.20, Maintenance Note 1: Please clarify the maintenance entity, as the site is presently undeveloped and there is not existing stormwater management system. Maintenance entity shall comply with Section 6.9.4(E)(2).

Remaining Issues: Plans (on Sheets C2.20 and C2.30) refer to the “~~existing~~” stormwater management system”.

11. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated May 17, 2018.

Comment: Response to the revised application materials provided by Public Services to be transmitted to applicant under separate cover.

- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated May 17, 2018.

Remaining Issues: (*In reference to the secondary emergency access*): The proposed location is good. It shows 14.81' stabilized surface, that is acceptable. It needs to also show that it has a clear width of 20' with no obstructions.

- c. The applicant must address the comments provided by A.J. “Jay” Brown, P.E., of JBrown Professional Group, Inc., in a letter dated May 15, 2018.

Comment: Response to the revised application materials provided by Outside Engineer to be transmitted to applicant under separate cover.

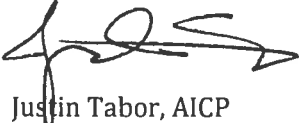
Additional Comments: 6/4/18 Revised Application & Materials

1. Section 6.2.1(D)(6) states that no credit will be given for the preservation of trees on the nuisance tree list. The following trees (identified by tree number) are identified as nuisance trees on the nuisance tree list and are shown tree credits allocated for their preservation: 33, 36, 46.
2. Project area revised on C0.00 from 12.4 acres to 13.23 acres, but landscape plans not revised to adjust for the increase in project area acreage.
3. Revise Concurrency Impact Analysis and the types of use(s) utilized to calculate impacts if needed to address the final response to the LDR Administrator Interpretation.
4. Plans show a “future monument sign”. The width of the sign does not appear to comply with Section 6.5.4(D)(1)(c). Also note that signage requires a separate permit, and compliance with signage regulations is generally not performed as part of site plan review, except as provided in Section 6.5.4(C)(2)(b)(v).
5. Sheet C0:00: Trip Generation:
 - a. Correct the “per 1000 SF” figures for each ITE Code to reflect the square footage shown in the first column.
 - b. Revise parking calculations for each ITE Code (total trips, project trips in and out, for AM, PM, and AADT trips) to reflect proposed square footage.
 - c. Revise Summary table to reflect the preceding corrections to calculations.
6. Sheet C0:00: Required parking for “retail” is 52 spaces [16,000 / 305 = 52.45, rounding to nearest whole number per Section 6.1.6(A)].
7. Sheet C0:00: The square footage of the “building” (sic – should be plural or “building area”) calculation under Project Area Impervious Area Calculations is inconsistent with proposed building coverage in same table and with project description under Development Information. Please clarify.

8. Provide yield sign at the south connection of roundabout (for northbound traffic entering the roundabout).
9. City of Gainesville detail added to Sheet C2.10 for brick paver detail. Is all information (including brick type, color, etc.) applicable to this project?

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Mitch Glaeser, Laser Investment Group, LLC
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 6, 2018

Also sent by electronic mail to csweger@edafll.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: San Felasco Tech City – LDR Administrator Interpretation – Use Determination

Dear Mr. Sweger:

On June 4, 2018, the City of Alachua received your application for an Interpretation by the LDR Administrator. This LDR Administrator Interpretation request is in association with the San Felasco Tech City project, specifically whether a part of the proposed use falls within a use classification, use category, or use type allowed in the zoning district (CI), as set forth in Section 2.4.19(A) of the City's Land Development Regulations (LDRs).

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 the application to be complete, conditional upon submission of certain materials as further described below. Please address the following deficiencies no later than **5:00 PM on Tuesday, June 12, 2018**. The materials addressing these deficiencies may be submitted digitally to the project planner.

In accordance with Section 2.2.6(B) of the LDRs, if the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

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

1. **Agent Authorization.**

Action Needed to Address Deficiency: Agent Authorization Affidavit submitted for the Site Plan application references "Site Plan approval". Provide authorization from property owner to act on behalf for this request / application.

2. **Application Section C., Interpretation Requested**

Action Needed to Address Deficiency: The applicant has provided a letter, dated May 30, 2018, to support and provide information concerning the standards for approving unlisted uses as set forth in Section 4.2.1(D)(2). Additional, specific detail and narrative about the exact nature and function of the use is needed in order to evaluate the request. The comments below are provided to guide the applicant's response to each standard, given the response provided in the May 30 letter and the information requested by each standard. At a minimum, please specifically address the following:

(2) *Standards for approving unlisted uses.* In order to determine the proposed use has an impact that is similar in nature, function, and duration to the other use types allowed in

a specific zone district, the LDR Administrator shall assess all relevant characteristics of the proposed use, including, but not limited to, the following:

- (a) The volume and type of sales, retail, wholesale, etc.; size and type of items sold and nature of inventory on the premises;
 - *Letter mentions "retail merchandise related to small decorative items" but does not specify the percentage of retail sales occurring online, on-site, wholesale, etc. Applicant should specify the percentage of business activity for each retail method.*
 - *What is the daily number of customers expected to frequent the location?*
- (b) Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution; any dangerous, hazardous, toxic, or explosive materials used in the processing;
 - *How much processing and assembly would be done at the location?*
 - *What is the nature of processing and assembly?*
 - *How are materials processed?*
 - *Clarification is needed in regards to assembly and processing of retail goods to clearly support how the use varies from the "light manufacturing" use type.*
 - *Note: There is an incomplete sentence at the end of the applicant's response to this standard.*
- (c) The nature and location of storage and outdoor display of merchandise; enclosed, open, inside or outside the principal building; and predominant types of items stored (such as business vehicles, work-in-process, inventory, and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders);
 - *No comments.*
- (d) The type, size and nature of buildings and structures;
 - *Response states the use "should not be considered purely retail in nature" but does not provide sufficient detail to support this statement.*
 - *What is the nature of accessory indoor storage to retail and other uses (i.e., area to be used for those uses)?*
 - *Are there office areas as part of the use? If so, what percentage of the use are comprised of office space?*
 - *How does the retail area function? Is it solely a location to pick up retail goods? Is there a display area / sales floor?*
 - *Response should confirm all accessory storage would occur indoors.*
- (e) The number and density of employees and customers per unit area of site in relation to business hours and employment shifts;
 - *Additional information about the "specifics of the proposed use" should be provided.*
 - *What is the estimated unit area (i.e., square footage of the building) that would be used for employee operations (storage of materials, assembly and production) and for customer areas?*
 - *What is the nature of each area (would employees be working in offices, in open areas for processing and preparing products, etc.; where would customers place and receive orders – in a sales area with displays or another configuration?)*
- (f) Transportation requirements, including the modal split for people and freight, by volume type and characteristic of traffic generation to and from the site, trip purposes and whether trip purposes can be shared by other use types on the site;

- *What type of trip generation would the proposed use create? What percentage of traffic would be employee-generated, customer-generated, and deliveries?*
 - *What is the nature of deliveries? Are all deliveries made by standard UPS/FedEx box trucks, or would semi trucks be delivering and/or receiving goods?*
 - *Response states "existing site" but this is a proposed development.*
- (g) Parking requirements, turnover and generation, ratio of the number of spaces required per unit area or activity, and the potential for shared parking with other use types;
- *Applicant suggests parking calculations be derived from the standard for the sales establishment ("retail area") and warehouse storage use types, however, the description of the proposed use discusses assembly and manufacturing of goods, which is more closely associated with the "light manufacturing" use type.*
 - *If office uses are part of the proposed use, a corresponding percentage of the building square footage should be used to calculate parking for*
- (h) The amount and nature of any nuisances generated on the premises, including, but not limited to, noise, smoke, odor, glare, vibration, radiation and fumes;
- *No comments.*
- (i) Any special public utility requirements for serving the proposed use type, including, but not limited to, water supply, waste water output, pretreatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities; and
- *No comments.*
- (j) The impact on adjacent lands created by the proposed use type, which should not be greater than that of other use types in the zone district.
- *The applicant contends that the use is less intensive than other uses permitted in the CI zoning district, however, the response should further address how the use is comparable to those permitted in CI zoning, particularly as it relates to the manufacturing and assembly components of the proposed use.*

3. Application Section C., Interpretation Requested

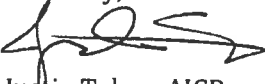
Action Needed to Address Deficiency: The applicant's letter, dated May 30, 2018, with additional detail to support the requested interpretation, was not signed.

4. Application Section D., Attachments

Action Needed to Address Deficiency: Provide as an attachment to the Application for Interpretation by LDR Administrator: (1) a current aerial map of the property; (2) legal description with tax parcel number; (3) proof of ownership; and (4) proof of payment of taxes.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



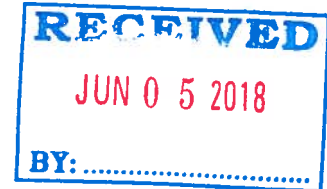
Justin Tabor, AICP
Principal Planner

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



May 30, 2018

Kathy Winburn, AICP
Planning Director
City of Alachua
15100 N.W. 142nd Terrace
Alachua, Florida 32616



RE: Determination of Unlisted Use – San Felasco Tech City

Ms. Winburn:

As discussed in our recent meeting on May 21st, we request a determination of an 'Unlisted Use' for a business located at the 12000 block of US Highway 441 within the City of Alachua. The proposed project, named San Felasco Tech City, proposes two 30,000 square foot non-residential buildings with associated site infrastructure improvements on approximately 12 acres. One of the proposed buildings (Building A) will house office uses and the second building (Building B) will house a mix of uses that all function under one single tenant(s). The applicant proposes to categorize these as an 'Unlisted Use' as defined in the City LDR and described in this letter.

Section 4.1.2 of the City of Alachua Land Development Regulations (LDR) establishes a Table of Allowable Uses that includes a description and category for many types of residential, institutional, industrial, service, retail, commercial, office, agricultural and governmental uses. However, the authors of the LDR realized that it would be impossible to include every potential land use and subsequently, Sec. 4.2.1(D) was included to address uses that are 'unlisted' in the Table of Allowable Uses.

Specifically, Sec. 4.2.1(D)(1) states:

(1) Procedure for Approving Unlisted Uses

Where a particular Use Type is not specifically listed in Table 4.1-1, Table of Allowable Uses, the LDR Administrator may permit the Use Type upon a finding that the standards of Section 4.2.1(D)(2), Standards for Approving Unlisted Uses, are met. The LDR Administrator shall give due consideration to the purpose and intent of these LDR's concerning the zone district(s) involved, the character of the uses specifically identified, and the character of the use(s) in question.

Based on the description of the uses for proposed 'Building B' as provided by the developer and outlined in this letter, the proposed business uses are not specifically listed in the Table of Allowed Uses. This building will serve a tenant or tenants that combine retail, assembly of retail merchandise and associated storage area. This combination of activities are somewhat unique when combined under one roof and create certain synergies and modification of impacts to public services/infrastructure that differ from typical retail center space. In addition, the mix of business functions are unique in that they are proposed at a relative large scale and will include tenant space that is larger than what is commonly found in a retail center 'storefront' space. Upon review of Table 4.1-1, there is not a specific use type

that encompasses this unique / hybrid business model which combines multiple business functions at a larger scale, supporting the principal use.

The most comparable use categories identified in Table 4.1-1 are 'Sales Establishment' and 'Manufacturing and production.' These use categories are described as follows in Article 10 and Article 4 of the LDR's:

Sales establishments, general, means commercial enterprises that provide goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser. Examples include stores selling, leasing, or renting consumer, home, and business goods such as art, art supplies, bicycles, cameras, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries and food sales, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationery and videos.

4.2.5(D) Manufacturing and production.

(1) Characteristics. The manufacturing and production use category is characterized by firms involved in the manufacturing, processing, fabrication, packaging or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Custom industry is included (i.e., establishments primarily engaged in the on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment). Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site. Accessory activities may include retail sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets and caretaker's quarters.

(b) Light manufacturing. Light manufacturing is the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration.

While these categories are similar to the proposed uses, they do not specifically define the business activity as proposed. However, the proposed use does incorporate certain elements of both categories. Also, it is important to note that the sales establishment use category is permitted by right in the underlying CI zoning at the project site. The manufacturing and processing use category is not a permitted use in the CI zoning district. However, this assumes that the manufacturing element is the primary use for the business, not a support use associated with a retail establishment. Further, LDR Sec. 4.2.5 (D)(3) provides clarification that goods sold primarily on site and to the general public are classified as retail sales and services and therefore, are consistent with the underlying CI zoning.

As previously stated, the LDR Administrator may permit an Unlisted Use upon a finding that the standards of Section 4.2.1(D)(2), Standards for Approving Unlisted Uses, are met and shall give due consideration to the purpose and intent of these LDR's concerning the zone district involved, the character of the uses specifically identified, and the character of the uses in question.

The following citation lists the standards included in Sec. 4.2.1(D)(2) (in italics) and the owner's response to each:

(2) *Standards for Approving Unlisted Uses*

In order to determine the proposed use(s) has an impact that is similar in nature, function, and duration to the other Use Types allowed in a specific zone district, the LDR Administrator shall assess all relevant characteristics of the proposed use, including but not limited to the following:

(a) *The volume and type of sales, retail, wholesale, etc.; size and type of items sold and nature of inventory on the premises;*

Response: The business operation of tenant(s) in Building B will include a combination of activities that are unique when combined under one roof and will create certain synergies and modified impacts to public services/infrastructure that differ from typical retail center space. The mix of business functions are also unique in that they are proposed at a relative large scale and will include tenant space that is larger than what is commonly found in a retail center 'storefront' space.

The type of items sold and the nature of inventory includes retail merchandise that is related to relatively small decorative items that can be displayed in a home or office setting. Storage of inventory would include up to 14,000 SF of the building area, which would be designed to support the tenant's business functions.

(b) *Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution; any dangerous, hazardous, toxic, or explosive materials used in the processing; and*

Response: All manufacturing, storage and assembly shall occur within the building and will not utilize dangerous, hazardous, toxic or explosive materials. Processing and assembly of materials will occur indoors and

(c) *The nature and location of storage and outdoor display of merchandise; enclosed, open, inside or outside the principal building; and predominant types of items stored (such as business vehicles, work-in-progress, inventory, and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders); and*

Response: No outdoor storage is proposed as part of this project as all materials will be stored within the building. Storage area is predominantly for materials for assembly and work in progress inventory – all product assembly and storage will occur indoors.

(d) *The type, size and nature of buildings and structures; and*

Response: The type and size of the building will constitute a combination of retail space, along with a larger amount of accessory storage space to complement the retail use. Due to this unique configuration, the use should not be considered purely retail in nature.

(e) *The number and density of employees and customers per unit area of site in relation to business hours and employment shifts; and*

Response: Based on the building size and specifics of proposed use (including large storage areas), the proposed use(s) will generate a number of employees and customers that is lower than found in many retail or office uses in a comparable square footage. The company leasing building B has approximately 40 employees who work typical business hours (8am-5pm). Customers visit the site to place orders and pickup assembled products when they are complete, so customer traffic/parking demands are lower than for a typical retail business.

(f) *Transportation requirements, including the modal split for people and freight, by volume type and characteristic of traffic generation to and from the site, trip purposes and whether trip purposes can be shared by other Use Types; and*

Response: The existing site provides suitable transportation amenities, including employee and customer parking to the front and side of the building and a loop driveway to allow truck deliveries to easily access the rear of the building. A loading dock is provided at the rear of the building and is easily accessible for box truck and UPS/FedEx deliveries during business hours. As described above, this use generates fewer customer trips than a typical retail use and most trip generation is due to employees.

(g) *Parking requirements, turnover and generation, ratio of the number of spaces required per unit area or activity, and the potential for shared parking with other Use Types; and*

Response: Based on the proposed use, which includes a combination of retail sales area and large area allocated for assembly and storage of retail merchandise, the mix of uses will result in a reduced impact on parking demand as compared to the standard LDR calculation for retail (1 space per 305 SF).

As such, the applicant requests that the proposed 30,000 SF building proposed to be an 'Unlisted Use' (Building B), apply use specific parking requirements, as allowed in LDR 6.1.4(B)(3):

Unlisted uses. In the event a use is not listed in Table 6.1-1, Minimum Off-Street Parking Standards, the minimum required off-street parking requirement shall be that of the use with parking requirements or characteristics that are most similar to the unlisted use, as determined by the LDR Administrator.

By applying this provision, the applicant proposes that this building utilize the following parking calculations (the closest category per LDR Table 6.1-1) to determine required minimum parking:

- 16,000 SF (Retail Area): $1/305 \text{ SF} = 52 \text{ Spaces}$
- 14,000 SF (Warehouse/Storage): $1/6000 \text{ SF} = 3 \text{ Spaces}$
- Total Parking for Building: 55 Spaces

(h) *The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation and fumes; and*

Response: The proposed use will not result in any type of nuisance being generated on the premises. All storage, assembly, and sales activities will occur within the building. The proposed assembly process does not generate any of the nuisances listed above.

(i) Any special public utility requirements for serving the proposed Use Type, including but not limited to water supply, waste water output, pre-treatment of wastes and emissions required of recommended, and any significant power structures and communications towers or facilities; and

Response: The project site and proposed use will be served by City of Alachua water and wastewater system without any additional treatment steps required. The proposed use will not require any significant power or communications towers or facilities.

(j) The impact on adjacent lands created by the proposed Use Type, which should not be greater than that of other Use Types in the zone district.

Response: The business in question will not create a greater impact than other uses found in the Commercial Intensive (CI) zoning district. This zoning district includes much more intense commercial activities that could create greater impacts, such as gas stations, automotive uses, restaurants with drive throughs, 'big box' large scale retail, etc. The proposed unlisted use will be less intensive for in several ways, including the lack of outdoor activity, use of hazardous materials, etc.

In addition, the proposed unlisted use will include storage area at a size that is larger than most shopping center retail-type establishments, which is important to note because this use area generates less traffic and parking demands than many other commercial functions (which is the primary justification for the proposed reduced minimum parking requirements for this project).

As presented in this letter, it is the owner's opinion that based on the facts presented, the proposed combination of uses in Building B should be classified as an Unlisted Use as it does not squarely fit into any specific use type within Table 4.1-1. Additionally, this business is consistent with the purpose and intent of the underlying CI zoning category as the nature of the uses are similar to other businesses that are permitted in this zoning district, including retail sales, assembly of retail merchandise and storage of merchandise, as seen in within the city limits. Also, locating a new commercial development, including two 30,000 SF buildings, on the subject property will support the US 441 Commercial Corridor concept that is promoted in the City of Alachua Comprehensive Plan.

I greatly appreciate your consideration in this matter as the livelihood of a new business in the City of Alachua may hinge upon this determination. If you have any questions, please let me know.

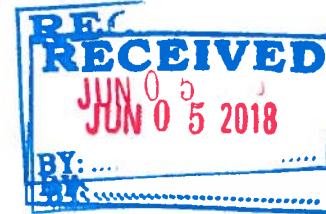
Sincerely,

Clay Sweger, AICP, LEED AP
Principal, Director of Planning

CC: Adam Boukari, Alachua City Manager

June 4, 2018

Justin Tabor, AICP
Principal Planner, City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32616



**RE: San Felasco Tech City – Site Plan Application
DRT Comment Responses**

Dear Justin:

The applicant's responses to the Development Review Team (DRT) Meeting comments issued on May 21, 2018 are as follows:

1. Comprehensive Plan Consistency

- a. The proposed buildings would be located within an area with a Commercial FLUM Designation. Policy 1.3.b identifies allowable uses on lands designed Commercial on the FLUM and allows for "limited industrial services". Please further address the consistency of the proposed warehousing component, which would consist of 42% of the proposed floor area, with Policy 1.3.b.

RESPONSE: See related application for LDR administrator interpretation of an unlisted use proposed for the site, explaining the relationship between the retail and storage/warehouse space.

- b. Response to Policy 1.3.d.9., FLUE, should address flood hazard areas (Zone A) on the property, as well as FNAI lands.

RESPONSE: Flood plain Zone A areas have been added to the Policy 1.3.d.9. response.

- c. Comprehensive Plan Consistency Analysis states, in response to Objective 1.5, "the proposed development at San Felasco Tech City will serve the intent of the Industrial future land use designation by providing office and commercial services..." Responses to Policies under Objective 1.5 are similar. The proposed buildings are located within an area with a Commercial FLUM Designation, and as such, Objective 1.5 is not applicable to the uses within the proposed buildings.

RESPONSE: Industrial land use policies have been removed from the Comprehensive Plan Consistency Analysis.

- d. Please address Policy 2.4.c of the FLUE, specifically as it pertains to tree #s 8, 10, and 32.

RESPONSE: As many trees as possible have been preserved along the perimeter of the property and the development area. Trees 8 and 10 are unfortunately located in an area that proposed utilities will be entering the site and cannot be saved. Tree 32 is located at the heart of the project, close to the entrance driveway, roundabout, and the front of the buildings. Due to grading and other improvements, the tree would not survive construction activities, even if the building was relocated.

- e. C2.20: The outfall structure for SMF #2 is located within the 75' wetland buffer area per Policy 1.10.g of the COSE.

RESPONSE: All improvements have been removed from within the wetland buffers. Please see revised sheet C2.30.

2. Article 4, Use Regulations

- a. The applicant has indicated that the proposed warehousing uses are proposed as “accessory use to the retail and office uses, as allowed by [Section] 4.2.5(I).
- i. Section 4.2.5(I) pertains to retail sales and service uses. Office uses are not included within the “Retail Sales and Service” use category, and rather are established by the “Offices” use category as set forth by Section 4.2.5(E).

RESPONSE: See related application for LDR administrator interpretation of an unlisted use proposed for the site, explaining the relationship between the retail, office, and storage/warehouse space.

- ii. Section 4.2.5(I) does not identify warehousing as a permitted accessory use to retail sales and service uses.

RESPONSE: See related application for LDR administrator interpretation of an unlisted use proposed for the site, explaining the relationship between the proposed retail and storage/warehouse space.

- iii. Section 4.4 establishes regulations for accessory uses. Section 4.4.4(B)(3) states that all accessory uses must be subordinate in area, extent, and purpose to the principal use. Any use proposed as an accessory use, must meet the criteria of Section 4.4.4(B)(3).

RESPONSE: See related application for LDR administrator interpretation of an unlisted use proposed for the site, explaining the relationship between the proposed retail and storage/warehouse space.

- iv. All proposed uses must be consistent with the uses permitted in the CI zoning district as set forth in Article 4.

RESPONSE: See related application for LDR administrator interpretation of an unlisted use proposed for the site, explaining the relationship between the proposed retail and storage/warehouse space.

- v. Note that Table 4.4-1 permits retail sales of goods as part of permitted industrial and warehouse uses within the CI zoning district, however, the principle industrial / warehouse use must also be permitted in CI.

RESPONSE: See related application for LDR administrator interpretation of an unlisted use proposed for the site, explaining the relationship between the proposed retail and storage/warehouse space.

- b. “Solar Trees” are shown on the landscape plans.
 - i. Structures may be considered a “ground mounted solar energy system”. Reference Table 4.4- 1, Section 4.4.4(K) and Article 10.

RESPONSE: Solar trees will not be connected to the grid or be installed to produce electricity. See revised plans referring to these structures as proposed art installations.

- ii. Address compliance with the locational requirements of Section 4.4.4(E).

RESPONSE: This code section will not apply for proposed art installation.

- iii. Provide manufacturer’s detail of proposed structures. Detail must depict the proposed structures for the project and height to demonstrate compliance with Section 4.4.4(F).

RESPONSE: This code section will not apply for proposed art installation.

3. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments

- a. Section 6.1.10(A) requires pedestrian crosswalks within parking lots with 100 or more spaces to be at least 10 feet

in width and either raised above adjacent pavement, striped, or otherwise designated through the use of alternative materials. Please address for proposed crosswalks.'

RESPONSE: Proposed crosswalks have been widened to 10' and will now make use of brick pavers. Please see revised sheet C2.00.

- b. Per Table 6.1-1, parking requirement for office use types is 1 space per 330 square feet of floor area. Criteria of parking calculation on Sheet C0.00 lists 1 space per 350 square feet.

RESPONSE: Parking calculations have been revised. Please see sheet C0.00.

- c. Warehousing is not a permitted principle use in CI zoning. Revise parking calculations to reflect the corrections in proposed use type(s).

RESPONSE: Parking calculations have been revised, please see sheet C0.00. See related application for LDR administrator interpretation of an unlisted use proposed for the site, explaining the relationship between the proposed retail and storage/warehouse space.

- d. Dimension loading areas to demonstrate compliance with Section 6.1.5(D) (minimum 12' x 30' with 14' vertical clearance).

RESPONSE: Please see revised sheet C1.00.

- e. Dimension the width of drive aisles to the south and east of buildings to demonstrate compliance with Table 6.1-3 (minimum 24' width).

RESPONSE: Please see revised sheet C1.00.

- f. Per Table 6.1-5, six (6) accessible parking spaces are required.

RESPONSE: There are now 6 ADA parking spaces provided. Please see revised sheet C1.00.

- g. Will a curb be provided along the parking spaces contiguous to the sidewalk? If not, provide wheel stops.

RESPONSE: Sidewalks will be raised to replace wheel stops, see sheet C1.00 and C2.10. Handicap parking signs will have bollards. Please see handicap sign detail on sheet C2.10.

4. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. Section 6.2.2(D)(2)(iii) requires one tree island within parking lot interior at approximately 10 space intervals. Numerous locations throughout the parking lot, particularly for the parking spaces adjacent to proposed buildings, exceed 10 spaces.

RESPONSE: Parking layout has been revised, see revised sheet C1.00.

- b. Perimeter Buffer Landscape Requirements:

- i. Plans note a portion of the west perimeter buffer "along other site areas but outside of project area". Intent of comment is unclear.

RESPONSE: The language for buffer requirements and fulfillment has been updated to be clearer.

- ii. Plans note a portion of the west perimeter buffer "along US 441, zoned 'Agriculture'". US 441 is to the south, and lands to the west are zoned ILW. Please clarify.

RESPONSE: There are two parcels adjacent and to the east of the project site. Parcel no. 05963-000-000 is an

approximately 4-acre parcel zoned 'BH/Highway-Oriented Business' and is within Alachua County. This parcel fronts US 441 and is directly east of the project's proposed entry drive. Parcel no. 05855-004-000 is Phoenix Commercial Park and is also to the east and adjacent to the project site. This parcel is also in Alachua County. The above has been clarified within revised plans.

- iii. Section 6.2.2(D)(3)(d) addresses the responsibility and timing of the installation of perimeter buffers. Please provide LDR citation which supports the statement that a perimeter buffer along the north and west parcel lines is not required.

RESPONSE: Buffers are required along all property boundaries. See revised notes on plans. For the eastern and northern buffers, existing trees and understory vegetation within the larger project site will fulfill buffer requirements. Notes have been added to preserve trees and vegetation outside of the project area and within the larger project site. Notes within the buffer fulfillment chart has been updated as such.

- c. Provide calculation of total number required and total number provided of parking lot interior landscaping (trees and shrubs) for each parking lot area.

RESPONSE: These calculations have been provided as requested.

5. Section 6.3, Fencing Standards

- a. Provide detail or cross section of retaining wall along SW parking lot area. Detail / cross section must demonstrate compliance with 6.3.2(E) and 6.3.3(B), as well as fall protection requirements of the FBC and other applicable codes.

RESPONSE: The site has been regraded so a retaining wall is no longer required. Please see revised sheet C2.00.

- b. The proposed 10 foot screen wall in front of the buildings exceeds maximum 6 foot wall height permitted in front yards per 6.3.3(B).

RESPONSE: Screen wall has been removed and replaced with columns to meet massing requirements.

6. Section 6.4, Exterior Lighting Standards

- a. Provide detail of all wall mounted light fixtures demonstrating the fixtures will comply with Section 6.4.4(A), which requires wall-mounted lights to have fully shielded luminaires (such as shoebox or can-style fixtures) and to direct all light downward.

RESPONSE: All wall mount fixtures shall be fully shielded "full cut-off" type. See revised fixture selection for type WC.

- b. Please confirm if fixture "C" as shown on E-1 is fixture "A" in the Luminaire Schedule. If so, correct to use corresponding fixture labels.

RESPONSE: Confirmed – see corrected fixture schedule.

- c. Provide detail depicting installation of and location of cove lighting relative to building's features to demonstrate compliance with Section 6.4.4(B)(4).

RESPONSE: See detail added to photometric sheet.

7. Section 6.8, Design Standards for Business Uses

- a. Section 6.8.2(A)(2)(a) requires all facades facing a street (south elevation of both buildings) or publicly-accessible parking areas with 15% or more of the minimum required off-street parking (Building "B" west elevation and Building "A" east elevation) to incorporate 20% of the ground floor façade area.

- i. Notate the height of the roof of each building on the architectural plans. Glazing calculations appear to not include all areas under the roof, wall, or parapet of the wall as required per Section 6.8.2(A)(2)(a)(i)b.

RESPONSE: See revised elevations with updated calculations.

- ii. Confirm calculation of glazing for the front building elevations, which appear to be less than 20%. Note screen wall features are not credited to glazing calculation, as the screen wall is not an exterior building surface (reference Article 10).

RESPONSE: See revised elevations with updated calculations.

- b. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to provide a wall offset of at least 2 feet in depth (projection or recess) a minimum of every 30 feet, or to provide an alternative to the offset requirement as set forth in 6.8.2(A)(2)(b)(ii). Front facades of both buildings and west façade of Building "B" (which faces a street) exceed 30 feet in length without an offset or alternative provided.

RESPONSE: See updated plan with dimensions indicating the required offsets.

- c. Identify the materials used within each elevation to demonstrate compliance with the material design requirements as set forth in Section 6.8.2(A)(2)(c) and (d).

RESPONSE: See revised elevations with typical materials noted.

- d. Indicate the location of all mechanical equipment and required screening as per Section 6.8.2(A)(2)(3).

RESPONSE: All mechanical equipment is located on the roof behind the parapet.

8. Section 6.9, Environmental Protection Standards

- a. GIS data analysis indicates a portion of the lands proposed to be developed may be within a wetland area. The Site Plan depicts a wetland boundary and buffers which significantly vary from GIS data.
 - i. Provide documentation which confirms the wetland boundary as shown on the Site Plan has been field verified by a professional in accordance with Chapter 62-340, F.A.C. to demonstrate the minimum required setbacks as set forth in Policy 1.10.

RESPONSE: An environmental resource report is included with this submittal.

- b. A portion of SMF #2 is within an area designated as Flood Zone A. All development within areas of special flood hazard are subject to compliance with Section 6.9.4 (Note – recent amendments to floodplain management regulations have not been codified; reference Ordinance 18-05).
 - i. If development is proposed within Flood Zone A, Sections 6.9.4(E)(1)(b) and (c) require the applicant to establish the base flood elevation.

RESPONSE: No development is proposed with the Flood Zones located on the project site.

- ii. If development is proposed within Flood Zone A, Section 6.9.4(E)(3)(a) requires the applicant to provide a floodway encroachment analysis that demonstrates the encroachment of the proposed development will not cause any increase in base flood elevations and to submit such analysis to FEMA as set forth in Section 6.9.4(E)(4).

RESPONSE: No development is proposed within the Flood Zones located on the project site.

9. Concurrency Impact Analysis

- a. Given the area proposed for retail, ITE Code 826 – Specialty Retail – may be more representative of trip generation.

RESPONSE: Specialty retail is no longer listed as an ITE Code in the 10th edition of the manual.

- b. Revise calculations for transportation, water, wastewater generation as needed based upon changes in the use type as discussed above.

RESPONSE: See revised concurrency analysis, consistent with application for an “unlisted use”

10. Miscellaneous / General Comments

- a. Label “Future Boardwalk”, “Future Tower Feature” and “Pedestrian Flyover” as to be permitted separately. For the “Pedestrian Flyover”, also label as subject to FDOT permitting and approval.

RESPONSE: All references to future development have been removed.

- b. How does proposed future boardwalk connect to the sidewalk system?

RESPONSE: A boardwalk is not proposed at this time. Future phases of the project will be submitted for city review at the time they are proposed for construction.

- c. C0.00: Correct references to ILW zoning to “Light and Warehouse Industrial”

RESPONSE: Corrected. Please see revised sheet C0.00.

- d. C0.00: Label impervious area calculation tables as “project area” and “total site” or similar terminology.

RESPONSE: Please see revised sheet C0.00.

- e. C0.00: Add floor area ratio calculation to project area impervious area calculations

RESPONSE: Floor area ratio for project area has been added. Please see revised sheet C0.00.

- f. C1.00, Note #3: Revise reference to “GRU Electric Engineering Department” to “City of Alachua Public Services Department”

RESPONSE: Corrected. Please see revised sheet C1.00.

- g. C2.00: Provide directional arrows indicating flow of stormwater runoff within impervious surface areas.

RESPONSE: Directional flow arrows have been added to indicate flow of stormwater runoff. Please see sheet C2.00.

- h. C2.10: Reference to work within County ROW / inspections by County Inspector are not applicable to this project.

RESPONSE: These references have been removed. Please see revised sheet C2.10.

- i. C2.20, Maintenance Note 1: Please clarify the maintenance entity, as the site is presently undeveloped and there is not existing stormwater management system. Maintenance entity shall comply with Section 6.9.4(E)(2).

RESPONSE: Maintenance entity is The Laser Investment Group, LLC. Please see revised sheet C2.20.

- j. In the Neighborhood Meeting minutes, please clarify the last sentence of the second paragraph.

RESPONSE: The sentence has been completed and the neighborhood meeting package has been revised.

- k. C2.20: Engineers Certification – Project is in City of Alachua, not Alachua County.

RESPONSE: Corrected. Please see revised sheet C2.20.

11. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated May 17, 2018.

RESPONSE: See below for responses

- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated May 17, 2018.

RESPONSE: An additional emergency access connection has been provided from the project to NW 89th Street, a private road adjacent to the parcel.

- c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated May 15, 2018.

RESPONSE: See below for responses

The applicant's responses to Public Services review comments issued on May 17, 2018 are as follows:

NO.	COMMENTS
1	<u>General Note</u> ; sheet C0.10 Reference <i>City of Alachua Requirements for Design and Construction for Potable Water, Reclaimed Water, and Wastewater</i> . Document is located on City website under Public Services. [Approved as Noted] RESPONSE: Please see note 14 on revised sheet C0.10.
2	General Note: - sheet C4.10 Remove all references to GRU. [Approved as Noted] RESPONSE: All references to GRU have been removed. Please see revised sheet C4.10.
3	General Note; - details Engineer to coordinate sheet C4.00 and C4.10. Details call out conflicting line sizes then noted on the drawing schedule. [Approved as Noted] RESPONSE: Conflicts have been resolved. Please see revised sheets C4.00 and C4.10.
4	General Note: Note on drawings, City maintenance for utilities ends at the PUE. Note on drawings, Owner is responsible to maintain stormwater structures (i.e. basin, piping, inlets, etc.) Engineer to coordinate with FDOT as required for stormwater management. [Revise & Resubmit] RESPONSE: Please see notes 6 and 7 on sheet C1.00 and callout on sheet C4.00.
5	Water; sheet C4.00 Project to address / incorporate the 8-inch water main extension. Water main shall extend to the property limits along US State Road 441. [Revise & Resubmit] RESPONSE: Please see revised sheet C4.00.
6	Water; sheet C4.00 In reference to May 10th email with Engineer, Engineer has evaluated and confirmed the 1,000 gpm

	capacity will be available at the site. Engineer is responsible to provide a design that exceeds or achieves the fire flow requirement. [Provide a Confirming Statement] RESPONSE: The hydrant flow test conducted by Gator Fire Equipment on 4/24/18 yielded a flow rate of 1446.1 gpm at 20 psi. A pressure loss of 58.80 psi was calculated from the point of the test to the furthest fire hydrant using the first equation below. This pressure loss was then converted to a loss in flow velocity of 9.23 ft/s. This flow velocity was then used with the pipe cross sectional area to calculate the loss in flow rate using the second equation below. This yields a loss of 57.99 gpm over the length of the proposed pipe resulting in a flow rate of 1388.11 gpm at 20 psi available at the furthest fire hydrant. $\Delta p = \frac{\mu * l * v^2 * \rho * SG}{2d}$ $Q = V A$
7	Water; sheet C4.00 Annotate on drawings : Contractor responsible to coordinate, as required, with City project regarding the future gravity sewer extension . [Approved as Noted] RESPONSE: Note has been added. See future gravity sanitary sewer extension call out on sheet C4.00.
END OF COMMENTS	

The applicant's responses to JBrown Professional Group, Inc.'s review comments issued on May 15, 2018 are as follows:

Sheet C0.00

- There are 2 impervious area tables on the cover sheet. Please define via notes or titles the difference and purpose for the 2 tables.

RESPONSE: Clarification has been added to the titles of the tables. The first table is for the project area and the second table is for the overall parcel area. Please see revised sheet C0.00.

- Suggest identifying the periods in the Trip Generation Tables as "AM Pk. Hr.", "PM Pk. Hr." and Avg. Daily".

RESPONSE: Tables have been revised. Please see revised sheet C0.00.

- With only 10,000 SF of retail is the use of ITE Land Use 820 "Shopping Center" for Trip Generation the best choice? Would ITE Land Use 826 "Specialty Retail" be a better choice?

RESPONSE: Specialty retail is no longer listed as a ITE Code in the 10th edition of the manual.

- The Parking Calculations Table indicates 157 parking spaces provided. I count 161.

RESPONSE: Please see revised parking calculations on sheet C0.00. There are currently 158 spaces proposed.

Sheet C0.20

- Why is US 441 northbound right turn lane designated as future? What is being built with this project?

RESPONSE: The northbound right turn lane is now labeled as proposed improvements. Please see revised sheet

C0.20.

2. Stormwater Basin is called out twice inside Basin 2.

RESPONSE: Basin callout has been revised. Please see revised sheet C0.20.

3. Suggest labeling the wetland line.

RESPONSE: All wetland lines and buffers have been labeled. Please see revised sheet C0.20.

Sheet C0.30

1. The silt fence along the US 441R/W line does not encompass the Basin 1 outfall structure. Suggest adding some silt fence erosion control protection for the downstream MES within the US 441 R/W swale.

RESPONSE: Additional silt fence has been added. Please see revised sheet C0.30.

Sheet C1.00

1. The future right turn lane should include right turn striping arrows.

RESPONSE: Noted. Please see revised sheet C1.00.

2. Why is there a southbound left turn lane designed at the driveway connection? There is no availability for a left turning movement. This could dangerously encourage a mistaken left turn movement into the US 441 westbound travel lanes.

RESPONSE: Southbound left turn lane has been removed and driveway connection has been reconfigured to create a better and safer flow of traffic. Please see revised sheet C1.00.

3. Recommend widening the ingress and egress lanes beyond 12'. Lanes with curbing on both sides are very tight with only 12' of width. 14' is more comfortable with curbing on both sides.

RESPONSE: Ingress and egress lanes have been widened to 14' and Type F Curbing has been provided. Please see revised sheet C1.00.

4. On the southbound entry drive lane structures S-13, S-14, and S-15 are within the 12' drive aisle. As mentioned in comment 3 above the lane width is already tight and having the structures stick out into the lane width will cause some drivers to try and avoid the inlets. Offsetting those inlets west of the curb line could avoid this condition.

RESPONSE: See prior response and P-3 curb inlet types are now being used in addition to the widening of the lanes as to avoid the suggested conditions. Please see revised sheet C1.00.

5. Label 12" white crosswalk striping.

RESPONSE: Crosswalks are now using brick pavers so the striping has been removed. Please see revised sheet C1.00.

6. The east and west sides of the traffic circle should be provided with diverter triangles to preclude bypassing the one way traffic and cutting through the circle to the exit.

RESPONSE: Directional striping and directional flow signs have been added to the roundabout. Please see revised sheet C1.00.

7. Consider traffic circle signage (MUTCD W2-6) placed within the circle at key entry locations to identify the circle and traffic flow pattern.

RESPONSE: R6-4A directional signs have been added. Please see revised sheet C1.00.

8. Consider re-thinking the location of the southern traffic circle east-west crosswalk. This crosswalk is very long placing pedestrians within the vehicle travel ways for a long distance of 70' with no safety refuge. The crossing is also not perpendicular to the vehicle route of travel. Suggest moving it to the south to the end of the entry landscape median or eliminating it altogether.

RESPONSE: That crosswalk has been removed. Please see revised sheet C1.00.

9. The site provides 4 accessible parking spaces for 161 spaces. Per Handicap accessibility code requirements 6 accessible parking spaces are required to be provided.

RESPONSE: 6 accessible spaces are now provided. Please see revised sheet C1.00.

Sheet C2.00

1. There is no design grading provided for the right turn lane within the US 441 R/W.

RESPONSE: Design grading has been added. Please see revised sheet C2.00.

2. The mitered end sections and piping within US 441 crossing the entry drive may need to be lengthened in order to function properly. Suggest providing a storm sewer profile view of this pipe crossing under the driveway to identify slopes from edge of pavement, cover over pipe, etc.

RESPONSE: Piping has been extended and mitered end sections are now further from the edge of pavement. Please see sheet C2.00.

3. There is a flat design grading section that may not work north of S-14 on the entry drive. Suggest revising grading in this area.

RESPONSE: Grading has been modified. Please see revised sheet C2.00.

4. Could S-14 be moved further south to pick up more of the entry drive runoff and convey it to Basin 1?

RESPONSE: S-14 and S- 25 have been relocated further south along the entry drive to collect more stormwater runoff. Please see revised sheet C2.00.

5. On the south side of the entry drive ingress lane, there is a low point created by the grading at elevation 152.90 that does not work. Revise grading in this area.

RESPONSE: Grading has been modified. Please see revised sheet C2.00.

6. S-17 is designed as a sump almost 2' below the Basin 1 bottom. If this is intended the sump should be designed in the basin bottom. Provide erosion control at this outfall.

RESPONSE: Erosion control has been added and S-17 has been designed to be in the basin bottom. Please see revised sheet C2.00 and Basin 1 Detail sheet C2.20.

7. S-22 does not work as designed at its current location. The weir will not work as designed. Also the top is set above the basin top. The 24" pipe will also have no cover. Redesign this outfall structure.

RESPONSE: S-22 location has been revised. Please see Basin 1 Detail sheet C2.20.

8. S-23 is designed 3.5' below the swale bottom. Correct this invert elevation and provide swale erosion control at this location. Erosion problems are quite likely at this location with the design proposed.

RESPONSE: Erosion control has been added to swale to prevent erosion. Please see revised sheet C2.00.

9. Consider altering the location or angle of the piping between S-22 and S-23 to get more clearance from the 39" Live Oak tree.

RESPONSE: Piping has been altered. Please see revised sheet C2.00.

10. The piping slope callout for S-22 to S-23 is incorrect and should be flattened. Verify that a 24" RCP pipe size is required.

RESPONSE: Piping has been revised. Please see revised sheet C2.00.

11. Check grading around traffic circle for problems.

RESPONSE: Grading has been modified. Please see revised sheet C2.00.

12. More grading information is needed west of the traffic circle from the circle towards S-9. Is this supposed to be an inverted crown section? There is not enough grading shown to define the design condition.

RESPONSE: It is supposed to be an inverted crown. Additional spot elevations have been provided for further clarification. Please see revised sheet C2.00.

13. Grade shown east of S-2 is 153.67 which will not work. Fix this grading.

RESPONSE: Grading has been revised. Please see sheet C2.00.

14. Grade between S-2 and S-3 is too flat at 0.10%. This is not enough slope to adequately drain. A minimum grade of 0.30% is typical with 0.50% more desirable.

RESPONSE: Grading has been revised to have a slope of 0.50%. Please see sheet C2.00.

15. Label the type of curbing proposed in the parking areas.

RESPONSE: Type F curbing has been labeled. Please see revised sheet C2.00.

16. Define the high point grades near the Bldg. A & Bldg. B loading docks.

RESPONSE: High points have been labeled. Please see revised sheet C2.00.

17. There is a grading low point (154.26) south of S-7 that does not work and needs to be fixed.

RESPONSE: Grading has been revised. Please see sheet C2.00.

18. Define and label the slope to grade (near S-11) in the northwest. It appears to be 4:1.

RESPONSE: Slope grade has been labeled. Please see revised sheet C2.00.

19. Define the length and start and stop of the retaining wall proposed near S-9.

RESPONSE: Retaining wall has been removed. Please see revised sheet C2.00.

20. Provide more spot grading around the handicap spaces and curb cut ramps to assure they are meeting the 2% maximum cross slope design criteria.

RESPONSE: Additional spot elevations have been added for clarification. Please see revised sheet C2.00.

21. Are auto vehicles allowed to drive within the brick hatched corridor between Bldgs. A & B? If so, should curbing be used to separate the building entries from the vehicular corridor?

RESPONSE: No - vehicles are not allowed to drive in the area between the buildings. There are proposed bollards at each end of the corridor.

22. Label the tie to natural grade contours on the east side of the site (east of S- 3). They do not appear to be tying to natural grade contours properly.

RESPONSE: Labels and slopes have been added. Please see revised sheet C2.00.

23. S-20, S-21, S-22, and S-23 have wrong information in the Structure Schedule and need to be revised.

RESPONSE: Structure schedule has been corrected. Please see revised sheet C2.00.

Sheet C2.10

1. It is unclear which asphalt pavement detail is to be used where. Please clarify and make sure both details are applicable.

RESPONSE: Details have been labeled with location to be used, e.g. "within FDOT R/W and On-site pavement". Please see details on sheet C2.20.

2. Provide brick pavement detail for the brick hatched area shown on the design drawings.

RESPONSE: Brick pavement detail has been added. Please see detail on sheet C2.10.

3. Where are the curb ramp details included on this sheet being used on the project?

RESPONSE: Curb ramp call outs have been added. Please see revised sheet C2.00.

4. Spec. note 9 indicates 5 testing locations. This seems low. Suggest utilizing a location per SF instead of a defined number or defining a higher number of locations.

RESPONSE: Number of testing locations has been changed to 10. Please see revised note 9 on sheet C2.10.

Sheet C2.20

1. May need to provide some fill along the south side of basin 2 to make sure the undeveloped area drains into the basin. Note the condition in Section A-A that shows the grade on the upper end of the basin and how runoff would be trapped south of the basin and not discharge to the basin.

RESPONSE: Grading around the basin has been modified to ensure proper drainage. Please see revised sheet C2.30 for Basin 2 Details.

2. Section A-A should be drawn perpendicular to the basin side slopes not at an angle across it.

RESPONSE: Section A-A has been revised. Please see sheet C2.30.

3. A basin section should be drawn for Basin 1 as well as Basin 2.

RESPONSE: Basin 1 Detail sheet has been added. Please see sheet C2.20.

4. The pipe between S-21 and S-22 can be moved to the east to avoid the outfall being placed within the wetland buffer. It would also be a shorter pipe run if moved.

RESPONSE: Pipe and outfall structure has been relocated. Please see revised sheet C2.30.

5. Is there a plan view anywhere of the pipe between S-12 and S-16?

RESPONSE: The pipe between S-12 and S-16 can be seen in plan on sheet C2.30.

6. Label basin bottom contour.

RESPONSE: Label has been added. Please see sheets C2.20 and C2.30.

7. Label slope of backslope tie to grade on basin north side.

RESPONSE: Slope labels have been added. Please see sheets C2.20 and C2.30.

8. Pipe slope is incorrect from S-22 to S-23.

RESPONSE: Pipe slope has been revised. Please see sheet C2.20.

9. S-20 invert is wrong in schedule.

RESPONSE: Schedule has been revised. Please see sheet C2.20.

10. Detail of S-21 is labeled as S-20.

RESPONSE: Label has been revised. Please see sheet C2.20.

11. Both details of control structures S-21 and S-22 have numerous issues. The weir heights are not correct. The outfall pipes are not shown properly in either profile view. The structure tops should be set below the basin top elevations and above the 100 year flood elevations. In both cases the tops are too high and will not provide any emergency overflow protection as designed. Each structure needs to be redesigned for proper placement, working of the weirs, and cover over the outfall pipes. Suggest verifying that 24" RCP pipes are needed for the outfalls.

RESPONSE: Structure details have been revised. Please see details on sheets C2.20 and C2.30.

12. In Maintenance Note # 1 who is the entity?

RESPONSE: Entity responsible for maintenance is The Laser Investment Group, LLC. Please see revised sheet C2.20.

13. Correct the certification to replace Holiday Inn Alachua with San Felasco Tech City.

RESPONSE: Certification has been corrected. Please see revised certification on sheet C2.20.

Sheet C4.00

1. Do not understand the future designation for the water main and wastewater main adjacent to US 441. How will the project system be installed if the existing system is a future system?

RESPONSE: A water extension line from the west side of the adjacent parcel is proposed with this project. The city of Alachua is in the process of designing a sewer line that will serve this project and adjacent parcels.

2. Label the type and size of the future water main and wastewater main being connected to.

RESPONSE: The proposed water extension line is a 8" water main. The sewer main will be a 8" gravity sewer line.

3. Show the primary electrical connection to the transformer.

RESPONSE: Electrical design has not been obtained from Duke Energy yet. We are in the process of coordinating with them.

4. Is natural gas being used? If show so gas connection location.

RESPONSE: Natural gas is not being used.

5. Call out the wastewater plug and invert for the stub east of MH-8.

RESPONSE: Call out has been added. Please see revised sheet C4.00.

6. Identify wastewater drops required in the wastewater structure schedule.

RESPONSE: Please see revised waste water structure schedule on sheet C4.00.

7. The water main and fire line appear to be too close to the 37" live oak near the entry road median opening. Suggest moving those lines further out into the roadway area.

RESPONSE: Water main location has been revised. Please see sheet C4.00.

8. Is a fire line and FDC required for Building B?

RESPONSE: FDC has been added for Building B. Please see revised sheet C4.00.

9. FF elevations callouts are labeled twice on each building.

RESPONSE: Duplicate labels have been removed. Please see sheet C4.00.

10. With no information on the "future" wastewater main the project is tying into, it is unclear of this system works as designed. WW appears to flow from MH- 11 east to MH-12, yet there is a big drop in MH-11 from east to north. Is this the correct design condition? How does wastewater leave MH-11 at 138.83, which is 13' deep?

RESPONSE: Wastewater line has been revised. All inverts and slope have been adjusted. Please see sheet C4.00.

11. Why are the wastewater lines at 1.0% throughout the project? Are there plans for these lines to be extended to future phases? Would it not make more sense to decrease the slope to 0.40% and provide more depth for sewer extensions to future phases?

RESPONSE: Wastewater lines have been adjusted to 0.40% throughout the project. Please see revised sheet C4.00.

12. Is a 5/8" irrigation meter big enough for this system?

RESPONSE: No. A 1" irrigation meter with 1 1/2" backflow preventer has been indicated. Please see revised sheet C4.00.

13. Should an 8" fire line be considered for at least some of the fire line main? These are long 6" dead end lines.

RESPONSE: Fire line and water main have been consolidated. An 8" water main is now proposed. Please see revised sheet C4.00.

14. The NE invert of MH-1 needs to be lowered. It does not work as designed due to cover.

RESPONSE: Inverts have been revised. Please see sheet C4.00.

15. CO # 9 does not work due to natural grade and needs to be redesigned.

RESPONSE: CO-9 has been revised. Please see sheet C4.00.

16. The top elevation of CO # 7 should be raised to around 155.50.

RESPONSE: CO-7 has been revised. Please see sheet C4.00.

17. Can the fire lines be moved closer to the water line & sidewalk to provide more clearance and room for the tree plantings in the tree islands?

RESPONSE: Fire line has been consolidated with the water main and relocated. Please see revised sheet C4.00.

18. There are no drops provided through the wastewater manholes. A general standard is to provide 0.10' of drop for flow through the manhole.

RESPONSE: A 0.10' drop has been provided across all wastewater manholes. Please see revised sheet C4.00.

19. There is no such thing as an 8" x 6" threaded plug in the water schedule. This should be an 8" x 6" DI Tee with mechanical restraint.

RESPONSE: The plans have been revised accordingly. See sheet C4.00

20. The water fitting callouts are missing the material types in many of the callouts.

RESPONSE: Material types have been identified. Please see sheet C4.00.

21. Call out "gate valve" in the water fitting schedule, not "valve".

RESPONSE: Call out has been revised. Please see sheet C4.00.

22. Prior to the irrigation meter a 6" 90 degree bend is not required. The 2" gate valve will be installed right after the 6" x 2" threaded plug.

RESPONSE: Utility lines have been relocated. Please see revised utility layout on sheet C4.00.

Sheet L-202 & L-203

1. The basin 1 & 2 outfall control structures and piping should be shown to avoid conflicts between landscape vegetation planted and the storm sewer outfalls.

RESPONSE: The outfall structures for Basin 1 and 2 are shown on landscape plans, and trees have been moved to avoid conflicts.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 21, 2018

Also sent by electronic mail to csweager@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Development Review Team (DRT) Summary for: San Felasco Tech City – Site Plan

Dear Mr. Sweger:

The application referenced above was reviewed at our May 21, 2018 Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, June 4, 2018**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the construction plans may be approved.

As discussed at the DRT Meeting, please address the following insufficiencies:

1. Comprehensive Plan Consistency

- a. The proposed buildings would be located within an area with a Commercial FLUM Designation. Policy 1.3.b identifies allowable uses on lands designed Commercial on the FLUM, and allows for "limited industrial services". Please further address the consistency of the proposed warehousing component, which would consist of 42% of the proposed floor area, with Policy 1.3.b.
- b. Response to Policy 1.3.d.9., FLUE, should address flood hazard areas (Zone A) on the property, as well as FNAI lands.
- c. Comprehensive Plan Consistency Analysis states, in response to Objective 1.5, "the proposed development at San Felasco Tech City will serve the intent of the Industrial future land use designation by providing office and commercial services..." Responses to Policies under Objective 1.5 are similar. The proposed buildings are located within an area with a Commercial FLUM Designation, and as such, Objective 1.5 is not applicable to the uses within the proposed buildings.
- d. Please address Policy 2.4.c of the FLUE, specifically as it pertains to tree #s 8, 10, and 32.
- e. C2.20: The outfall structure for SMF #2 is located within the 75' wetland buffer area per Policy 1.10.g of the COSE.

2. Article 4, Use Regulations

- a. The applicant has indicated that the proposed warehousing uses are proposed as "accessory use to the retail and office uses, as allowed by [Section] 4.2.5(I).
 - i. Section 4.2.5(I) pertains to retail sales and service uses. Office uses are not included within the "Retail Sales and Service" use category, and rather are established by the "Offices" use category as set forth by Section 4.2.5(E).

- ii. Section 4.2.5(I) does not identify warehousing as a permitted accessory use to retail sales and service uses.
 - iii. Section 4.4 establishes regulations for accessory uses. Section 4.4.4(B)(3) states that all accessory uses must be subordinate in area, extent, and purpose to the principal use. Any use proposed as an accessory use, must meet the criteria of Section 4.4.4(B)(3).
 - iv. All proposed uses must be consistent with the uses permitted in the CI zoning district as set forth in Article 4.
 - v. Note that Table 4.4-1 permits retail sales of goods as part of permitted industrial and warehouse uses within the CI zoning district, however, the principle industrial / warehouse use must also be permitted in CI.
 - b. "Solar Trees" are shown on the landscape plans.
 - i. Structures may be considered a "ground mounted solar energy system". Reference Table 4.4-1, Section 4.4.4(K) and Article 10.
 - ii. Address compliance with the locational requirements of Section 4.4.4(E).
 - iii. Provide manufacturer's detail of proposed structures. Detail must depict the proposed structures for the project and height to demonstrate compliance with Section 4.4.4(F).
3. Section 6.1. Off-Street Parking and Loading Standards and other Traffic Circulation Comments
- a. Section 6.1.10(A) requires pedestrian crosswalks within parking lots with 100 or more spaces to be at least 10 feet in width and either raised above adjacent pavement, striped, or otherwise designated through the use of alternative materials. Please address for proposed crosswalks.'
 - b. Per Table 6.1-1, parking requirement for office use types is 1 space per 330 square feet of floor area. Criteria of parking calculation on Sheet C0.00 lists 1 space per 350 square feet.
 - c. Warehousing is not a permitted principle use in CI zoning. Revise parking calculations to reflect the corrections in proposed use type(s).
 - d. Dimension loading areas to demonstrate compliance with Section 6.1.5(D) (minimum 12' x 30' with 14' vertical clearance).
 - e. Dimension the width of drive aisles to the south and east of buildings to demonstrate compliance with Table 6.1-3 (minimum 24' width).
 - f. Per Table 6.1-5, six (6) accessible parking spaces are required.
 - g. Will a curb be provided along the parking spaces contiguous to the sidewalk? If not, provide wheel stops.
4. Section 6.2. Tree Protection / Landscape / Xeriscape Standards
- a. Section 6.2.2(D)(2)(iii) requires one tree island within parking lot interior at approximately 10 space intervals. Numerous locations throughout the parking lot, particularly for the parking spaces adjacent to proposed buildings, exceed 10 spaces.
 - b. Perimeter Buffer Landscape Requirements:
 - i. Plans note a portion of the west perimeter buffer "along other site areas but outside of project area". Intent of comment is unclear.
 - ii. Plans note a portion of the west perimeter buffer "along US 441, zoned 'Agriculture'". US 441 is to the south, and lands to the west are zoned ILW. Please clarify.
 - iii. Section 6.2.2(D)(3)(d) addresses the responsibility and timing of the installation of perimeter buffers. Please provide LDR citation which supports the statement that a perimeter buffer along the north and west parcel lines is not required.
 - c. Provide calculation of total number required and total number provided of parking lot interior landscaping (trees and shrubs) for each parking lot area.
5. Section 6.3. Fencing Standards
- a. Provide detail or cross section of retaining wall along SW parking lot area. Detail / cross section must demonstrate compliance with 6.3.2(E) and 6.3.3(B), as well as fall protection requirements of the FBC and other applicable codes.

- b. The proposed 10 foot screen wall in front of the buildings exceeds maximum 6 foot wall height permitted in front yards per 6.3.3(B).

6. Section 6.4, Exterior Lighting Standards

- a. Provide detail of all wall mounted light fixtures demonstrating the fixtures will comply with Section 6.4.4(A), which requires wall-mounted lights to have fully shielded luminaires (such as shoebox or can-style fixtures) and to direct all light downward.
- b. Please confirm if fixture "C" as shown on E-1 is fixture "A" in the Luminaire Schedule. If so, correct to use corresponding fixture labels.
- c. Provide detail depicting installation of and location of cove lighting relative to building's features to demonstrate compliance with Section 6.4.4(B)(4).

7. Section 6.8, Design Standards for Business Uses

- a. Section 6.8.2(A)(2)(a) requires all facades facing a street (south elevation of both buildings) or publicly-accessible parking areas with 15% or more of the minimum required off-street parking (Building "B" west elevation and Building "A" east elevation) to incorporate 20% of the ground floor façade area.
 - i. Notate the height of the roof of each building on the architectural plans. Glazing calculations appear to not include all areas under the roof, wall, or parapet of the wall as required per Section 6.8.2(A)(2)(a)(i)b.
 - ii. Confirm calculation of glazing for the front building elevations, which appear to be less than 20%. Note screen wall features are not credited to glazing calculation, as the screen wall is not an exterior building surface (reference Article 10).
- b. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to provide a wall offset of at least 2 feet in depth (projection or recess) a minimum of every 30 feet, or to provide an alternative to the offset requirement as set forth in 6.8.2(A)(2)(b)(ii). Front facades of both buildings and west façade of Building "B" (which faces a street) exceed 30 feet in length without an offset or alternative provided.
- c. Identify the materials used within each elevation to demonstrate compliance with the material design requirements as set forth in Section 6.8.2(A)(2)(c) and (d).
- d. Indicate the location of all mechanical equipment and required screening as per Section 6.8.2(A)(2)(3).

8. Section 6.9, Environmental Protection Standards

- a. GIS data analysis indicates a portion of the lands proposed to be developed may be within a wetland area. The Site Plan depicts a wetland boundary and buffers which significantly vary from GIS data.
 - i. Provide documentation which confirms the wetland boundary as shown on the Site Plan has been field verified by a professional in accordance with Chapter 62-340, F.A.C. to demonstrate the minimum required setbacks as set forth in Policy 1.10.
- b. A portion of SMF #2 is within an area designated as Flood Zone A. All development within areas of special flood hazard are subject to compliance with Section 6.9.4 (Note – recent amendments to floodplain management regulations have not been codified; reference Ordinance 18-05).
 - i. If development is proposed within Flood Zone A, Sections 6.9.4(E)(1)(b) and (c) require the applicant to establish the base flood elevation.
 - ii. If development is proposed within Flood Zone A, Section 6.9.4(E)(3)(a) requires the applicant to provide a floodway encroachment analysis that demonstrates the encroachment of the proposed development will not cause any increase in base flood elevations and to submit such analysis to FEMA as set forth in Section 6.9.4(E)(4).

9. Concurrency Impact Analysis

- a. Given the area proposed for retail, ITE Code 826 – Specialty Retail – may be more representative of trip generation.
- b. Revise calculations for transportation, water, wastewater generation as needed based upon changes in the use type as discussed above.

10. Miscellaneous / General Comments

- a. Label "Future Boardwalk", "Future Tower Feature" and "Pedestrian Flyover" as to be permitted separately. For the "Pedestrian Flyover", also label as subject to FDOT permitting and approval.
- b. How does proposed future boardwalk connect to the sidewalk system?
- c. C0.00: Correct references to ILW zoning to "Light and Warehouse Industrial)
- d. C0.00: Label impervious area calculation tables as "project area" and "total site" or similar terminology.
- e. C0.00: Add floor area ratio calculation to project area impervious area calculations
- f. C1.00, Note #3: Revise reference to "GRU Electric Engineering Department" to "City of Alachua Public Services Department"
- g. C2.00: Provide directional arrows indicating flow of stormwater runoff within impervious surface areas.
- h. C2.10: Reference to work within County ROW / inspections by County Inspector are not applicable to this project.
- i. C2.20, Maintenance Note 1: Please clarify the maintenance entity, as the site is presently undeveloped and there is not existing stormwater management system. Maintenance entity shall comply with Section 6.9.4(E)(2).
- j. In the Neighborhood Meeting minutes, please clarify the last sentence of the second paragraph.
- k. C2.20: Engineers Certification – Project is in City of Alachua, not Alachua County.

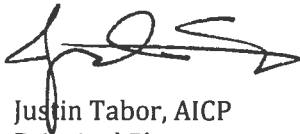
11. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated May 17, 2018.
- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated May 17, 2018.

The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated May 15, 2018.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Rodolfo Valladares, P.E., Public Services Director, dated May 17, 2018
E-mail from Brian Green, Alachua County Fire Rescue, dated May 17, 2018
Letter from A.J. "Jay" Brown, P.E., JBrown Professional Group, Inc., dated May 15, 2018

cc: Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Mitch Glaeser, Laser Investment Group, LLC
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: May 17th, 2018

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E. *RSV*
Public Services Director

RE: San Felasco Tech City Site Plans

Public Services have reviewed the San Felasco Tech City Site Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>General Note</u> ; sheet C0.10 Reference <i>City of Alachua Requirements for Design and Construction for Potable Water, Reclaimed Water and Wastewater</i> . Document is located on City website under Public Services. [Approved as Noted]
2.	<u>General Note</u> ; – sheet C4.10 Remove all references to GRU. [Approved as Noted]
3.	<u>General Note</u> ; – details Engineer to coordinate sheet C4.00 and C4.10. Details call out conflicting line sizes then noted on the drawing schedule. [Approved as Noted]
4.	<u>General Note</u> ; Note on drawings, City maintenance for utilities ends at the PUE. Note on drawings, Owner is responsible to maintain stormwater structures (i.e. basin, piping, inlets, etc.) Engineer to coordinate with FDOT as required for stormwater management. [Revise & Resubmit]
5.	<u>Water</u> ; sheet C4.00 Project to address/incorporate the 8-inch water main extension. Water main shall extended to the property limits along US State Road 441. [Revise & Resubmit]

NO.	COMMENTS
6.	<u>Water</u> ; sheet C4.00 In reference to May 10th email with Engineer, Engineer has evaluated and confirmed the 1,000 gpm capacity will be available at the site. Engineer is responsible to provide a design that exceeds or achieves the fire flow requirement. [Provide a Confirming Statement]
7.	<u>Water</u> ; sheet C4.00 Annotate on drawings: Contractor responsible to coordinate, as required, with City project regarding the future gravity sewer extension. [Approved as Noted]
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

Zimbra

ju_tabor@cityofalachua.org

RE: San Felasco Tech City

From : Brian Green <bgreen@AlachuaCounty.US>

Thu, May 17, 2018 04:35 PM

Subject : RE: San Felasco Tech City

To : Justin Tabor <jtabor@cityofalachua.org>

Justin,

A secondary emergency access is required for this site.

Brian Green

Alachua County Fire Rescue
Life Safety / Investigative Branch
Cell 352-494-3140
Office 352-384-3103
Fax 352-384-3157



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

May 15, 2018

Mr. Justin Tabor, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: San Felasco Tech City - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by eda and dated 4-30-2018. We generated quite a few comments and recommendations that are outlined below.

Sheet C0.00

1. There are 2 impervious area tables on the cover sheet. Please define via notes or titles the difference and purpose for the 2 tables.
2. Suggest identifying the periods in the Trip Generation Tables as "AM Pk. Hr.", "PM Pk. Hr." and Avg. Daily".
3. With only 10,000 SF of retail is the use of ITE Land Use 820 "Shopping Center" for Trip Generation the best choice? Would ITE Land Use 826 "Specialty Retail" be a better choice?
4. The Parking Calculations Table indicates 157 parking spaces provided. I count 161.

Sheet C0.20

1. Why is US 441 northbound right turn lane designated as future? What is being built with this project?
2. Stormwater Basin is called out twice inside Basin 2.
3. Suggest labeling the wetland line.

Sheet C0.30

1. The silt fence along the US 441 R/W line does not encompass the Basin 1 outfall structure. Suggest adding some silt fence erosion control protection for the downstream MES within the US 441 R/W swale.

Sheet C1.00

1. The future right turn lane should include right turn striping arrows.
2. Why is there a southbound left turn lane designed at the driveway connection? There is no availability for a left turning movement. This could

dangerously encourage a mistaken left turn movement into the US 441 westbound travel lanes.

3. Recommend widening the ingress and egress lanes beyond 12'. Lanes with curbing on both sides are very tight with only 12' of width. 14' is more comfortable with curbing on both sides.
4. On the southbound entry drive lane structures S-13, S-14, and S-15 are within the 12' drive aisle. As mentioned in comment 3 above the lane width is already tight and having the structures stick out into the lane width will cause some drivers to try and avoid the inlets. Offsetting those inlets west of the curb line could avoid this condition.
5. Label 12" white crosswalk striping.
6. The east and west sides of the traffic circle should be provided with diverter triangles to preclude bypassing the one way traffic and cutting through the circle to the exit.
7. Consider traffic circle signage (MUTCD W2-6) placed within the circle at key entry locations to identify the circle and traffic flow pattern.
8. Consider re-thinking the location of the southern traffic circle east-west crosswalk. This crosswalk is very long placing pedestrians within the vehicle travel ways for a long distance of 70' with no safety refuge. The crossing is also not perpendicular to the vehicle route of travel. Suggest moving it to the south to the end of the entry landscape median or eliminating it altogether.
9. The site provides 4 accessible parking spaces for 161 spaces. Per Handicap accessibility code requirements 6 accessible parking spaces are required to be provided.

Sheet C2.00

1. There is no design grading provided for the right turn lane within the US 441 R/W.
2. The mitered end sections and piping within US 441 crossing the entry drive may need to be lengthened in order to function properly. Suggest providing a storm sewer profile view of this pipe crossing under the driveway to identify slopes from edge of pavement, cover over pipe, etc.
3. There is a flat design grading section that may not work north of S-14 on the entry drive. Suggest revising grading in this area.
4. Could S-14 be moved further south to pick up more of the entry drive runoff and convey it to Basin 1?
5. On the south side of the entry drive ingress lane, there is a low point created by the grading at elevation 152.90 that does not work. Revise grading in this area.
6. S-17 is designed as a sump almost 2' below the Basin 1 bottom. If this is intended the sump should be designed in the basin bottom. Provide erosion control at this outfall.
7. S-22 does not work as designed at its current location. The weir will not work as designed. Also the top is set above the basin top. The 24" pipe will also have no cover. Redesign this outfall structure.
8. S-23 is designed 3.5' below the swale bottom. Correct this invert elevation and provide swale erosion control at this location. Erosion problems are quite likely at this location with the design proposed.

9. Consider altering the location or angle of the piping between S-22 and S-23 to get more clearance from the 39" Live Oak tree.
10. The piping slope callout for S-22 to S-23 is incorrect and should be flattened. Verify that a 24" RCP pipe size is required.
11. Check grading around traffic circle for problems.
12. More grading information is needed west of the traffic circle from the circle towards S-9. Is this supposed to be an inverted crown section? There is not enough grading shown to define the design condition.
13. Grade shown east of S-2 is 153.67 which will not work. Fix this grading.
14. Grade between S-2 and S-3 is too flat at 0.10%. This is not enough slope to adequately drain. A minimum grade of 0.30% is typical with 0.50% more desirable.
15. Label the type of curbing proposed in the parking areas.
16. Define the high point grades near the Bldg. A & Bldg. B loading docks.
17. There is a grading low point (154.26) south of S-7 that does not work and needs to be fixed.
18. Define and label the slope to grade (near S-11) in the northwest. It appears to be 4:1.
19. Define the length and start and stop of the retaining wall proposed near S-9.
20. Provide more spot grading around the handicap spaces and curb cut ramps to assure they are meeting the 2% maximum cross slope design criteria.
21. Are auto vehicles allowed to drive within the brick hatched corridor between Bldgs. A & B? If so, should curbing be used to separate the building entries from the vehicular corridor?
22. Label the tie to natural grade contours on the east side of the site (east of S-3). They do not appear to be tying to natural grade contours properly.
23. S-20, S-21, S-22, and S-23 have wrong information in the Structure Schedule and need to be revised.

Sheet C2.10

1. It is unclear which asphalt pavement detail is to be used where. Please clarify and make sure both details are applicable.
2. Provide brick pavement detail for the brick hatched area shown on the design drawings.
3. Where are the curb ramp details included on this sheet being used on the project?
4. Spec. note 9 indicates 5 testing locations. This seems low. Suggest utilizing a location per SF instead of a defined number or defining a higher number of locations.

Sheet C2.20

1. May need to provide some fill along the south side of basin 2 to make sure the undeveloped area drains into the basin. Note the condition in Section A-A that shows the grade on the upper end of the basin and how runoff would be trapped south of the basin and not discharge to the basin.
2. Section A-A should be drawn perpendicular to the basin side slopes not at an angle across it.
3. A basin section should be drawn for Basin 1 as well as Basin 2.

4. The pipe between S-21 and S-22 can be moved to the east to avoid the outfall being placed within the wetland buffer. It would also be a shorter pipe run if moved.
5. Is there a plan view anywhere of the pipe between S-12 and S-16?
6. Label basin bottom contour.
7. Label slope of backslope tie to grade on basin north side.
8. Pipe slope is incorrect from S-22 to S-23.
9. S-20 invert is wrong in schedule.
10. Detail of S-21 is labeled as S-20.
11. Both details of control structures S-21 and S-22 have numerous issues. The weir heights are not correct. The outfall pipes are not shown properly in either profile view. The structure tops should be set below the basin top elevations and above the 100 year flood elevations. In both cases the tops are too high and will not provide any emergency overflow protection as designed. Each structure needs to be redesigned for proper placement, working of the weirs, and cover over the outfall pipes. Suggest verifying that 24" RCP pipes are needed for the outfalls.
12. In Maintenance Note # 1 who is the entity?
13. Correct the certification to replace Holiday Inn Alachua with San Felasco Tech City.

Sheet C4.00

1. Do not understand the future designation for the water main and wastewater main adjacent to US 441. How will the project system be installed if the existing system is a future system?
2. Label the type and size of the future water main and wastewater main being connected to.
3. Show the primary electrical connection to the transformer.
4. Is natural gas being used? If show so gas connection location.
5. Call out the wastewater plug and invert for the stub east of MH-8.
6. Identify wastewater drops required in the wastewater structure schedule.
7. The water main and fire line appear to be too close to the 37" live oak near the entry road median opening. Suggest moving those lines further out into the roadway area.
8. Is a fire line and FDC required for Building B?
9. FF elevations callouts are labeled twice on each building.
10. With no information on the "future" wastewater main the project is tying into, it is unclear if this system works as designed. WW appears to flow from MH-11 east to MH-12, yet there is a big drop in MH-11 from east to north. Is this the correct design condition? How does wastewater leave MH-11 at 138.83, which is 13' deep?
11. Why are the wastewater lines at 1.0% throughout the project? Are there plans for these lines to be extended to future phases? Would it not make more sense to decrease the slope to 0.40% and provide more depth for sewer extensions to future phases?
12. Is a 5/8" irrigation meter big enough for this system?
13. Should an 8" fire line be considered for at least some of the fire line main? These are long 6" dead end lines.

14. The NE invert of MH-1 needs to be lowered. It does not work as designed due to cover.
15. CO # 9 does not work due to natural grade and needs to be redesigned.
16. The top elevation of CO # 7 should be raised to around 155.50.
17. Can the fire lines be moved closer to the water line & sidewalk to provide more clearance and room for the tree plantings in the tree islands?
18. There are no drops provided through the wastewater manholes. A general standard is to provide 0.10' of drop for flow through the manhole.
19. There is no such thing as an 8" x 6" threaded plug in the water schedule. This should be an 8" x 6" DI Tee with mechanical restraint.
20. The water fitting callouts are missing the material types in many of the callouts.
21. Call out "gate valve" in the water fitting schedule, not "valve".
22. Prior to the irrigation meter a 6" 90 degree bend is not required. The 2" gate valve will be installed right after the 6" x 2" threaded plug.

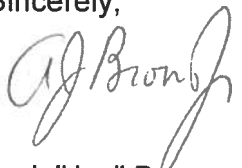
Sheet L-202 & L-203

1. The basin 1 & 2 outfall control structures and piping should be shown to avoid conflicts between landscape vegetation planted and the storm sewer outfalls.

It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person with him at our Gainesville office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,



A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Sergio Reyes, eda

City of Alachua

Development Review Team (DRT) Meeting

Project Name: San Felsaco Tech City Site Plan

Meeting Date: May 21, 2018 (Applicant DRT)

PLEASE PRINT CLEARLY

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: San Felasco Tech City

APPLICATION TYPE: Site Plan

PROPERTY OWNER: Tom R. & Associates, LLC

APPLICANT/AGENT: Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.

DRT MEETING DATE: May 21, 2018

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Commercial; Industrial

ZONING: Commercial Intensive (CI) Light & Warehouse Industrial (ILW)

OVERLAY: N/A

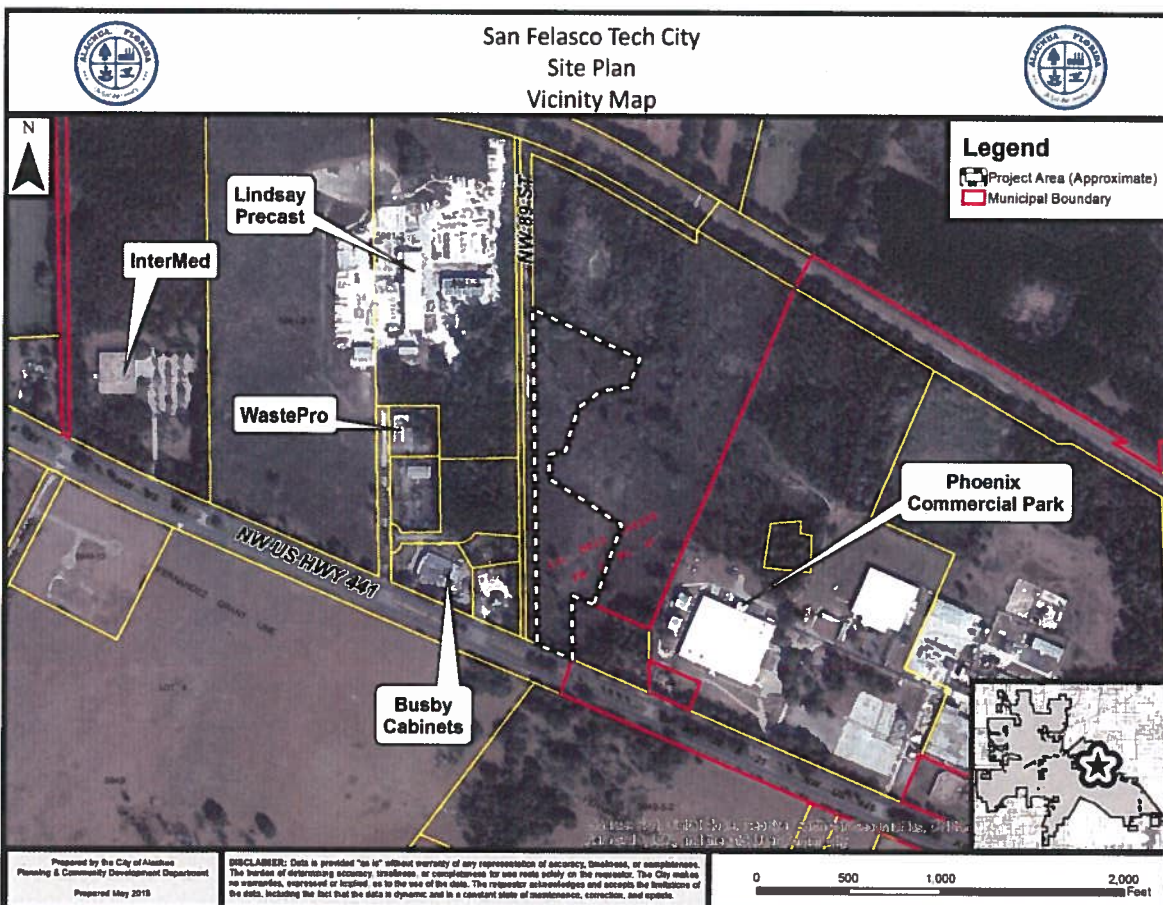
ACREAGE: ±55.36 acres

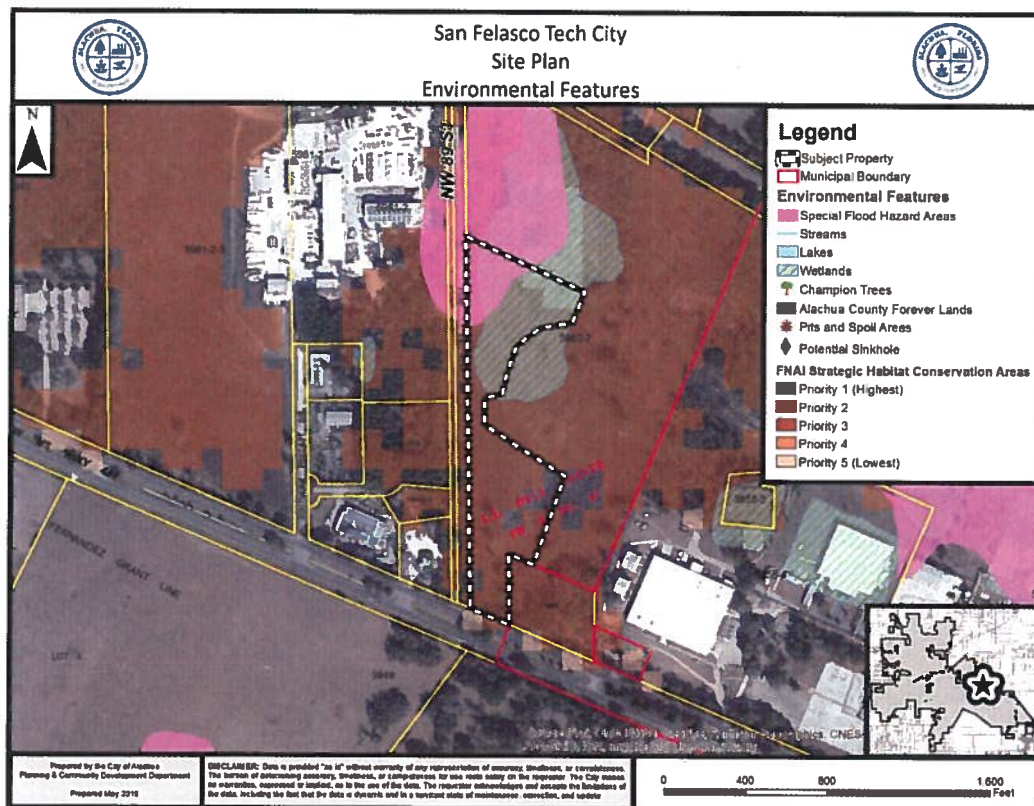
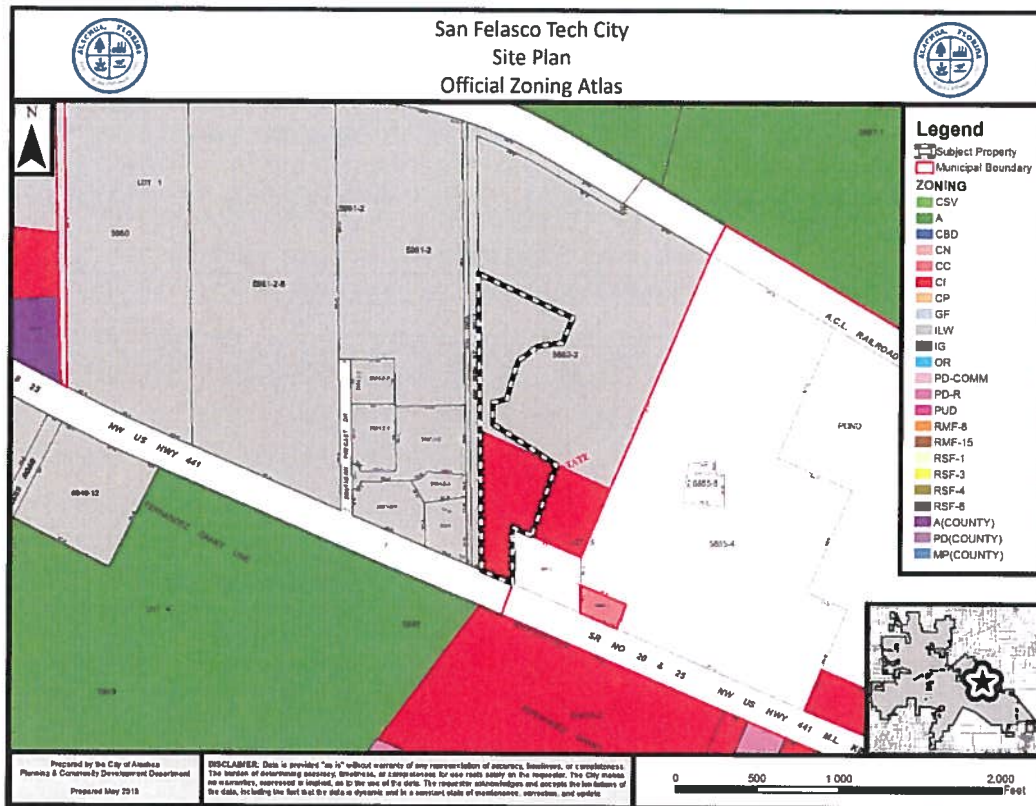
PROJECT AREA: ±12.4 acres

PARCEL: 05962-002-000

PROJECT SUMMARY: A request to construct a two (2) ±30,100 square foot buildings with a mix of proposes uses, with associated drainage, paving, grading and infrastructure improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Monday, June 4, 2018.**





Deficiencies to be Addressed

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

1. Comprehensive Plan Consistency

- a. The proposed buildings would be located within an area with a Commercial FLUM Designation. Policy 1.3.b identifies allowable uses on lands designed Commercial on the FLUM, and allows for "limited industrial services". Please further address the consistency of the proposed warehousing component, which would consist of 42% of the proposed floor area, with Policy 1.3.b.
- b. Response to Policy 1.3.d.9., FLUE, should address flood hazard areas (Zone A) on the property, as well as FNAI lands.
- c. Comprehensive Plan Consistency Analysis states, in response to Objective 1.5, "'the proposed development at San Felasco Tech City will serve the intent of the Industrial future land use designation by providing office and commercial services..." Responses to Policies under Objective 1.5 are similar. The proposed buildings are located within an area with a Commercial FLUM Designation, and as such, Objective 1.5 is not applicable to the uses within the proposed buildings.
- d. Please address Policy 2.4.c of the FLUE, specifically as it pertains to tree #s 8, 10, and 32.
- e. C2.20: The outfall structure for SMF #2 is located within the 75' wetland buffer area per Policy 1.10.g of the COSE.

2. Article 4, Use Regulations

- a. The applicant has indicated that the proposed warehousing uses are proposed as "accessory use to the retail and office uses, as allowed by [Section] 4.2.5(I).
 - i. Section 4.2.5(I) pertains to retail sales and service uses. Office uses are not included within the "Retail Sales and Service" use category, and rather are established by the "Offices" use category as set forth by Section 4.2.5(E).
 - ii. Section 4.2.5(I) does not identify warehousing as a permitted accessory use to retail sales and service uses.
 - iii. Section 4.4 establishes regulations for accessory uses. Section 4.4.4(B)(3) states that all accessory uses must be subordinate in area, extent, and purpose to the principal use. Any use proposed as an accessory use, must meet the criteria of Section 4.4.4(B)(3).
 - iv. All proposed uses must be consistent with the uses permitted in the CI zoning district as set forth in Article 4.
 - v. Note that Table 4.4-1 permits retail sales of goods as part of permitted industrial and warehouse uses within the CI zoning district, however, the principle industrial / warehouse use must also be permitted in CI.
- b. "Solar Trees" are shown on the landscape plans.
 - i. Structures may be considered a "ground mounted solar energy system". Reference Table 4.4-1, Section 4.4.4(K) and Article 10.
 - ii. Address compliance with the locational requirements of Section 4.4.4(E).
 - iii. Provide manufacturer's detail of proposed structures. Detail must depict the proposed structures for the project and height to demonstrate compliance with Section 4.4.4(F).

3. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments
 - a. Section 6.1.10(A) requires pedestrian crosswalks within parking lots with 100 or more spaces to be at least 10 feet in width and either raised above adjacent pavement, striped, or otherwise designated through the use of alternative materials. Please address for proposed crosswalks.'
 - b. Per Table 6.1-1, parking requirement for office use types is 1 space per 330 square feet of floor area. Criteria of parking calculation on Sheet C0.00 lists 1 space per 350 square feet.
 - c. Warehousing is not a permitted principle use in CI zoning. Revise parking calculations to reflect the corrections in proposed use type(s).
 - d. Dimension loading areas to demonstrate compliance with Section 6.1.5(D) (minimum 12' x 30' with 14' vertical clearance).
 - e. Dimension the width of drive aisles to the south and east of buildings to demonstrate compliance with Table 6.1-3 (minimum 24' width).
 - f. Per Table 6.1-5, six (6) accessible parking spaces are required.
 - g. Will a curb be provided along the parking spaces contiguous to the sidewalk? If not, provide wheel stops.
4. Section 6.2, Tree Protection / Landscape / Xeriscape Standards
 - a. Section 6.2.2(D)(2)(iii) requires one tree island within parking lot interior at approximately 10 space intervals. Numerous locations throughout the parking lot, particularly for the parking spaces adjacent to proposed buildings, exceed 10 spaces.
 - b. Perimeter Buffer Landscape Requirements:
 - i. Plans note a portion of the west perimeter buffer "along other site areas but outside of project area". Intent of comment is unclear.
 - ii. Plans note a portion of the west perimeter buffer "along US 441, zoned 'Agriculture'". US 441 is to the south, and lands to the west are zoned ILW. Please clarify.
 - iii. Section 6.2.2(D)(3)(d) addresses the responsibility and timing of the installation of perimeter buffers. Please provide LDR citation which supports the statement that a perimeter buffer along the north and west parcel lines is not required.
 - c. Provide calculation of total number required and total number provided of parking lot interior landscaping (trees and shrubs) for each parking lot area.
5. Section 6.3, Fencing Standards
 - a. Provide detail or cross section of retaining wall along SW parking lot area. Detail / cross section must demonstrate compliance with 6.3.2(E) and 6.3.3(B), as well as fall protection requirements of the FBC and other applicable codes.
 - b. The proposed 10 foot screen wall in front of the buildings exceeds maximum 6 foot wall height permitted in front yards per 6.3.3(B).
6. Section 6.4, Exterior Lighting Standards
 - a. Provide detail of all wall mounted light fixtures demonstrating the fixtures will comply with Section 6.4.4(A), which requires wall-mounted lights to have fully shielded luminaires (such as shoebox or can-style fixtures) and to direct all light downward.
 - b. Please confirm if fixture "C" as shown on E-1 is fixture "A" in the Luminaire Schedule. If so, correct to use corresponding fixture labels.
 - c. Provide detail depicting installation of and location of cove lighting relative to building's features to demonstrate compliance with Section 6.4.4(B)(4).

7. Section 6.8, Design Standards for Business Uses

- a. Section 6.8.2(A)(2)(a) requires all facades facing a street (south elevation of both buildings) or publicly-accessible parking areas with 15% or more of the minimum required off-street parking (Building "B" west elevation and Building "A" east elevation) to incorporate 20% of the ground floor façade area.
 - i. Notate the height of the roof of each building on the architectural plans. Glazing calculations appear to not include all areas under the roof, wall, or parapet of the wall as required per Section 6.8.2(A)(2)(a)(i)b.
 - ii. Confirm calculation of glazing for the front building elevations, which appear to be less than 20%. Note screen wall features are not credited to glazing calculation, as the screen wall is not an exterior building surface (reference Article 10).
- b. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to provide a wall offset of at least 2 feet in depth (projection or recess) a minimum of every 30 feet, or to provide an alternative to the offset requirement as set forth in 6.8.2(A)(2)(b)(ii). Front facades of both buildings and west façade of Building "B" (which faces a street) exceed 30 feet in length without an offset or alternative provided.
- c. Identify the materials used within each elevation to demonstrate compliance with the material design requirements as set forth in Section 6.8.2(A)(2)(c) and (d).
- d. Indicate the location of all mechanical equipment and required screening as per Section 6.8.2(A)(2)(3).

8. Section 6.9, Environmental Protection Standards

- a. GIS data analysis indicates a portion of the lands proposed to be developed may be within a wetland area. The Site Plan depicts a wetland boundary and buffers which significantly vary from GIS data.
 - i. Provide documentation which confirms the wetland boundary as shown on the Site Plan has been field verified by a professional in accordance with Chapter 62-340, F.A.C. to demonstrate the minimum required setbacks as set forth in Policy 1.10.
- b. A portion of SMF #2 is within an area designated as Flood Zone A. All development within areas of special flood hazard are subject to compliance with Section 6.9.4 (Note – recent amendments to floodplain management regulations have not been codified; reference Ordinance 18-05).
 - i. If development is proposed within Flood Zone A, Sections 6.9.4(E)(1)(b) and (c) require the applicant to establish the base flood elevation.
 - ii. If development is proposed within Flood Zone A, Section 6.9.4(E)(3)(a) requires the applicant to provide a floodway encroachment analysis that demonstrates the encroachment of the proposed development will not cause any increase in base flood elevations and to submit such analysis to FEMA as set forth in Section 6.9.4(E)(4).

9. Concurrency Impact Analysis

- a. Given the area proposed for retail, ITE Code 826 – Specialty Retail – may be more representative of trip generation.
- b. Revise calculations for transportation, water, wastewater generation as needed based upon changes in the use type as discussed above.

10. Miscellaneous / General Comments

- a. Label "Future Boardwalk", "Future Tower Feature" and "Pedestrian Flyover" as to be permitted separately. For the "Pedestrian Flyover", also label as subject to FDOT permitting and approval.
- b. How does proposed future boardwalk connect to the sidewalk system?
- c. C0.00: Correct references to ILW zoning to "Light and Warehouse Industrial)
- d. C0.00: Label impervious area calculation tables as "project area" and "total site" or similar terminology.
- e. C0.00: Add floor area ratio calculation to project area impervious area calculations
- f. C1.00, Note #3: Revise reference to "GRU Electric Engineering Department" to "City of Alachua Public Services Department"
- g. C2.00: Provide directional arrows indicating flow of stormwater runoff within impervious surface areas.
- h. C2.10: Reference to work within County ROW / inspections by County Inspector are not applicable to this project.
- i. C2.20, Maintenance Note 1: Please clarify the maintenance entity, as the site is presently undeveloped and there is not existing stormwater management system. Maintenance entity shall comply with Section 6.9.4(E)(2).
- j. In the Neighborhood Meeting minutes, please clarify the last sentence of the second paragraph.
- k. C2.20: Engineers Certification – Project is in City of Alachua, not Alachua County.

11. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated May 17, 2018.
- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated May 17, 2018.
- c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated May 15, 2018.



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: May 17th, 2018

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.
Public Services Director

RSV

RE: San Felasco Tech City Site Plans

Public Services have reviewed the San Felasco Tech City Site Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>General Note</u> ; sheet C0.10 Reference <i>City of Alachua Requirements for Design and Construction for Potable Water, Reclaimed Water and Wastewater</i> . Document is located on City website under Public Services. [Approved as Noted]
2.	<u>General Note</u> ; – sheet C4.10 Remove all references to GRU. [Approved as Noted]
3.	<u>General Note</u> ; – details Engineer to coordinate sheet C4.00 and C4.10. Details call out conflicting line sizes then noted on the drawing schedule. [Approved as Noted]
4.	<u>General Note</u> ; Note on drawings, City maintenance for utilities ends at the PUE. Note on drawings, Owner is responsible to maintain stormwater structures (i.e. basin, piping, inlets, etc.) Engineer to coordinate with FDOT as required for stormwater management. [Revise & Resubmit]
5.	<u>Water</u> ; sheet C4.00 Project to address/incorporate the 8-inch water main extension. Water main shall extended to the property limits along US State Road 441. [Revise & Resubmit]

NO.	COMMENTS
6.	<u>Water</u>; sheet C4.00 In reference to May 10th email with Engineer, Engineer has evaluated and confirmed the 1,000 gpm capacity will be available at the site. Engineer is responsible to provide a design that exceeds or achieves the fire flow requirement. [Provide a Confirming Statement]
7.	<u>Water</u>; sheet C4.00 Annotate on drawings: Contractor responsible to coordinate, as required, with City project regarding the future gravity sewer extension. [Approved as Noted]
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner
 Harry Dillard – Lead Engineering Technician

Zimbra

ju_tabor@cityofalachua.org

RE: San Felasco Tech City

From : Brian Green <bgreen@AlachuaCounty.US>

Thu, May 17, 2018 04:35 PM

Subject : RE: San Felasco Tech City

To : Justin Tabor <jtabor@cityofalachua.org>

Justin,

A secondary emergency access is required for this site.

Brian Green

Alachua County Fire Rescue
Life Safety / Investigative Branch
Cell 352-494-3140
Office 352-384-3103
Fax 352-384-3157



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

May 15, 2018

Mr. Justin Tabor, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: San Felasco Tech City - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by eda and dated 4-30-2018. We generated quite a few comments and recommendations that are outlined below.

Sheet C0.00

1. There are 2 impervious area tables on the cover sheet. Please define via notes or titles the difference and purpose for the 2 tables.
2. Suggest identifying the periods in the Trip Generation Tables as "AM Pk. Hr.", "PM Pk. Hr." and Avg. Daily".
3. With only 10,000 SF of retail is the use of ITE Land Use 820 "Shopping Center" for Trip Generation the best choice? Would ITE Land Use 826 "Specialty Retail" be a better choice?
4. The Parking Calculations Table indicates 157 parking spaces provided. I count 161.

Sheet C0.20

1. Why is US 441 northbound right turn lane designated as future? What is being built with this project?
2. Stormwater Basin is called out twice inside Basin 2.
3. Suggest labeling the wetland line.

Sheet C0.30

1. The silt fence along the US 441 R/W line does not encompass the Basin 1 outfall structure. Suggest adding some silt fence erosion control protection for the downstream MES within the US 441 R/W swale.

Sheet C1.00

1. The future right turn lane should include right turn striping arrows.
2. Why is there a southbound left turn lane designed at the driveway connection? There is no availability for a left turning movement. This could

dangerously encourage a mistaken left turn movement into the US 441 westbound travel lanes.

3. Recommend widening the ingress and egress lanes beyond 12'. Lanes with curbing on both sides are very tight with only 12' of width. 14' is more comfortable with curbing on both sides.
4. On the southbound entry drive lane structures S-13, S-14, and S-15 are within the 12' drive aisle. As mentioned in comment 3 above the lane width is already tight and having the structures stick out into the lane width will cause some drivers to try and avoid the inlets. Offsetting those inlets west of the curb line could avoid this condition.
5. Label 12" white crosswalk striping.
6. The east and west sides of the traffic circle should be provided with diverter triangles to preclude bypassing the one way traffic and cutting through the circle to the exit.
7. Consider traffic circle signage (MUTCD W2-6) placed within the circle at key entry locations to identify the circle and traffic flow pattern.
8. Consider re-thinking the location of the southern traffic circle east-west crosswalk. This crosswalk is very long placing pedestrians within the vehicle travel ways for a long distance of 70' with no safety refuge. The crossing is also not perpendicular to the vehicle route of travel. Suggest moving it to the south to the end of the entry landscape median or eliminating it altogether.
9. The site provides 4 accessible parking spaces for 161 spaces. Per Handicap accessibility code requirements 6 accessible parking spaces are required to be provided.

Sheet C2.00

1. There is no design grading provided for the right turn lane within the US 441 R/W.
2. The mitered end sections and piping within US 441 crossing the entry drive may need to be lengthened in order to function properly. Suggest providing a storm sewer profile view of this pipe crossing under the driveway to identify slopes from edge of pavement, cover over pipe, etc.
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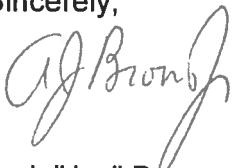
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It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person with him at our Gainesville office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,



A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Sergio Reyes, eda

Development Review Team (DRT) Meeting

Meeting Date: May 16, 2018 (Staff DRT)

Name _____ Email _____ Mailing Address _____ Phone _____

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: San Felasco Tech City

APPLICATION TYPE: Site Plan

PROPERTY OWNER: Tom R. & Associates, LLC

APPLICANT/AGENT: Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.

DRT MEETING DATE: May 16, 2018

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Commercial; Industrial

ZONING: Commercial Intensive (CI) Light & Warehouse Industrial (ILW)

OVERLAY: N/A

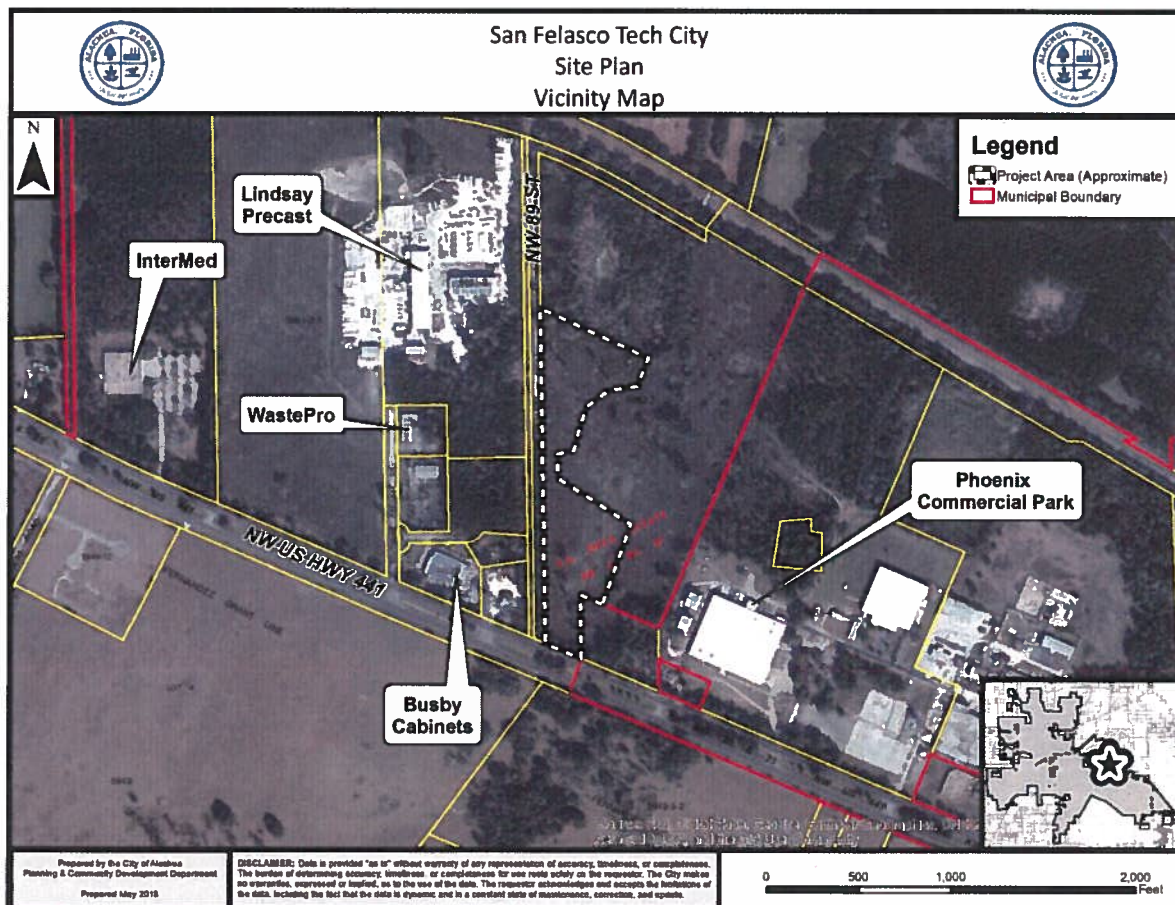
ACREAGE: ±55.36 acres

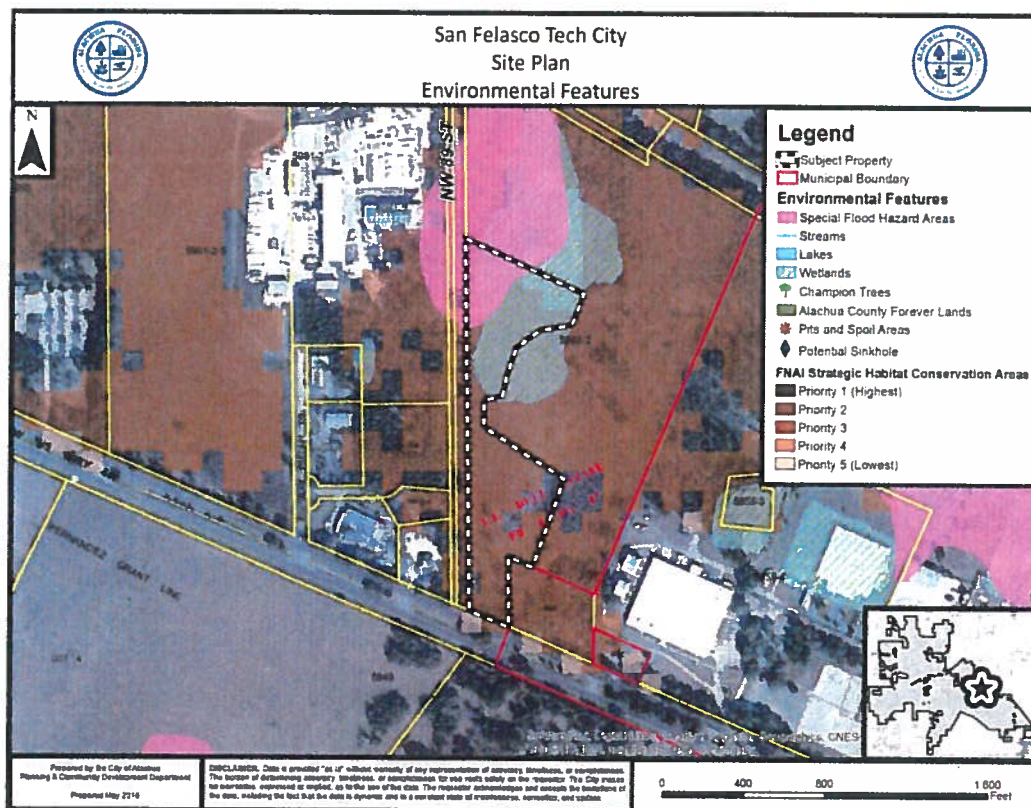
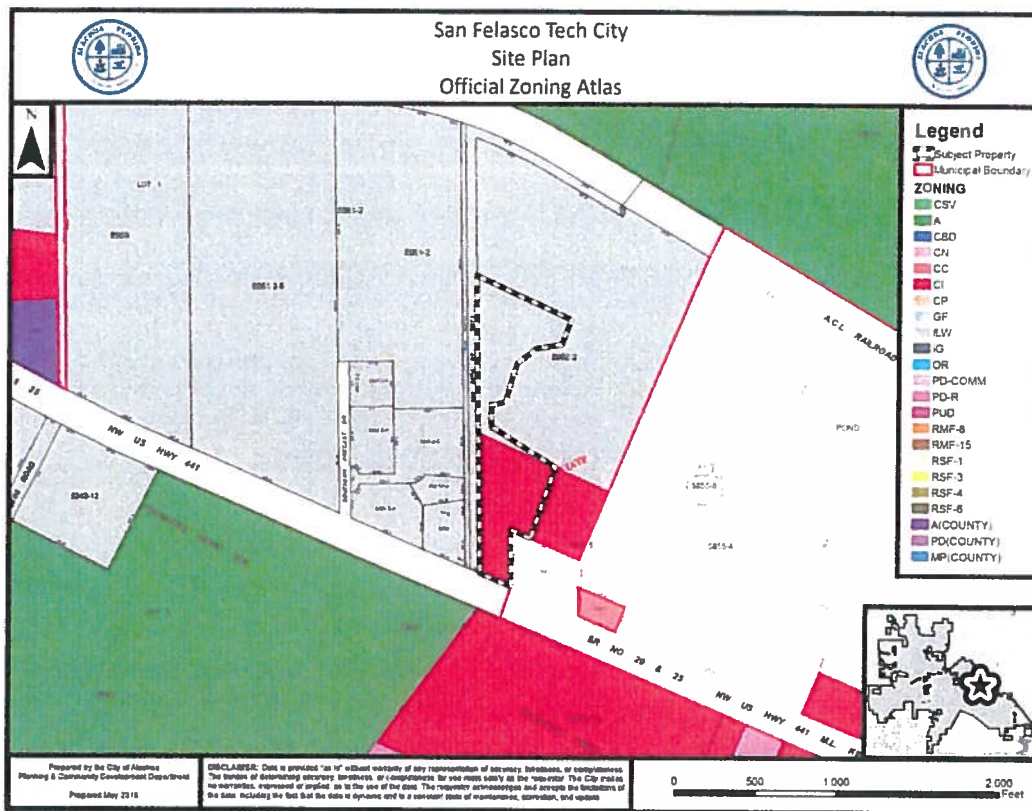
PROJECT AREA: ±12.4 acres

PARCEL: 05962-002-000

PROJECT SUMMARY: A request to construct a two (2) ±30,100 square foot buildings with a mix of proposes uses, with associated drainage, paving, grading and infrastructure improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Monday, June 4, 2018.**





Deficiencies to be Addressed

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

1. Comprehensive Plan Consistency

- a. The proposed buildings would be located within an area with a Commercial FLUM Designation. Policy 1.3.b identifies allowable uses on lands designed Commercial on the FLUM, and allows for "limited industrial services". Please further address the consistency of the proposed warehousing component, which would consist of 42% of the proposed floor area, with Policy 1.3.b.
- b. Response to Policy 1.3.d.9., FLUE, should address flood hazard areas (Zone A) on the property, as well as FNAI lands.
- c. Please address Policy 2.4.c of the FLUE, specifically as it pertains to tree #s 8, 10, and 32.
- d. C2.20: The outfall structure for SMF #2 is located within the 75' wetland buffer area per Policy 1.10.g of the COSE.

2. Article 4, Use Regulations

- a. The applicant has indicated that the proposed warehousing uses are proposed as "accessory use to the retail and office uses, as allowed by [Section] 4.2.5(I).
 - i. Section 4.2.5(I) pertains to retail sales and service uses. Office uses are not included within the "Retail Sales and Service" use category, and rather are established by the "Offices" use category as set forth by Section 4.2.5(E).
 - ii. Section 4.2.5(I) does not identify warehousing as a permitted accessory use to retail sales and service uses.
 - iii. Section 4.4 establishes regulations for accessory uses. Section 4.4.4(B)(3) states that all accessory uses must be subordinate in area, extent, and purpose to the principal use. Any use proposed as an accessory use, must meet the criteria of Section 4.4.4(B)(3).
 - iv. All proposed uses must be consistent with the uses permitted in the CI zoning district as set forth in Article 4.
 - v. Note that Table 4.4-1 permits retail sales of goods as part of permitted industrial and warehouse uses within the CI zoning district, however, the principle industrial / warehouse use must also be permitted in CI.
- b. "Solar Trees" are shown on the landscape plans.
 - i. Structures may be considered a "ground mounted solar energy system". Reference Table 4.4-1, Section 4.4.4(K) and Article 10.
 - ii. Address compliance with the locational requirements of Section 4.4.4(E).
 - iii. Provide manufacturer's detail of proposed structures. Detail must depict the proposed structures for the project and height to demonstrate compliance with Section 4.4.4(F).

3. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments

- a. Section 6.1.10(A) requires pedestrian crosswalks within parking lots with 100 or more spaces to be at least 10 feet in width and either raised above adjacent pavement, striped, or otherwise designated through the use of alternative materials. Please address for proposed crosswalks.'
- b. Per Table 6.1-1, parking requirement for office use types is 1 space per 330 square feet of floor area. Criteria of parking calculation on Sheet C0.00 lists 1 space per 350 square feet.
- c. Warehousing is not a permitted principle use in CI zoning. Revise parking calculations to reflect the corrections in proposed use type(s).
- d. Dimension loading areas to demonstrate compliance with Section 6.1.5(D) (minimum 12' x 30' with 14' vertical clearance).
- e. Dimension the width of drive aisles to the south and east of buildings to demonstrate compliance with Table 6.1-3 (minimum 24' width).
- f. Per Table 6.1-5, six (6) accessible parking spaces are required.

- g. Will a curb be provided along the parking spaces contiguous to the sidewalk? If not, provide wheel stops.
4. Section 6.2, Tree Protection / Landscape / Xeriscape Standards
- a. Section 6.2.2(D)(2)(iii) requires one tree island within parking lot interior at approximately 10 space intervals. Numerous locations throughout the parking lot, particularly for the parking spaces adjacent to proposed buildings, exceed 10 spaces.
 - b. Perimeter Buffer Landscape Requirements:
 - i. Plans note a portion of the west perimeter buffer "along other site areas but outside of project area". Intent of comment is unclear.
 - ii. Plans note a portion of the west perimeter buffer "along US 441, zoned 'Agriculture'". US 441 is to the south, and lands to the west are zoned ILW. Please clarify.
 - iii. Section 6.2.2(D)(3)(d) addresses the responsibility and timing of the installation of perimeter buffers. Please provide LDR citation which supports the statement that a perimeter buffer along the north and west parcel lines is not required.
 - c. Provide calculation of total number required and total number provided of parking lot interior landscaping (trees and shrubs) for each parking lot area.
5. Section 6.3, Fencing Standards
- a. Provide detail or cross section of retaining wall along SW parking lot area. Detail / cross section must demonstrate compliance with 6.3.2(E) and 6.3.3(B), as well as fall protection requirements of the FBC and other applicable codes.
 - b. The proposed 10 foot screen wall in front of the buildings exceeds maximum 6 foot wall height permitted in front yards per 6.3.3(B).
6. Section 6.4, Exterior Lighting Standards
- a. Provide detail of all wall mounted light fixtures demonstrating the fixtures will comply with Section 6.4.4(A), which requires wall-mounted lights to have fully shielded luminaires (such as shoebox or can-style fixtures) and to direct all light downward.
 - b. Please confirm if fixture "C" as shown on E-1 is fixture "A" in the Luminaire Schedule. If so, correct to use corresponding fixture labels.
 - c. Provide detail depicting installation of and location of cove lighting relative to building's features to demonstrate compliance with Section 6.4.4(B)(4).
7. Section 6.8, Design Standards for Business Uses
- a. Section 6.8.2(A)(2)(a) requires all facades facing a street (south elevation of both buildings) or publicly-accessible parking areas with 15% or more of the minimum required off-street parking (Building "B" west elevation and Building "A" east elevation) to incorporate 20% of the ground floor façade area.
 - i. Notate the height of the roof of each building on the architectural plans. Glazing calculations appear to not include all areas under the roof, wall, or parapet of the wall as required per Section 6.8.2(A)(2)(a)(i)b.
 - ii. Confirm calculation of glazing for the front building elevations, which appear to be less than 20%. Note screen wall features are not credited to glazing calculation, as the screen wall is not an exterior building surface (reference Article 10).
 - b. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to provide a wall offset of at least 2 feet in depth (projection or recess) a minimum of every 30 feet, or to provide an alternative to the offset requirement as set forth in 6.8.2(A)(2)(b)(ii). Front facades of both buildings and west façade of Building "B" (which faces a street) exceed 30 feet in length without an offset or alternative provided.
 - c. Identify the materials used within each elevation to demonstrate compliance with the material design requirements as set forth in Section 6.8.2(A)(2)(c) and (d).

- d. Indicate the location of all mechanical equipment and required screening as per Section 6.8.2(A)(2)(3).

8. Section 6.9, Environmental Protection Standards

- a. GIS data analysis indicates a portion of the lands proposed to be developed may be within a wetland area. The Site Plan depicts a wetland boundary and buffers which significantly vary from GIS data.
 - i. Provide documentation which confirms the wetland boundary as shown on the Site Plan has been field verified by a professional in accordance with Chapter 62-340, F.A.C. to demonstrate the minimum required setbacks as set forth in Policy 1.10.
- b. A portion of SMF #2 is within an area designated as Flood Zone A. All development within areas of special flood hazard are subject to compliance with Section 6.9.4 (Note – recent amendments to floodplain management regulations have not been codified; reference Ordinance 18-05).
 - i. If development is proposed within Flood Zone A, Sections 6.9.4(E)(1)(b) and (c) require the applicant to establish the base flood elevation.
 - ii. If development is proposed within Flood Zone A, Section 6.9.4(E)(3)(a) requires the applicant to provide a floodway encroachment analysis that demonstrates the encroachment of the proposed development will not cause any increase in base flood elevations and to submit such analysis to FEMA as set forth in Section 6.9.4(E)(4).

9. Concurrency Impact Analysis

- a. Given the area proposed for retail, ITE Code 826 – Specialty Retail – may be more representative of trip generation.
- b. Revise calculations for transportation, water, wastewater generation as needed based upon changes in the use type as discussed above.

10. Miscellaneous / General Comments

- a. Label “Future Boardwalk”, “Future Tower Feature” and “Pedestrian Flyover” as to be permitted separately. For the “Pedestrian Flyover”, also label as subject to FDOT permitting and approval.
- b. How does proposed future boardwalk connect to the sidewalk system?
- c. C0.00: Correct references to ILW zoning to “Light and Warehouse Industrial)
- d. C0.00: Label impervious area calculation tables as “project area” and “total site” or similar terminology.
- e. C0.00: Add floor area ratio calculation to project area impervious area calculations
- f. C1.00, Note #3: Revise reference to “GRU Electric Engineering Department” to “City of Alachua Public Services Department”
- g. C2.00: Provide directional arrows indicating flow of stormwater runoff within impervious surface areas.
- h. C2.10: Reference to work within County ROW / inspections by County Inspector are not applicable to this project.
- i. C2.20, Maintenance Note 1: Please clarify the maintenance entity, as the site is presently undeveloped and there is not existing stormwater management system. Maintenance entity shall comply with Section 6.9.4(E)(2).
- j. In the Neighborhood Meeting minutes, please clarify the last sentence of the second paragraph.
- k. C2.20: Engineers Certification – Project is in City of Alachua, not Alachua County.

11. Public Services / Fire Rescue / Engineering Review Comments

- a. Comments from the Public Services Department to be provided under separate cover.
- b. Comments from Alachua County Fire Rescue to be provided under separate cover.
- c. The applicant must address the comments provided by A.J. “Jay” Brown, P.E., of JBrown Professional Group, Inc., in a letter dated May 15, 2018.



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

May 15, 2018

Mr. Justin Tabor, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: San Felasco Tech City - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by eda and dated 4-30-2018. We generated quite a few comments and recommendations that are outlined below.

Sheet C0.00

1. There are 2 impervious area tables on the cover sheet. Please define via notes or titles the difference and purpose for the 2 tables.
2. Suggest identifying the periods in the Trip Generation Tables as "AM Pk. Hr.", "PM Pk. Hr." and Avg. Daily".
3. With only 10,000 SF of retail is the use of ITE Land Use 820 "Shopping Center" for Trip Generation the best choice? Would ITE Land Use 826 "Specialty Retail" be a better choice?
4. The Parking Calculations Table indicates 157 parking spaces provided. I count 161.

Sheet C0.20

1. Why is US 441 northbound right turn lane designated as future? What is being built with this project?
2. Stormwater Basin is called out twice inside Basin 2.
3. Suggest labeling the wetland line.

Sheet C0.30

1. The silt fence along the US 441R/W line does not encompass the Basin 1 outfall structure. Suggest adding some silt fence erosion control protection for the downstream MES within the US 441 R/W swale.

Sheet C1.00

1. The future right turn lane should include right turn striping arrows.
2. Why is there a southbound left turn lane designed at the driveway connection? There is no availability for a left turning movement. This could

dangerously encourage a mistaken left turn movement into the US 441 westbound travel lanes.

3. Recommend widening the ingress and egress lanes beyond 12'. Lanes with curbing on both sides are very tight with only 12' of width. 14' is more comfortable with curbing on both sides.
4. On the southbound entry drive lane structures S-13, S-14, and S-15 are within the 12' drive aisle. As mentioned in comment 3 above the lane width is already tight and having the structures stick out into the lane width will cause some drivers to try and avoid the inlets. Offsetting those inlets west of the curb line could avoid this condition.
5. Label 12" white crosswalk striping.
6. The east and west sides of the traffic circle should be provided with diverter triangles to preclude bypassing the one way traffic and cutting through the circle to the exit.
7. Consider traffic circle signage (MUTCD W2-6) placed within the circle at key entry locations to identify the circle and traffic flow pattern.
8. Consider re-thinking the location of the southern traffic circle east-west crosswalk. This crosswalk is very long placing pedestrians within the vehicle travel ways for a long distance of 70' with no safety refuge. The crossing is also not perpendicular to the vehicle route of travel. Suggest moving it to the south to the end of the entry landscape median or eliminating it altogether.
9. The site provides 4 accessible parking spaces for 161 spaces. Per Handicap accessibility code requirements 6 accessible parking spaces are required to be provided.

Sheet C2.00

1. There is no design grading provided for the right turn lane within the US 441 R/W.
2. The mitered end sections and piping within US 441 crossing the entry drive may need to be lengthened in order to function properly. Suggest providing a storm sewer profile view of this pipe crossing under the driveway to identify slopes from edge of pavement, cover over pipe, etc.
3. There is a flat design grading section that may not work north of S-14 on the entry drive. Suggest revising grading in this area.
4. Could S-14 be moved further south to pick up more of the entry drive runoff and convey it to Basin 1?
5. On the south side of the entry drive ingress lane, there is a low point created by the grading at elevation 152.90 that does not work. Revise grading in this area.
6. S-17 is designed as a sump almost 2' below the Basin 1 bottom. If this is intended the sump should be designed in the basin bottom. Provide erosion control at this outfall.
7. S-22 does not work as designed at its current location. The weir will not work as designed. Also the top is set above the basin top. The 24" pipe will also have no cover. Redesign this outfall structure.
8. S-23 is designed 3.5' below the swale bottom. Correct this invert elevation and provide swale erosion control at this location. Erosion problems are quite likely at this location with the design proposed.

9. Consider altering the location or angle of the piping between S-22 and S-23 to get more clearance from the 39" Live Oak tree.
10. The piping slope callout for S-22 to S-23 is incorrect and should be flattened. Verify that a 24" RCP pipe size is required.
11. Check grading around traffic circle for problems.
12. More grading information is needed west of the traffic circle from the circle towards S-9. Is this supposed to be an inverted crown section? There is not enough grading shown to define the design condition.
13. Grade shown east of S-2 is 153.67 which will not work. Fix this grading.
14. Grade between S-2 and S-3 is too flat at 0.10%. This is not enough slope to adequately drain. A minimum grade of 0.30% is typical with 0.50% more desirable.
15. Label the type of curbing proposed in the parking areas.
16. Define the high point grades near the Bldg. A & Bldg. B loading docks.
17. There is a grading low point (154.26) south of S-7 that does not work and needs to be fixed.
18. Define and label the slope to grade (near S-11) in the northwest. It appears to be 4:1.
19. Define the length and start and stop of the retaining wall proposed near S-9.
20. Provide more spot grading around the handicap spaces and curb cut ramps to assure they are meeting the 2% maximum cross slope design criteria.
21. Are auto vehicles allowed to drive within the brick hatched corridor between Bldgs. A & B? If so, should curbing be used to separate the building entries from the vehicular corridor?
22. Label the tie to natural grade contours on the east side of the site (east of S-3). They do not appear to be tying to natural grade contours properly.
23. S-20, S-21, S-22, and S-23 have wrong information in the Structure Schedule and need to be revised.

Sheet C2.10

1. It is unclear which asphalt pavement detail is to be used where. Please clarify and make sure both details are applicable.
2. Provide brick pavement detail for the brick hatched area shown on the design drawings.
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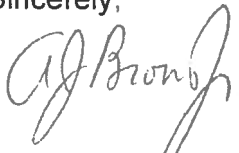
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It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person with him at our Gainesville office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,



A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Sergio Reyes, eda

May 10, 2018

Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Development
15100 NW 142nd Terrace
Alachua, Florida 32616

**Re: San Felasco Tech City - Site Plan Application
Completeness Review Response Letter**

Dear Mr. Tabor:

The applicant's responses to the DRT review comments issued on May 3, 2018 are below. Included in this package are the following items:

- 4 Sets of Revised Plans, 24x36
- 4 Sets of Application Documents
- 1 CD of electronic files

DEFICIENCIES TO BE ADDRESSED:

1. **Site Plan Attachment #3: Fire Department Access and Water Supply**
Action Needed to Address Deficiency: (1) ISO / NFPA Needed Fire Flow Worksheets must be signed and sealed by a professional engineer registered in the State of Florida. (2) Applicant has not provided any materials to support the available water flow to the project. Coordinate with potable water purveyor – City of Alachua Public Services – to determine available flow.

RESPONSE: Signed and sealed fire flow worksheets have been provided with this submittal and the applicant has worked with Public Services to address water availability for the project. A fire flow test is also included in this submittal package.

2. **Site Plan Attachment #6: Mailing Labels**
Action Needed to Address Deficiency: Mailing labels for those persons and organizations registered with the City to receive notice of development applications state "NEIGHBORHOOD WORKSHOP NOTICE" at the top of labels. These labels are to be used for the Planning & Zoning Board public hearing. Submit mailing labels with address information only (NOTE – only one (1) set of labels for those registered is needed).

RESPONSE: The Public Notice mailing labels have been revised.

3. **Site Plan Attachment #10: Proof of payment of taxes.**
Action Needed to Address Deficiency: Submit documentation from the Alachua County Tax Collector's Office demonstrating taxes have been paid through 2017.

RESPONSE: This information is being provided again with this submittal.

4. **Site Plan Attachment #11: SRWMD Permitting.**
Action Needed to Address Deficiency: Submit documentation which evidences the project has been submitted to SRWMD for review and permitting.

RESPONSE: This information is being provided again with this submittal.

5. **Site Plan Attachment #13:** FDOT Permitting.

Action Needed to Address Deficiency: Submit documentation which evidences the project has been submitted to FDOT for review and permitting of proposed connection to US 441.

RESPONSE: Proof of submittal to FDOT is provided with this submittal.

Other Issues to be Addressed:

6. **Proposed Use.**

Action Needed to Address Deficiency: The proposed use is described inconsistently within application materials. For example, the cover letter describes the use as a "mix of office and commercial uses", however, trip generation is based upon a mix of office, warehousing, and retail uses. In addition, the proposed "warehousing" use must be further defined. The project area is zoned Commercial Intensive (CI), which does not permit uses within the warehouse / freight movement use category (these uses are generally permitted in the industrial zoning districts). Please address.

RESPONSE: The cover letter has been revised to better describe the mix of uses proposed for the buildings. The proposed warehouse areas are intended as an accessory use to the retail and office spaces for *storage of goods, manufacture or repackaging of goods for on-site sale* (LDC Section 4.2.5(l)). No uses associated with freight movement are proposed for the site.

7. **Parking Calculations.**

Action Needed to Address Deficiency: (1) Parking calculations on Sheet C0.00 do not state the square footage used to determine number of required spaces for each area, nor are the number of required parking spaces demonstrated for each area. (2) State the use type being utilized to calculate parking (appears to be light manufacturing, which is not a permitted use in the CI zoning district, and is not consistent with the stated mix of uses). For parking standards with a variable parking requirement based on the activity associated with the use type (such as the variable parking standard for light manufacturing, which has a parking standard for office/labs and a different parking standard for all other areas), materials supporting the use of the building is required. Such materials may include but are not limited to preliminary floor plans.

RESPONSE: Calculations on the Cover Sheet, C0.00 have been revised to include SF. The buildings include office, retail, and accessory warehouse space and preliminary floor plans have been provided to demonstrate the mix of uses proposed.

8. **Countywide Wetland Protection.** Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding this form). The form is accessible at:
<http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>.

RESPONSE: A self-certification form has been submitted to Alachua County EPD staff. A copy is included with this submittal.

9. **Application Submittals:** For future submittals, please ensure plans are either individually rolled or individually folded.

RESPONSE: Noted. Future submittals will be folded or rolled individually.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 3, 2018

Also sent by electronic mail to csweager@edaf1.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review and Conditional Application Acceptance:
San Felasco Tech City – Site Plan Application

Dear Mr. Sweger:

On April 30, 2018, the City of Alachua received your application for the San Felasco Tech City Site Plan, which proposes the construction two (2) ±30,100 square foot nonresidential buildings, with a proposed mix of uses, consisting of a ±12.4 acre project area on a ±55.36 acre subject property (Tax Parcel Number 05962-002-000).

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 the application to be complete, conditional upon submission of certain materials as further described below. Please address the following deficiencies no later than **5:00 PM on Thursday, May 10, 2018**. The materials addressing these deficiencies may be submitted digitally to the project planner.

In accordance with Section 2.2.6(B) of the LDRs, if the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your application for completeness. Detailed comments will be provided at a Development Review Team (DRT) Meeting, which will be scheduled under separate cover.

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

1. **Site Plan Attachment #3: Fire Department Access and Water Supply**
Action Needed to Address Deficiency: (1) ISO / NFPA Needed Fire Flow Worksheets must be signed and sealed by a professional engineer registered in the State of Florida. (2) Applicant has not provided any materials to support the available water flow to the project. Coordinate with potable water purveyor – City of Alachua Public Services – to determine available flow.
2. **Site Plan Attachment #6: Mailing Labels**
Action Needed to Address Deficiency: Mailing labels for those persons and organizations registered with the City to receive notice of development applications state **"NEIGHBORHOOD WORKSHOP NOTICE"** at the top of labels. These labels are to be used for the Planning & Zoning Board public hearing. Submit mailing labels with address information only (NOTE – only one (1) set of labels for those registered is needed).

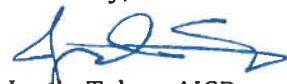
3. **Site Plan Attachment #10:** Proof of payment of taxes.
Action Needed to Address Deficiency: Submit documentation from the Alachua County Tax Collector's Office demonstrating taxes have been paid through 2017.
4. **Site Plan Attachment #11:** SRWMD Permitting.
Action Needed to Address Deficiency: Submit documentation which evidences the project has been submitted to SRWMD for review and permitting.
5. **Site Plan Attachment #13:** FDOT Permitting.
Action Needed to Address Deficiency: Submit documentation which evidences the project has been submitted to FDOT for review and permitting of proposed connection to US 441.

Other Issues to be Addressed

6. **Proposed Use.**
Action Needed to Address Deficiency: The proposed use is described inconsistently within application materials. For example, the cover letter describes the use as a "mix of office and commercial uses", however, trip generation is based upon a mix of office, warehousing, and retail uses. In addition, the proposed "warehousing" use must be further defined. The project area is zoned Commercial Intensive (CI), which does not permit uses within the warehouse / freight movement use category (these uses are generally permitted in the industrial zoning districts). Please address.
7. **Parking Calculations.**
Action Needed to Address Deficiency: (1) Parking calculations on Sheet C0.00 do not state the square footage used to determine number of required spaces for each area, nor are the number of required parking spaces demonstrated for each area. (2) State the use type being utilized to calculate parking (appears to be light manufacturing, which is not a permitted use in the CI zoning district, and is not consistent with the stated mix of uses). For parking standards with a variable parking requirement based on the activity associated with the use type (such as the variable parking standard for light manufacturing, which has a parking standard for office/labs and a different parking standard for all other areas), materials supporting the use of the building is required. Such materials may include but are not limited to preliminary floor plans.
8. **Countywide Wetland Protection.** Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding this form). The form is accessible at: <http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>.
9. **Application Submittals:** For future submittals, please ensure plans are either individually rolled or individually folded.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

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

SAN FELASCO TECH CITY

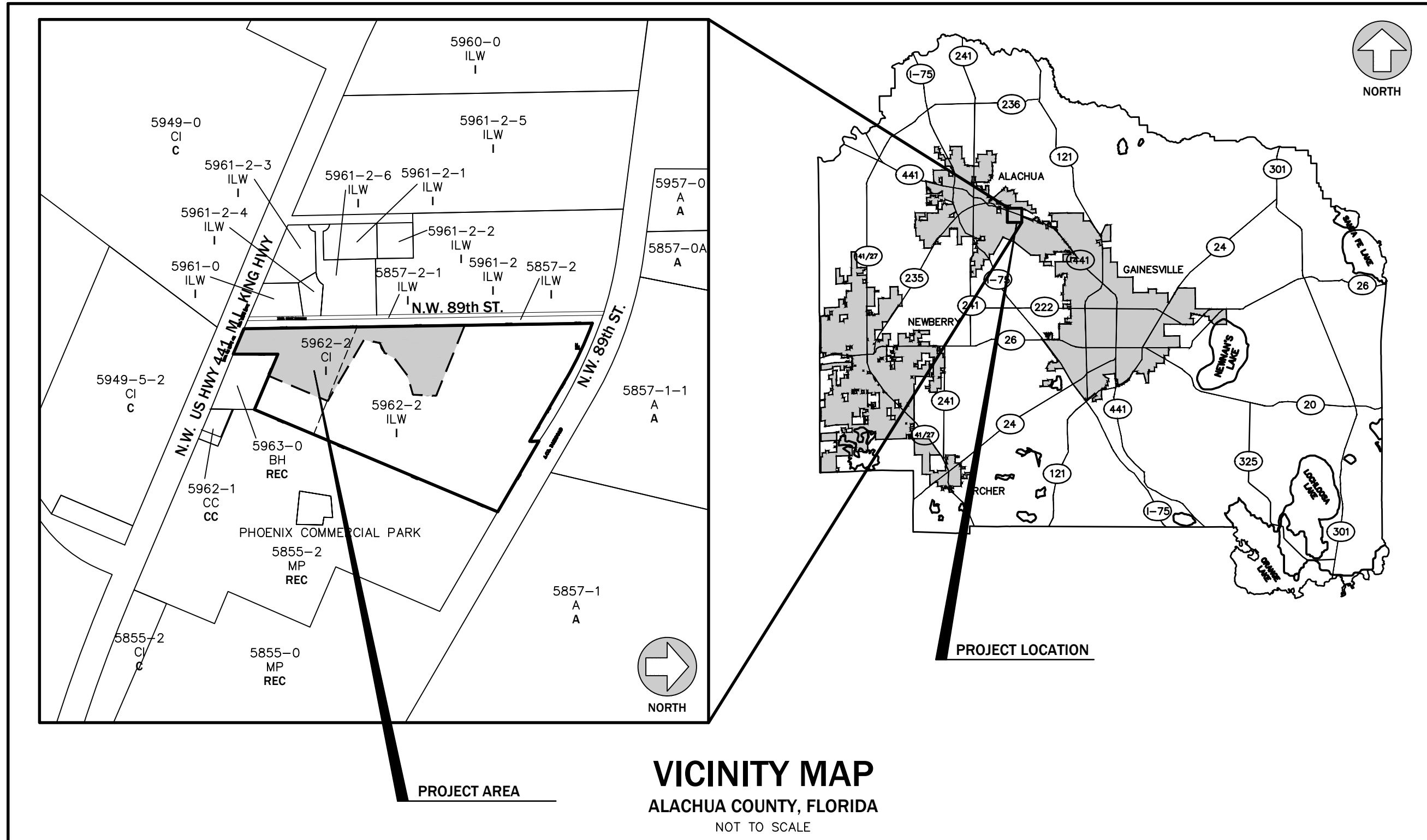
CITY OF ALACHUA, FLORIDA

DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	TOM R. & ASSOCIATES, LLC 11 SE 2ND AVENUE GAINESVILLE, FLORIDA 32601
2.	NAME OF PROJECT:	SAN FELASCO TECH CITY
3.	PROJECT DESCRIPTION:	CONSTRUCTION OF TWO 30,100 S.F. BUILDINGS FOR COMMERCIAL AND OFFICE USE AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS
4.	PROJECT ADDRESS:	12000 BLOCK OF NW US HWY 441
5.	TAX PARCEL NUMBER:	05962-002-000 (PORTION OF)
6.	SECTION/TOWNSHIP/RANGE:	SECTION 20, TOWNSHIP 08 SOUTH, RANGE 19 EAST
7.	ZONING:	COMMERCIAL INTENSIVE, LIGHT AND INDUSTRIAL WAREHOUSE
8.	FUTURE LAND USE DESIGNATION:	COMMERCIAL, INDUSTRIAL
9.	A PORTION OF THIS SITE IS LOCATED IN FLOOD PLAIN	
10.	IRRIGATION SYSTEM IS PROVIDED FOR LANDSCAPED AREAS	
11.	THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.	

PROJECT AREA IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL PROJECT AREA:	576,083	13.23	100
2.	PROPOSED BUILDING COVERAGE:	60,200	1.38	10.4
3.	PAVEMENT AND SIDEWALK AREA:	119,166	2.74	20.7
4.	TOTAL IMPERVIOUS AREA:	179,366	4.12	31.1
5.	OPEN AREA:	396,717	9.11	68.9
6.	FLOOR TO AREA RATIO:	59,500 BUILDING AREA SF: 576,083 PROJECT AREA SF=0.10		

TOTAL SITE IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
1.	TOTAL SITE AREA:	2,411,418 S.F.	55.36 Ac.	100%
2.	PROPOSED BUILDING COVERAGE:	60,200 S.F.	1.38 Ac.	2.50%
3.	PAVEMENT AND SIDEWALK AREA:	119,166 S.F.	2.74 Ac.	4.95%
4.	TOTAL IMPERVIOUS AREA:	179,366 S.F.	4.12 Ac.	7.44%
5.	OPEN AREA:	2,232,052 S.F.	51.24 Ac.	92.56%

PARKING CALCULATIONS				
#	DESCRIPTION	CRITERIA	REQUIRED (MIN.)	PROVIDED
1.	VEHICULAR PARKING			
	BUILDING A	1 PARKING SPACE PER 330 SF OFFICE X 30,000 S.F.	91	SEE TOTAL BELOW
	BUILDING B	1 PARKING SPACE PER 305 SF RETAIL X 3,000 S.F.	10	SEE TOTAL BELOW
		1 PARKING SPACE PER 330 SF OFFICE X 15,000 S.F.	45	SEE TOTAL BELOW
		1 PARKING SPACE PER 1,000 SF ASSEMBLY X 12,000 S.F.	12	SEE TOTAL BELOW
		TOTAL	158	160 INCLUDING 6 HANDICAP SPACES
2.	BICYCLE PARKING	10% OF REQUIRED NUMBER OF VEHICLE PARKING	158 SPACES X 0.10 = 16 SPACES	16 SPACES & RACKS
3.	MOTORCYCLE PARKING	N/A	N/A	N/A



LEGEND:

ZONING:
ILW - LIGHT AND INDUSTRIAL WAREHOUSE
CI - COMMERCIAL INTENSIVE
BH - BUSINESS HIGHWAY
CC - COMMUNITY COMMERCIAL DISTRICT
MP - INDUSTRIAL SERVICES AND MANUFACTURING

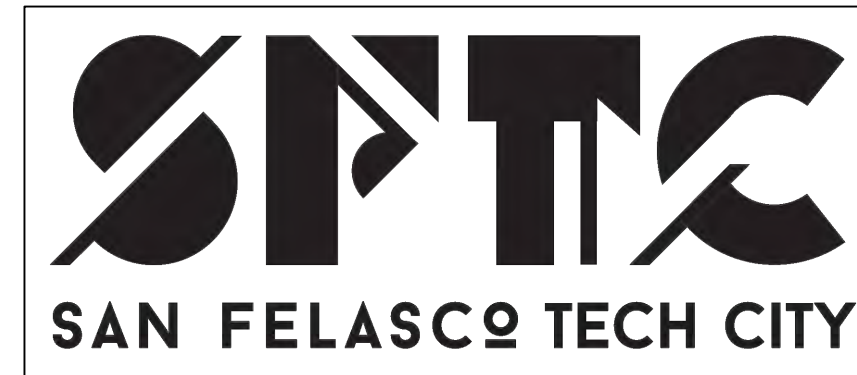
FUTURE LAND USE:
C - COMMERCIAL
CC - COMMUNITY COMMERCIAL
I - INDUSTRIAL
REC - RURAL EMPLOYMENT CENTER

TRIP GENERATION								
PROPOSED								
ITE LAND USE 710 GENERAL OFFICE BUILDING								
45,000 S.F.				TRIP DISTRIBUTION		PROJECT TRIPS		
PERIOD	RATE	PER 1000 SF	TRIPS	ENTER	EXIT	IN	OUT	
AM PK HR	1.16	45.00	52.20	86%	14%	44.89	7.31	
PM PK HR	1.15	45.00	51.75	16%	84%	8.28	43.47	
AVG DAILY	9.74	45.00	438.30	50%	50%	219.15	219.15	

ITE LAND USE 820 SHOPPING CENTER								
3,000 S.F.				TRIP DISTRIBUTION		PROJECT TRIPS		
PERIOD	RATE	PER 1000 SF	TRIPS	ENTER	EXIT	IN	OUT	
AM PK HR	0.94	3.00	2.82	62%	38%	1.75	1.07	
PM PK HR	3.81	3.00	11.43	48%	52%	5.49	5.94	
AVG DAILY	37.75	3.00	113.25	50%	50%	56.63	56.63	

ITE LAND USE 110 GENERAL LIGHT INDUSTRIAL								
12,000 S.F.				TRIP DISTRIBUTION		PROJECT TRIPS		
PERIOD	RATE	PER 1000 SF	TRIPS	ENTER	EXIT	IN	OUT	
AM PK HR	0.70	12.00	8.40	88%	12%	7.39	1.01	
PM PK HR	0.63	12.00	7.56	13%	87%	0.98	6.58	
AVG DAILY	4.96	12.00	59.52	50%	50%	29.76	29.76	

SUMMARY			
	AM PK HR	PM PK HR	AVG DAILY
OFFICE	52.20	51.75	438.30
RETAIL	2.82	11.43	113.25
GENERAL LIGHT INDUSTRIAL	8.40	7.56	59.52
OVERALL NET	63.42	70.74	611.07



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 824.24 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 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; 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, 2718.29 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.

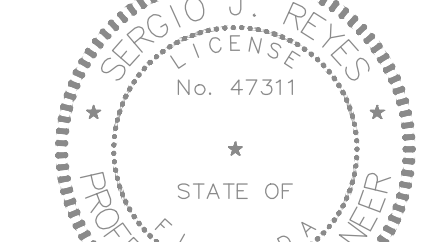
EASEMENT PARCEL #1

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 RLIGHT-OF-WAY LINE SOUTH 58 DEG. 43' 12" EAST 510.61 FEET; THENCE RUN SOUTH 00 DEG. 08' 45" EAST 70.66 FEET; THENCE RUN NORTH 66 DEG. 00' 06" 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.

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C0.10	LEGEND, SYMBOLS AND NOTES
C0.20	DEVELOPMENT PLAN
C0.30	TREE CLEARING PLAN
C1.00	DIMENSION PLAN
C2.00	PAVING, GRADING AND DRAINAGE PLAN
C2.10	PAVING, GRADING AND DRAINAGE DETAILS AND NOTES
C2.20	BASIN 1 DETAIL
C2.30	BASIN 2 DETAIL
C3.00	STORMWATER POLLUTION PREVENTION PLAN
C4.00	UTILITY PLAN
C4.10	UTILITY DETAILS
V001-V012	BOUNDARY AND TOPOGRAPHIC SURVEY
A100-A202	ARCHITECTURAL PLANS
L101-L304	LANDSCAPE
E	PHOTOMETRIC

No.	Date	Comment

Professional Engineer of Record:



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

Project No: 18-023

Project phase: CITY SUBMITTAL

Project title:

SAN FELASCO TECH CITY
CITY OF ALACHUA,
FLORIDA

Sheet title:

COVER SHEET

Designed: SJR

Sheet No.:

Drawn: MAB

Checked: TAR

Date: 06/25/18

C0.00

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
dup = DUCTILE IRON PIPE
ELEV = ELEVATION
ECMP = ELLIPTICAL CORRUGATED METAL PIPE
ercp = ELLIPTICAL REINFORCED CONCRETE PIPE
ID = IDENTIFICATION
INV = INVERT
F.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
FINISH = FINISHED FLOOR
M.E.S. = MITERED END SECTION
No. = NUMBER
O.R. = OFFICIAL RECORDS BOOK
P.G.S. = 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
O BO = WATER BLOW OFF
O 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
H = ELECTRICAL HANDHOLE
FH = FIRE HYDRANT
IRRD VLV = IRRIGATION VALVE
LT PL = LIGHT POLE
MBOX = MAIL BOX
MANH = 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
SHRB = SHRUB
○ = SIGN
TELK = TELEPHONE RISER
TVBOX = CABLE TELEVISION RISER
WM = WATER METER
WV = WATER VALVE
ELEV CONTOUR LINE
-80 = FENCE LINE
x x = OVERHEAD GUY WIRE
OHWD = OVERHEAD POWER LINE
OHTL = OVERHEAD TELEPHONE LINE
OHTV = OVERHEAD TELEVISION LINE
BS = SANITARY SEWER LINE
UG = UNDERGROUND ELECTRIC LINE
GAS = UNDERGROUND GAS LINE
UGT = UNDERGROUND TELEPHONE LINE
UGTW = UNDERGROUND CABLE TELEVISION LINE
WL = UNDERGROUND WATER LINE
SPOT X = SPOT ELEVATION

LOCATION	SPECIES	QUANTITY AT BENTON RD IN 1960s	SIZE / COMMON NAME
	• bco10	=	10' BAY
	• cco11	=	11' CHINABERRY
	• cco11	=	11' CEDAR
	• ch12	=	12' CHERRY
	• cnt10	=	10' CHINESE TALLOW
	• h111	=	11' HICKORY
	• lco12	=	12' LAUREL OAK
	• lo15	=	15' LIVE OAK
	• mo12	=	12' MULBERRY
	• rpi18	=	18' MAGNOLIA
	• si14	=	18' PALM
	• si14	=	14' PINE
	• po18	=	9' POST OAK
	• sb011	=	11' SUGARBERRY
	• sg17	=	17' SWEETGUM
	• tso11	=	11' TURKEY OAK
	• tree10	=	18' UNIDENTIFIED TREE
	• wo14	=	14' WATER OAK
		=	EXISTING TREE TO BE REMOVED


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TREE BARRICADE
 SILT FENCE
 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)
 EXISTING SPOT ELEVATION
 PROPOSED SPOT ELEVATION
 PROPOSED CONTOUR ELEVATION
 EXISTING CONTOUR ELEVATION

	WATER MAIN, PROPOSED
	WATER MAIN, EXISTING
	WASTEWATER GRAVITY MAIN, PROPOSED
	PLUG END AND CAP
	BLOW-OFF ASSEMBLY
	GATE VALVE & BOX
	BUTTERFLY VALVE
	PLUG VALVE
	SWING CHECK VALVE
	BACK FLOW PREVENTER
	REDUCED PRESSURE ZONE BFP
	DOUBLE CHECK BFP
	DUAL CHECK VALVE
	AIR RELEASE VALVE
	REDUCER FITTING
	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
	ELECTRIC TRANSFORMER
	RECLAIMED WATER METER ASSEMBLY
	RECLAIMED WATER MAIN, PROPOSED
	RECLAIMED WATER MAIN, EXISTING
	RECLAIMED WATER MAIN, PROPOSED
	GATE VALVE & BOX
	REDUCER FITTING
	WASTEWATER (PRESSURE) MAIN, PROPOSED
	SANITARY SEWER MAIN, PROPOSED
	SANITARY SEWER MAIN, EXISTING
	SANITARY SEWER MANHOLE, PROPOSED
	SANITARY SEWER MANHOLE, EXISTING
	SANITARY SEWER PLUG
	PLUG VALVE
	SEWER LATERAL, SINGLE SERVICE
	GATE VALVE
	CHECK VALVE
	AIR RELEASE VALVE

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, ASSURING 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. THE 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 REQUIRED 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 THE OSHA, FEDERAL, STATE AND LOCAL AGENCIES.
 - 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. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN, 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 DEVICES 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 AID ADMINISTRATIVE RECORDS.
 - 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 ACT (OSHA) AND ALL OTHER FEDERAL, STATE, AND LOCAL MEANS OF TRANSPORTATION AND CONSTRUCTION.
 - 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) "NATURAL 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 SHALL 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 ANY OTHER AGENCIES) AND BE 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, AND LABOR TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE 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. CONTRACTOR TO FOLLOW ALL CRITERIA SET FORTH BY THE CITY OF ALACHUA REQUIREMENTS FOR POTABLE WATER, RECLAIMED WATER, AND WASTEWATER.

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 DEPICED 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 SUBMIT 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.

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 SOODED.
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 SWEEP 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 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 RESPONSIBLE 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 AND 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 THE APPROPRIATE JURISDICTIONAL AGENCIES. BOTH PAPER AND AUTOCAD SHALL BE PROVIDED.

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. ACTION AND 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 OBTAINED 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 VEHICLES AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, CARGO, 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 RESEEDING NO LATER THAN 30 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. DISTURBED AREAS AND WATER BODIES, WATERCOURSES OR WETLANDS AND ANY CONVEYANCES SUCH AS DRAINAGE DITCHES, STORM DRAINS, AND INLETS.
15. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRECEDING ANY DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION STRUCTURES SHOWN ON THE PLAN AT A MINIMUM 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 MOWED AND MULCHED WITHIN 7 DAYS OF FINAL GRADING, UNLESS OTHERWISE NOTED. ALL SLOPES STEEPER THAN 4:1 SHALL BE SODED.

1. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL BEGIN WITH THE MANUAL AND UNIFORM TRAFFIC CONTROL DEVICES (MUTCD/FHWA) AND THE REGIONAL AGENCY'S HIGHWAY JURISDICTION. IN THE EVENT THAT THE CONTRACTOR JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL BE FOLLOWED.
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 PRIOR TO CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE AREAS SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION OF DRAINAGE FLOWS.
4. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REGULATIONS FROM THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RECORD DRAWING WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD COPY AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY THE DISTRICT REPRESENTATIVES.
6. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COVERED BY ROCK BASE MATERIAL. THE CONTRACTOR SHALL REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND DISPOSED OF IN A LEGAL MANNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE. PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DE-WATERING METHODS SHALL BE REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING INSTALLED.
8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED METHOD ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY STRUCTURES. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION FOLLOW.
9. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. THIS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSTRUCTION AREAS. OWNER RESERVES THE RIGHTS TO CHECK THE STAKING AND ROPING AND REQUIRE CORRECTIONS NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETED.
12. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD.
13. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH 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 THE DISTRICT INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
15. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANT LOCATIONS ON THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY AWAY FROM THE STRUCTURES TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. CURBS OR BE OBSERVED. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MATERIALS CAN BE OBTAINED.
17. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMP SLOPES OF 14 HORIZONTAL TO 1 VERTICAL.
18. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE REQUIREMENTS. PAID ELEVATIONS IMMEDIATELY OUTSIDE OF BUILDING SHALL BE MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.
19. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND. ALL DEBRIS MATERIAL (I.E. MUCK, PEAT, BURNED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH COMPACTED SOILS, AS DIRECTED BY THE OWNER. THE OWNERS ENGINEER SHALL BE NOTIFIED. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIAL SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
20. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL BE SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED ACCORDING TO THESE PLANS.
21. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT, SIDEWALK, OR GROUND SURFACE UNLESS OTHERWISE NOTED.
22. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE SPECIFIED. LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAIL OF ALL FDOT TYPE CUBS AND GUTTERS CALLED FOR IN THESE PLANS.
23. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER THAN EXISTING PRIOR TO START OF CONSTRUCTION.
24. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINE.
25. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR. ALL SURVEY COSTS ARE THE CONTRACTOR'S RESPONSIBILITY.
26. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM BUILDINGS.
27. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY DISTURBED AREAS AT NO ADDITIONAL COST TO THE OWNER.
28. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
29. ALL STORM STRUCTURES SHALL CONFORM WITH FDOT STANDARD INLET DRAWINGS UNLESS OTHERWISE SPECIFIED. EXCEPT THAT DITCH BOTTOM INLETS IN PAVED AREAS SHALL HAVE TRAVERSABLE, SLOPED BY THE CONTRACTOR PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. UNLESS OTHERWISE SPECIFIED OR APPROVED.
30. ALL CONCRETE CURBS, SIDEWALKS, INLET TOPS, ETC. SHALL BE 3000 PSI MINIMUM STRENGTH UNLESS OTHERWISE SPECIFIED.
31. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE DISTRICT. THE CONTRACTOR SHALL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK, THE CONTRACTOR WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT THE WORK HAS BEEN COMPLETED.
32. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO OBTAIN FINAL ACCEPTANCE OF THE PROJECT. THE VARIOUS AGENCIES AND CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.
33. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE DISTRICT ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE DISTRICT ENGINEER ADVANCE TO SCHEDULE INSPECTION.
34. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE SYSTEM DURING AND AFTER COMPLETION OF THE PROJECT. THE STORM SYSTEM WILL BE REQUIRED TO BE PROTECTED PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR SHALL BE REQUIRED TO RE-CLEAN PIPES AND INLETS FOR THESE PURPOSES.



Professional Engineer of Record:



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

Project No: 10-022

Project phase:

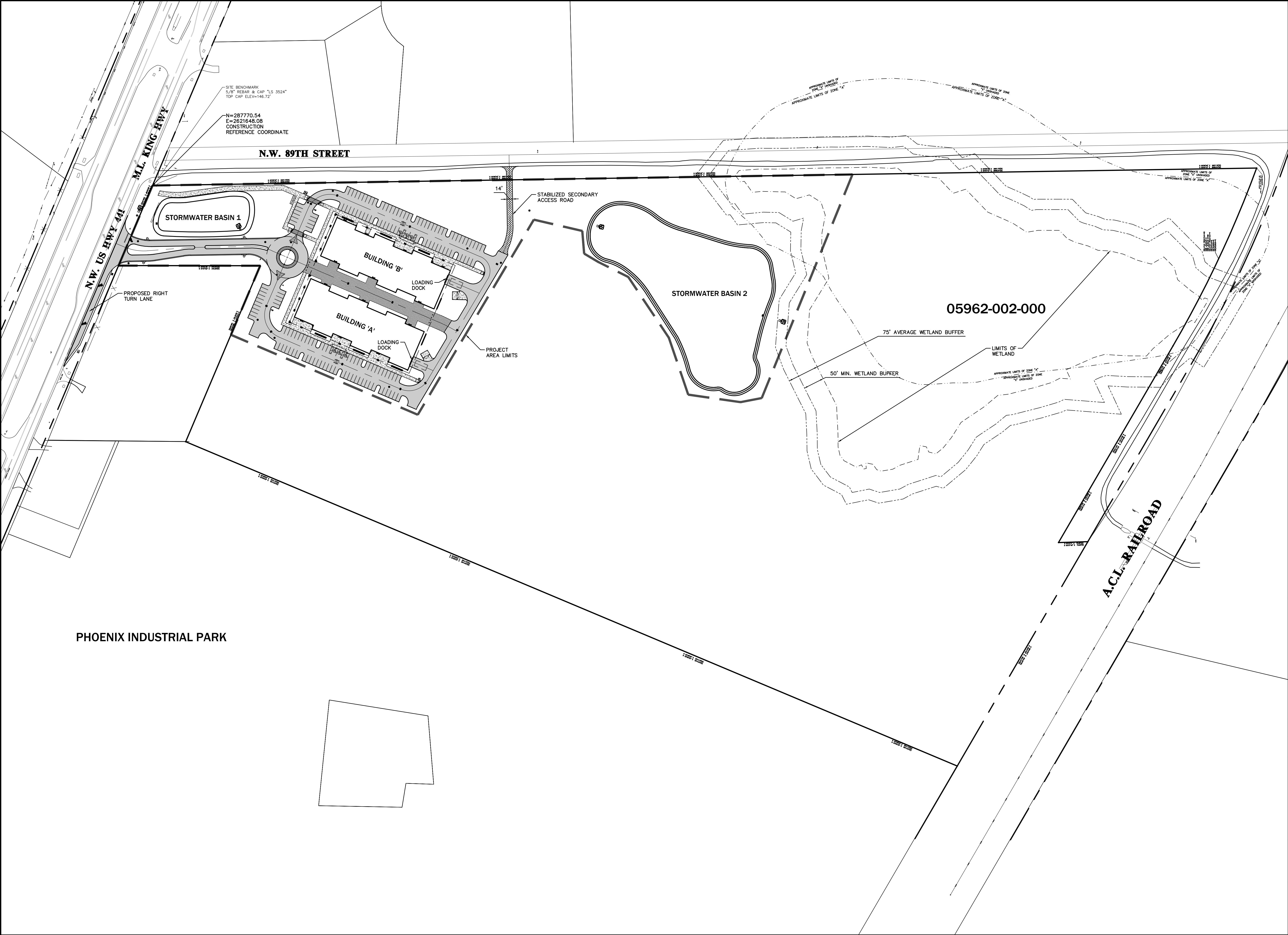
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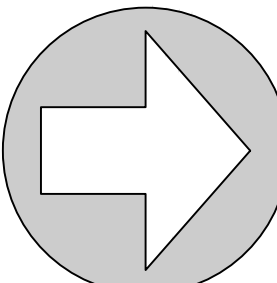
SAN FELASCO TECH CITY
CITY OF ALACHUA,
FLORIDA

Sheet title:

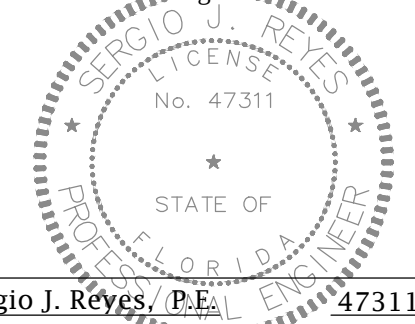
LEGEND, SYMBOLS AND NOTES

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Drawn: MAB	
Checked: TAR	
Date: 06/25/18	




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GRAPHIC SCALE

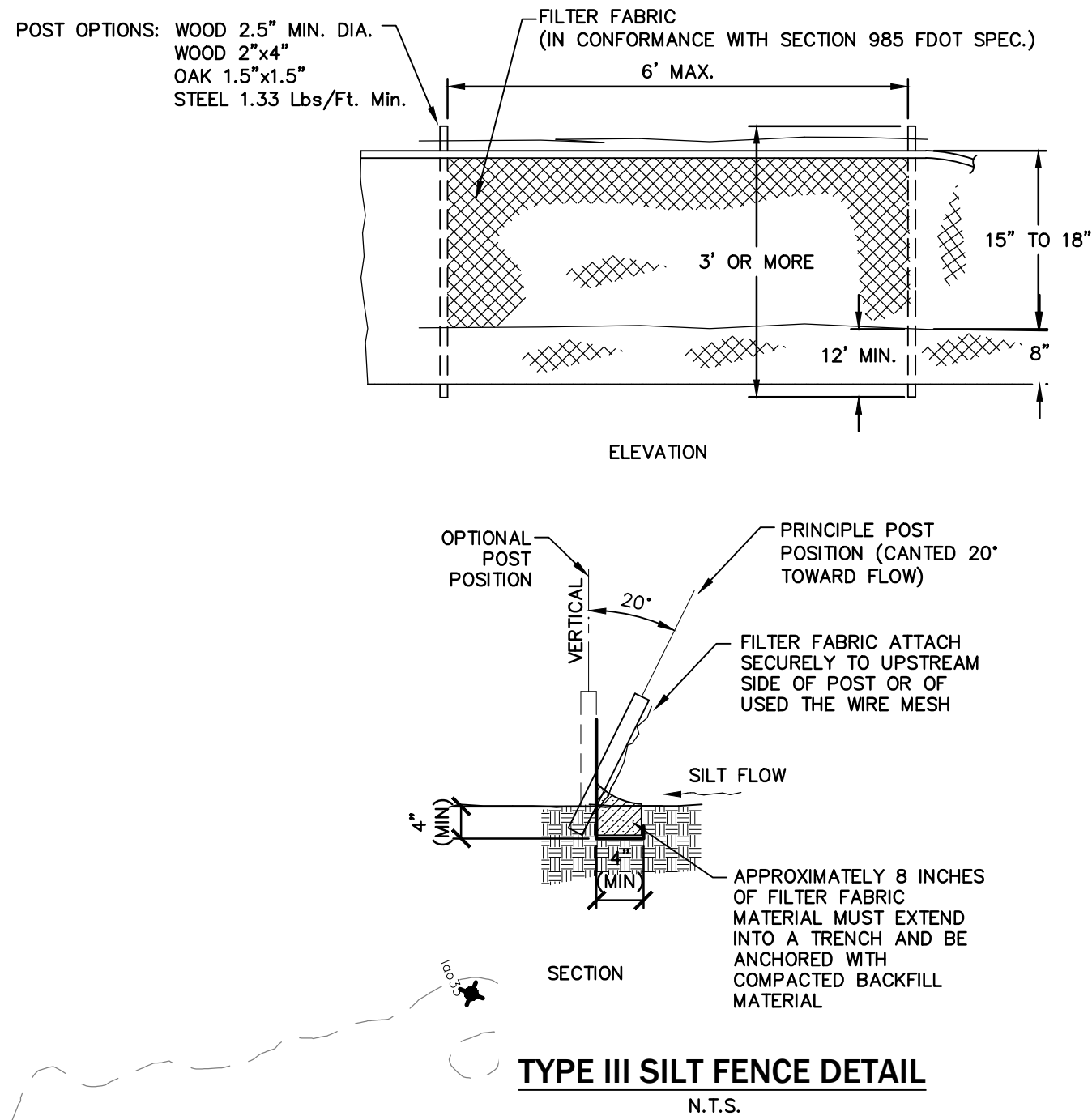
No.	Date	Comment

Professional Engineer of Record:

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

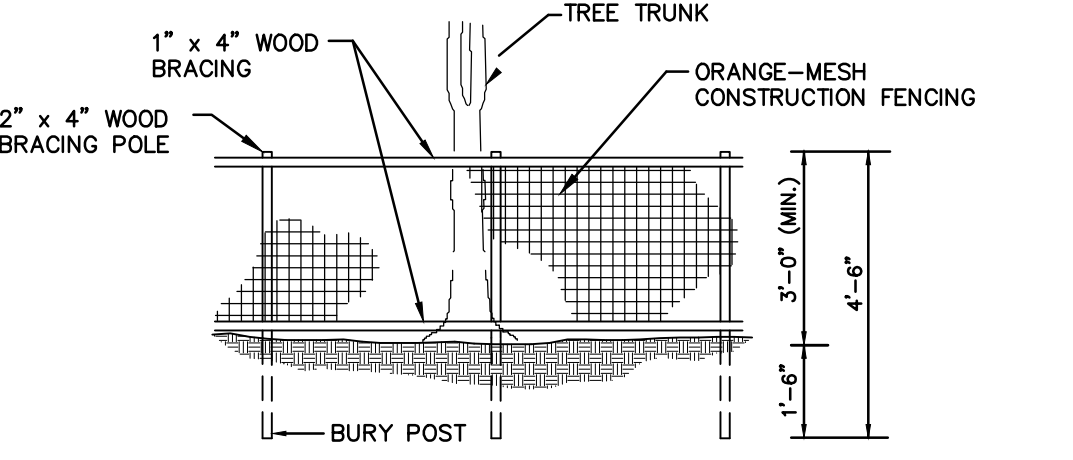
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Project phase: CITY SUBMITTAL
Project title: SAN FELASCO TECH CITY
CITY OF ALACHUA,
FLORIDA

Sheet title: DEVELOPMENT PLAN

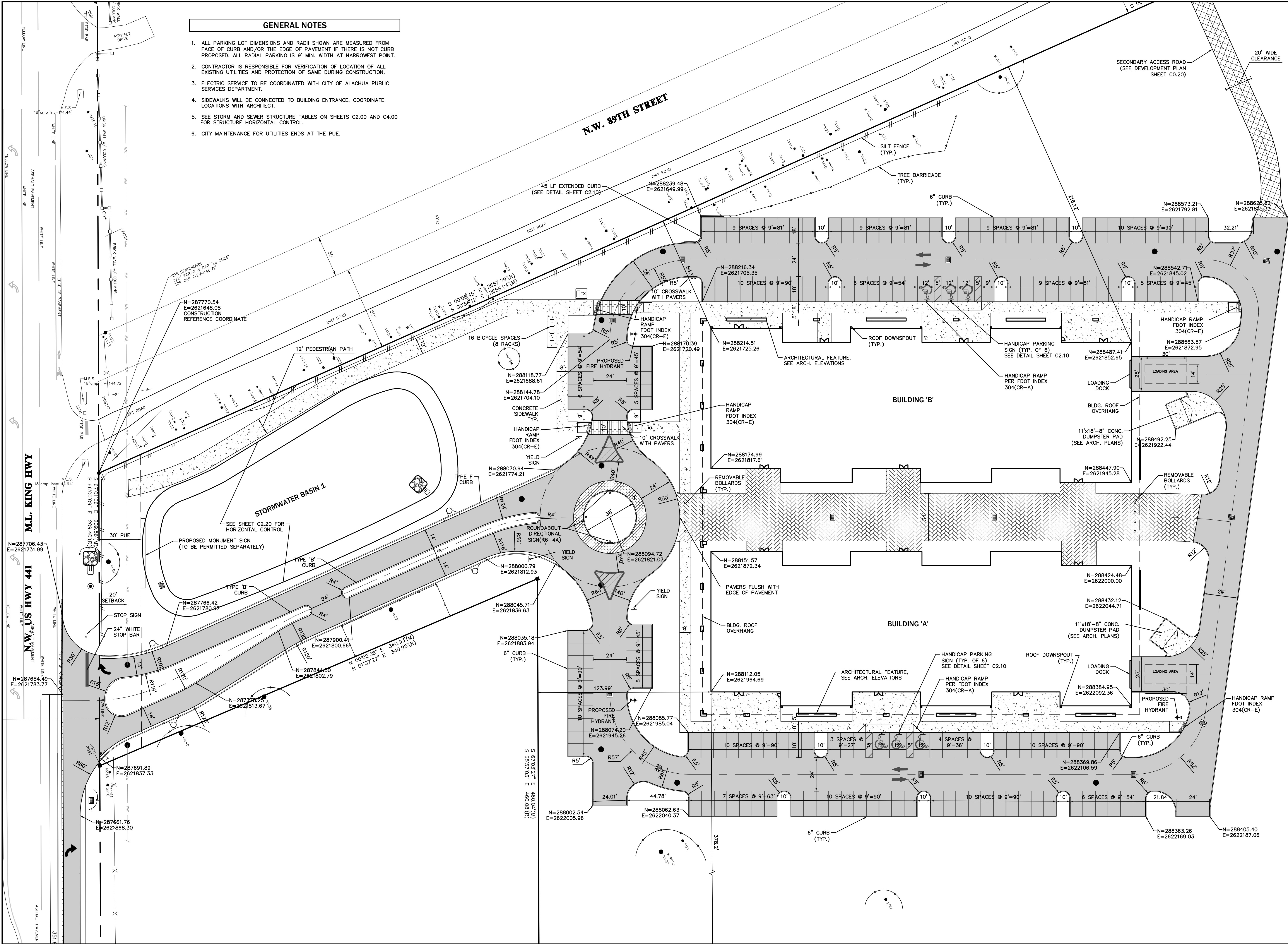
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Date: 06/25/18	

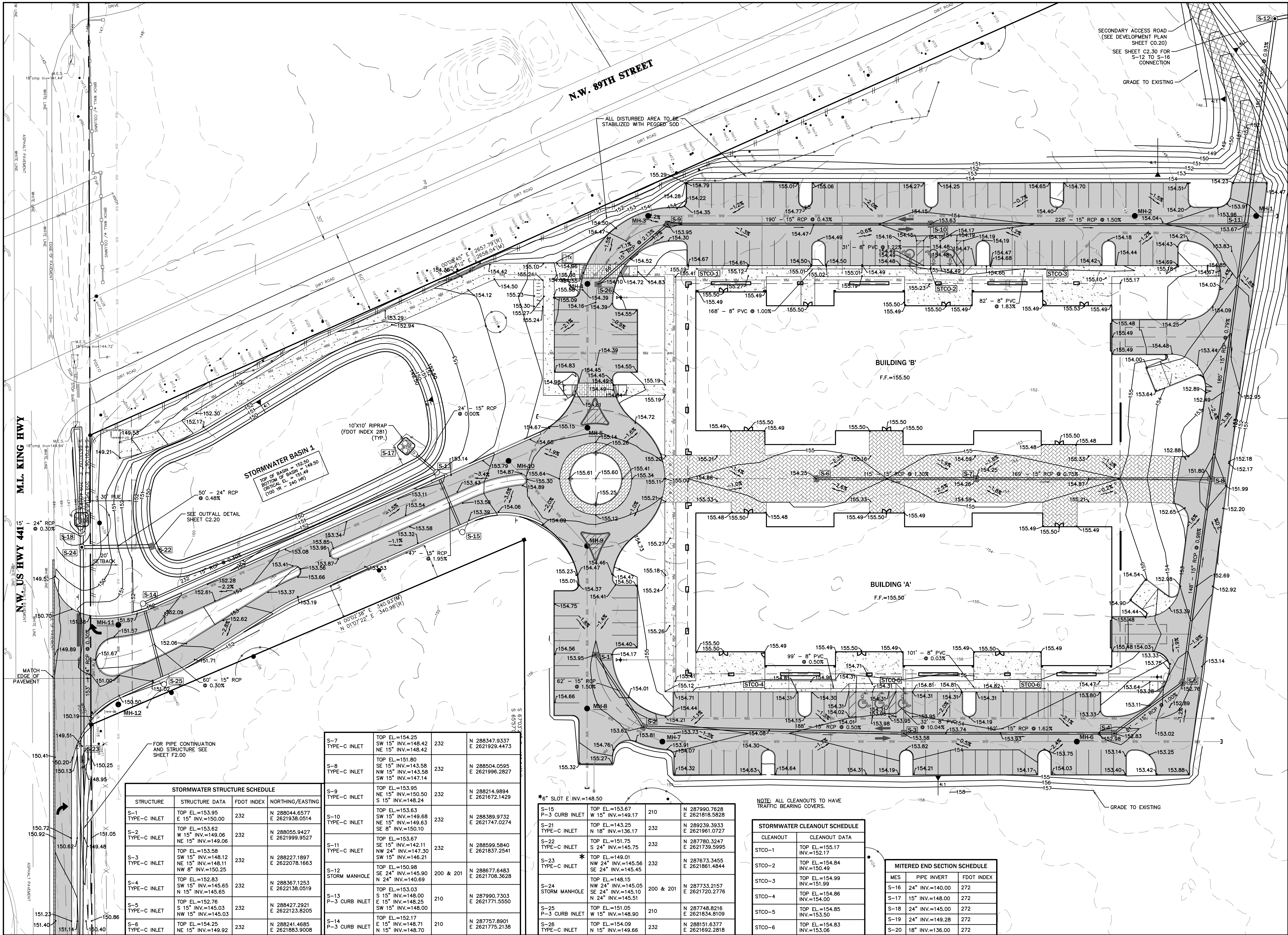


- ### ELEVATION
- NOTES:
1. TREE BARRICADES WILL BE BUILT BEFORE ANY SITE WORK IS UNDERTAKEN AND WILL REMAIN IN PLACE UNTIL THE LANDSCAPING IS PLANTED.
 2. EACH BARRICADE MUST BE AT LEAST 3 FEET TALL, WITH CORNER POSTS OF 2" x 4" WOOD INSERTED AT LEAST ONE AND A HALF (1-1/2) FEET APART. THE TWO ROWS 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 DRILLPILE FOR ALL HERITAGE AND SHARPPOINT TREES AND ALL REGULATED PINE AND PALM TREES, OR EQUAL TO 2/3 OF THE DRILLPILE OF THE TREE CANOPY FOR ALL OTHER REGULATED SPECIES, OR AT THE TREE ROOT PLATE WHERE ALLOWED BY CONSTRUCTION LIMITS.



LOG-MON SPECIES	NUMBER OF PLANTS IN PLOTS	SIZE/COMMON NAME
• ba010.	=	10" BAY
• ch011.	=	11" CHINABERRY
• ca011.	=	11" CEDAR
• ch12.	=	12" CHERRY
• chn10.	=	10" CHINESE TALLOW
• h111.	=	11" HICKORY
• la012.	=	12" LAUREL OAK
• lo15.	=	15" LIVE OAK
• mb12.	=	12" MULBERRY
• mg18.	=	18" MAGNOLIA
• po18.	=	18" PALM
• pl14.	=	14" PINE
• po0.	=	9" POST OAK
• sb11.	=	11" SUGARBERRY
• sg17.	=	17" SWEETGUM
• tk01.	=	11" TURKEY OAK
• tree18.	=	18" UNIDENTIFIED TREE
• wa16.	=	14" WATER OAK
✗	=	EXISTING TREE TO BE REMOVED
—	=	TREE BARRICADE
//	=	SILT FENCE





STORMWATER STRUCTURE SCHEDULE			
STRUCTURE	STRUCTURE DATA	FDOT INDEX	NORTHING/EASTING
S-1 TYPE-C INLET	TOP EL.=153.95 E 15" INV.=150.00	232	N 288044.6577 E 2621938.0514
S-2 TYPE-C INLET	TOP EL.=153.62 W 15" INV.=149.06 NE 15" INV.=149.06	232	N 288055.9427 E 2621999.9527
S-3 TYPE-C INLET	TOP EL.=153.58 SW 15" INV.=148.12 NE 15" INV.=148.11 NW 8" INV.=150.25	232	N 288227.1897 E 2622078.1663
S-4 TYPE-C INLET	TOP EL.=152.83 SW 15" INV.=145.65 N 15" INV.=145.65	232	N 288367.1253 E 2622138.0519
S-5 TYPE-C INLET	TOP EL.=152.76 S 15" INV.=145.03 NW 15" INV.=145.03	232	N 288427.2921 E 2622123.8205
S-6 TYPE-C INLET	TOP EL.=154.25 NE 15" INV.=149.92	232	N 288241.4685 E 2621883.9008

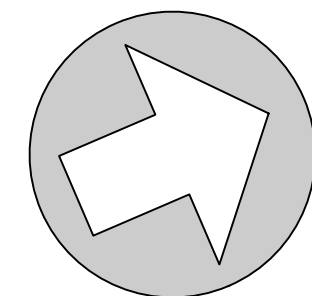
S-7 TYPE-C INLET	TOP EL.=154.25 SW 15" INV.=148.42 NE 15" INV.=148.42	232	N 288347.9337 E 2621929.4473
S-8 TYPE-C INLET	TOP EL.=151.80 SE 15" INV.=143.58 NW 15" INV.=143.58 SW 15" INV.=147.14	232	N 288504.0595 E 2621996.2827
S-9 TYPE-C INLET	TOP EL.=153.95 NE 15" INV.=150.50 S 15" INV.=148.24	232	N 288214.9894 E 2621672.1429
S-10 TYPE-C INLET	TOP EL.=153.63 SW 15" INV.=149.68 NE 15" INV.=149.63 SE 8" INV.=150.10	232	N 288389.9732 E 2621747.0274
S-11 TYPE-C INLET	TOP EL.=153.67 SE 15" INV.=142.11 NW 24" INV.=147.30 SW 15" INV.=146.21	232	N 288599.5840 E 2621837.2541
S-12 STORM MANHOLE	TOP EL.=150.98 SE 24" INV.=145.90 N 24" INV.=140.69	200 & 201	N 288677.6483 E 2621708.3628
S-13 P-3 CURB INLET	TOP EL.=153.03 S 15" INV.=148.05 E 15" INV.=148.25 SW 15" INV.=148.00	210	N 287990.7303 E 2621771.5550
S-14 P-3 CURB INLET	TOP EL.=152.17 E 15" INV.=148.71 N 15" INV.=148.70	210	N 287757.8901 E 2621775.2138

S-15 P-3 CURB INLET	TOP EL.=153.67 W 15" INV.=149.17	210	N 287990.7628 E 2621818.5828
S-21 TYPE-C INLET	TOP EL.=143.25 N 18" INV.=136.17	232	N 289239.3933 E 2621961.0727
S-22 TYPE-C INLET	TOP EL.=151.75 S 24" INV.=145.75	232	N 287780.3247 E 2621739.5995
S-23 TYPE-C INLET	TOP EL.=149.01 NW 24" INV.=145.56 SE 24" INV.=145.45	232	N 287673.3455 E 2621861.4844
S-24 STORM MANHOLE	TOP EL.=148.15 S 15" INV.=145.05 SE 24" INV.=145.05 N 24" INV.=145.51	200 & 201	N 287733.2157 E 2621720.2776
S-25 P-3 CURB INLET	TOP EL.=151.05 W 15" INV.=148.90	210	N 287748.8216 E 2621834.8109
S-26 TYPE-C INLET	TOP EL.=154.09 N 15" INV.=149.66	232	N 288151.6377 E 2621692.2818

NOTE: ALL CLEANOUTS TO HAVE TRAFFIC BEARING COVERS.

STORMWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
STCO-1	TOP EL.=155.17 INV.=152.17
STCO-2	TOP EL.=154.84 INV.=150.49
STCO-3	TOP EL.=154.99 INV.=151.99
STCO-4	TOP EL.=154.86 INV.=154.00
STCO-5	TOP EL.=154.85 INV.=153.50
STCO-6	TOP EL.=154.83 INV.=153.06

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S-16	24" INV.=140.00	272
S-17	15" INV.=148.00	272
S-18	24" INV.=145.00	272
S-19	24" INV.=149.28	272
S-20	18" INV.=136.00	272



NORTH

SCALE: 1" = 30'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:
Sergio J. Reyes, P.E.
License No. 47311
State of Florida
Engineer Certificate No.

Project No: 18-023

Project phase: CITY SUBMITTAL

Project title: SAN FELASCO TECH CITY
CITY OF ALACHUA,
FLORIDA

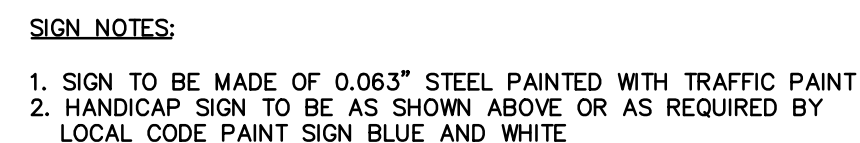
Sheet title: PAVING, GRADING AND
DRAINAGE PLAN

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Checked: TAR

Date: 06/25/18



HANDICAP PARKING SIGN DETAIL

N.T.S.



NTS



HANDICAP RAMP DETAIL-FDOT INDEX 304

N.T.S.

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. A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS 1-A, 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-150).
 - B. 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. C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL BE TYPE 'B' CONFORMING TO SECTION 914-3 AND PLACED ACCORDING TO SECTION 160. ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUES AND DENSITIES AS SHOWN IN THE TYPICAL SECTIONS.
 - D. 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-150). THE PRIME COAT SHALL CONFORM TO SECTION 300.
 - E. 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: ALL RAP (RECLAIMED ASPHALT PAVEMENT) MATERIAL IS ALLOWED TO BE USED IN ASPHALT MIX.

4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, AND CURBING SHALL BE CLASS I CONFORMING TO SECTION 34.6.
5. REINFORCED CONCRETE PIPE SHALL CONFORM TO SECTION 43.0.
6. ALL PAVEMENT MARKINGS REQUIRED IN THE R/W SHALL BE THERMOPLASTIC AND INCLUDE RAISED PAVEMENT MARKERS, WHERE REQUIRED CONFORMING TO SECTION 71.1.
7. ALL PAVEMENT MARKING, SYMBOLS AND STRIPING WITHIN THE SITE SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE. PAVEMENT MARKING SHALL BE 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 UNDERDRAINS. IF THE REPORT SHALL PROVIDE FOR UNDERCUT 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 10 TEST LOCATIONS SHALL BE PROVIDED ONSITE. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS. THE CONTRACTOR SHALL NOT PROCEED TO THE PAVEMENT CONSTRUCTION UNTIL THE TESTING RESULTS ARE APPROVED FOR PREVIOUS SECTION. 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, LIMBEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL OTHER MATERIALS FROM THE SITE AND SOIL 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 CO.20 AND THE DETAIL ON THE LANDSCAPE PLAN.
14. 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).

SCALES:
AS SHOWN

Professional Engineer of Record:



Project No: 18-022

Project phase: CITY SUBM

Project title:

SAN FELASCO TECH CITY
CITY OF ALACHUA,
FLORIDA

Sheet title:

PAVING, GRADING AND
DRAINAGE DETAILS AND NOTES

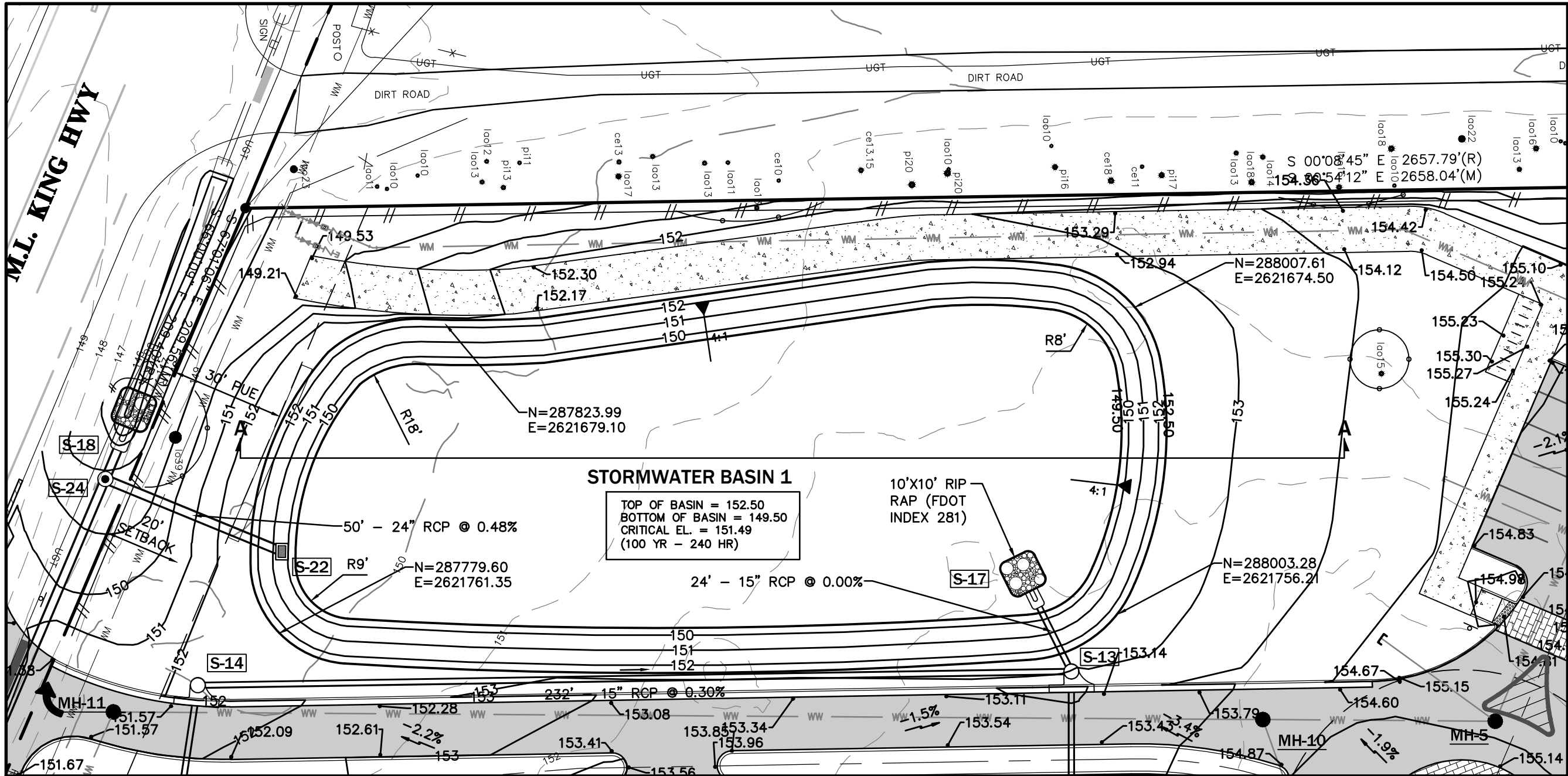
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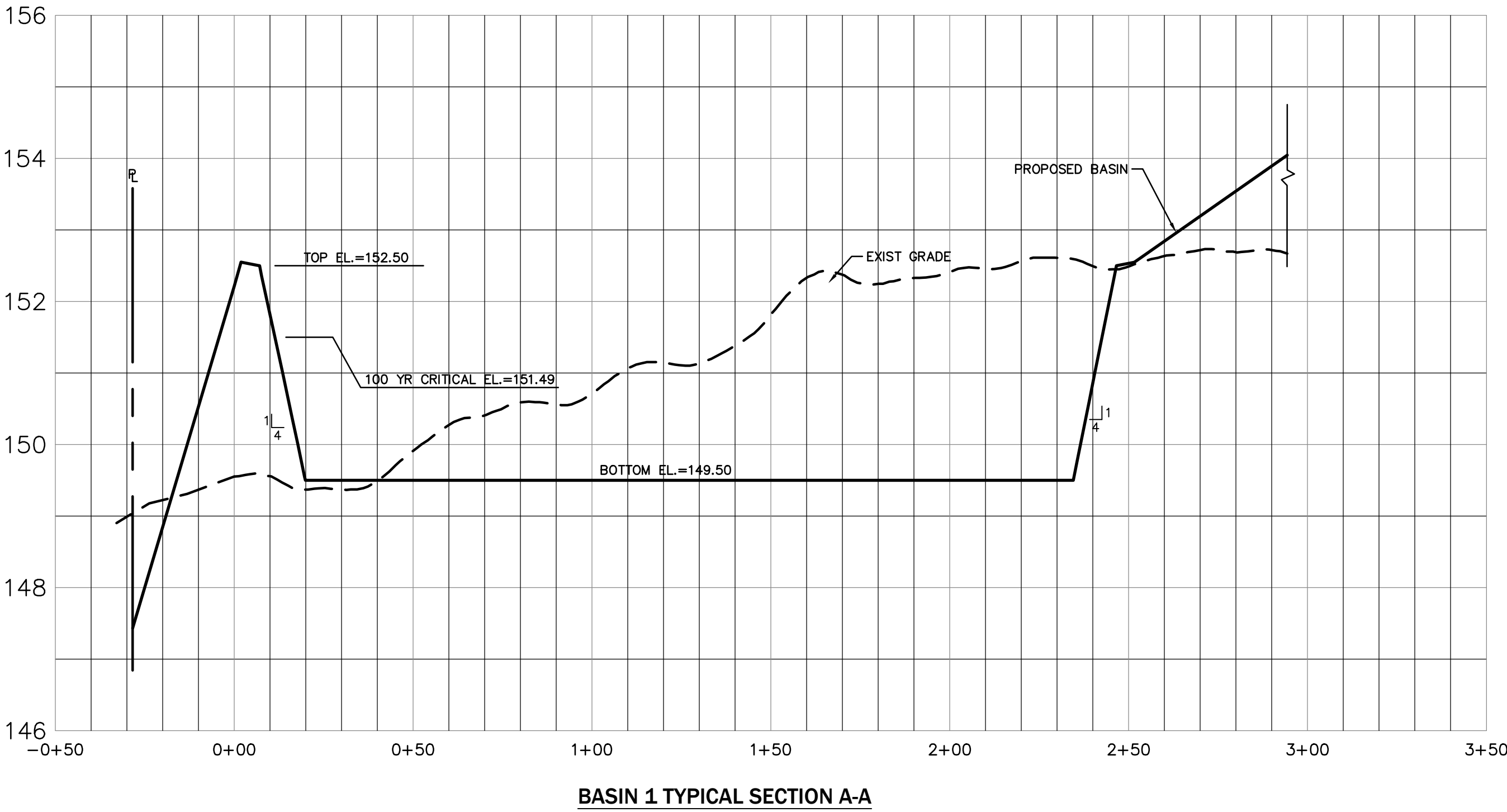
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S-17	15" INV.=148.00	272
S-18	24" INV.=145.00	272
S-19	24" INV.=149.28	272
S-20	18" INV.=136.00	272



BASIN 1 TYPICAL SECTION A-A

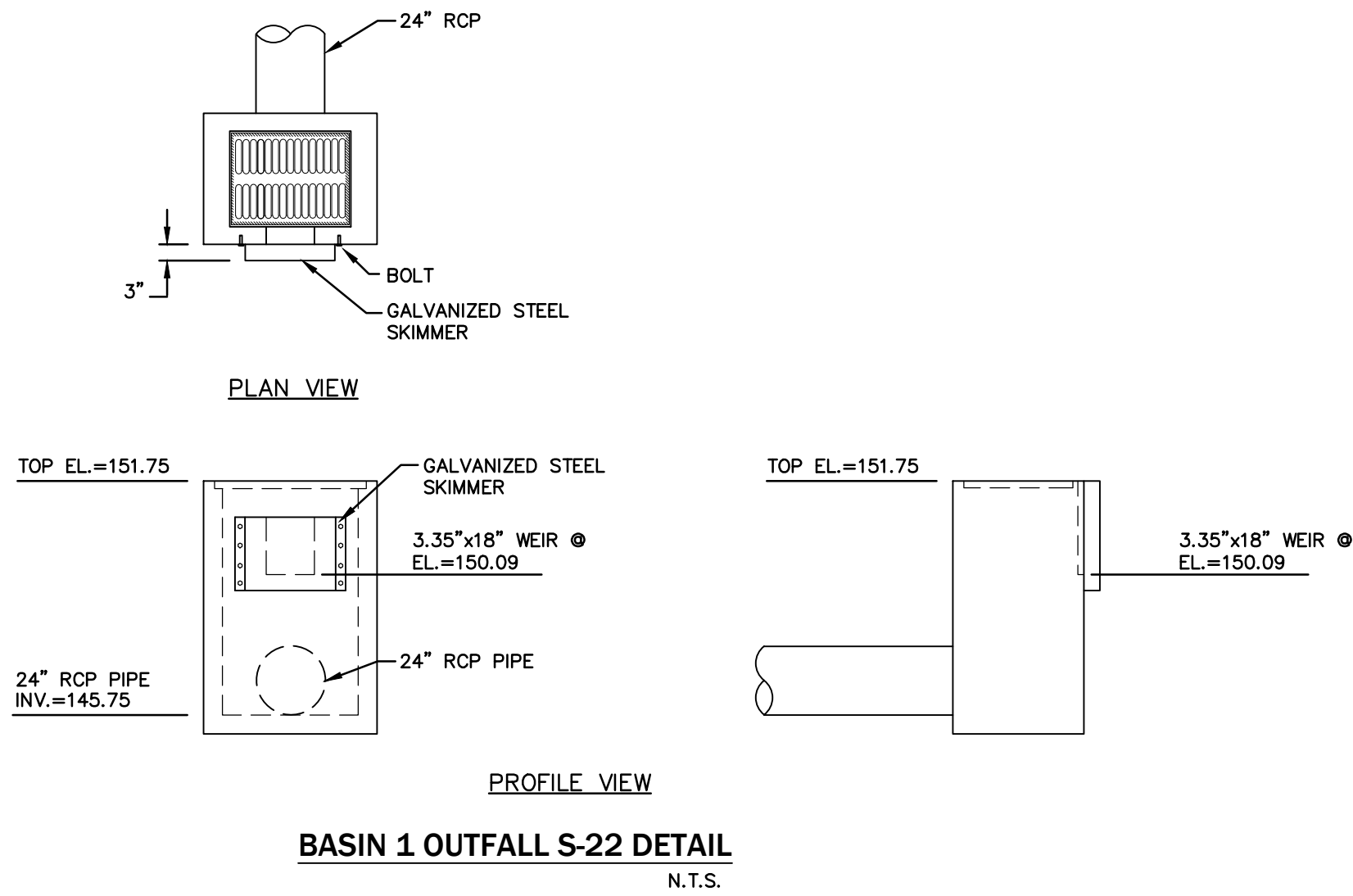
MAINTENANCE NOTES

1. **MAINTENANCE RESPONSIBILITY.**
THE LASER INVESTMENT GROUP, LLC WILL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
2. **MAINTENANCE PLAN:**
 - A. BASINS SHALL BE MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH. MOWING SCHEDULE SHOULD BE MONTHLY DURING WINTER MONTHS AND MORE FREQUENTLY (BIWEEKLY) DURING SUMMER MONTHS.
 - B. BASIN SHALL BE CLEANED OUT ANNUALLY OF ANY ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION ACCUMULATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN MORE OFTEN AS THE CONDITION DICTATES.
 - C. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS. SEASONAL GRASSES SHALL BE PLANTED TO AVOID EROSION (WINTER RYE, SUMMER MILLET).
 - D. BASIN THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT THIS OCCURS.
 - E. THE REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES. ANY DEAD LANDSCAPING MATERIALS SHALL BE REPLACED IMMEDIATELY TO ASSURE PUBLIC SAFETY.

ENGINEER'S CERTIFICATION

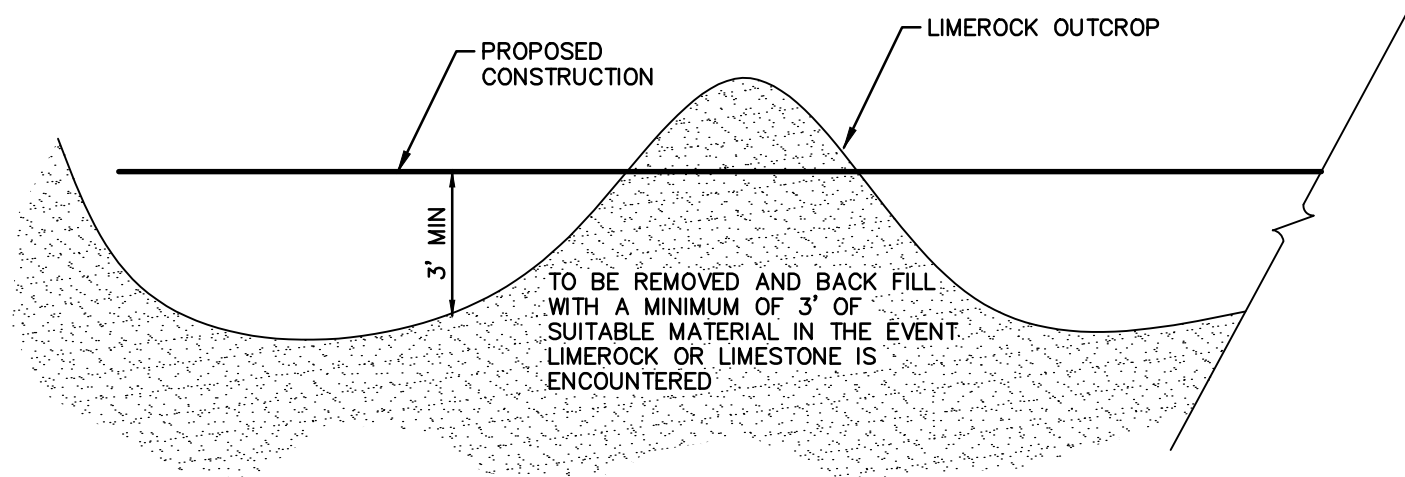
1. **ENGINEER'S CERTIFICATION:**
I HEREBY CERTIFY THAT THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM FOR THE PROJECT KNOWN AS "SAN FELASCO TECH CITY" MEETS ALL THE REQUIREMENTS AND HAS BEEN DESIGNED SUBSTANTIALLY IN ACCORDANCE WITH THE CITY OF ALACHUA STORMWATER MANAGEMENT ORDINANCE.

SERGIO REYES, P.E.



BASIN 1 OUTFALL S-22 DETAIL

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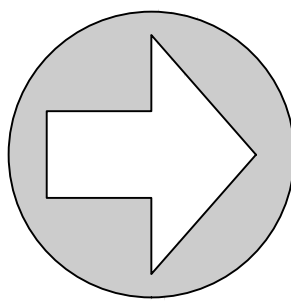


NOTES:

1. IF LIMESTONE OR LIMEROCK OUTCROP IS ENCOUNTERED DURING CONSTRUCTION OF THE BASIN, THE AREA WILL BE OVER-EXCAVATED A MINIMUM OF THREE FEET AND BACKFILLED WITH SUITABLE SOILS TO MEET THE SENSITIVE KARST AREA REQUIREMENTS.
2. IN THE EVENT A SINKHOLE, CAVITIES OR CHIMNEYS DEVELOPS WITHIN THE STORMWATER BASIN, THE FOLLOWING TREATMENT SHALL BE PERFORMED: THE OWNER SHALL NOTIFY SUWANNEE RIVER WATER MANAGEMENT DISTRICT PRIOR TO REMEDIAL ACTION UNLESS POSTPONING THE REPAIR ACTIVITY REPRESENTS AN ENDANGERMENT TO PUBLIC SAFETY. THE SINKHOLE SHALL BE BACKFILLED WITH A SANDY CLAY MIXTURE. THE SANDY CLAY SHALL BE PLACED IN SIX INCH LIFTS WITHIN THE FINAL THREE FEET OF FILL AND ROLLED WITH A HEAVILY LOADED RUBBER TIRE EQUIPMENT. SHOULD SINKHOLE ACTIVITY CONTINUE REPEATEDLY WITHIN A CONFINED AREA, THE OWNER SHALL CONSULT A GEOTECHNICAL ENGINEER TO DETERMINE WHETHER ANY ALTERNATIVE REMEDIAL MEASURES ARE REQUIRED.

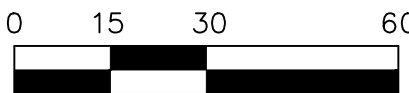
LIMEROCK OUTCROP REMOVAL DETAIL

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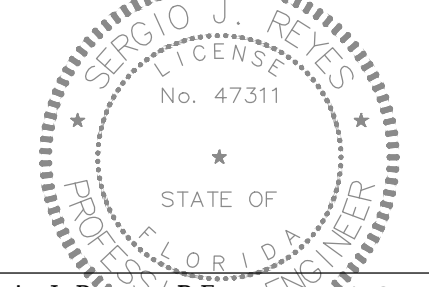
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No.	Date	Comment

Professional Engineer of Record:



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

Project No: 18-023

Project phase: CITY SUBMITTAL

Project title:

**SAN FELASCO TECH CITY
CITY OF ALACHUA,
FLORIDA**

Sheet title:

BASIN 1 DETAIL

Designed: SJR

Drawn: MAB

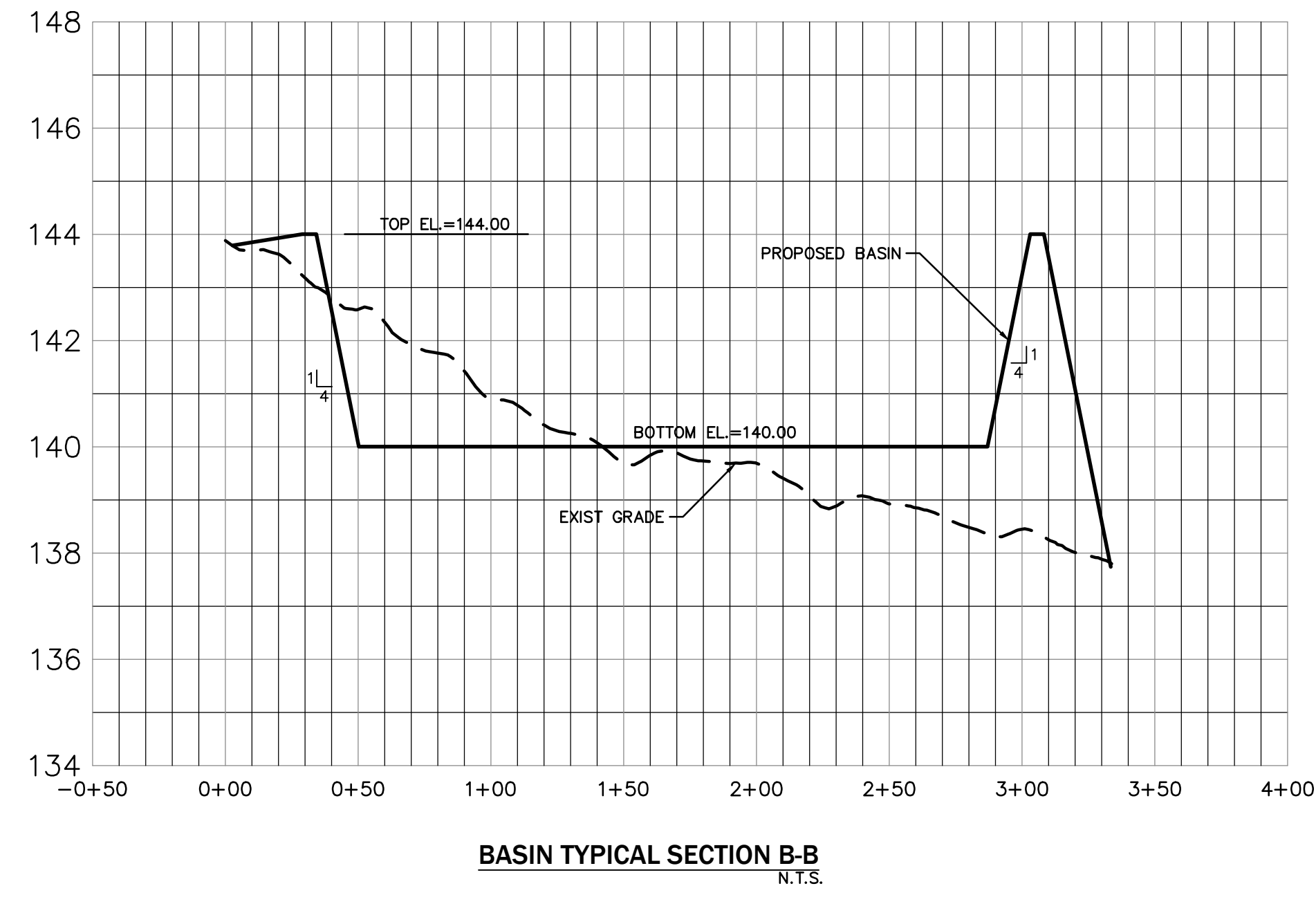
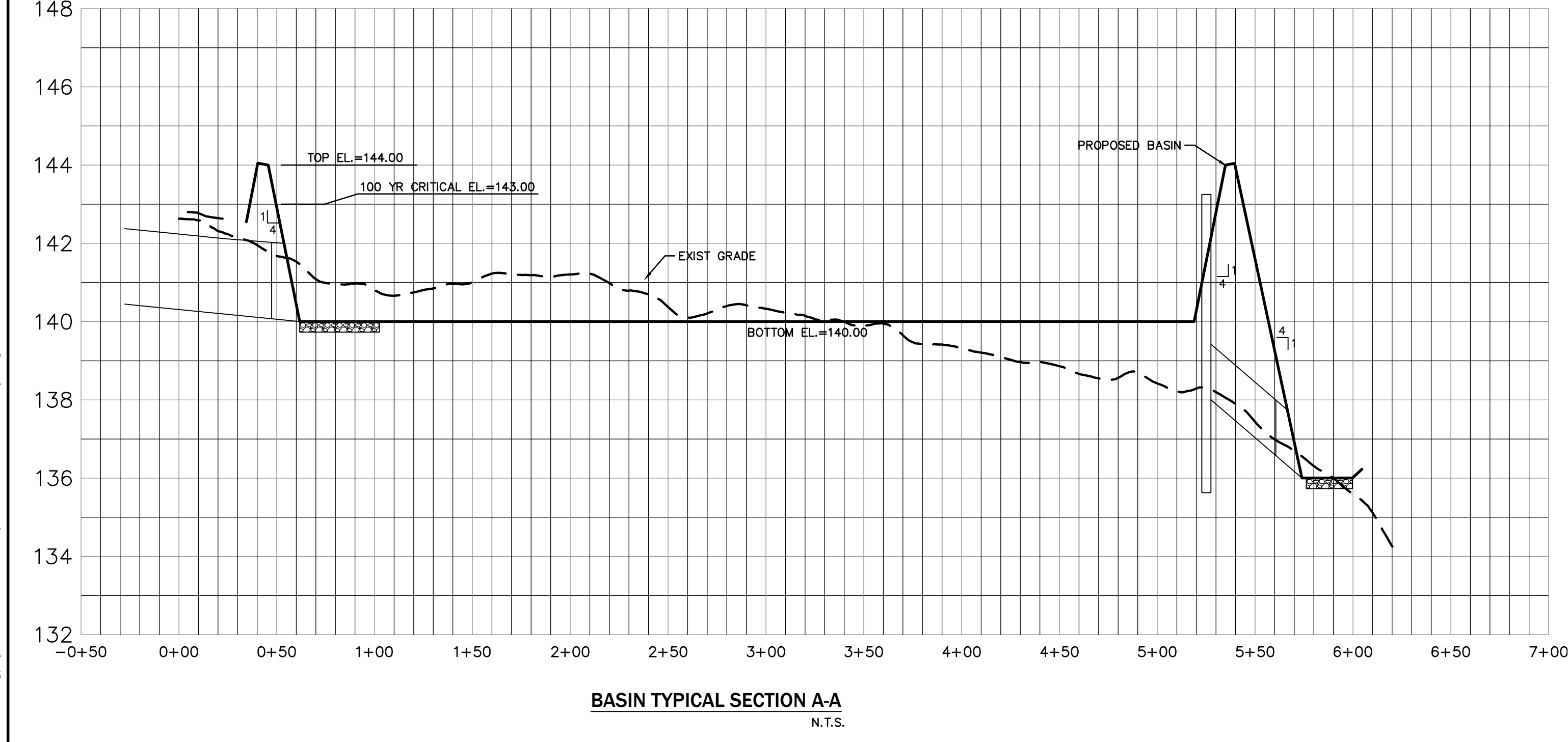
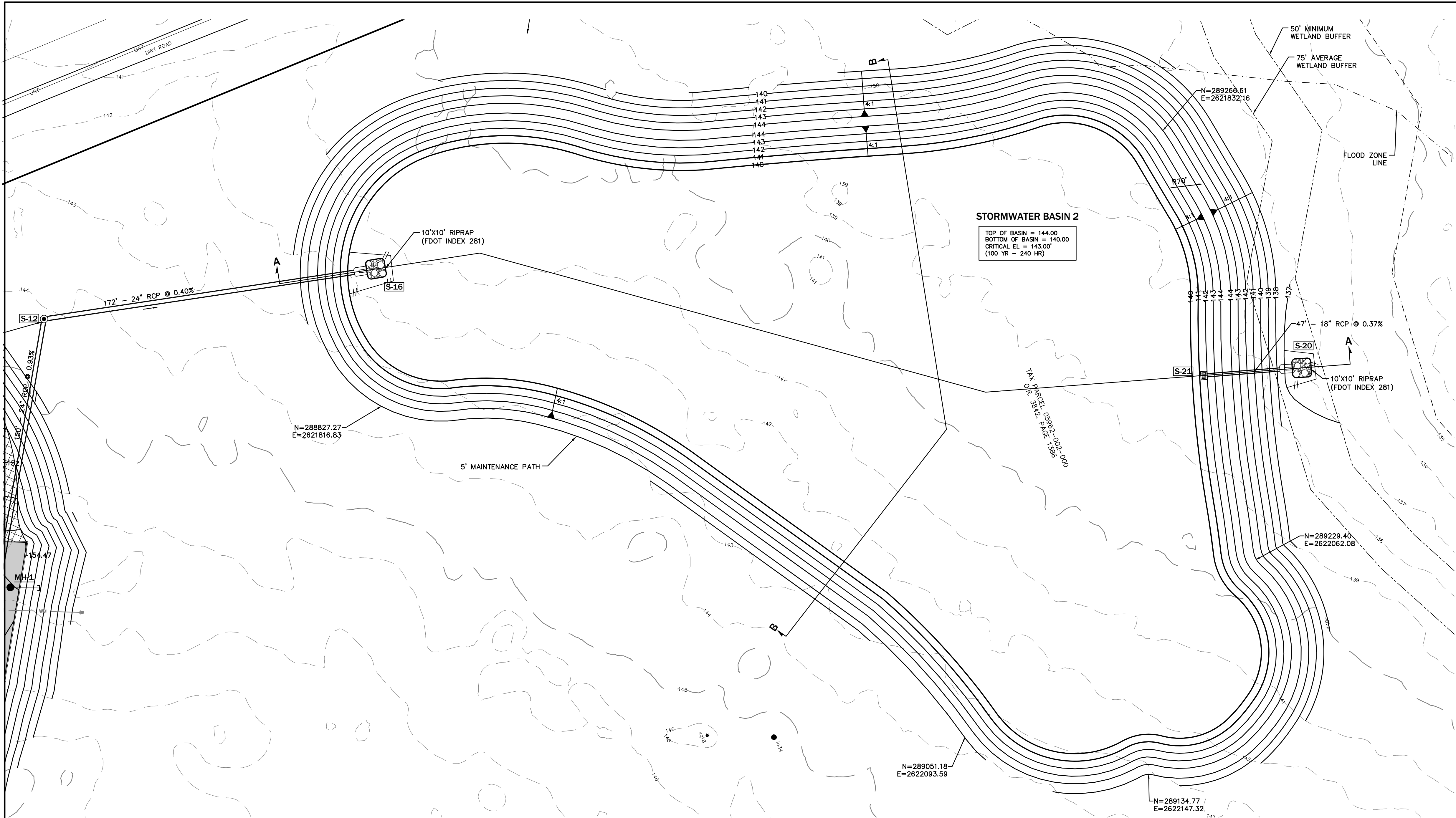
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Date: 06/25/18

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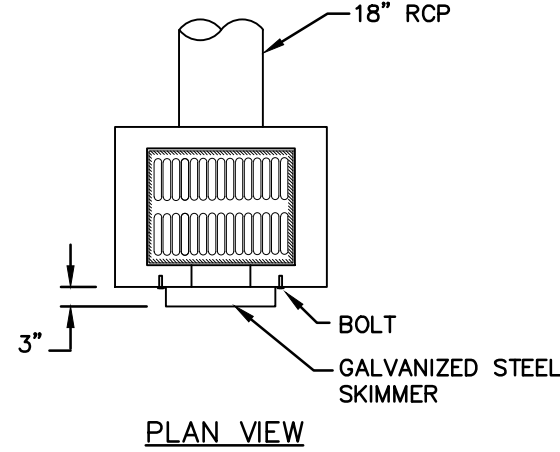
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- MAINTENANCE PLAN.**
 - BASINS SHALL BE MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH. MOWING SCHEDULE SHOULD BE MONTHLY DURING WINTER MONTHS AND MORE FREQUENTLY (BIWEEKLY) DURING SUMMER MONTHS.
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 - BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS. SEASONAL GRASSES SHALL BE PLANTED TO AVOID EROSION (WINTER RYE, SUMMER MILLET).
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 - THE REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES. ANY DEAD LANDSCAPING MATERIALS SHALL BE REPLACED IMMEDIATELY TO ASSURE PUBLIC SAFETY.

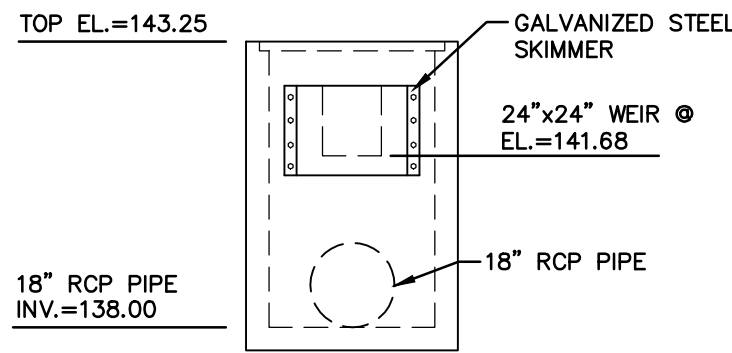
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- ENGINEER'S CERTIFICATION.**
I HEREBY CERTIFY THAT THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM FOR THE PROJECT KNOWN AS "SAN FELASCO TECH CITY" MEETS ALL THE REQUIREMENTS AND HAS BEEN DESIGNED SUBSTANTIALLY IN ACCORDANCE WITH THE CITY OF ALACHUA STORMWATER MANAGEMENT ORDINANCE.

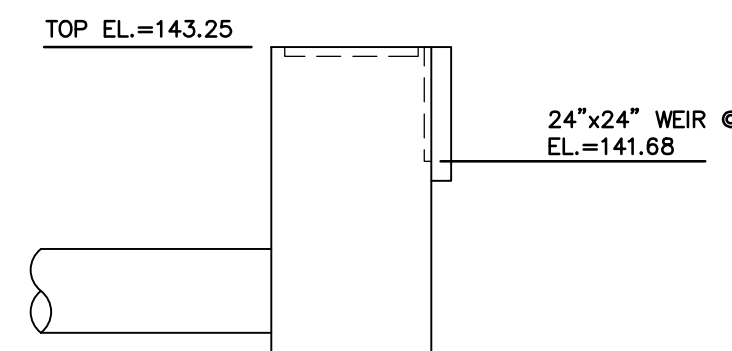
SERGIO REYES, P.E.



PLAN VIEW



FRONT VIEW

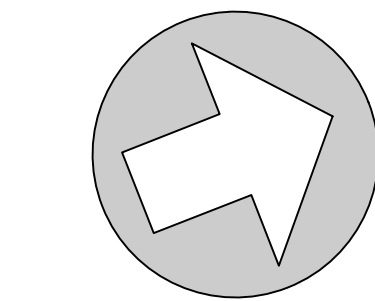


PROFILE VIEW

BASIN 2 OUTFALL S-21 DETAIL

N.T.S.

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S-16	24" INV.=140.00	272
S-17	15" INV.=148.00	272
S-18	24" INV.=145.00	272
S-19	24" INV.=149.28	272
S-20	18" INV.=136.00	272



NORTH

SCALE: 1"= 30'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:



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

Project No: 18-023

Project phase: CITY SUBMITTAL

Project title: SAN FELASCO TECH CITY
CITY OF ALACHUA,
FLORIDA

Sheet title:

BASIN 2 DETAIL

Designed: SJR

Drawn: MAB

Checked: TAR

Date: 06/25/18

Sheet No.:

C2.30

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
COUNTY: ALACHUA FLORIDA
SECTION/TOWNSHIP/RANGE: S 20, T 08 SOUTH, R19 EAST
COUNTY PARCEL NO.:05962-002-000
LATITUDE AND LONGITUDE: 29°26'42" N, 86°26'22" W
STREET ADDRESS:12000 BLOCK OF NW US HWY 441
PROJECT AREA:2,414,997 S.F.
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION:
55.44 AC.

II. SITE DESCRIPTION:

1. THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF TWO 30,100 SF BUILDINGS WITH ASSOCIATED PAVING, DRAINAGE AND UTILITY IMPROVEMENTS.
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 AREAS. AREA (1): 3.46 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): 20.07 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): 16.38 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. ON 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 ULMEROCK 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(S) 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. ALL BASIN AREA SHALL BE PROTECTED AS INDICATED ON THE PLANS.
6. THE STORMWATER BASINS 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 INSTALLED 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 400-42 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. AREA 1 WILL HAVE A DRY RETENTION BASIN THAT DISCHARGES TO THE EXISTING STORMWATER SYSTEM ALONG THE RIGHT-OF-WAY OF US HWY 441. AREA 2 WILL HAVE 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 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 AND 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 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: SAN FELASCO TECH CITY

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 M = Marginal, needs maintenance or replacement soon O = Other
C = Needs to be cleaned P = Poor, needs immediate maintenance or replacement

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: SAN FELASCO TECH CITY

PROJECT ADDRESS: 12000 BLOCK OF NW US HWY 441

CITY OF ALACHUA, FLORIDA.

NAME: _____

SIGNATURE: _____

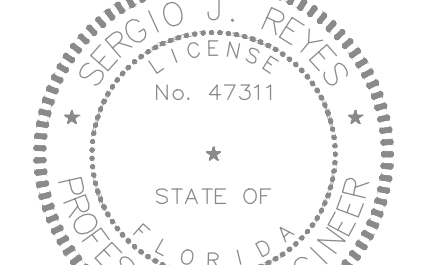
DATE: _____



EB 2389
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3541 FAX. (352) 373-7249
www.edafl.com mail@edafl.com

No. Date Comment

Professional Engineer of Record:



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

Project No: 18-023

Project phase: CITY SUBMITTAL

Project title:

SAN FELASCO TECH CITY
CITY OF ALACHUA,
FLORIDA

Sheet title:

STORMWATER POLLUTION
PREVENTION PLAN

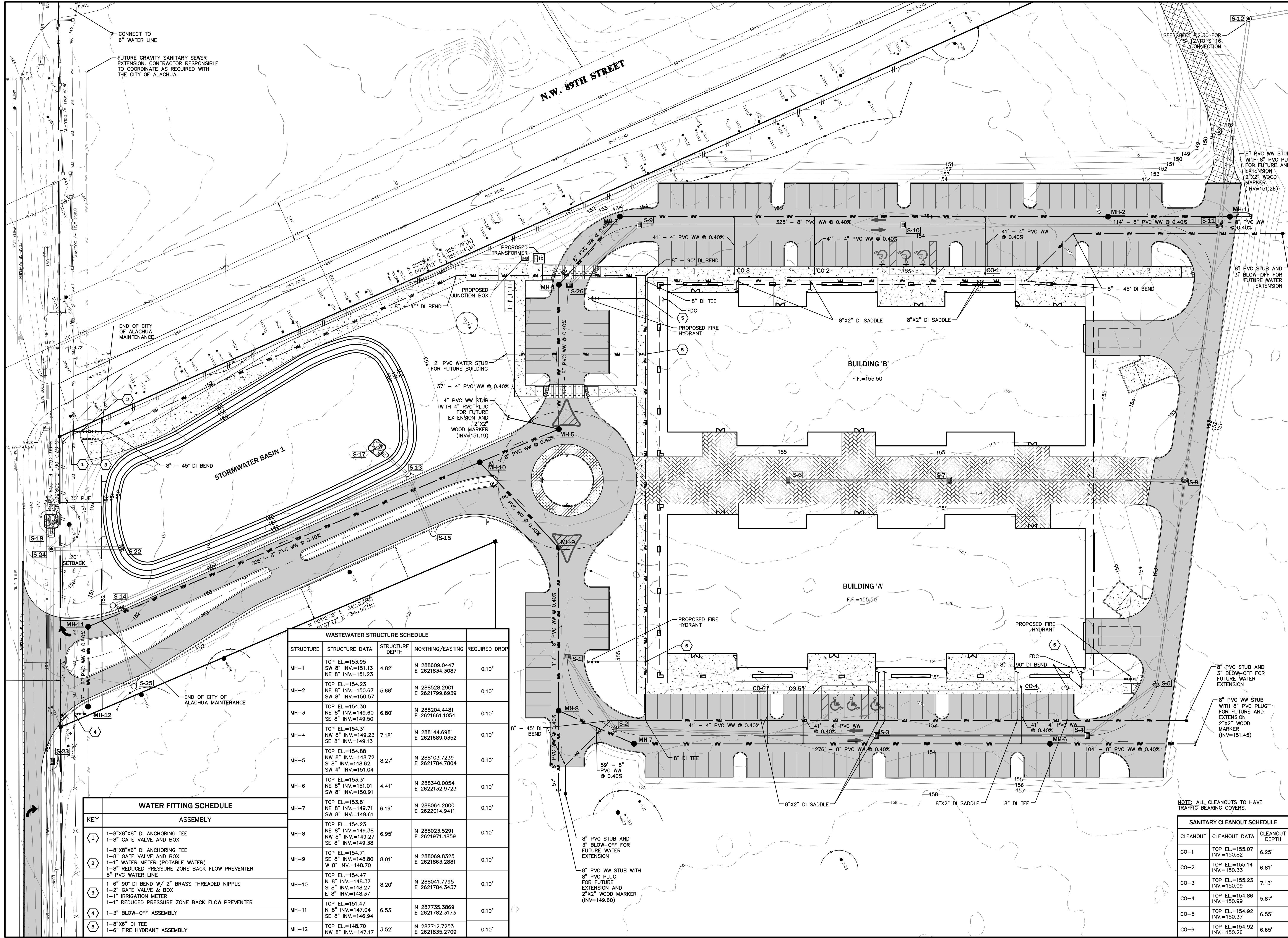
Designed: SJR Sheet No.:

Drawn: MAB

Checked: TAR

Date: 06/25/18

C3.00



CONNECT TO
6" WATER LINE

FUTURE GRAVITY SANITARY SEWER
EXTENSION. CONTRACTOR RESPONSIBLE
TO COORDINATE AS REQUIRED WITH
THE CITY OF ALACHUA.

N.W. 89TH STREET

STORMWATER BASIN 1

BUILDING 'B'
F.F.=155.50

BUILDING 'A'
F.F.=155.50

WATER FITTING SCHEDULE	
KEY	ASSEMBLY
1	1-8"x8"x8" DI ANCHORING TEE 1-8" GATE VALVE AND BOX
2	1-8"x8"x6" DI ANCHORING TEE 1-8" GATE VALVE AND BOX 1-1" WATER METER (POTABLE WATER) 1-8" REDUCED PRESSURE ZONE BACK FLOW PREVENTER 8" PVC WATER LINE
3	1-6" 90° DI BEND W/ 2" BRASS THREADED NIPPLE 1-2" GATE VALVE & BOX 1-1" IRRIGATION METER 1-1" REDUCED PRESSURE ZONE BACK FLOW PREVENTER
4	1-3" BLOW-OFF ASSEMBLY
5	1-8"x6" DI TEE 1-6" FIRE HYDRANT ASSEMBLY

WASTEWATER STRUCTURE SCHEDULE				
STRUCTURE	STRUCTURE DATA	STRUCTURE DEPTH	NORTHING/EASTING	REQUIRED DROP
MH-1	TOP EL.=153.95 SW 8" INV.=151.13 NE 8" INV.=151.23	4.82'	N 288609.0447 E 2621634.3087	0.10'
MH-2	TOP EL.=154.23 NE 8" INV.=150.67 SW 8" INV.=150.57	5.66'	N 288528.2901 E 2621799.6939	0.10'
MH-3	TOP EL.=154.30 NE 8" INV.=149.60 SE 8" INV.=149.50	6.80'	N 288204.4481 E 2621661.1054	0.10'
MH-4	TOP EL.=154.31 NW 8" INV.=149.23 SE 8" INV.=149.13	7.18'	N 288144.6981 E 2621689.0352	0.10'
MH-5	TOP EL.=154.88 NW 8" INV.=148.72 S 8" INV.=148.62 SW 4" INV.=151.04	8.27'	N 288103.7239 E 2621784.7804	0.10'
MH-6	TOP EL.=153.31 NE 8" INV.=151.01 SW 8" INV.=150.91	4.41'	N 288340.0054 E 2622132.9723	0.10'
MH-7	TOP EL.=153.81 NE 8" INV.=149.71 SW 8" INV.=149.61	6.19'	N 288064.2000 E 2622014.9411	0.10'
MH-8	TOP EL.=154.23 NE 8" INV.=149.38 NW 8" INV.=149.27 SE 8" INV.=149.38	6.95'	N 288023.5291 E 2621971.4859	0.10'
MH-9	TOP EL.=154.71 SE 8" INV.=149.80 W 8" INV.=148.70	8.01'	N 288069.8325 E 2621863.2881	0.10'
MH-10	TOP EL.=154.47 N 8" INV.=148.37 S 8" INV.=148.27 E 8" INV.=148.37	8.20'	N 288041.7795 E 2621784.3437	0.10'
MH-11	TOP EL.=151.47 N 8" INV.=147.04 SE 8" INV.=146.94	6.53'	N 287735.3869 E 2621782.3173	0.10'
MH-12	TOP EL.=148.70 NW 8" INV.=147.17	3.52'	N 287712.7253 E 2621835.2709	0.10'

SANITARY CLEANOUT SCHEDULE		
CLEANOUT	CLEANOUT DATA	CLEANOUT DEPTH
CO-1	TOP EL.=155.07 INV.=150.82	6.25'
CO-2	TOP EL.=155.14 INV.=150.33	6.81'
CO-3	TOP EL.=155.23 INV.=150.09	7.13'
CO-4	TOP EL.=154.86 INV.=150.99	5.87'
CO-5	TOP EL.=154.92 INV.=150.37	6.55'
CO-6	TOP EL.=154.92 INV.=150.26	6.65'

NOTE: ALL CLEANOUTS TO HAVE
TRAFFIC BEARING COVERS.

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TEL: (352) 373-3541 FAX: (352) 373-7249
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NORTH
SCALE: 1"= 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 18-023
Project phase: CITY SUBMITTAL
Project title:

SAN FELASCO TECH CITY
CITY OF ALACHUA,
FLORIDA

Sheet title: UTILITY PLAN

Designed: SJR	Sheet No.:
Drawn: MAB	C4.00
Checked: TAR	
Date: 06/25/18	

NOTES:

- A foundation may be required in very poor soil conditions. Field determination will be provided by inspector. Typical foundation thickness shall be 12", but may vary according to natural material.
- Bedding is required primarily to bring the trench bottom up to grade. Bedding materials shall provide a uniform and adequate longitudinal support under the pipe. In dry soil conditions class II or class III material shall be hand placed 4" to 6", lightly compacted, uniform and not finer than the foundation material. In wet soil conditions class I, class II or class III shall be hand placed, 4" to 6", uniform and not finer than the foundation material. When utilizing class I material, sufficient amounts of class II or class III material shall be added to fill all voids created by the class I material.
- Haunching material shall be hand placed to the springline of the pipe. Class II or class III material shall be consolidated under the pipe and hand tamped to provide adequate side support.
- Initial backfill material shall be class II or class III. It shall be hand placed to 12", above the top of the pipe. The soil shall be consolidated by hand tamping or walking the soil in place.
- Final backfill material may be machine placed. The material shall be class II or class III material. Class IV material may be installed outside of the roadway. Final backfill under roadways may require special compaction and density tests.

BACKFILL REQUIREMENTS (WW-2.2)
N.T.S.

MATERIALS

ITEM	DESCRIPTION
1	METER BOX 2" (BY CONTRACTOR, TO COA SPECS-DWF1300.12.1T)
2	3" WATER MAIN (BY CONTRACTOR)
3	YOKE EXPANSION WHEEL
4	YOKE BAR - 2" (BY CONTRACTOR)
5	WATER METER - 2" (BY UTILITY COMPANY)
6	SCHEDULE 80 MALE ADAPTER (BY CONTRACTOR)
7	DUAL CHECK VALVE (BY CONTRACTOR)
8	TRACER WIRE COPPER BLUE INSULATED #10 AWG
9	CURB STOP (BY CONTRACTOR)
10	METER END CONNECTOR (BY CONTRACTOR)

WATER METER WITH YOKE BAR ASSEMBLY DETAIL
N.T.S.

FIRE HYDRANT PERPENDICULAR TO THE MAIN
N.T.S.

NOTES:

- Gravity main pipe shall be installed at the line and grade as shown on the profiles.

WASTEWATER GRAVITY MAIN CONSTRUCTION
N.T.S.

MATERIALS

ITEM	DESCRIPTION
1	12", 16", 20", 24" x 6"
2	6"
3	6"
4	6" x 16" or 72" (PER FIELD CONDITIONS)
5	6" x 45"
6	6" x VARIES
7	VISQUEEN
8	8 MILS THICKNESS (MIN.) or FELT 15 lb (MIN.)
9	EBAA MEGA LUG
10	6"
11	5/8" x 3/4"
12	CONCRETE, THRUST BLOCK (2500 psi)
13	UNDISTURBED EARTH

6' BLOW-OFF ASSEMBLY
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

MANHOLE OUTSIDE OF PAVEMENT
N.T.S.

MATERIALS

ITEM	DESCRIPTION
1	6" FIRE MAIN
2	6" GATE VALVE, FL X FL (END CITY MAINTENANCE)
3	VALVE BOX, C.I.
4	6" BEND 90° FL X FL
5	6" DUCTILE IRON PIPE-FLANGE X P.E.
6	6" OS & Y TYPE GATE VALVE
7	6" BACKFLOW PREVENTOR (DOUBLE CHECK OR REDUCED PRESSURE)
8	3/4" SHUTOFF VALVE AND DETECTION BYPASS METER
9	3/4" DETECTOR CHECK VALVE
10	6" CONCRETE SLAB (3500 PSI)
11	NOT USED
12	6" D.I. 90° BEND M.J. WITH EBAA MEGA LUG
13	6" FIRE LINE METER WITH STRAINER (UL LISTED AND FM APPROVED)

NOTES:

- DETECTOR CHECK VALVE ASSEMBLY MAY NOT BE REQUIRED FOR ALL INSTALLATIONS.
- BACKFLOW PREVENTER SHALL BE INSTALLED WITH A FREEZE PROTECTION BOX PER CITY OF ALACHUA STANDARDS.

6' FIRELINE CONNECTION WITH TURBINE METER AND DOUBLE CHECK BACKFLOW PREVENTER ASSEMBLY
N.T.S.

MATERIALS

ITEM	DESCRIPTION
1	VALVE BOX
2	8" WATER MAIN
3	3" GATE VALVE, SQUARE NUT, RESILIENT WEDGE
4	3" x 6" LONG PVC PIPE
5	3" x 4" LONG GALVANIZED NIPPLE

MATERIALS

ITEM	DESCRIPTION
6	8" x 3" SERVICE SADDLE
7	TRACER WIRE, BLUE, # 10 AWG
8	3" PVC WATER LINE

POTABLE WATER SERVICE DETAIL VIA TAPPING SADDLE
N.T.S.

GENERAL UTILITY NOTES

- CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND VERIFICATION OF EXISTING UTILITIES. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
- WATER METER ASSEMBLIES SHALL BE INSTALLED BY CONTRACTOR.
- ELECTRIC SERVICE TO BE COORDINATED WITH THE CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT.
- UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING AND DRAINAGE PLAN.
- 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.
- NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
- CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.

SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 18-023

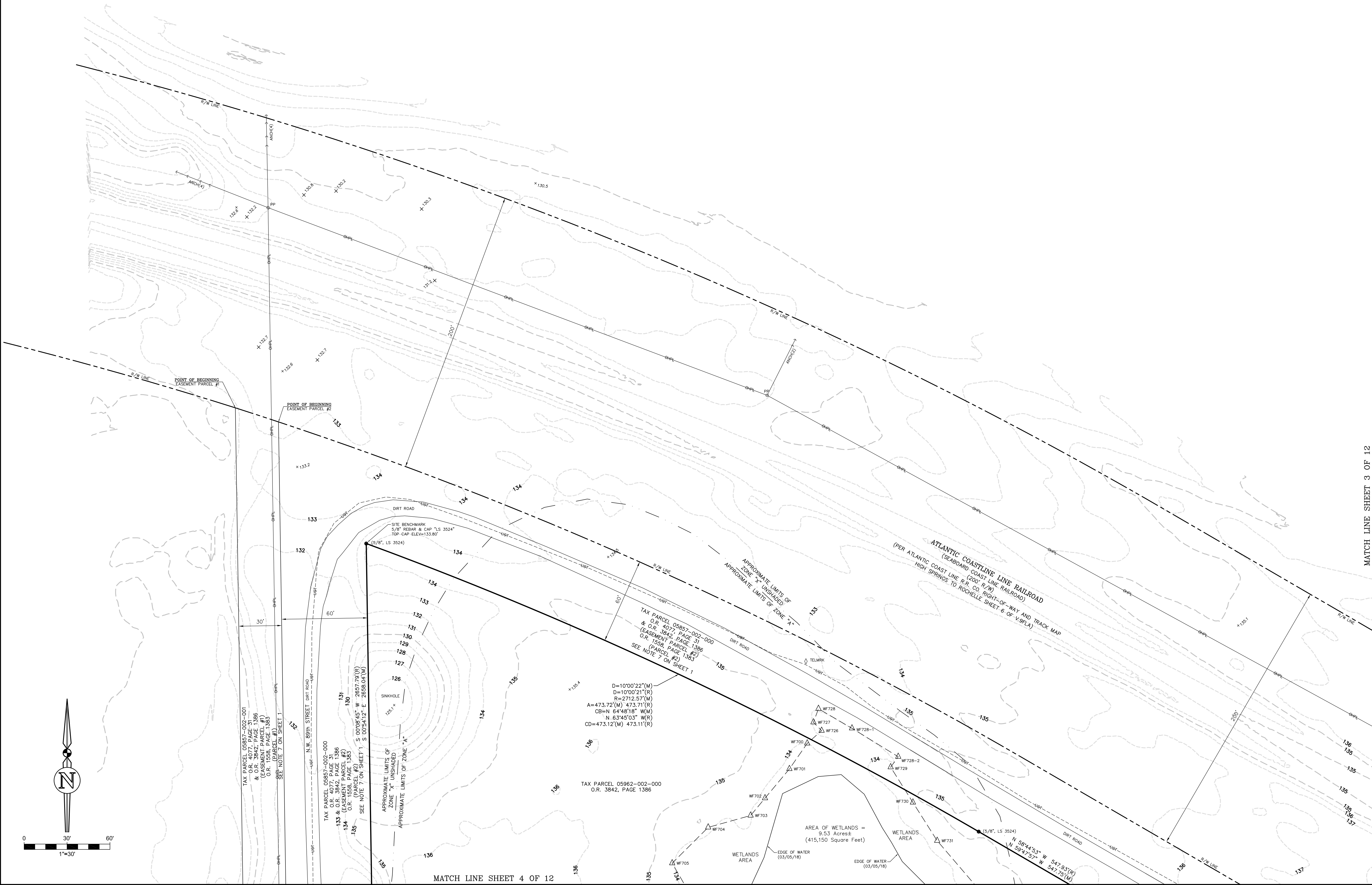
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Project title: SAN FELASCO TECH CITY
CITY OF ALACHUA,
FLORIDA

Sheet title: UTILITY DETAILS

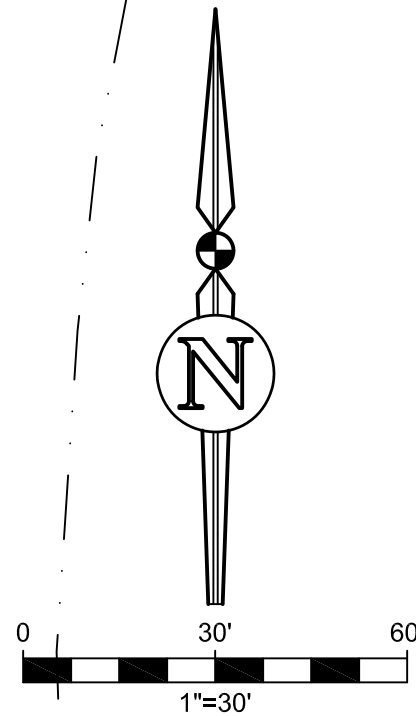
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Drawn: MAB	C4.10
Checked: TAR	
Date: 06/25/18	

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MATCH LINE SHEET 3 OF 12

Project No. 2018-0023 S00		eda engineers-surveyors-planners, inc.	
2018-0023 S00		Separate Authorization No. LS 2389	
Drawn AL/AP	Check A.P.	By ALEJANDRO PEREZ	P.S.M. 6839
SEE SHEET 1 OF 12 FOR ORIGINAL			
PREPARED FOR: 1) THE LASER INVESTMENT GROUP, LLC.			
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY			
3) JAMES F. GRAY, P.A.			
4)			
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 06/19/18			
Feedback	Page 4-34	Survey Date 04/19/18	Drawing Completed 06/20/18
Revised			
Sheet No.: V-002			
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 120864-1; COMMUNITY NUMBER: 120864-1; PANEL: 01450 01450; EFFECTIVE DATE: 06/16/06; SAID MAP DESCRIBES ZONE(S) AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) 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."			
2	06/20/18	REVISED LEGAL DESCRIPTION	
1	06/11/18	REVISED BOUNDARY DIMENSIONS / ADDED CERTIFICATIONS	
No	Date	No	Comment



APPROXIMATE LIMITS OF
ZONE "A" UNSHADED
APPROXIMATE LIMITS OF ZONE "A"

TAX PARCEL 05857-002-001
O.R. 4077, PAGE 31
& O.R. 3842, PAGE 1386
(EASEMENT 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
(EASEMENT PARCEL #2)
O.R. 1558, PAGE 1383
(PARCEL #2)
SEE NOTE 7 ON SHEET 1

S 00°08'45" W 2657.79'(R)
S 00°34'12" E 2658.04'(M)

TAX PARCEL 05962-002-000
O.R. 3842, PAGE 1386

AREA OF WETLANDS =
9.53 Acres
(415,150 Square Feet)

MATCH LINE SHEET 2 OF 12

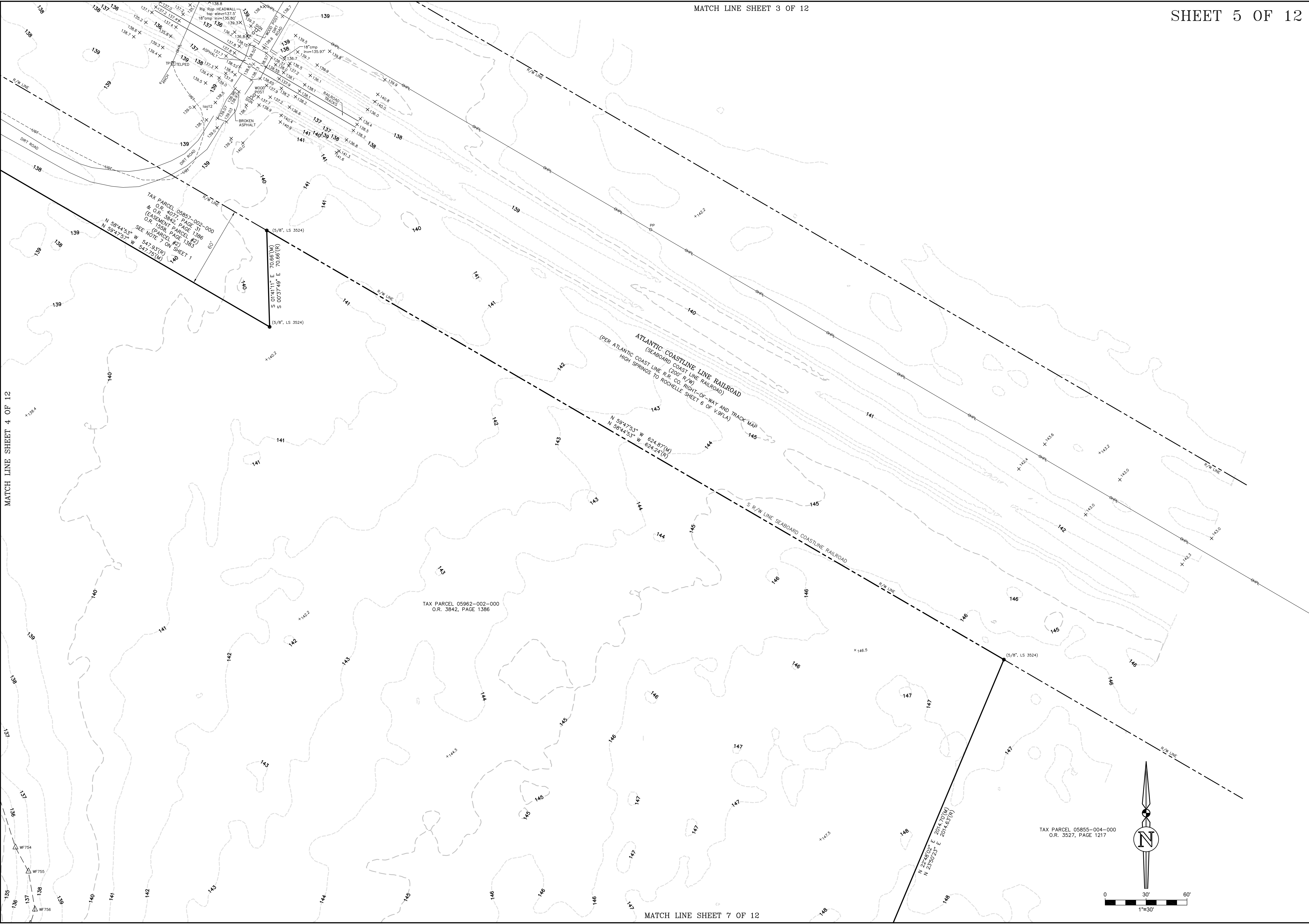
MATCH LINE SHEET 6 OF 12

SHEET 4 OF 12

MATCH LINE SHEET 5 OF 12

Project No. 2018-0023 S00		eda engineers-surveyors-planners, inc. Separate Authorization No. LB 2389		Project No. 2018-0023 S00		eda engineers-surveyors-planners, inc. Separate Authorization No. LB 2389	
Drawn AL/AP	Check AL/P	Drawn AL/AP	Check AL/P	Drawn AL/AP	Check AL/P	Drawn AL/AP	Check AL/P
PREPARED FOR: 1) THE LASER INVESTMENT GROUP, LLC. 2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY 3) JAMES F. GRAY, P.A. 4)				THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 04/19/18			
Sheet No.: V-004		Survey Date 04/19/18		Drawing Completed 04/20/18		Revised 06/20/18	
Feedback 978 4-34		Page 4-34		Page 4-34		Page 4-34	
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 120864-1; COMMUNITY NUMBER: 120864-1; PANEL: 08/16/06; EFFECTIVE DATE: AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) 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."		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 120864-1; COMMUNITY NUMBER: 120864-1; PANEL: 08/16/06; EFFECTIVE DATE: AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) 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."		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 120864-1; COMMUNITY NUMBER: 120864-1; PANEL: 08/16/06; EFFECTIVE DATE: AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) 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."		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 120864-1; COMMUNITY NUMBER: 120864-1; PANEL: 08/16/06; EFFECTIVE DATE: AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) 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."	
Revised Legal Description 06/11/18		Revised Boundary Dimensions / Added Certifications 06/11/18		Revised Legal Description 06/20/18		Revised Boundary Dimensions / Added Certifications 06/20/18	
Date No		Date No		Date No		Date No	
Comment		Comment		Comment		Comment	

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MATCH LINE SHEET 4 OF 12

MATCH LINE SHEET 3 OF 12

SHEET 5 OF 12

MATCH LINE SHEET 7 OF 12

978

4-34

Feedback

Page

04/19/18

Survey Date

04/20/18

Drawing Completed

06/20/18

Revised

PREPARED FOR: 1) THE LASER INVESTMENT GROUP, LLC.
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3) JAMES F. GRAY, P.A.
4)

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 1S-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 06/19/18.

Project No.
2018-0023 S00

Drawn
AL/AP

Check
A.P.

Scale
P.S.M. 6839

eda engineers-surveyors-planners, inc.
Corporate Authorization No. LS 2389

BL
ALEJANDRO PEREZ

Sheet No.:
V-005

Sheet Title:
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 120864-1; COMMUNITY NUMBER: 120864-1; PANEL: 01495; EFFECTIVE DATE: 06/16/08; SAID MAP DESCRIBES ZONE(S) AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) 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."

2

06/20/18

REVISED LEGAL DESCRIPTION

1

06/11/18

REVISED BOUNDARY DIMENSIONS / ADDED CERTIFICATIONS

No

Date

Comment

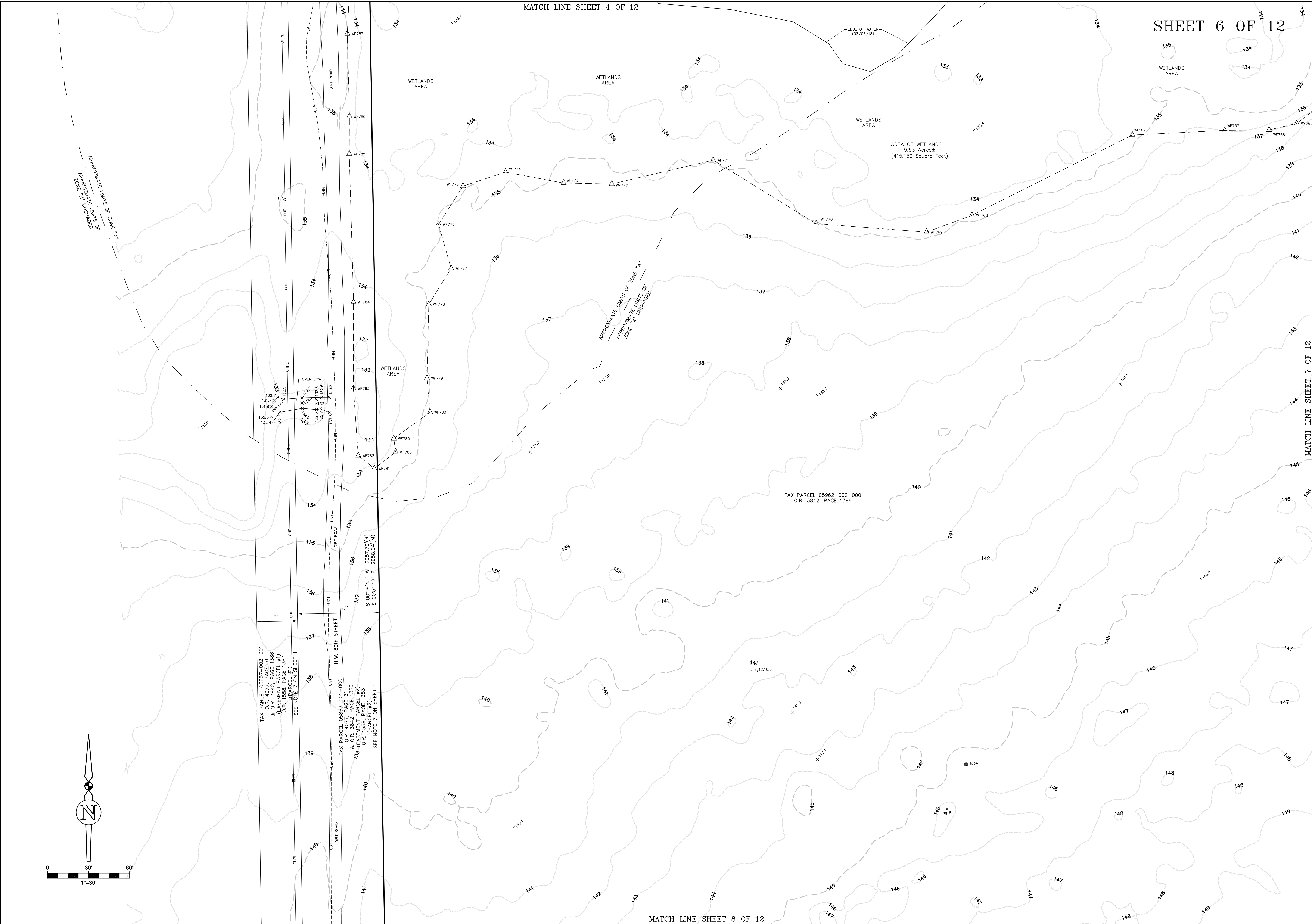
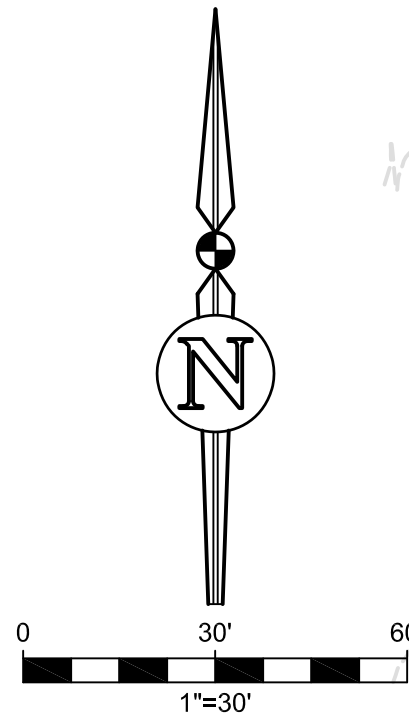
eda

engineers-surveyors-planners, inc.

2018

years

2018 N.W. 42nd St. Suite 400
Tampa, FL 33609
TEL: 813.972.7461 FAX: 813.972.7469
E-MAIL: maldonado@eda.com



06/20/18

04/19/18

04/20/18

06/20/18

Revised

Drawing Completed

Revised

Revised

978

4-34

Page

Feedback

Survey Date

Revised

Sheet No.:

V-006

PREPARED FOR: 1) THE LASER INVESTMENT GROUP, L.L.C.
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3) JAMES F. GRAY, P.A.
4)

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 06/19/18.

Project No. 2018-0023 S00

Drawn AL/AP

Check AL/P

Eds engineers-surveyors-planners, inc.

Separate Authorization No. L5 2389

BL ALEANDRO PEREZ

P.S.M. 6839

SEE SHEET 1 OF 12 FOR ORIGINAL

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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 120864-2 ; COMMUNITY NUMBER: 120864-2 ; PANEL: 01450 01450 ; EFFECTIVE DATE: 06/16/08 ; SAID MAP DESCRIBES ZONE(S) AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) 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."

2

06/20/18

REVISED LEGAL DESCRIPTION

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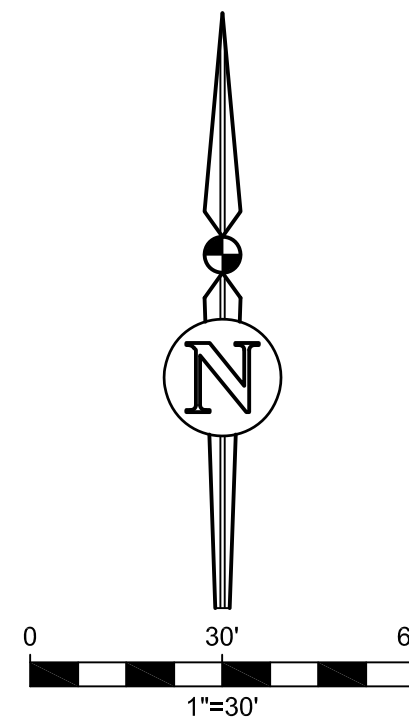
06/11/18

REVISED BOUNDARY DIMENSIONS / ADDED CERTIFICATIONS

No

Date

Comment



MATCH LINE SHEET 6 OF 12

SHEET 8 OF 12

MATCH LINE SHEET 9 OF 12

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN
ZONE (S & X UNSHARED) AS DESIGNATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 130200100102E; COMMUNITY
NUMBER: 120684; PANEL: 014050 014520; EFFECTIVE DATE:
06/16/06. SAID MAP DESCRIBES ZONE (S &
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1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE 'X' (UNSHARED)
AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eds 40 years
eda engineers-surveyors-planners, inc.
2404 N.W. 43rd ST., GAINESVILLE, FLORIDA 32606-6602
TEL: (352) 333-3333 FAX: (352) 373-7249
E-MAIL: mail@eda.com

Project No. 2018-2023 S00	eda engineers - surveyors - planners, inc. Corporate Authorization No. 147 2389	6639
Drawn A/P	By: ALEJANDRO PEREZ	PSM
Check A.P.	SEE SHEET 1 OF 12 FOR ORIGINAL SIGNATURE AND RAISED SEAL	

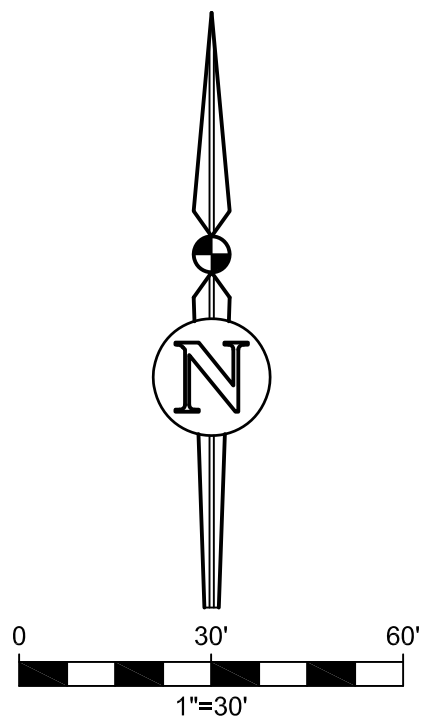
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Fieldbook	Page	Survey Date		Draining Completed	

THE SURVEY MEETS THE STANDARDS AND PRACTICES AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMERS IN CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027(2), FLORIDA STATUTES.

THIS SURVEY DEPOSITS THE SITE CONDITIONS AS OF 04/20/18.

PREPARED FOR: 1. THE LASER INVESTMENT GROUP, LLC.
 2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 3. JAMES F. GRAY, P.A.
 4)

Sheet No.:
V-008



7/8	4-34	04/19/18	04/20/18	06/20/18	
Electronic	Survey	Survey	Design	Contract	Record

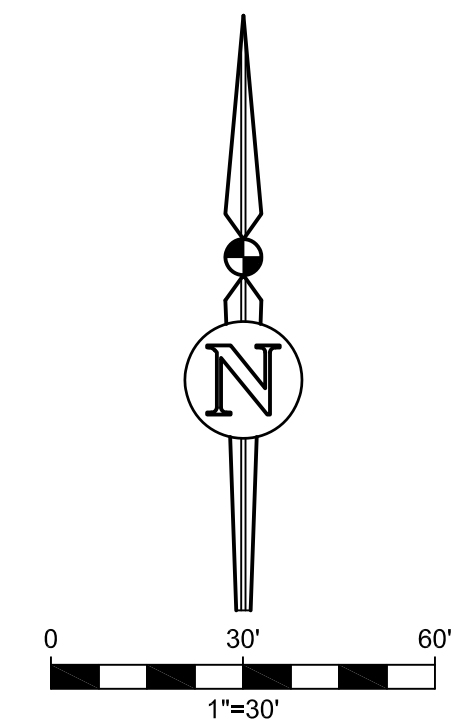
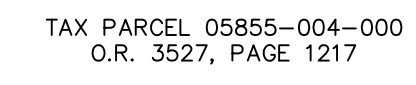
PREPARED FOR: 1) THE LACER INVESTMENT GROUP, LLC
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4)

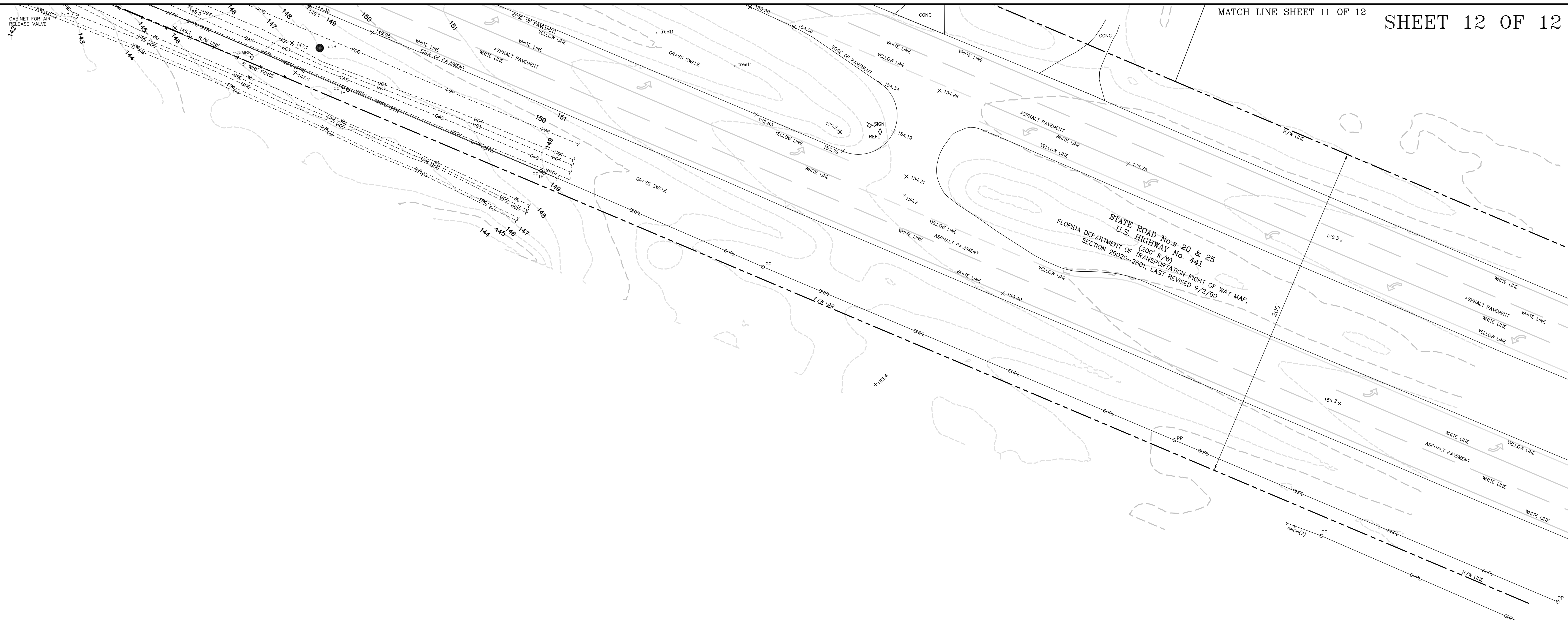
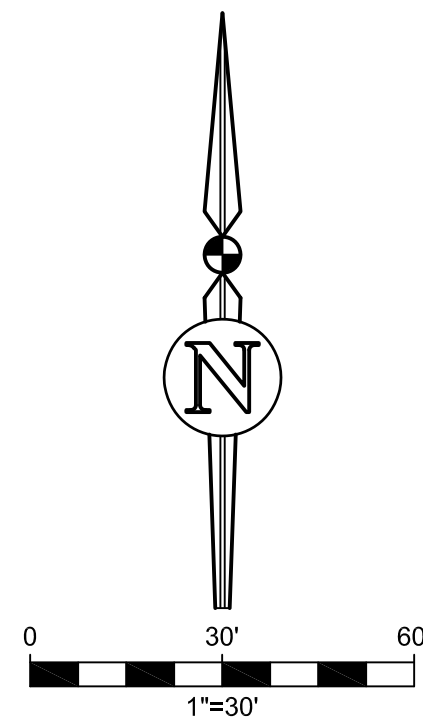
eda engineers-surveyors-planners, inc.
Corporate Office: 10000 N. 15th Ave., Suite 200
ALEXANDRO PEREZ
2018-0023, SDO
6839

Owner	AL/AP	P.S. #
Check	A.P.	P.S. #

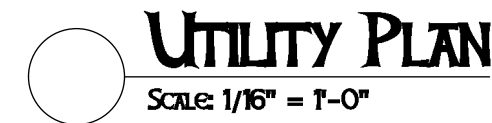
SEE SHEET 11 OF 12 FOR ORIGINAL
10000 N. 15th Ave., Suite 200, N. Miami Beach, FL 33162
TEL: (305) 757-7651 FAX: (305) 757-7659
E-MAIL: mls@eda.com

THIS SURVEY, MAP, THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 17, FLORIDA STATUTES, AND THE RULES OF PROFESSIONAL CONDUCT, AND THE BASED TEST OF THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF: 06/18/18

[illegible]



9/8	4-34	Survey Date	04/19/18	Drawing Completed	06/20/18	Revised	
Folio	Page						
PREPARED FOR: 1) THE LASER INVESTMENT GROUP, LLC 2) CENTRAL TITLE INSURANCE COMPANY 3) JAMES F. GRAY, P.A. 4)							
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD, P.L. 86-1, AS AMENDED, AND THE FLORIDA SURVEYING BOARD ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF _____ 06/19/18							
Project No. 2018-0023 S00 Drawn A/L/AP Check A.P. eda engineers-surveyors-planners, inc. 10000 W. 42nd Street, Suite 200 Corporate Center East Fort Lauderdale, FL 33309 By ALEXANDRO PEREZ Scale 1" = 40' S.M. Sheet 1 OF 12 FOR ORIGINAL Signature AND RAISED SEAL Stamp SEE SHEET 1 OF 12 FOR ORIGINAL							
eda engineers-surveyors-planners, inc. 10000 W. 42nd Street, Suite 200 Corporate Center East Fort Lauderdale, FL 33309 By ALEXANDRO PEREZ Scale 1" = 40' S.M. Sheet 1 OF 12 FOR ORIGINAL Signature AND RAISED SEAL Stamp SEE SHEET 1 OF 12 FOR ORIGINAL eda engineers-surveyors-planners, inc. 10000 W. 42nd Street, Suite 200 Corporate Center East Fort Lauderdale, FL 33309 By ALEXANDRO PEREZ Scale 1" = 40' S.M. Sheet 1 OF 12 FOR ORIGINAL Signature AND RAISED SEAL Stamp SEE SHEET 1 OF 12 FOR ORIGINAL							
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E john@donahue-arch.com

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FL COTA # 32147
FL License # AA

73
74

MECHANICAL

PLUMBING & ELECTRICAL ROUTING

A New Building For San Felasco - Tech City

Alachua, Florida

DATE 06/04/18

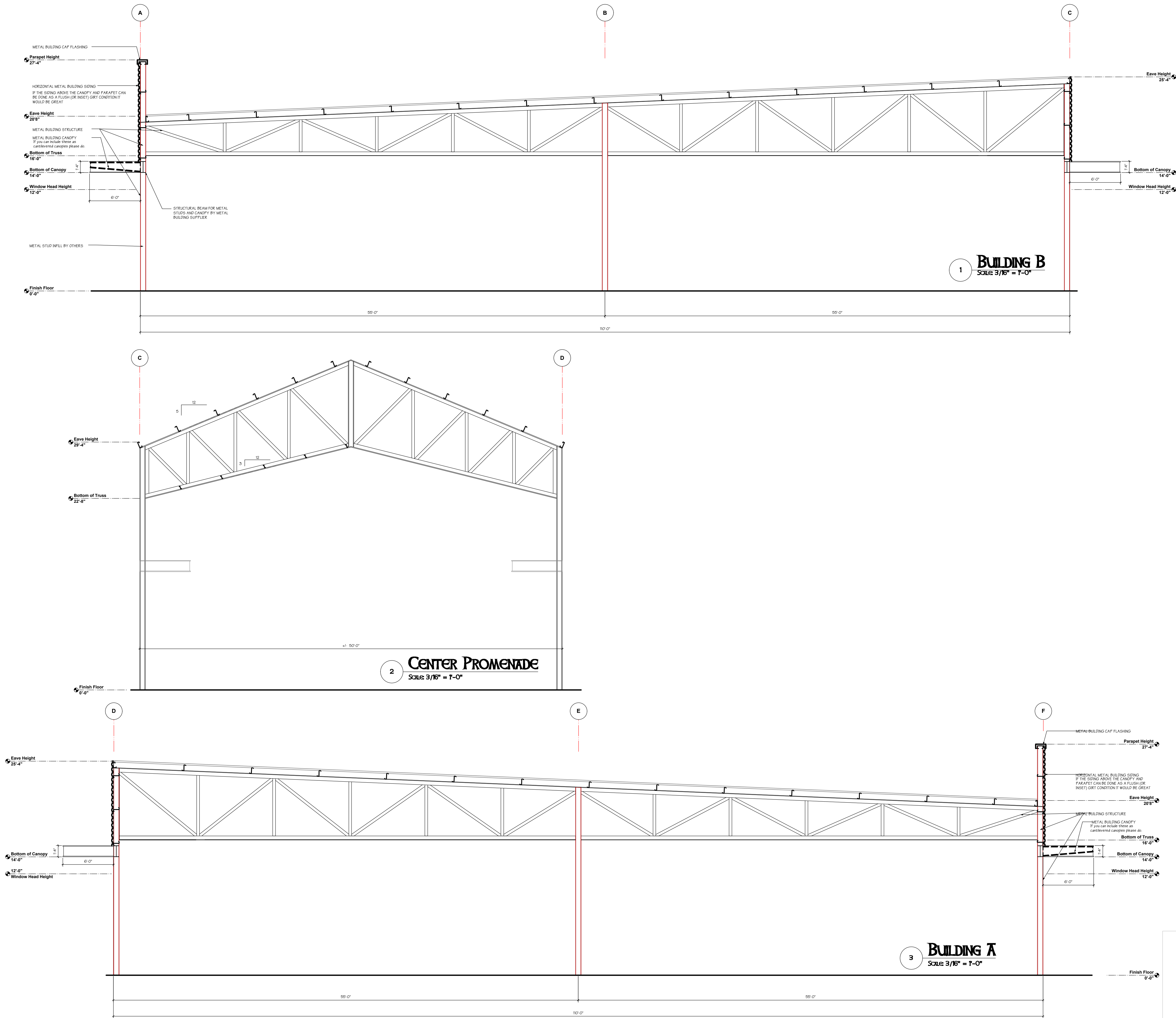
JOB D_18

DRAWN BY

JAD
JAR

MPE100

Review Set



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DA

BUILDING SECTION

BUILDING SECTION

A New Building For
San Felasco - Tech City
Alachua, Florida

DATE 06/04/18

JOB D_18024

DRAWN BY JAD

A203

Review Set

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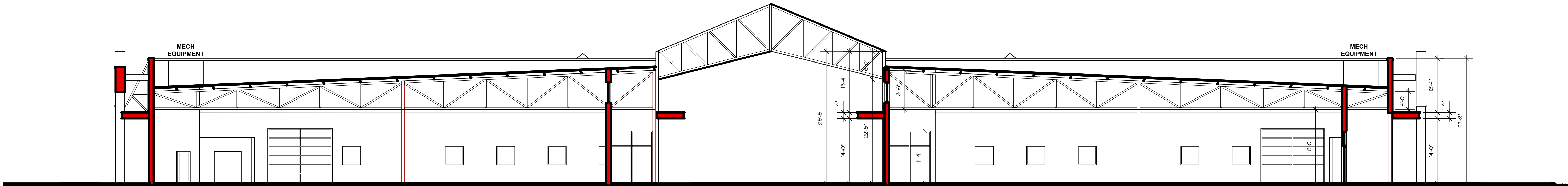
OF

10

06/04/18



2 **RENDERING**
Scale 1/16" = 1'-0"



1 **BUILDING SECTION**
Scale 3/32" = 1'-0"

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BUILDING SECTIONS	
BUILDING SECTIONS	
A New Building For San Felasco - Tech City Alachua, Florida	
DATE 06/04/18	
JOB D_18024	
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A202	OF
Review Set	8

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ELEVATIONS

ELEVATIONS

A New Building For
San Felasco - Tech City
Alachua, Florida

DATE 06/04/18

JOB D_18024

DRAWN BY JAD

A201

Review Set

6

OF

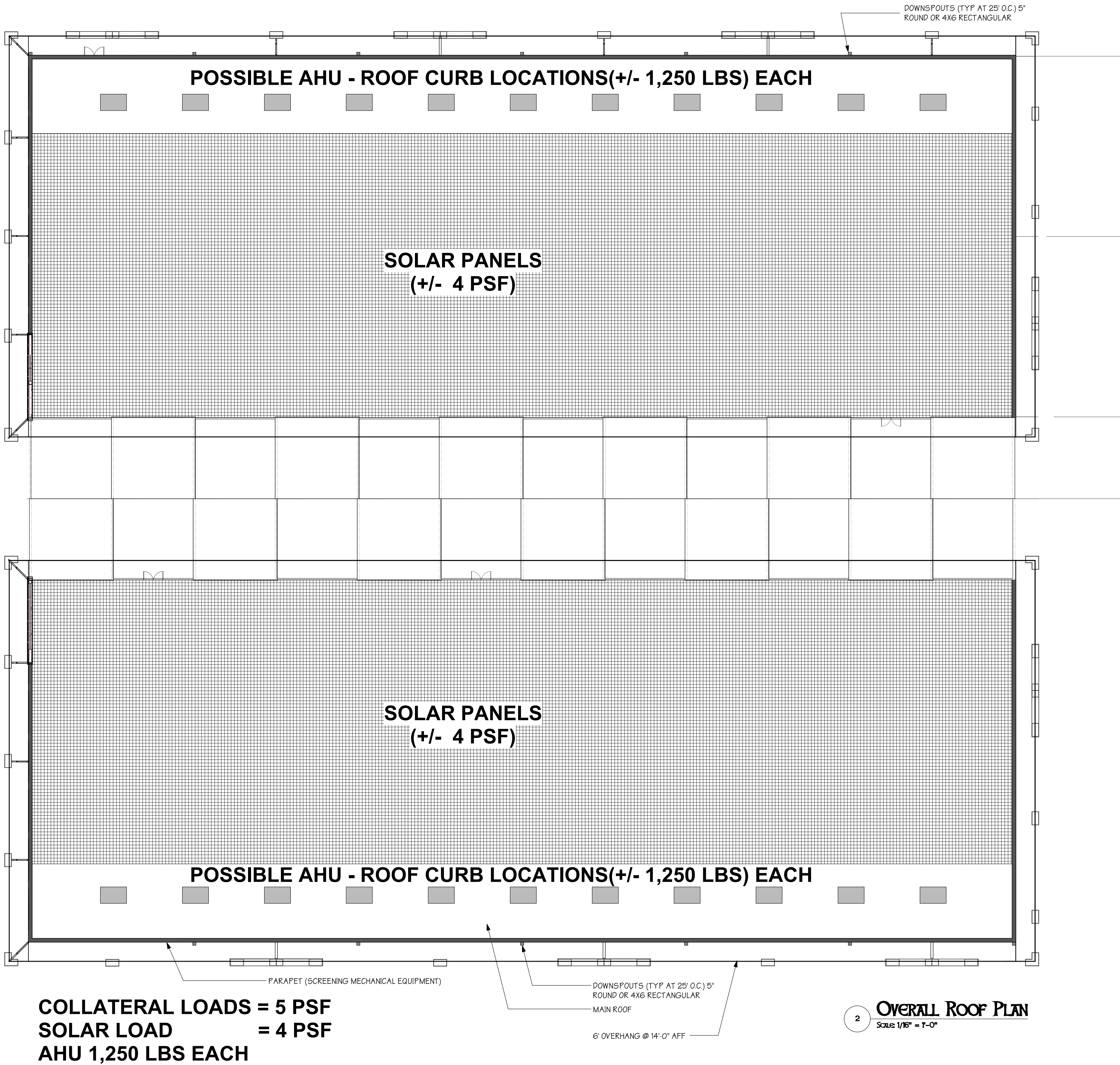
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06/04/18

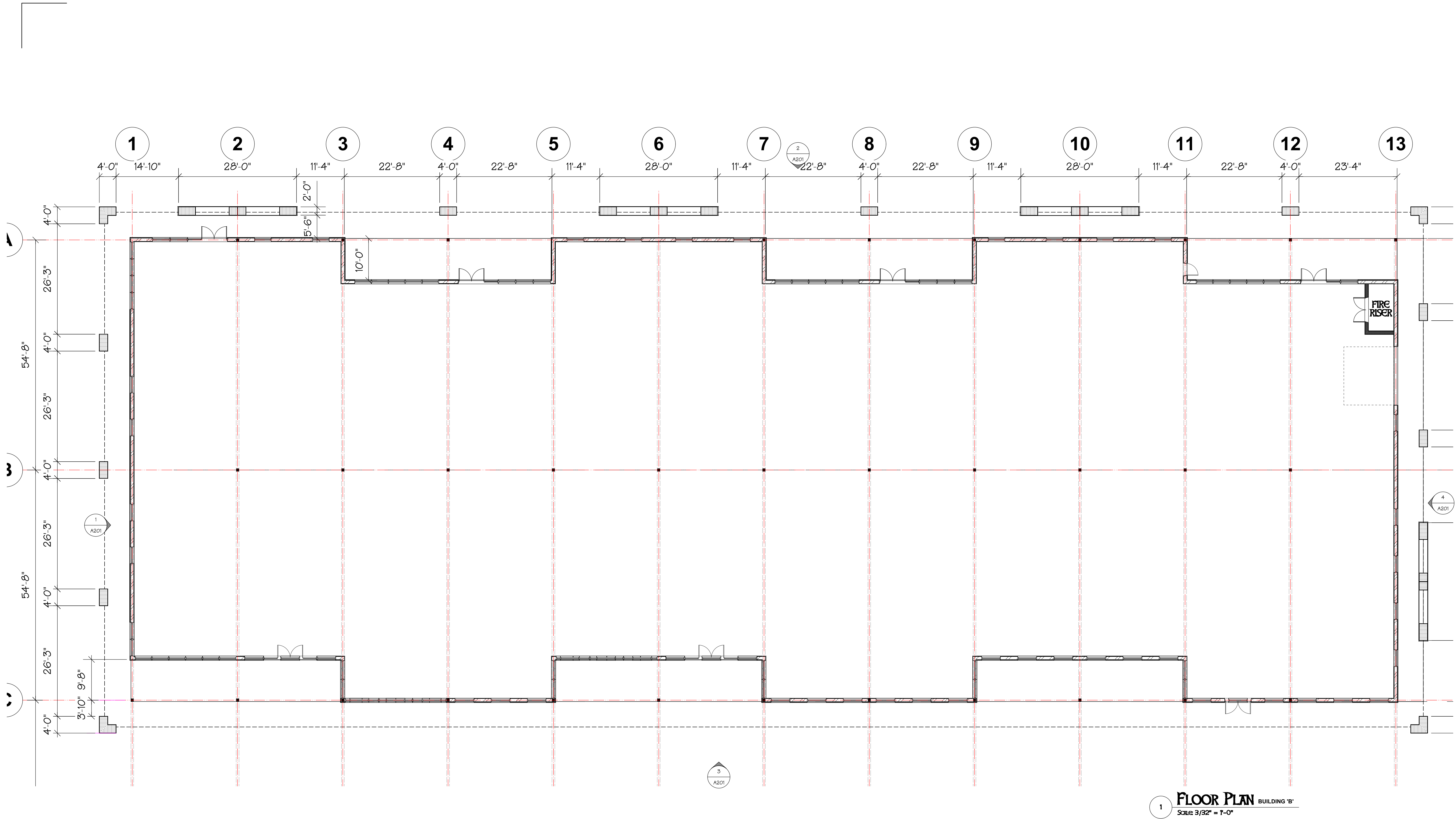


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ELEVATIONS	
BUILDING ELEVATIONS	
A New Building For San Felasco - Tech City Alachua, Florida	
DATE 06/04/18	5
JOB D_18024	
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Review Set	
06/04/18	



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FLOOR PLANS	ROOF PLAN
A New Building For San Felasco - Tech City Alachua, Florida	
DATE 06/04/18 JOB D_18024	
DRAWN BY JAD JAD	4
A103	OF 10
Review Set	

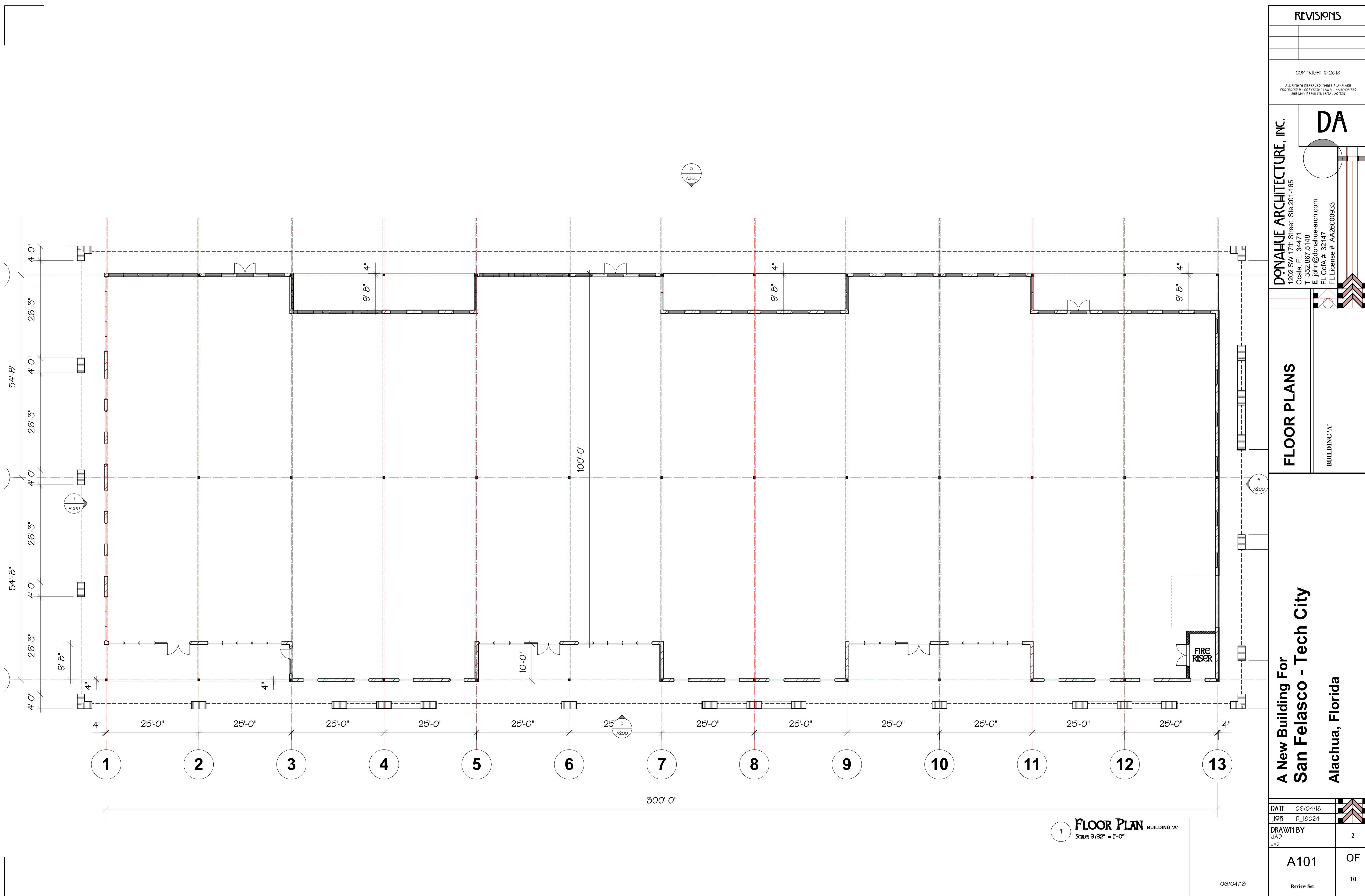
06/04/18



1 FLOOR PLAN BUILDING 'B'
Scale: 3/32" = 1'-0"

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DA	
FLOOR PLANS	
BUILDING 'B'	
A New Building For San Felasco - Tech City Alachua, Florida	
DATE JOB	06/04/18 D_18024
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A102	OF 10
Review Set	

06/04/18



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DA

FLOOR PLANS

BUILDING 'A'

A New Building For
San Felasco - Tech City
Alachua, Florida

DATE 06/04/18

JOB D_18024

DRAWN BY JAD

A101

06/04/18

1

FLOOR PLAN BUILDING 'A'

SCALE 3/32" = 1'-0"

2

OF

10

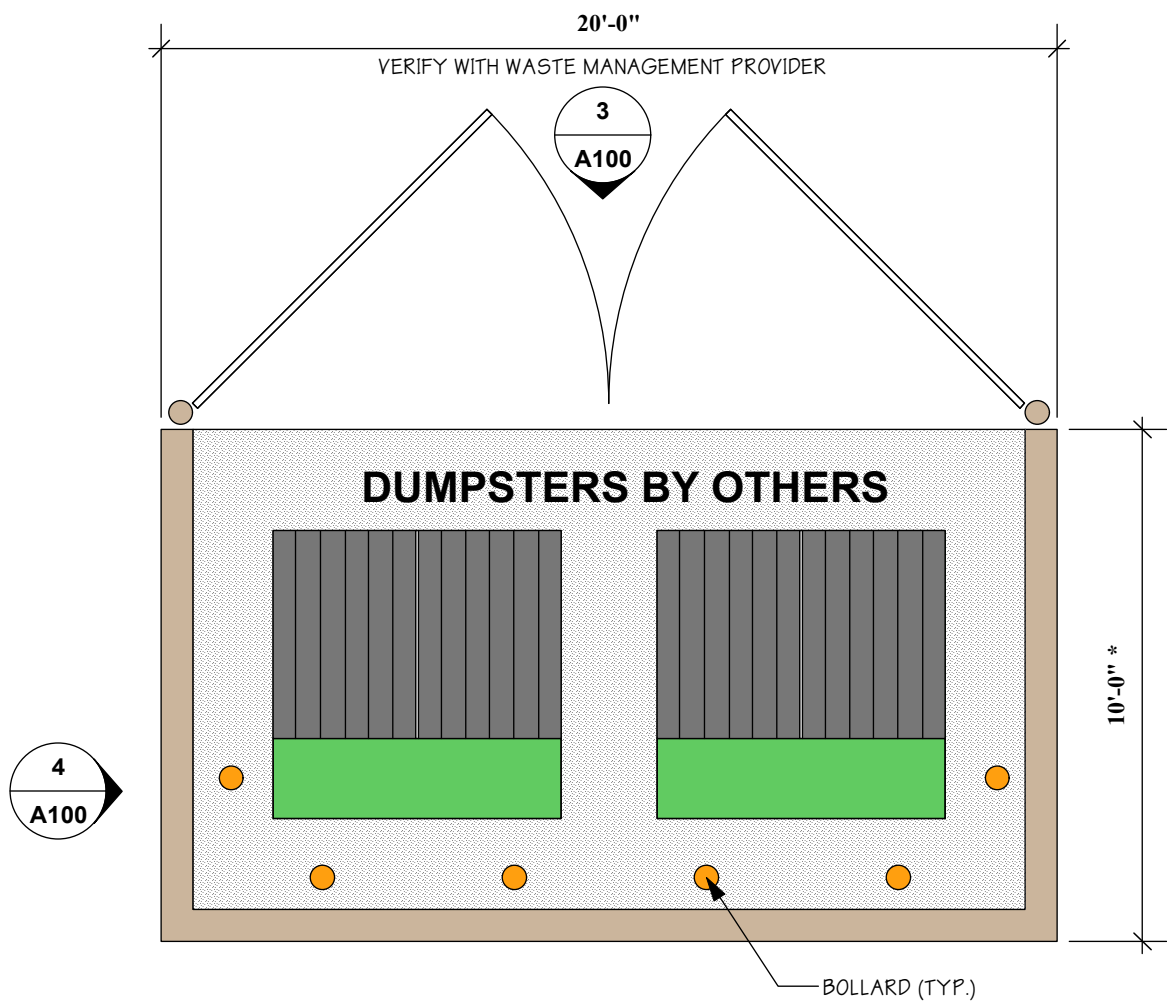
Review Set

BUILDING DESIGN DATA

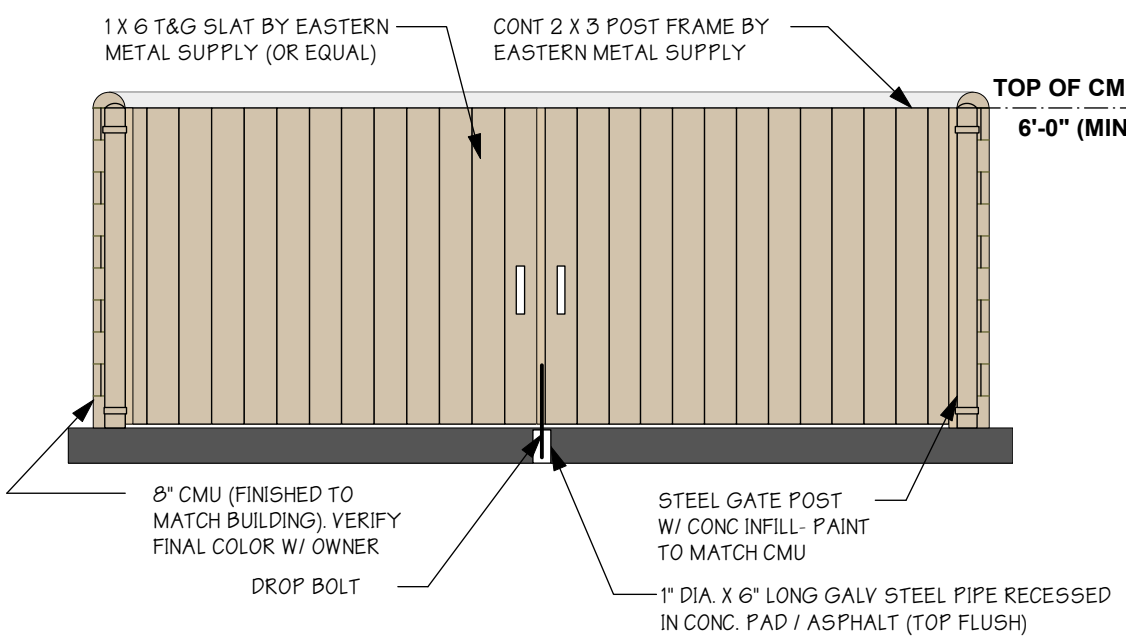
OCCUPANCY CLASSIFICATION - BUSINESS / MERCANTILE
CONSTRUCTION TYPE - TYPE III, SPRINKLED
FLOORS: ONE
ROOF TYPE: SINGLE PLY MEMBRANE
ROOF MATERIAL: PVC
PAVEMENT: CONC / ASPHALT

OVERALL AREA

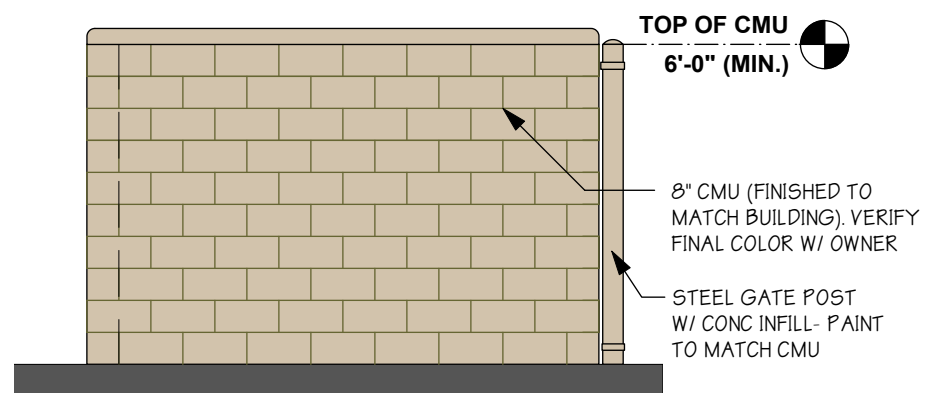
AREA	SQUARE FOOTAGE
BUILDING A	30100 SQ FT
BUILDING A-2	30100 SQ FT
TOTAL SQ. FT.	60200 SQ FT



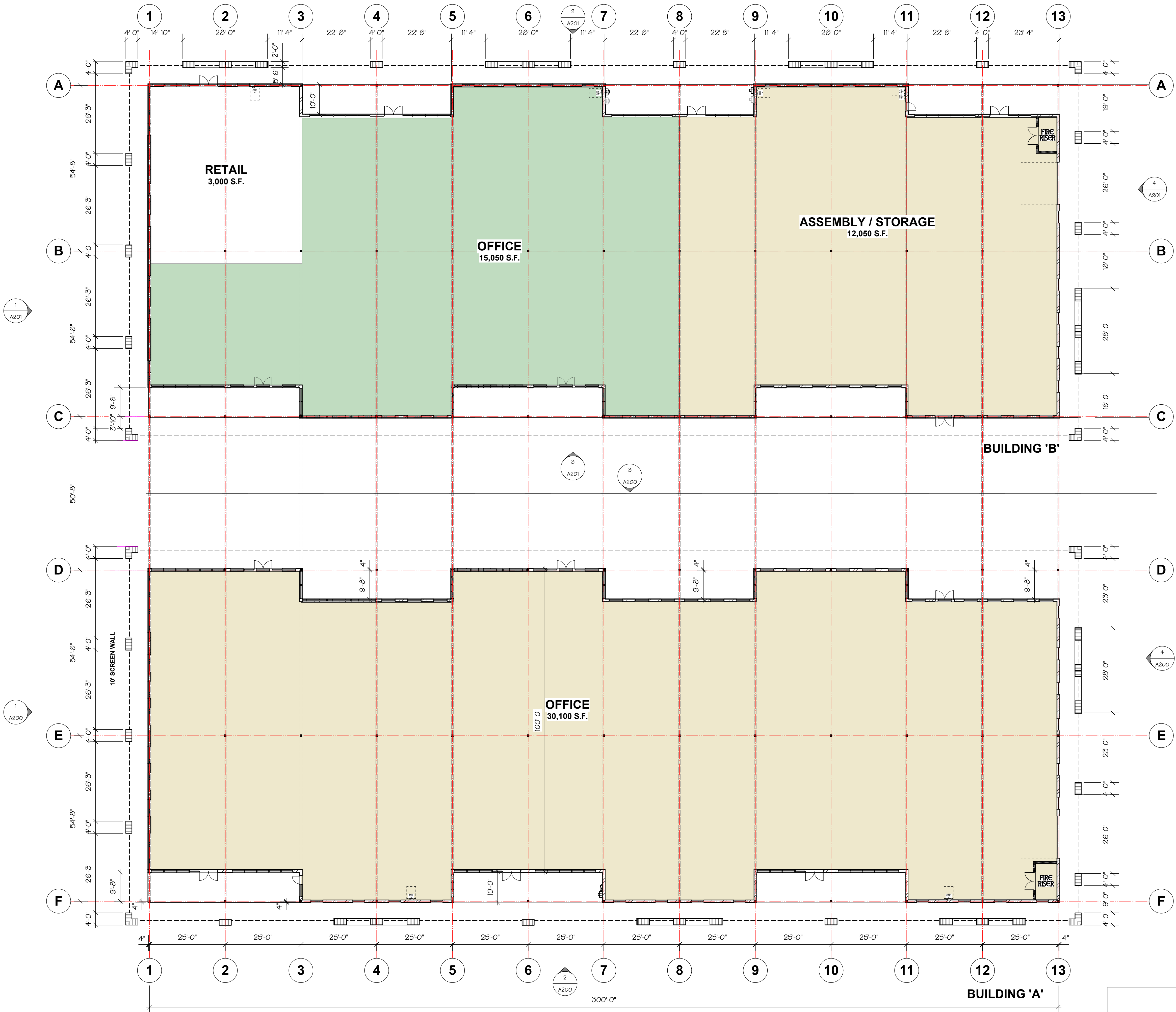
2 DUMPSTER ENCLOSURE PLAN
Scale: 1/4" = 1'-0"



3 DUMPSTER ENCLOSURE ELEVATION
Scale: 1/4" = 1'-0"



4 DUMPSTER ENCLOSURE ELEVATION
Scale: 1/4" = 1'-0"



1 OVERALL PLAN
Scale: 1/16" = 1'-0"

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DA

FLOOR PLANS

OVERALL FLOOR PLANS

A New Building For
San Felasco - Tech City
Alachua, Florida

DATE	06/04/18
JOB	D_18024
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A100	1 OF 10
Review Set	

06/04/18

SAN FELASCO TECH CITY

for
Laser Investment Group

PROJECT NO: 18-035
CLIENT'S NO.:
ISSUED FOR: **SITE PLAN REVIEW**

4 JUN 2018
18 JUN 2018
25 JUN 2018

AS SHOWN

TREE REMOVAL AND TREE CREDITS NOTES AND CALCULATIONS

L-101

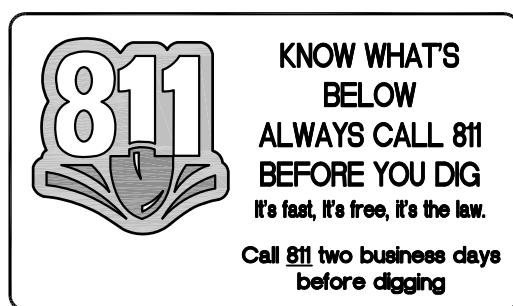
Per City of Alachua ULDR, Article 6., Sec. 6.2.D., Tree planting, relocation, replacement, credit, banking & Sec. 6.2.2.D.4. Landscaping standards, Credits for preservation of existing trees preserved & Table 6.2-3. Credit for existing trees preserved

- **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 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 BELOW 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 WITH LIVE 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 LOCATED ON THE SITE ON 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.

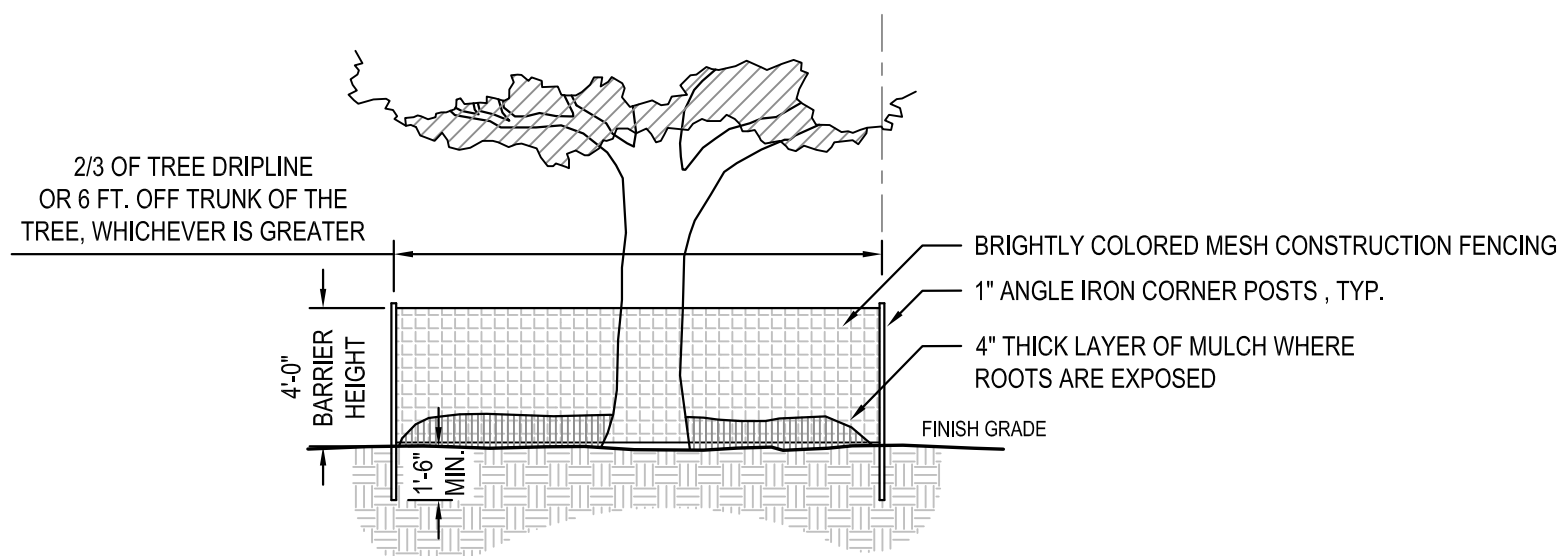


Tree No.	Existing Tree - Scientific / Common Name	Size (DBH)	Remove or Remain?	Mitigation Rate	Mitigation Required (1.5" cal.)	OR Tree Credit	Explanation
1	Quercus laurifolia Laurel Oak	18"	Remove	1:1	1		
2	Quercus laurifolia Laurel Oak	25"	Remove	1:1	1		
3	Quercus virginiana Live Oak	17"	Remove	1:1	1		
4	Quercus laurifolia Laurel Oak	21"	Remove	1:1	1		
5	Quercus laurifolia Laurel Oak	20"	Remove	1:1	1		
6	Quercus virginiana Live Oak	39"	REMAIN			7	
7	Quercus laurifolia Laurel Oak	24"	Remove	1:1	1		
8	Quercus laurifolia Laurel Oak	33"	Remove	inch:inch	22		
9	Sabal palmetto Sabal Palm	12"	Remove	1:1	1		
10	Quercus virginiana Live Oak	21" & 30"	Remove	1:1 & inch:inch	21		
11	Quercus virginiana Live Oak	15"	Remove	1:1	1		
12	Quercus laurifolia Laurel Oak	14"	Remove	1:1	1		
13	Quercus virginiana Live Oak	38"	REMAIN			7	
14	Quercus laurifolia Laurel Oak	11"	Remove	1:1	1		
15	Quercus laurifolia Laurel Oak	18"	Remove	1:1	1		
16	Prunus serotina Wild Cherry	13"	Remove	0	0		Wild Cherry does not provide credit nor require mitigation
17	Juniperus silicicola Southern Red Cedar	14"	Remove	1:1	1		
18	Quercus laurifolia Laurel Oak	13"	REMAIN			3	
19	Quercus virginiana Live Oak	37"	REMAIN			7	
20	Juniperus silicicola Southern Red Cedar	15"	Remove	1:1	1		
21	Quercus laurifolia Laurel Oak	17"	Remove	1:1	1		
22	Pinus spp. Pine	16"	Remove	1:1	1		
23	Quercus laurifolia Laurel Oak	20"	Remove	1:1	1		
24	Juniperus silicicola Southern Red Cedar	15"	Remove	1:1	1		
25	Quercus laurifolia Laurel Oak	15"	REMAIN			3	
26	Pinus spp. Pine	19"	Remove	1:1	1		
27	Quercus laurifolia Laurel Oak	10"	Remove	1:1	1		
28	Quercus laurifolia Laurel Oak	13"	Remove	1:1	1		
29	Pinus spp. Pine	14"	Remove	1:1	1		
30	Quercus laurifolia Laurel Oak	20"	Remove	1:1	1		
31	Quercus laurifolia Laurel Oak	33"	Remove	inch:inch	22		
32	Quercus virginiana Live Oak	44"	Remove	inch:inch	30		
33	Prunus serotina Wild Cherry	17"	Remove	0	0		Wild Cherry does not provide credit nor require mitigation
34	Quercus laurifolia Laurel Oak	19"	Remove	1:1	1		
35	Quercus laurifolia Laurel Oak	15"	Remove	1:1	1		
36	Prunus serotina Wild Cherry	25"	Remove	0	0		Wild Cherry does not provide credit nor require mitigation
37	Juniperus silicicola Southern Red Cedar	12"	Remove	1:1	1		
38	Juniperus silicicola Southern Red Cedar	12"	Remove	1:1	1		
39	Juniperus silicicola Southern Red Cedar	23"	REMAIN			4	
40	Quercus laurifolia Laurel Oak	18"	REMAIN			4	
41	Juniperus silicicola Southern Red Cedar	11"	REMAIN			2	
42	Juniperus silicicola Southern Red Cedar	15"	REMAIN			3	
43	Quercus laurifolia Laurel Oak	17"	REMAIN			3	
44	Juniperus silicicola Southern Red Cedar	16"	REMAIN			3	
45	Quercus laurifolia Laurel Oak	14"	REMAIN			3	
46	Prunus serotina Wild Cherry	13"	REMAIN	0	0		Wild Cherry does not provide credit nor require mitigation
47	Quercus laurifolia Laurel Oak	23"	REMAIN			4	
48	Pinus spp. Pine	11"	REMAIN			2	
49	Quercus laurifolia Laurel Oak	17"	REMAIN			3	
50	Pinus spp. Pine	28"	REMAIN			5	
51	Liquidambar styraciflua Sweetgum	12" & 10" & 8"	Remove	1:1	2		

Total Mitigation Trees Required	123	
	Total Tree Credits Available	63

SEE LANDSCAPE PLAN FOR LOCATION OF MITIGATION REPLACEMENT TREES AND FOR USE OF TREE CREDITS.

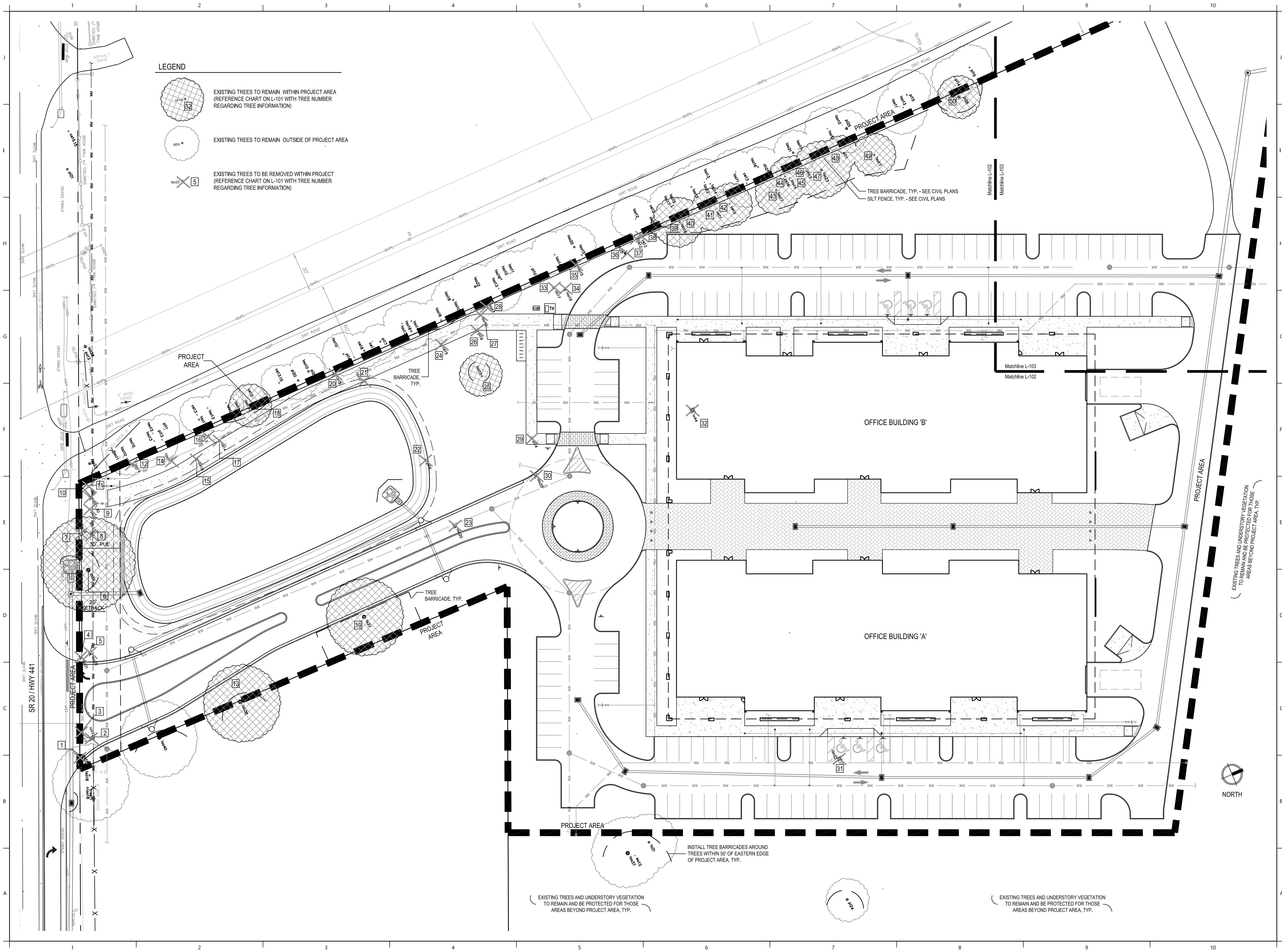
1. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE. EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION 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.



1 EXISTING TREE PROTECTION DETAIL

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SAN FELASCO
TECH CITY

Alachua, FL

for
Laser Investment Group

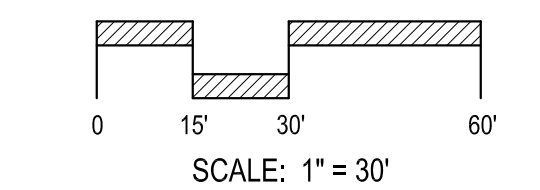
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PROJECT NO: 18-035
CLIENT'S NO:
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 30 APR 2018
REVISIONS:

4 JUN 2018
18 JUN 2018
25 JUN 2018

SCALE:



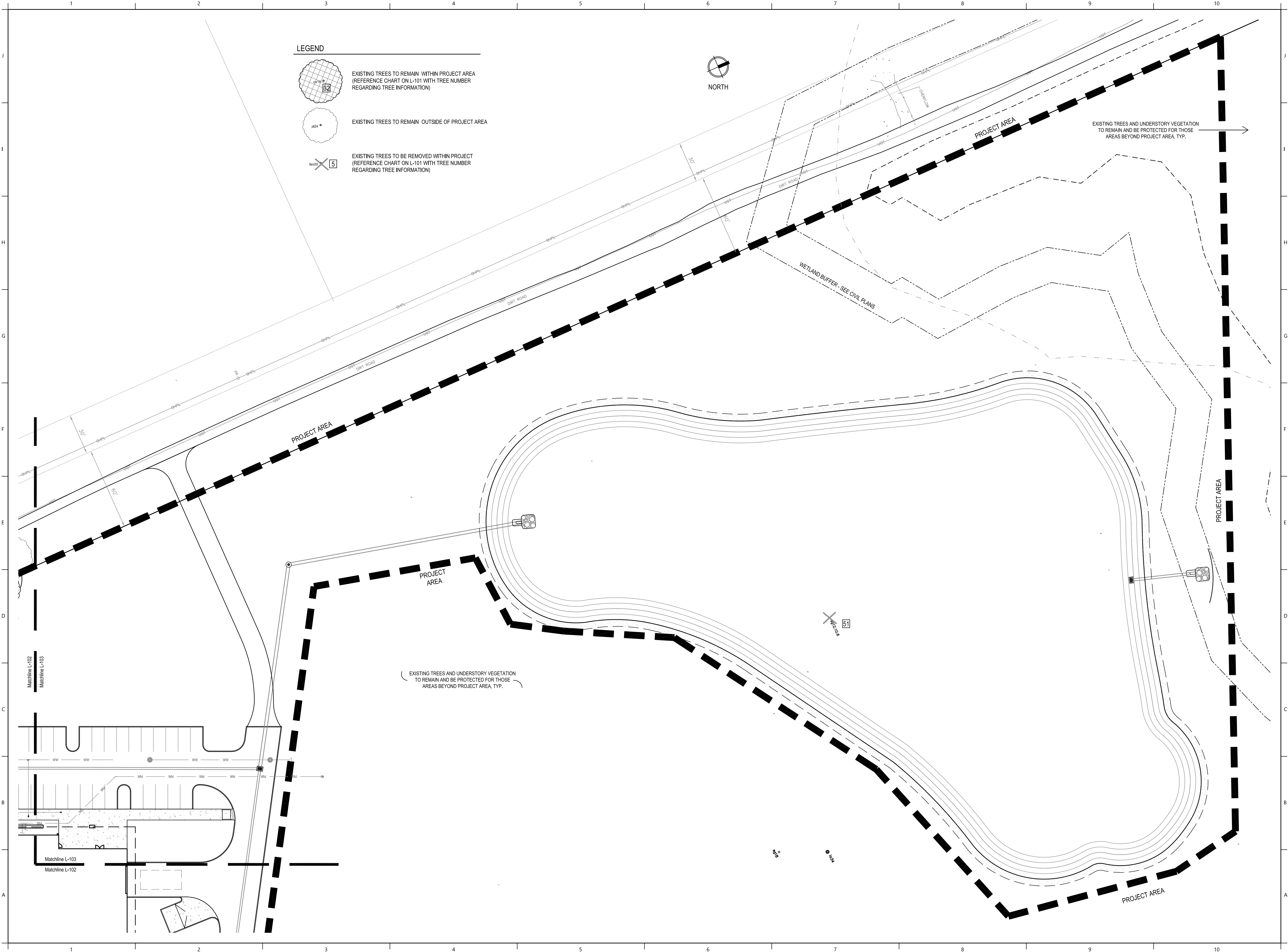
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TREE REMOVAL AND
TREE CREDITS PLAN

SHEET NUMBER:

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PROJECT NAME:

SAN FELASCO
 TECH CITY

Alachua, FL

for
 Laser Investment Group

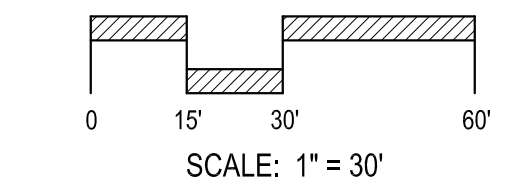
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SCALE:



SHEET TITLE:

TREE REMOVAL AND
 TREE CREDITS PLAN

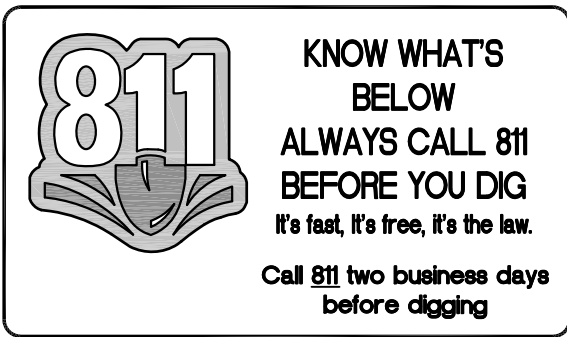
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LANDSCAPE NOTES

- 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.
- EXISTING TREE PROTECTION AND TREE REMOVAL: SEE TREE REMOVAL AND TREE CREDITS PLAN.
- 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 HARSHIP, 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.
- 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.
- 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.
- 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.
- 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.
- PROPOSED TREES: PROPOSED CANOPY TREES SHALL BE A MINIMUM OF EIGHT FEET TALL WITH 1 1/2" CALIPER PER FLORIDA GRADES AND STANDARDS. PROPOSED UNDERSTORY TREES SHALL HAVE A CALIPER OF 1 1/2" INCHES.
- PROPOSED SHRUBS: PROPOSED SHRUBS SHALL BE A MINIMUM OF 24" HEIGHT IF UPRIGHT SPECIES AND 18" SPREAD IF SPREADING SPECIES.
- NEW TREE STAKING: IF NECESSARY TO MAINTAIN TREES PLUMB, TREES SHALL BE STAKED WITH BIODEGRADABLE STAKING MATERIALS.
- SOD: ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUND COVER 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.
- MULCH: THREE INCHES OF MULCH SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUND COVER 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.
- IRRIGATION: SEE IRRIGATION PLANS FOR IRRIGATION DESIGN.
- 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.



XERISCAPE CRITERIA

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

- 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 can be grouped together in irrigation zones. See Irrigation Plans.
- 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 are proposed, and Florida-friendly, low or moderate water demanding shrub and groundcover species are proposed.
- Required: (vi.) Efficient irrigation.
Provided: See Irrigation Plans, which does not water turf as it is a drought-tolerant species, provides a rain sensor, minimizes overspray 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: Irrigation design includes drip irrigation - See Irrigation Plans.

Proposed landscape and irrigation design meet Xeriscape requirements for this project.

TREE CREDITS & TREE MITIGATION

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 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. See tree numbers on plans for reference.

- Total tree credits available: 63 credits
- Total tree credits used: 63 credits

See 'TREE REMOVAL AND TREE CREDITS PLAN' for list of tree required mitigation trees. 50% mitigation trees to be canopy trees and 75% to be site specific species. Mitigation trees may not be used to satisfy other site landscape requirements. Mitigation trees are indicated with a 'M' on plans.

- Total mitigation trees required: 123 replacement trees at 15 gal., 1.5" caliper
- Total mitigation trees provided: 123 replacement trees at 15 gal., 1.5" caliper including 63 Canopy (51%) and 60 Understory (49%) and all are site specific species

SITE LANDSCAPE REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.1. Landscape Standards (c.) Business Uses

REQUIREMENTS =

- Canopy Trees, Primary/Street Facing Site Areas: (3) canopy trees per acre located on primary side.
- Canopy Trees, Side and Rear Site Areas: (2) canopy trees per acre located on sides and rear sides.
- Understory Trees, Entire Site: (6) ornamental/understory trees per acre, with 50% planted in front of the structure and 25% planted on each side.
- Grassing, Entire Site: A combination of solid sod, seeding and sprigs to cover 100% of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.
- Building Facade: An additional (4) canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon. A row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.

PROVIDED = Total Project Area 13.3 AC

SIDE OF SITE	REQUIRED	PROVIDED
Front, South	Canopy: 3/AC = 40 Trees at 15-gallon, 1.5" caliper Understory: 6/AC with 50% in Front = 80 Trees total with 40 in front	Canopy: 42 Canopy trees provided Understory: 40 Understory trees provided
Side, East	Canopy: 2/AC = 27 Trees at 15-gallon, 1.5" caliper Understory: 6/AC with 25% on side = 20 Trees	Canopy: 16 Canopy trees provided + 9 tree credits Understory: 19 Understory trees provided + 1 tree credit
Side, West	Canopy: 2/AC = 27 Trees at 15-gallon, 1.5" caliper Understory: 6/AC with 25% on side = 20 Trees	Canopy: 27 Canopy trees provided Understory: 20 Understory trees provided
Rear, North	Canopy: 2/AC = 27 Trees at 15-gallon, 1.5" caliper Understory: None	Canopy: 57 Canopy trees provided Understory: 42 Understory trees provided
Bldg. Facade	1 Canopy tree / 25 LF Row of shrubs, all perimeters Total facade = 1,133 LF/25 = 46 Trees at 15-gallon, 1.5" caliper Continuous hedge	12 Canopy trees provided + 34 credits Continuous hedge where landscape areas are available

ARTERIAL FRONTAGE SCREENING REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.3.E. Arterial Frontage

REQUIREMENTS = Arterial frontage shall be screened with a series of canopy and understory trees, shrubs and ground cover, as follows. This requirement applies to the project's southern frontage along US Hwy 441.

- 5 canopy trees every 100 lineal feet of arterial frontage; and
- 3 understory/ornamental trees every 100 lineal feet of arterial frontage; and
- A continuous row of shrubs or groups of shrubs that forms an opaque screen for the entire length of arterial frontage
- 210 LF frontage

REQUIREMENT	PROVIDED
210 LF frontage / 20LF = 11 Canopy trees	1 Existing tree + 10 Proposed canopy trees
210 LF frontage / 33 LF = 7 Understory trees	7 Proposed understory trees
Continuous hedge	Continuous hedge

TREE DIVERSITY REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.8. Plantings

REQUIREMENTS =

- When fewer than (20) trees are required on a site, no more than 50% shall be of one type, OR
- When more than (20) but fewer than (40) trees are required, no more than 50% shall be of one single species, OR
- When (40) or more trees are required, no more than 50% of the required trees shall be of one single species.

TOTAL REQ. TREES	REQUIREMENT	PROVIDED
386	No more than a total of 193 for one proposed species	Most of one species is 91

PARKING LOT LANDSCAPE REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.2. Parking Lot Landscaping

REQUIREMENTS =

- Offset: Allow for a 2 1/2-foot bumper overhang from the face of the curb to new plantings.
- Parking Interior Areas: (1) canopy or understory tree/2,000 SF with (10) shrubs per tree, ideally within interior of parking lot islands.
- Parking Perimeter: Shall be a minimum of five feet, and an average of seven feet in width along the entire length of the perimeter of the parking lot. The width of the buffer may vary to allow for design creativity, as long as a minimum width of five feet is maintained. Include (4) canopy trees for every 100 lineal feet, (2) understory/ornamental trees per 100 lineal feet, and a continuous, opaque screen of shrub material parallel to the parking lot area. The shrubs may be arranged in a linear or curvilinear pattern, as long as the screen does not have any visual breaks. The parking lot screen shall reach 36 inches in height within three years.

PROVIDED =

REQUIREMENT	PROVIDED
Parking Area 'A': 46 LF northern perimeter & 55 LF southern perimeter 46 LF / 25 = 2 Canopy trees + 55 LF / 25 = 3 Canopy trees 46 LF / 50 = 1 Understory tree + 55 LF / 50 = 2 Understory trees 5 Canopy trees & 3 Understory trees 3,085 SF / 2,000 SF parking lot area = 2 trees 10 shrubs/ parking lot island	5 Canopy trees 4 Understory trees 2 canopy trees 10 shrubs/ parking lot island
Parking Area 'B': 46 LF northern perimeter & 90 LF southern perimeter 46 LF / 25 = 2 Canopy trees + 90 LF / 25 = 4 Canopy trees 46 LF / 50 = 1 Understory tree + 90 LF / 50 = 2 Understory trees 6 Canopy trees & 3 Understory trees 4,705 SF / 2,000 SF parking lot area = 3 trees 10 shrubs/ parking lot island	8 Canopy trees 4 Understory trees 3 canopy trees 10 shrubs/ parking lot island
Parking Area 'C': 308 LF western perimeter & 328 LF eastern perimeter 308 LF / 25 = 13 Canopy trees + 328 LF / 25 = 14 Canopy trees 308 LF / 50 = 7 Understory trees + 328 LF / 50 = 7 Understory trees 27 Canopy trees & 14 Understory trees 18,220 SF / 2,000 SF parking lot area = 9 trees 10 shrubs/ parking lot island	13 Canopy trees + 14 credits 21 Understory trees 9 canopy trees 10 shrubs/ parking lot island
Parking Area 'D': 364 LF western perimeter & 328 LF eastern perimeter 364 LF / 25 = 15 Canopy trees + 328 LF / 25 = 14 Canopy trees 364 LF / 50 = 8 Understory trees + 328 LF / 50 = 7 Understory trees 29 Canopy trees & 15 Understory trees 20,535 SF / 2,000 SF parking lot area = 10 trees 10 shrubs/ parking lot island	24 proposed Canopy trees + 5 credits 18 Understory trees 10 canopy trees 10 shrubs/ parking lot island

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

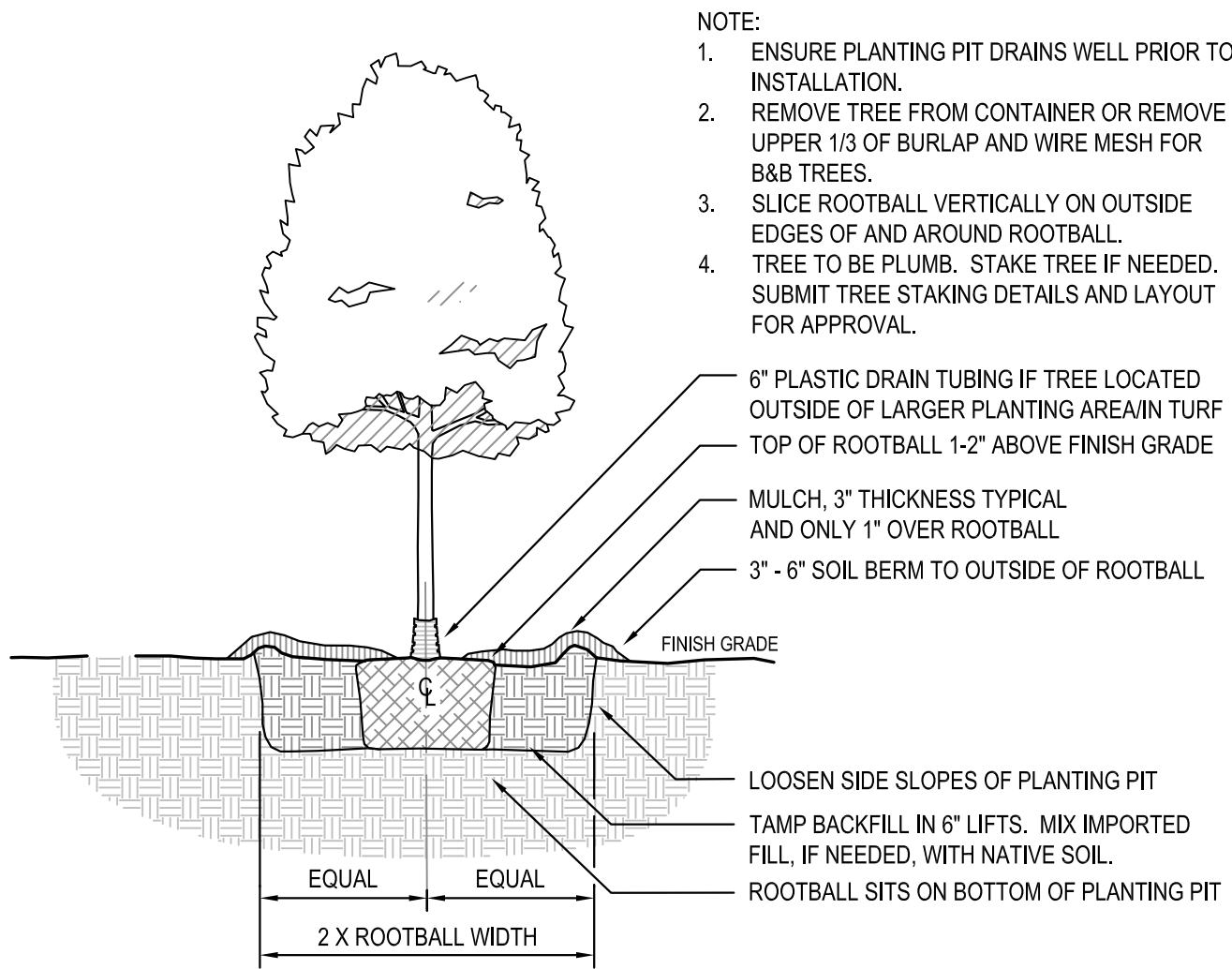
Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.3. Perimeter Buffers

REQUIREMENTS =

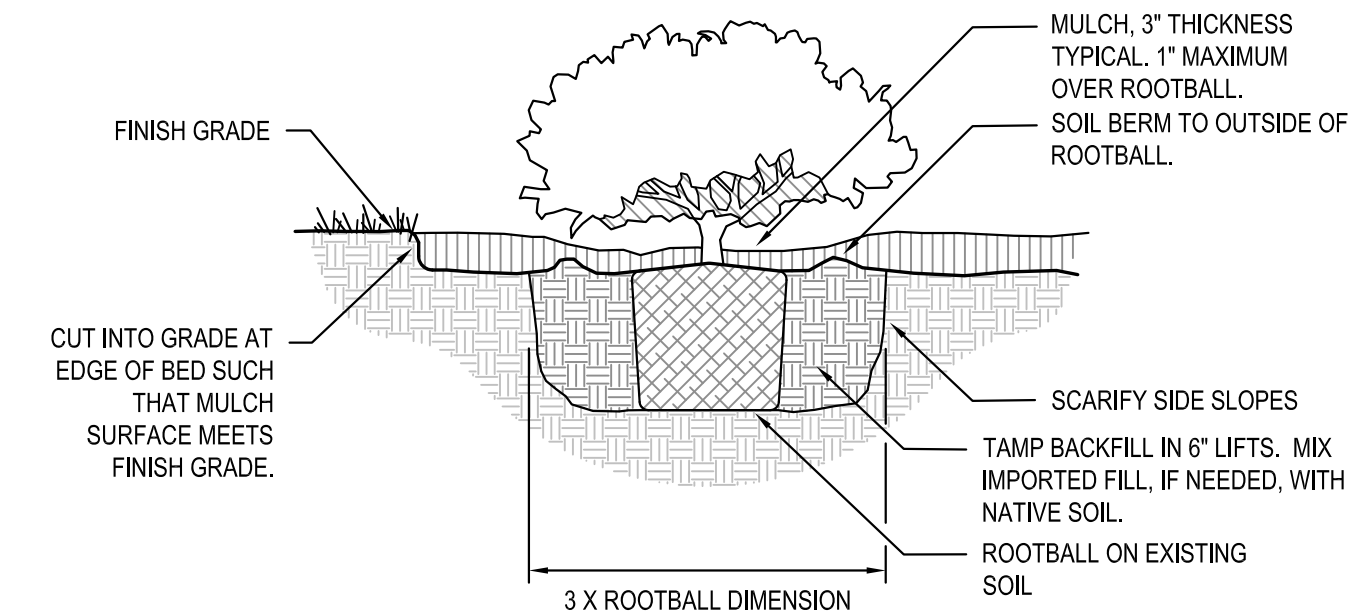
- Land uses that do not require buffers (Sec. 6.2.2.D.3.a.ii.): Development located within the CSV, AG, CBD and PD districts shall not be required to provide a perimeter buffer in accordance with the requirements of this section.
- Vacant Adjacent Parcel (Sec. 6.2.2.D.3.d.i.): Where a developing parcel 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 Application.
- Existing Buffers (Sec. 6.2.2.D.3.d.ii.): Where a developing parcel is adjacent to an existing use, then the developing parcel shall provide the full buffer required adjacent to the existing use, unless a perimeter buffer meeting the standards of this section already exists on either lot.
- 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.

PROVIDED =

SIDE OF SITE	REQUIRED	PROVIDED
Side/West	5' wide Type A, Light Industrial. Selected Option 1 Buffer, which requires one canopy tree per 60 LF and one understory tree per 60 LF. Total length = 1,311 LF to wetland buffer edge/60 = 22 canopy trees and 22 understory trees	24 canopy trees & 24 understory trees planted around existing trees to remain
Side/East that is adjacent to the parcel that fronts US 441 (Alachua County)	The parcel directly to the east of the project site and along/fronting US 441 is within Alachua County and zoned 'BH/Highway Oriented Business'. Type A buffer is required. 5' wide Type A, Light Industrial. Selected Option 1 Buffer, which requires one canopy tree per 60 LF and one understory tree per 60 LF. Total length = 500 LF / 60 = 9 canopy trees and 9 understory trees	9 proposed canopy trees & 10 proposed understory trees planted as possible around existing trees and proposed canopy trees
Side/East that is adjacent to the undeveloped portion of this site, near Phoenix Commercial Park (Alachua County)	7.5' wide Type B, Light Industrial. Selected Option 1 Buffer, which requires one canopy tree per 50 LF and one understory tree per 40 LF. Adjacency is vacant so only half of the requirement applies. Total length = 1,835 LF / 100 = 19 canopy trees and 1,835/80 = 23 understory trees	19 proposed canopy trees & 23 proposed understory trees
Rear/North	7.5' wide Type B, Light Industrial. Selected Option 1 Buffer, which requires one canopy tree per 50 LF and one understory tree per 40 LF. Adjacency is vacant so only half of the requirement applies. Total length = 570 LF / 100 = 6 canopy trees and 570 / 80 LF = 8 understory trees	Plantings follow northern perimeter of retention pond to minimize impacts within wetland buffer. 8 proposed canopy trees & 9 proposed understory trees

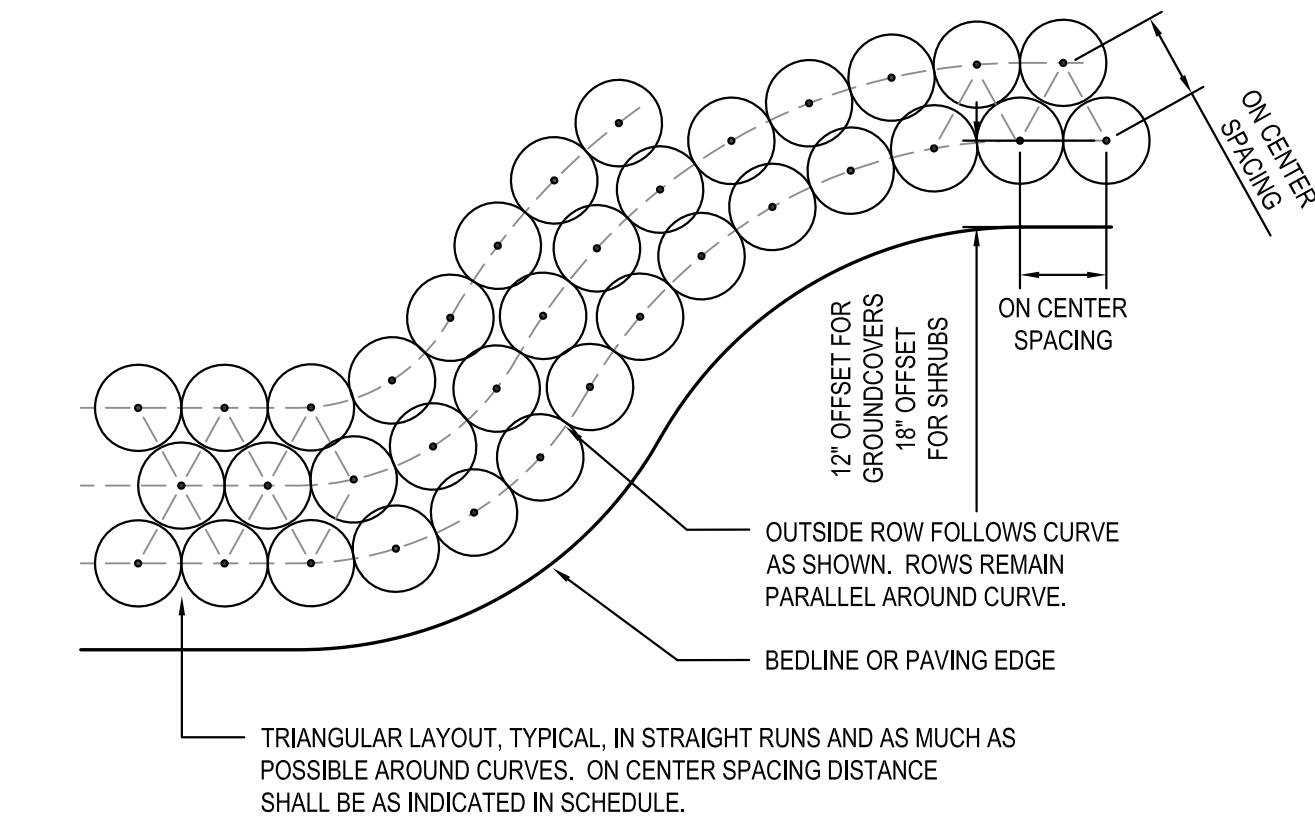


1 TREE PLANTING DETAIL
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2 SHRUB AND GROUND COVER PLANTING DETAIL
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PLANTING TYPICAL LAYOUT

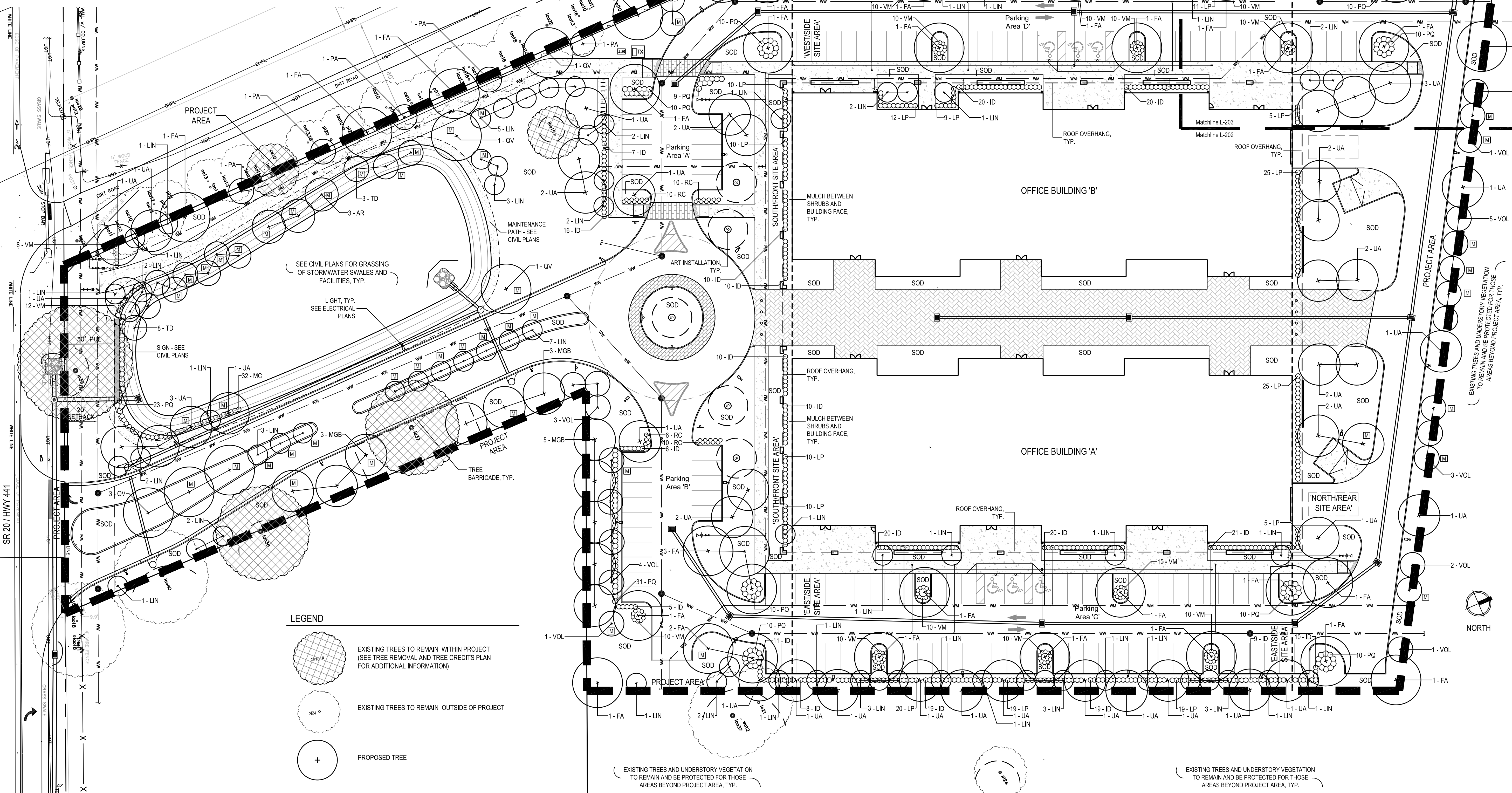


3 SHRUB AND GROUND COVER LAYOUT DETAIL
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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
AR	16	Acer rubrum 'Florida Flame'	Florida Flame Red Maple	15 gal., 9' ht. x 36" sprd., 1.5" cal.	As shown	'Canopy Tree'
FA	49	Fraxinus americana	White Ash	15 gal., 9' ht. x 36" sprd., 1.5" cal.	As shown	'Canopy Tree'
LIN	76	Lagerstroemia indica x faurei 'Natchez'	Natchez Crape Myrtle	15 gal., 8' ht. x 24" sprd., 1.5" cal.	As shown	Standard form, 'Understory Tree'
MGB	27	Magnolia grandiflora 'Brackens Brown Beauty'	Bracken's Southern Magnolia	15 gal., 9' ht. x 36" sprd., 1.5" cal.	As shown	'Canopy Tree'
PA	14	Prunus angustifolia	Chickasaw Plum	15 gal., 7' ht. x 24" sprd., 1.5" cal.	As shown	'Understory Tree'
QV	27	Quercus virginiana	Southern Live Oak	15 gal., 9' ht. x 36" sprd., 1.5" cal.	As shown	'Canopy Tree'
TD	26	Taxodium distichum	Bald Cypress	15 gal., 8' ht. x 36" sprd., 1.5" cal.	As shown	'Canopy Tree'
UA	60	Ulmus alata	Winged Elm	15 gal., 9' ht. x 36" sprd., 1.5" cal.	As shown	'Canopy Tree'
VOL	91	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
ID	316	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	3 gal., 24" ht. x 18" sprd.	30" o.c.	
LP	237	Loropetalum chinense rubrum 'Plum Delight'	Plum Loropetalum	3 gal., 24" ht. x 18" sprd.	30" o.c.	
MC	32	Muhlenbergia capillaris	Pink Muhly	1 gal., 18" ht., full	30" o.c.	
PQ	153	Paspalum quadrifarium	Crowgrass	1 gal., 18" ht., full	36" o.c.	
RC	36	Rosa x 'Coral Drift'	Coral Drift Rose	3 gal., 12" ht. x 18" sprd.	24" o.c.	
VM	140	Viburnum obovatum 'Mrs Shillers Delight'	Mrs Shillers Delight Viburnum	3 gal., 24" ht. x 18" sprd.	24" o.c.	
SOD/SEED		BOTANICAL NAME	COMMON NAME	SIZE		NOTES
SOD		Paspalum notatum 'Argentine'	Bahia Grass	sod		Sand grown and weed free



PROJECT NAME:

SAN FELASCO
TECH CITY

Alachua, FL

for
Laser Investment Group

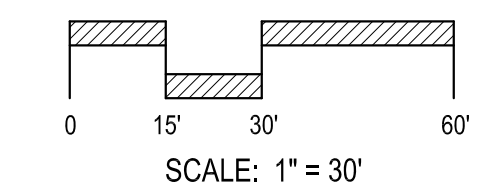
SEAL:

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ISSUED FOR: SITE PLAN REVIEW

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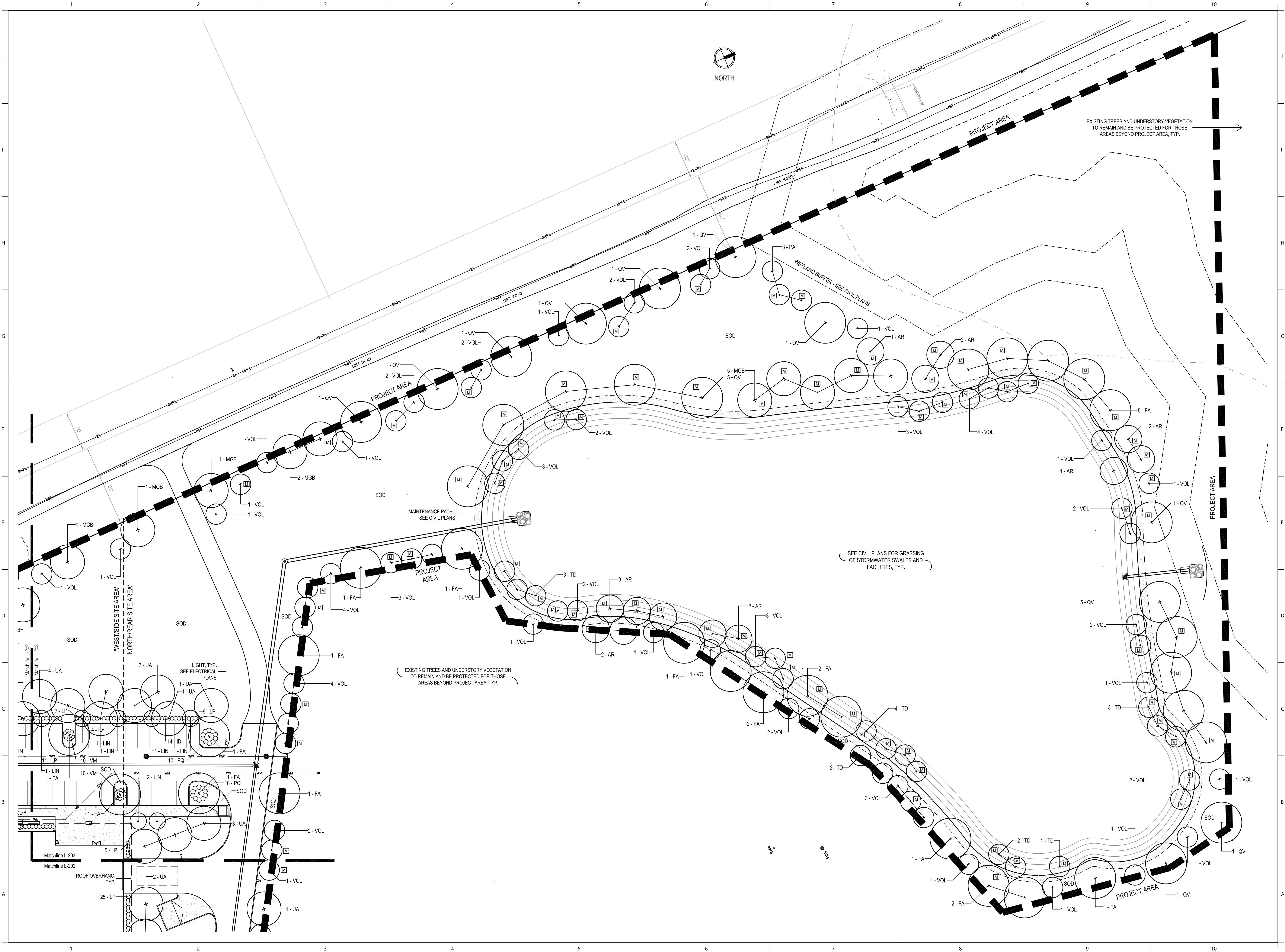
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PLANT SCHEDULE
AND LANDSCAPE
PLAN

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USER: ELISABETH MANLEY
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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.

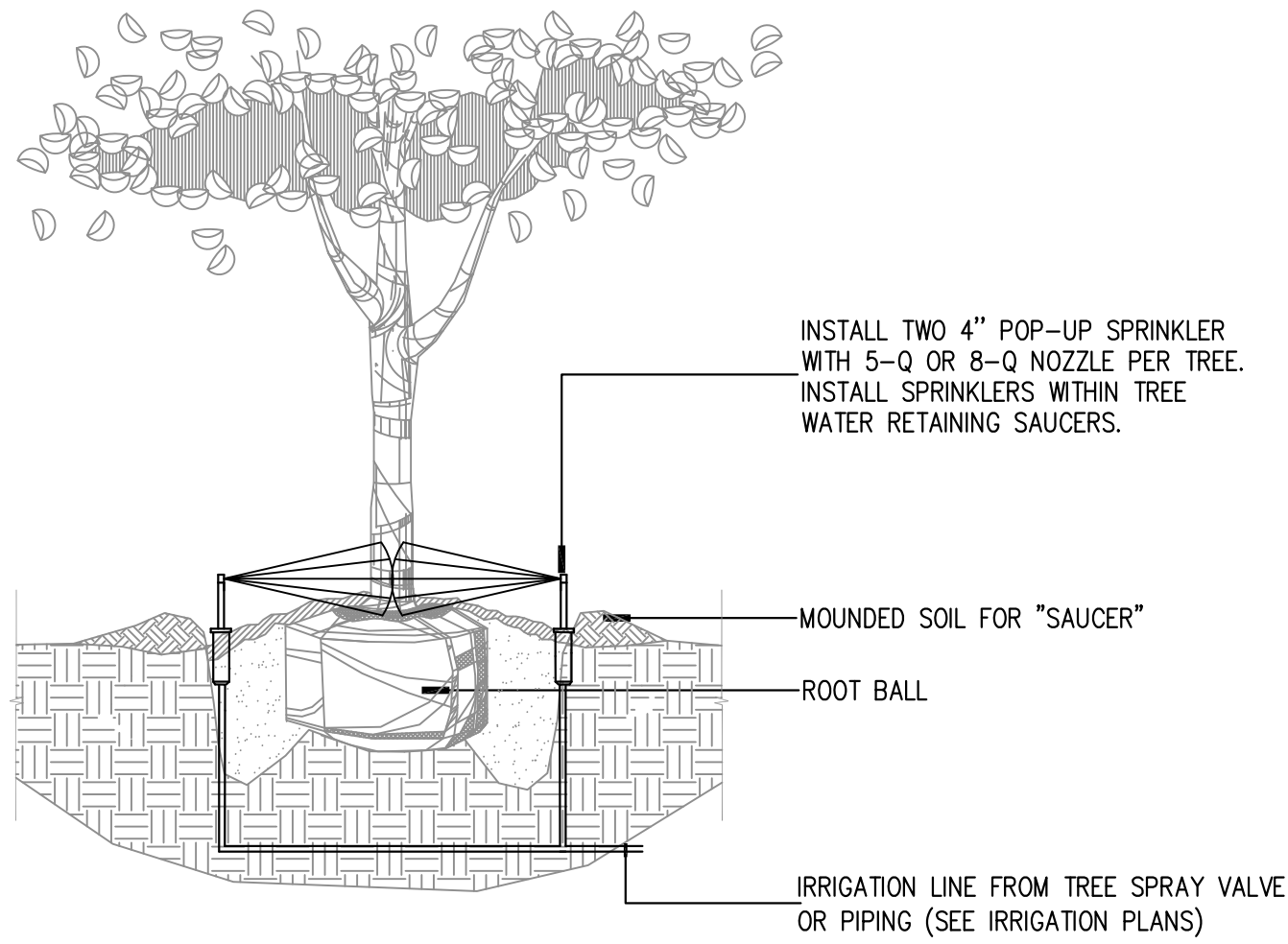
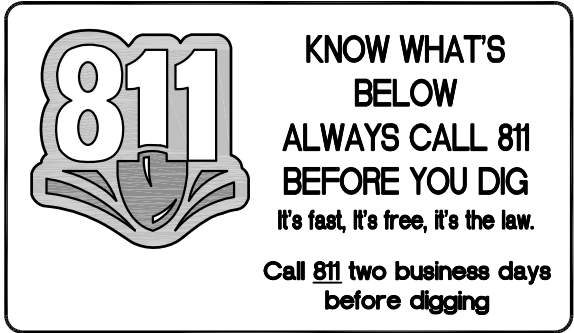
1.4 CONTRACTOR REQUIREMENTS

- A. PROVIDE ALL EQUIPMENT,

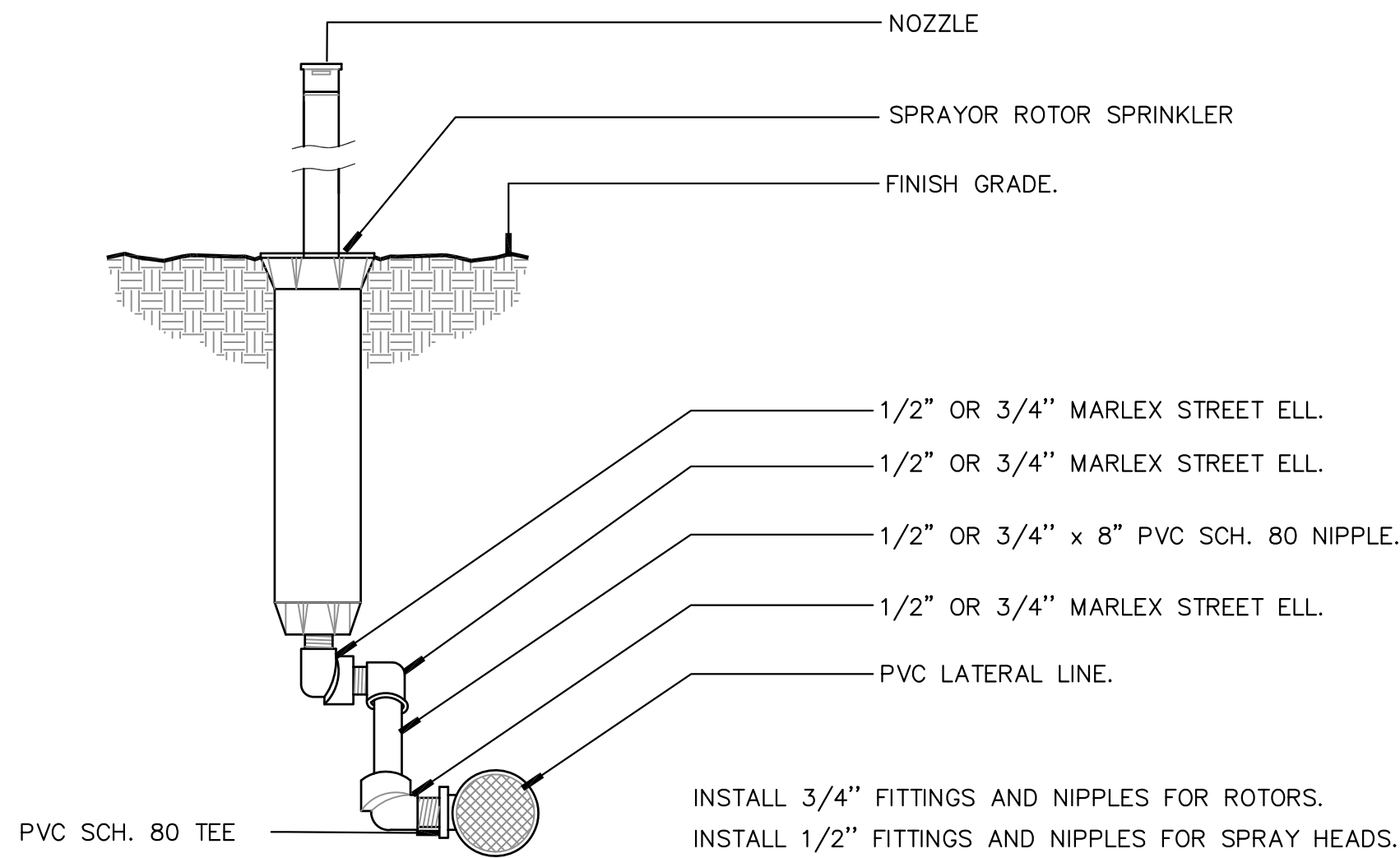
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GENERAL IRRIGATION NOTES

1. LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW.
2. ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS.
3. PROVIDE PROOF TO THE OWNER'S REPRESENTATIVE THAT ALL AVAILABLE MAINTENANCE MANUALS FOR EACH OF THE PRODUCTS INCLUDED IN THIS INSTALLATION HAVE BEEN PROVIDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
4. ANY EXISTING TREE ROOTS, WHEN ENCOUNTERED DURING INSTALLATION OF UTILITIES, SHALL BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS AND COVERED WITH SOIL AS SOON AS POSSIBLE TO REDUCE DEHYDRATION. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS.
5. CONNECT TO THE RP BACKFLOW PREVENTER STUBOUT AS THE POINT OF CONNECTION.
6. INSTALL 2 SPARE (#14 BLACK) WIRES FROM THE CONTROLLER TO THE FARTHEST VALVE LOCATION.
7. IRRIGATION SHALL BE LOCATED MINIMUM ONE (1) FOOT FROM ANY WALL, COLUMN, OR BUILDING EDGE/FACE.
8. IRRIGATION SHALL BE DIRECTED AWAY FROM BUILDING AT ALL TIMES, SO THAT SPRAY DOES NOT HIT BUILDING FACE, COLUMN, WALL, ETC.
9. ADJUST THE IRRIGATION SYSTEM COMPONENTS AND EXISTING SYSTEM TO PROVIDE UNIFORM COVERAGE. ASSURE THAT THE SYSTEM PROVIDES 100% COVERAGE OF ALL LANDSCAPE MATERIALS INCLUDING SHRUBS, GROUND COVER, AND TREES.

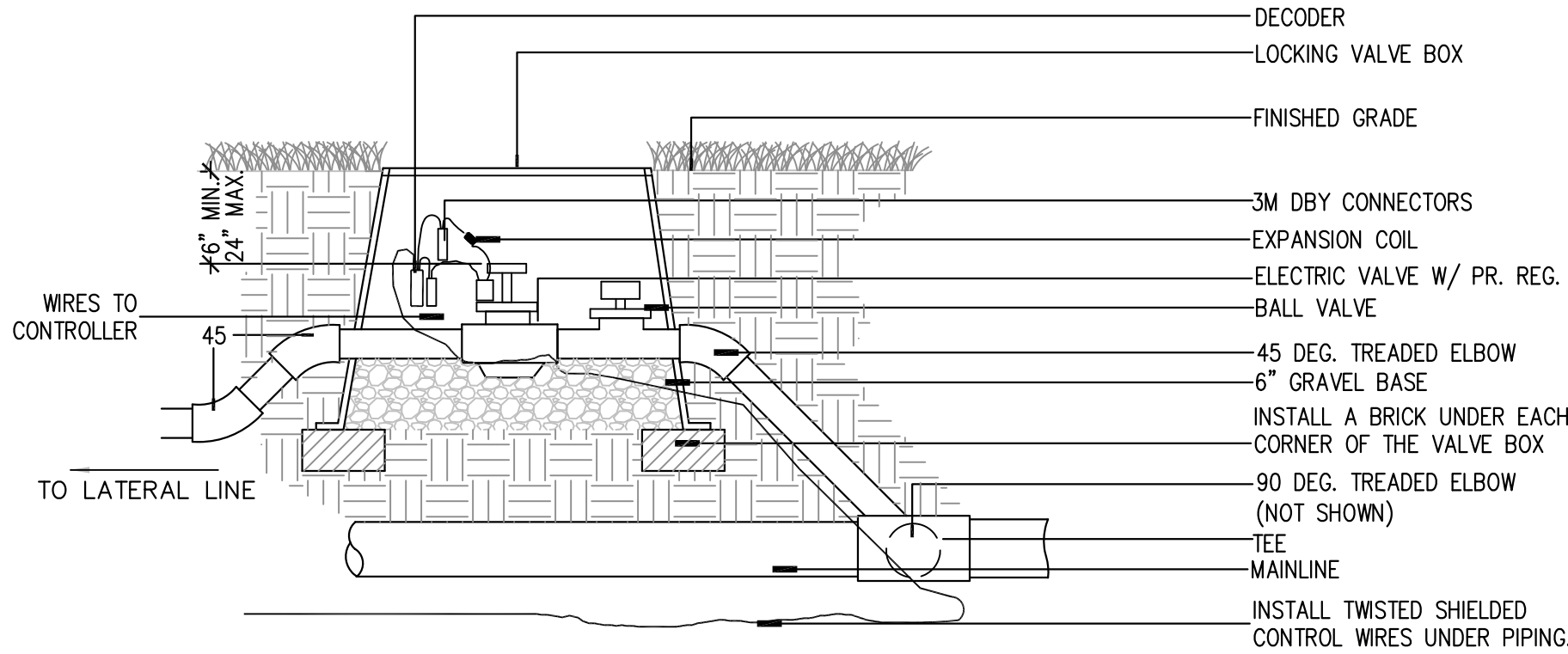


1 TREE SPRAY LOCATIONS
SCALE: N.T.S.

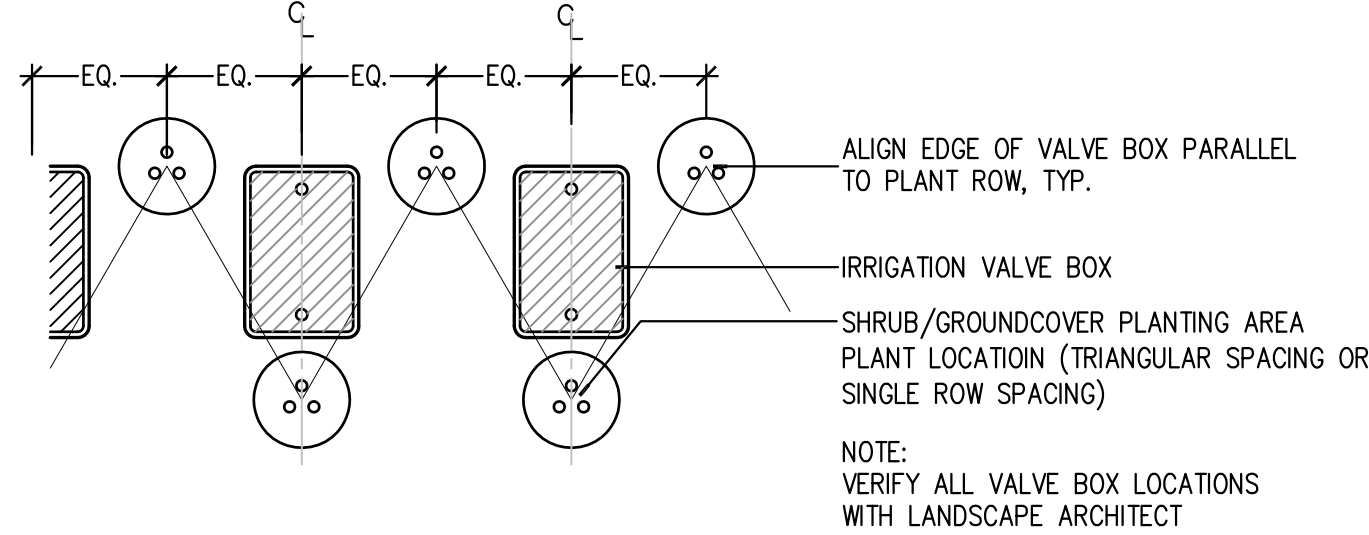


2 4" POP-UP AT GRADE
SCALE: N.T.S.

NOTE:
ALL VALVE BOXES SHALL
BE MARKED WITH THE CHRISTY I.D.
TAGS OR SUBSTITUTION ACCEPTABLE
TO OWNER



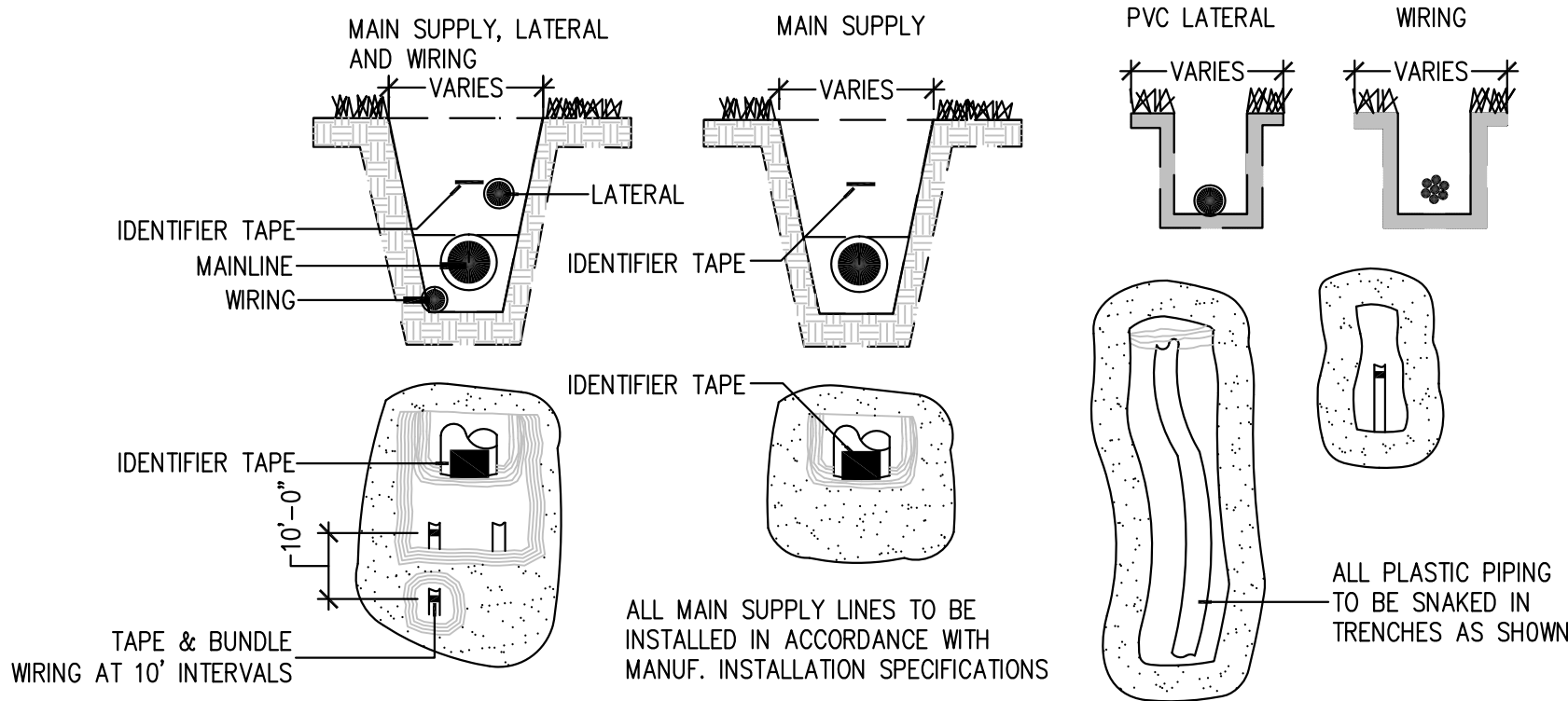
4 VALVE ASSEMBLY INSTALLATION
SCALE: N.T.S.



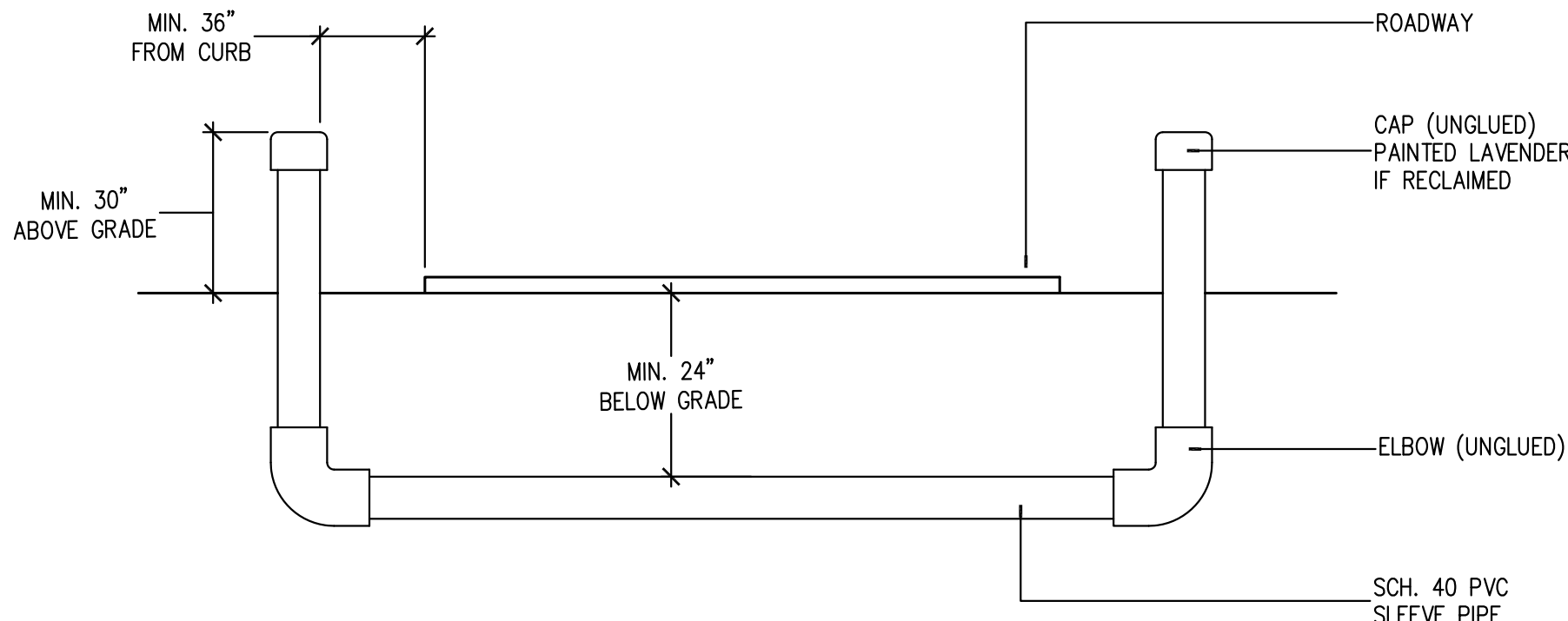
NOTE: VALVE GROUPINGS TO BE LOCATED IN TURF AREAS ONLY.

5 VALVE BOX ORIENTATION
SCALE: N.T.S.

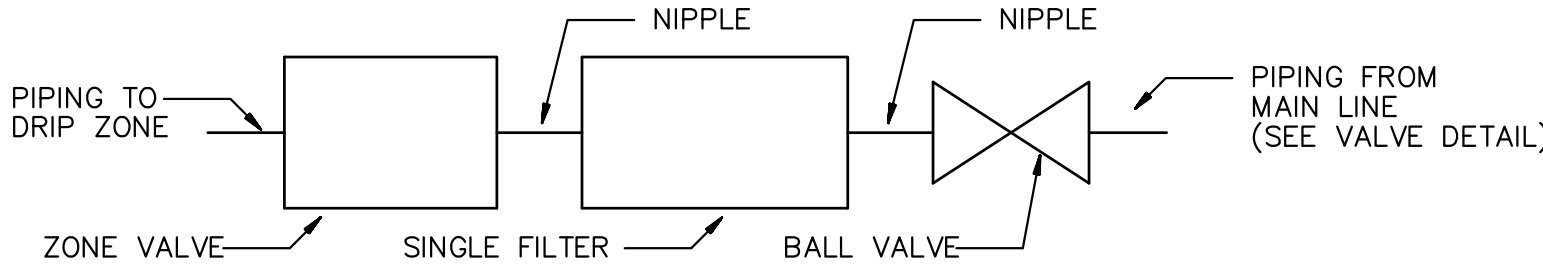
3 TRENCH CONSTRUCTION
SCALE: N.T.S.



6 SLEEVE LOCATIONS
SCALE: N.T.S.

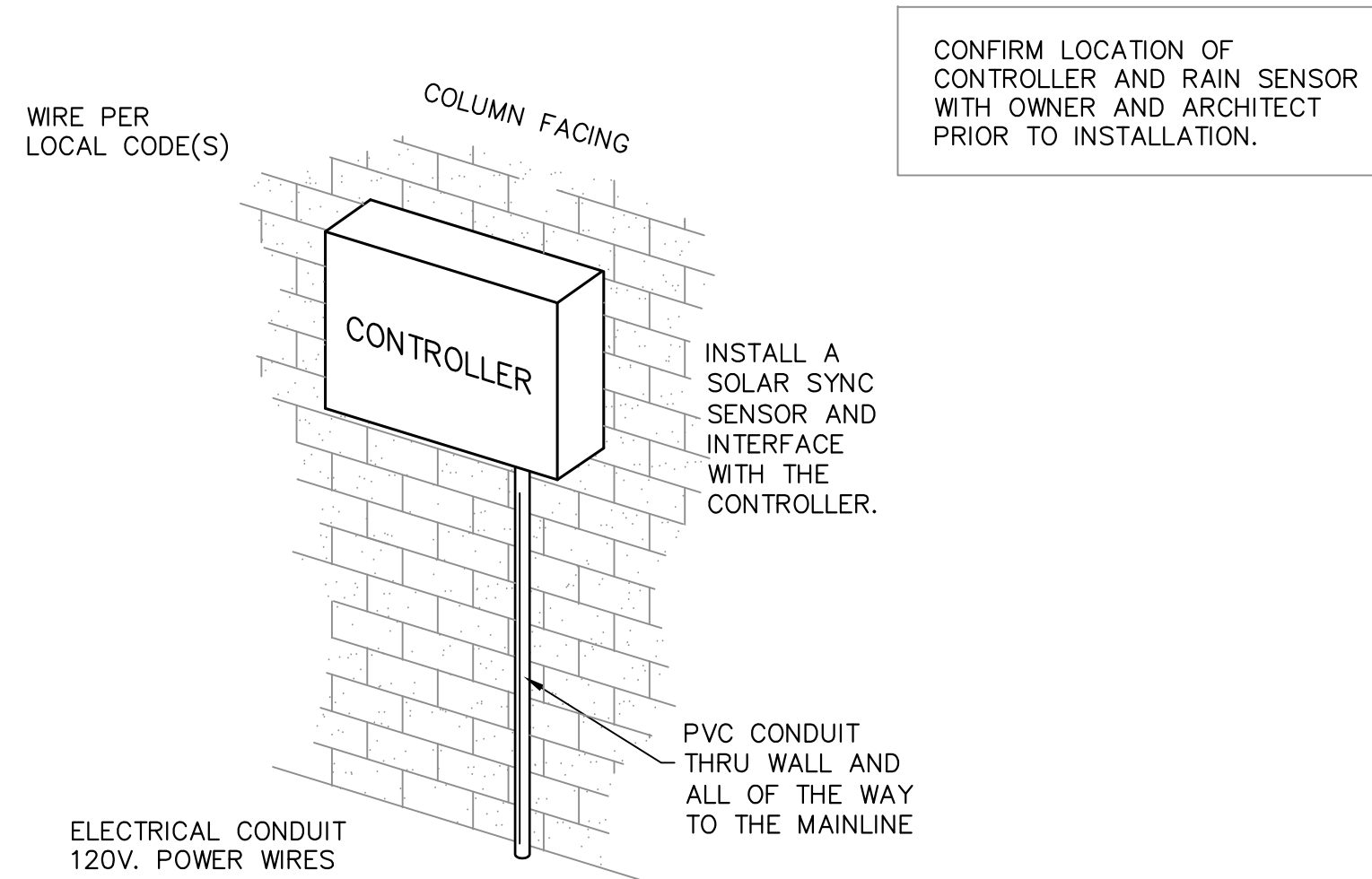


7 VALVE WITH FILTER SCHEMMATIC
SCALE: N.T.S.



- NOTES:
- INSTALL A SEPARATE VALVE BOX FOR EACH VALVE AND FILTER. (3) JUMBO VALVE BOXES
 - INSTALL FILTER IN ORIENTATION THAT ALLOWS REMOVAL OF CAP FOR FLUSHING (UPWARD)
 - INSTALL A FILTER UPSTREAM OF EACH VALVE.

8 CONTROLLER MOUNTING
SCALE: N.T.S.



PROJECT NAME:

SAN
FELASCO
TECH CITY

Alachua, FL

for
Laser Investment
Group

SEAL:

PROJECT NO: 18-035
CLIENT'S NO:
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 30 APR 2018
REVISIONS:

04 JUN 2018
18 JUN 2018
25 JUN 2018

SCALE:

AS SHOWN

SHEET TITLE:

IRRIGATION
NOTES
AND
CALCULATIONS

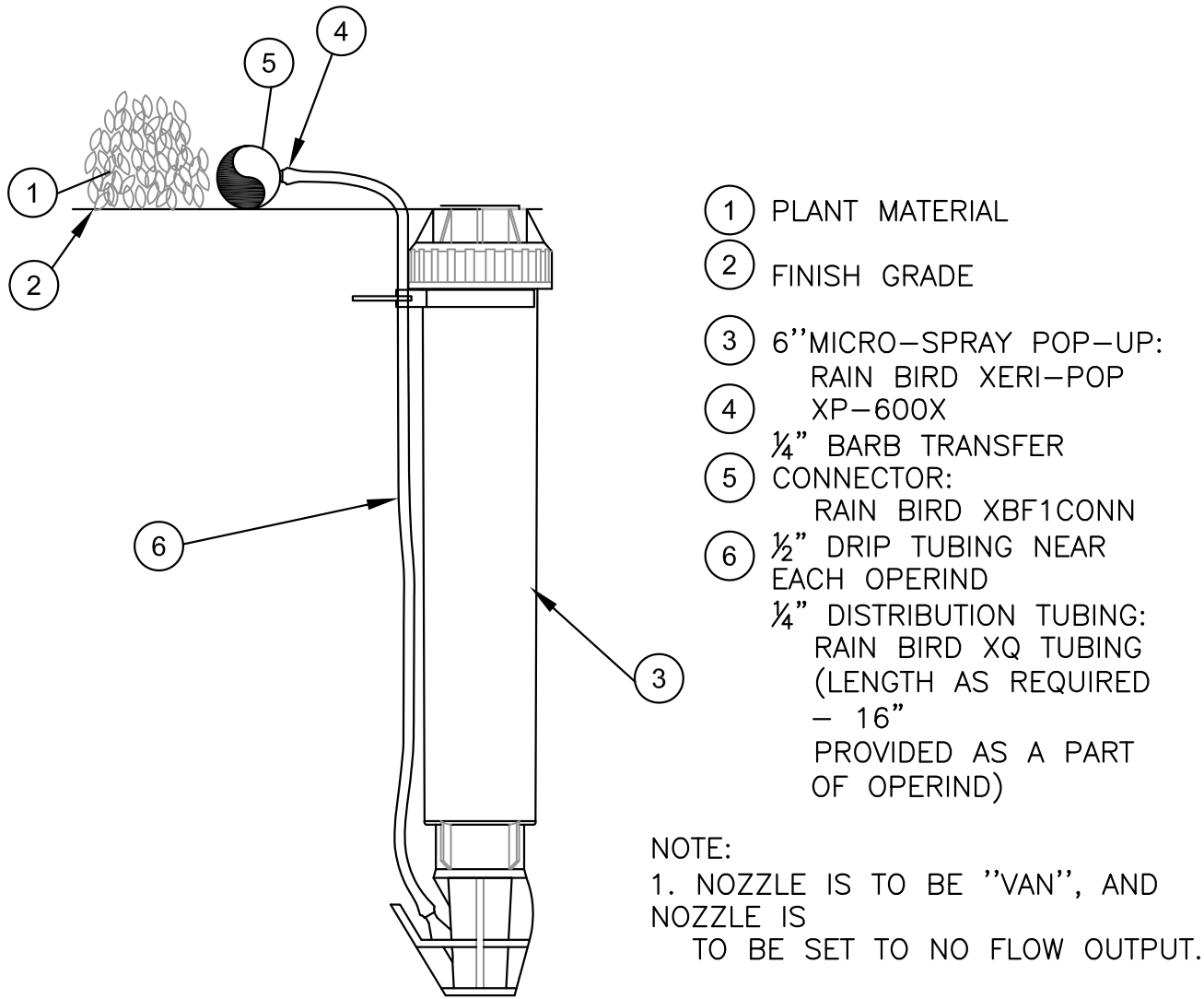
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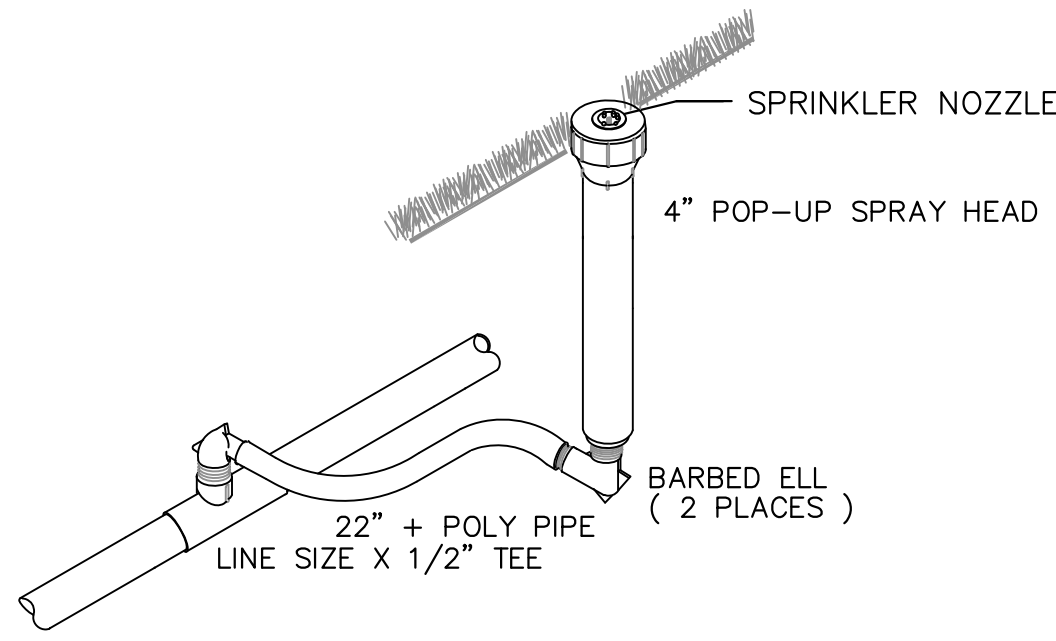
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DRIP IRRIGATION NOTES

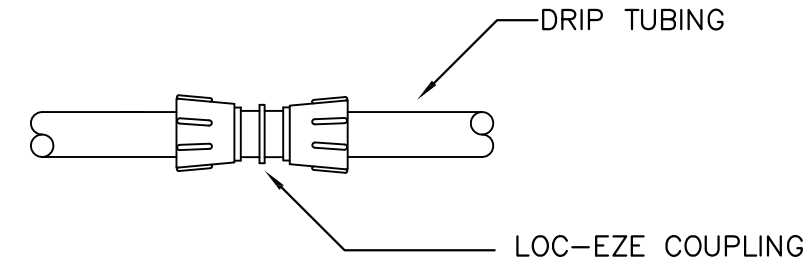
1. INSTALL TORO DL2000 TUBING WITH ALL FITTINGS AS NECESSARY FOR ALL DRIP TUBING (GROUND COVER AND SHRUB) APPLICATIONS.
2. INSTALL A LINE OF TUBING 2" TO 4" FROM HARDSCAPE AND BEDLINES.
3. INSTALL A MINIMUM OF 2 ROWS OF TUBING IN ANY AREA.
4. INSTALL TUBING AT FINISHED GRADE UNDER THE MULCH.
5. LOOP ALL RUNS OF TUBING WITH A MAXIMUM LOOP DISTANCE FROM THE SUPPLY MANIFOLD OF 300'.
6. INSTALL ONE TORO T-ALFD15150-L 1.5" FILTER WITH A STAINLESS STEEL 150 MESH (104 MICRONS) SCREEN FOR EACH VALVE.
7. INSTALL A TORO #T-FCH-H-FIPT FLUSHING VALVE AT EACH OF THE AIR/VACUUM RELIEF VALVE LOCATIONS WITH ALL FITTINGS AS NECESSARY TO FLUSH THE SYSTEM INTO THE LANDSCAPE, WHEN NECESSARY.
8. INSTALL A TORO #T-YD-500-34 VACUUM/AIR RELIEF VALVE AT THE OPPOSITE ENDS OF THE LOOPED NETWORK AND AT THE TERMINATION OF THE SUPPLY MANIFOLD FROM THE AUTOMATIC VALVE. INSTALL A MANUAL LINE FLUSHING VALVE AT EACH LOCATION.
9. INSTALL A RAIN BIRD "OPERIND" AT EACH VACUUM/AIR RELIEF VALVE LOCATION.
10. DRIP TUBING QUANTITIES ON PLANS ARE APPROXIMATE. CONTRACTOR TO VERIFY EXACT QUANTITIES. CONTRACTOR TO BE PAID FOR ACTUAL QUANTITY OF DRIP TUBING AND BLANK TUBING INSTALLED UP TO A MAXIMUM AS SHOWN ON THE PLANS.
11. QUANTITIES ON PLANS DO NOT INCLUDE BLANK TUBING, LINE FLUSHING VALVES, AIR RELIEF VALVES OR PVC HEADERS. INCLUDE THESE ITEMS AND ANY OTHER ITEMS NECESSARY FOR A FULLY FUNCTIONING AUTOMATIC SYSTEM IN BID AND INSTALLATION.
12. INSTALL LANDSCAPE STAPLES 6' O.C. AND ANYWHERE ELSE NECESSARY TO SECURE TUBING TO THE GROUND.
13. FOLLOW THE MANUFACTURER'S INSTALLATION GUIDELINES INCLUDED WITH THE PRODUCTS.
14. DO NOT CURVE TUBING TO LOOP AT THE ENDS OF RUNS. INSTEAD USE (2) 90 DEG. FITTINGS AND A SHORT PIECE OF TUBING.



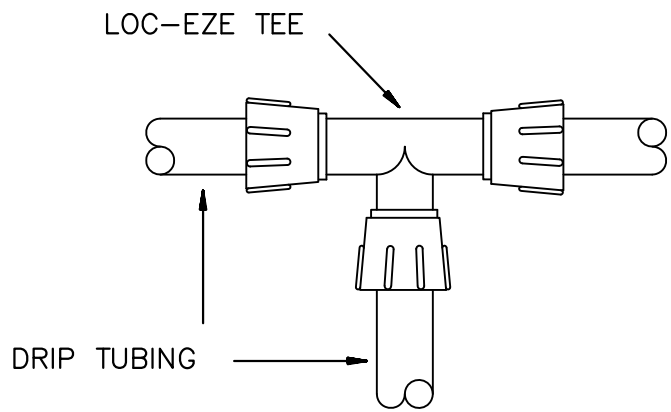
1 RAIN BIRD OPERIND CONNECTION
SCALE: N.T.S.



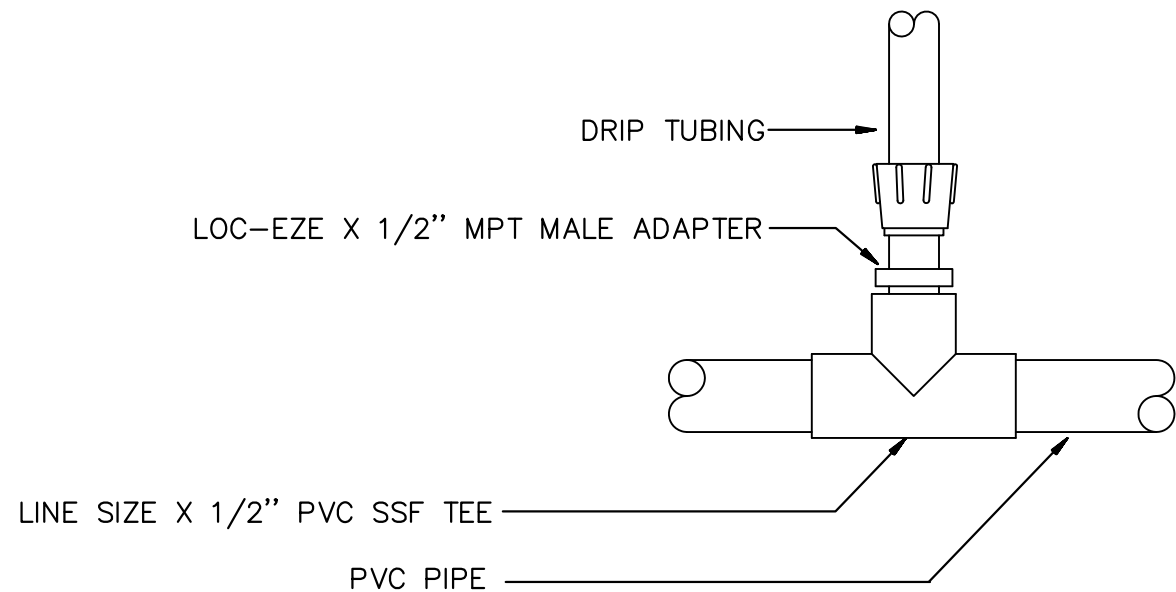
2 SPRAYHEAD AT GRADE
SCALE: N.T.S.



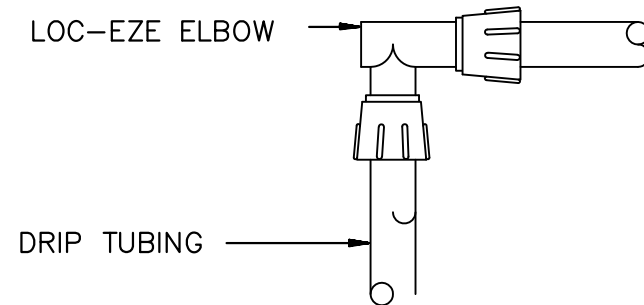
3 LOC-EZE COUPLING (T-FCC16)
SCALE: N.T.S.



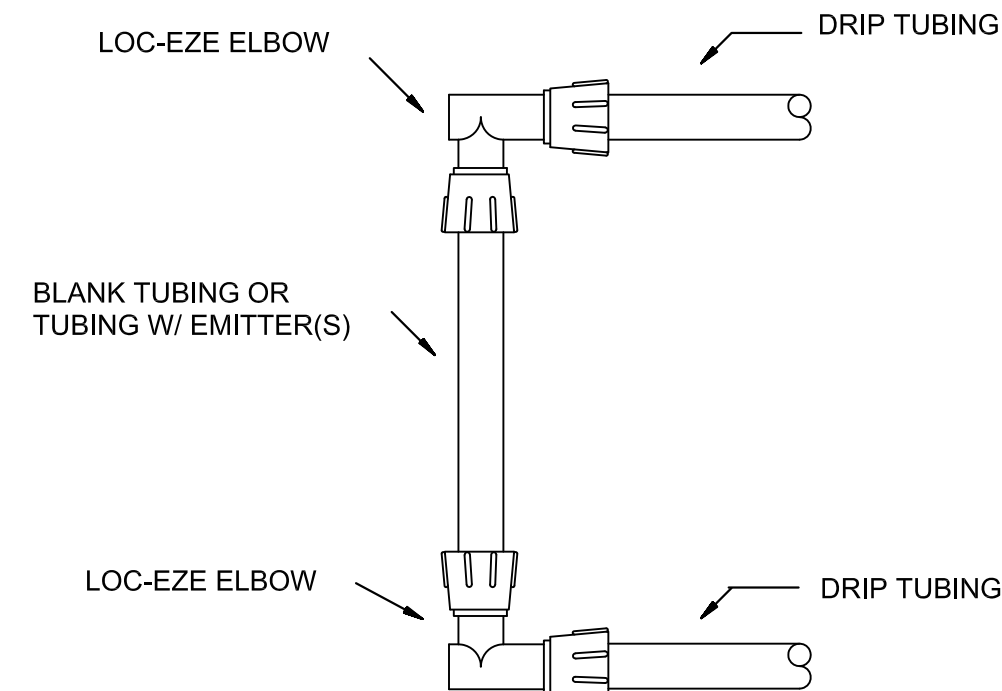
4 LOC-EZE TEE (T-FTT16)
SCALE: N.T.S.



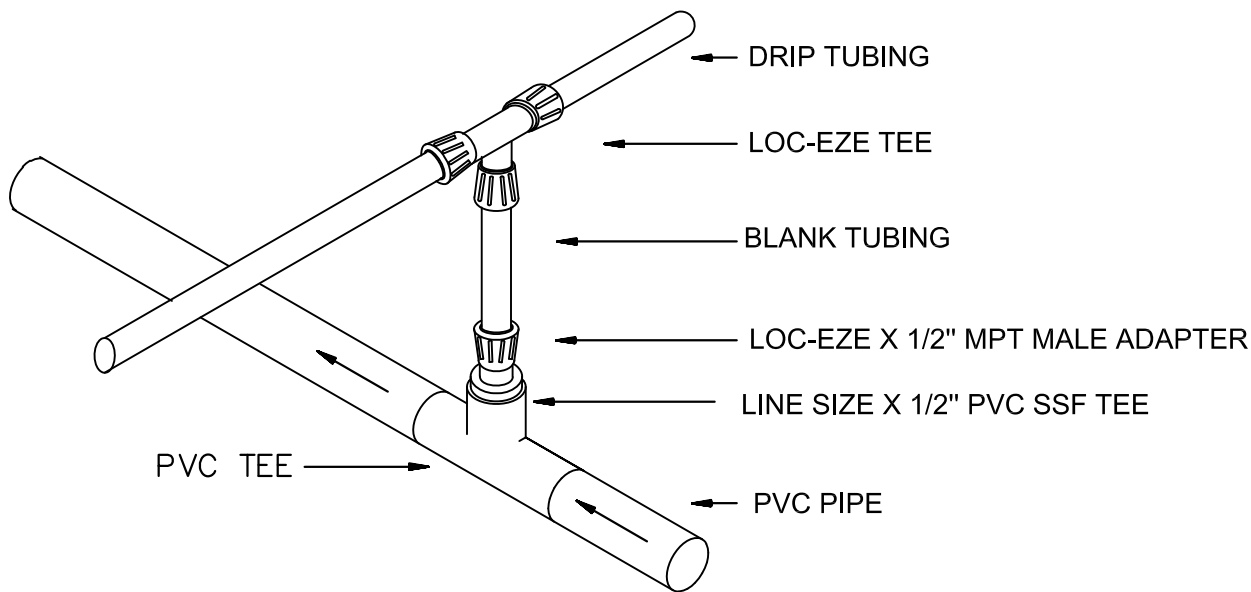
5 MANIFOLD CONNECTION (PVC TO ADAPTER)
SCALE: N.T.S.



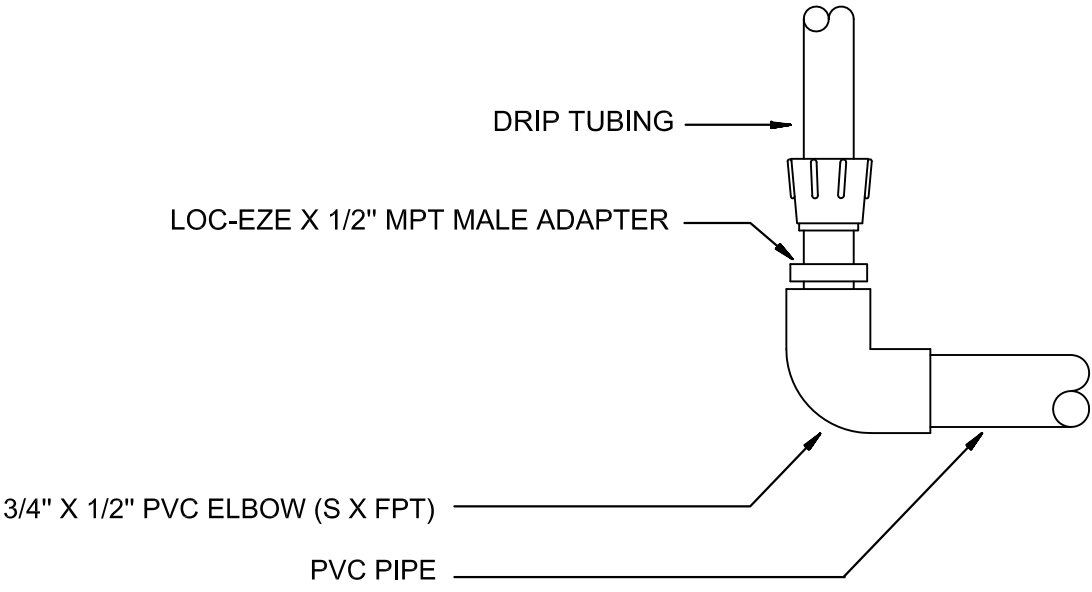
6 LOC-EZE ELBOW (T-FEEE16)
SCALE: N.T.S.



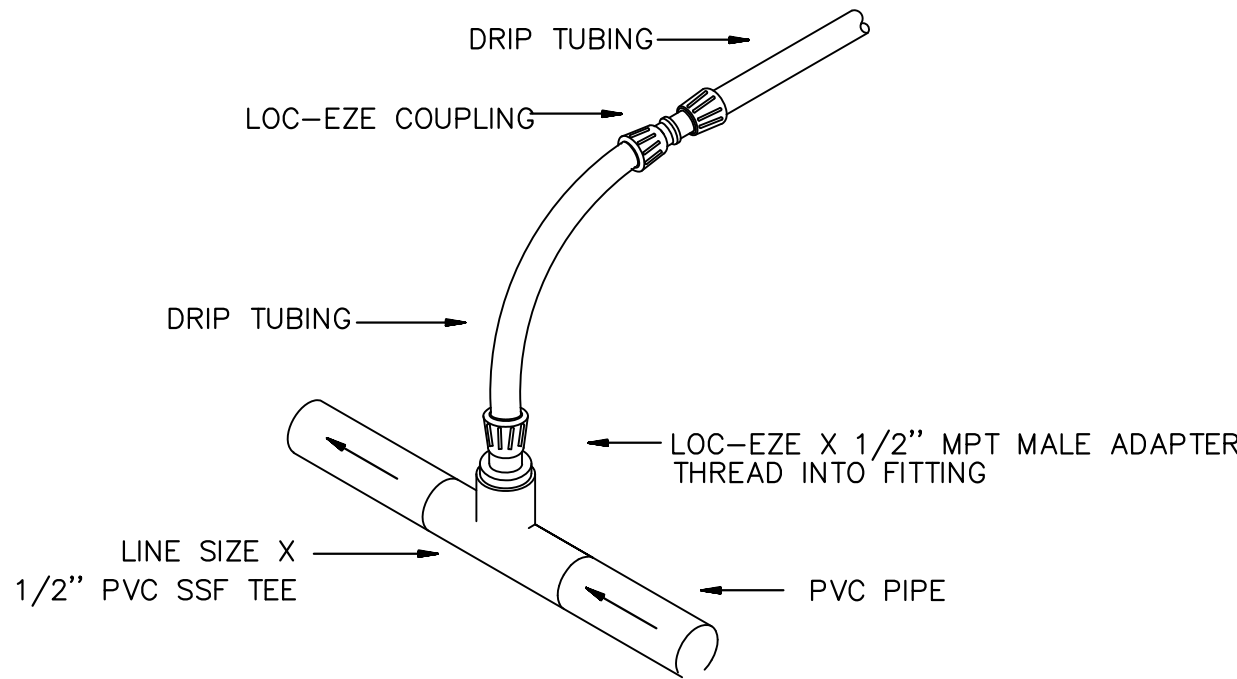
7 LOC-EZE ELBOW LOOP
SCALE: N.T.S.



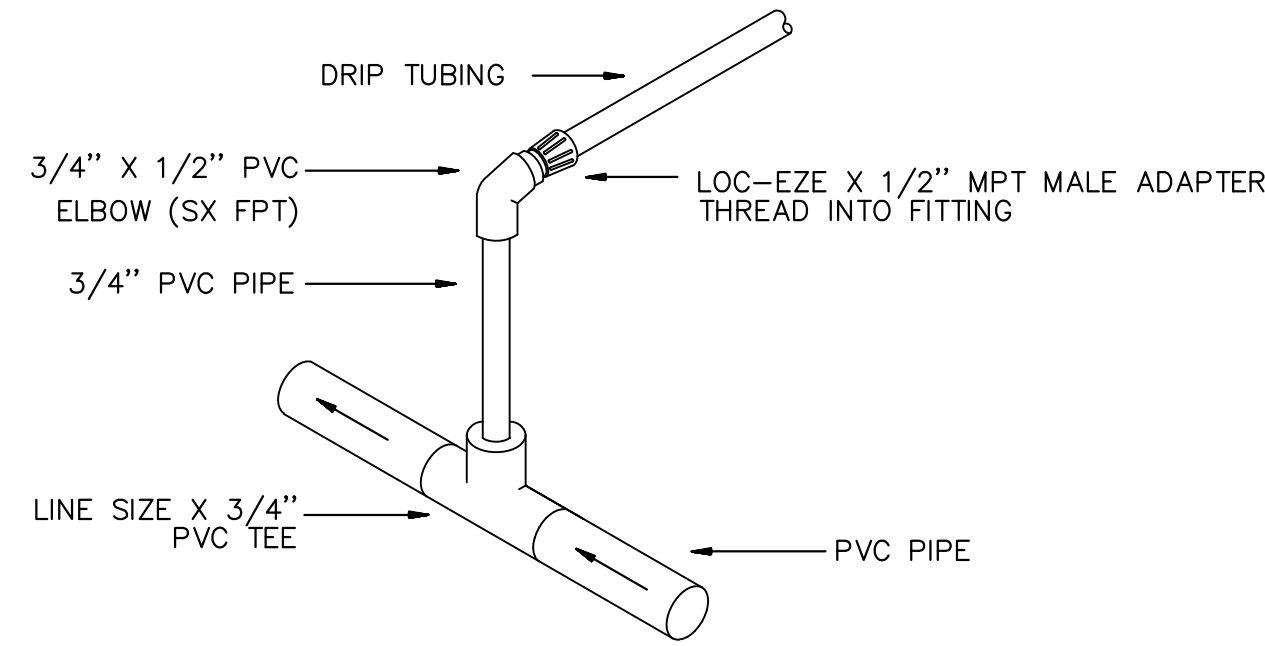
8 MANIFOLD CONNECTION (CENTER FEED)
SCALE: N.T.S.



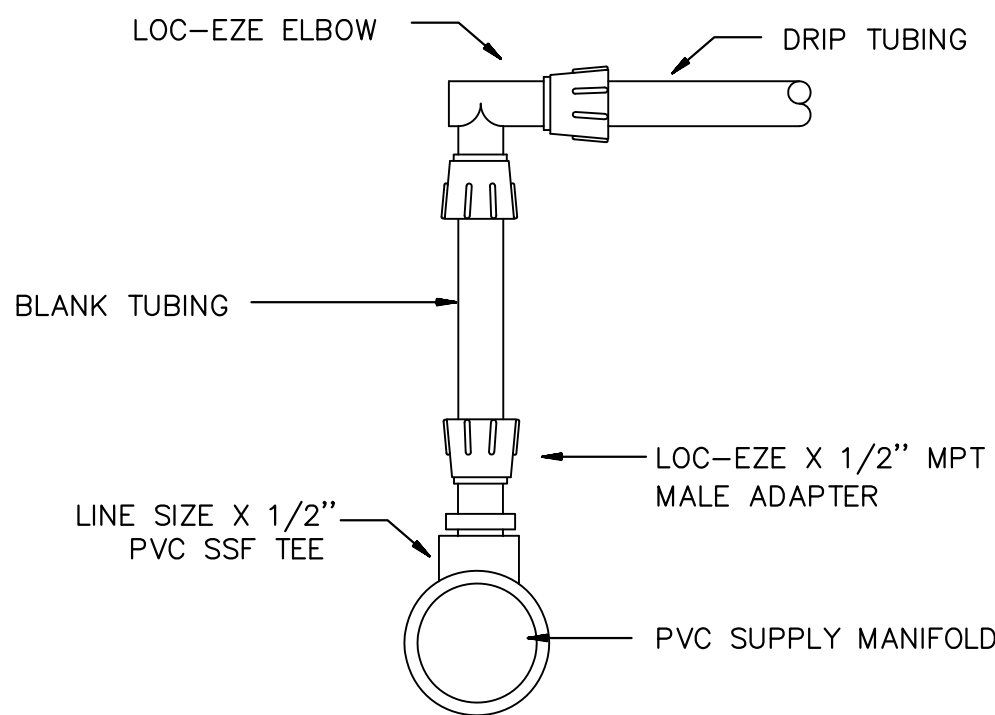
9 MANIFOLD CONNECTION (PVC TO ADAPTER)
SCALE: N.T.S.



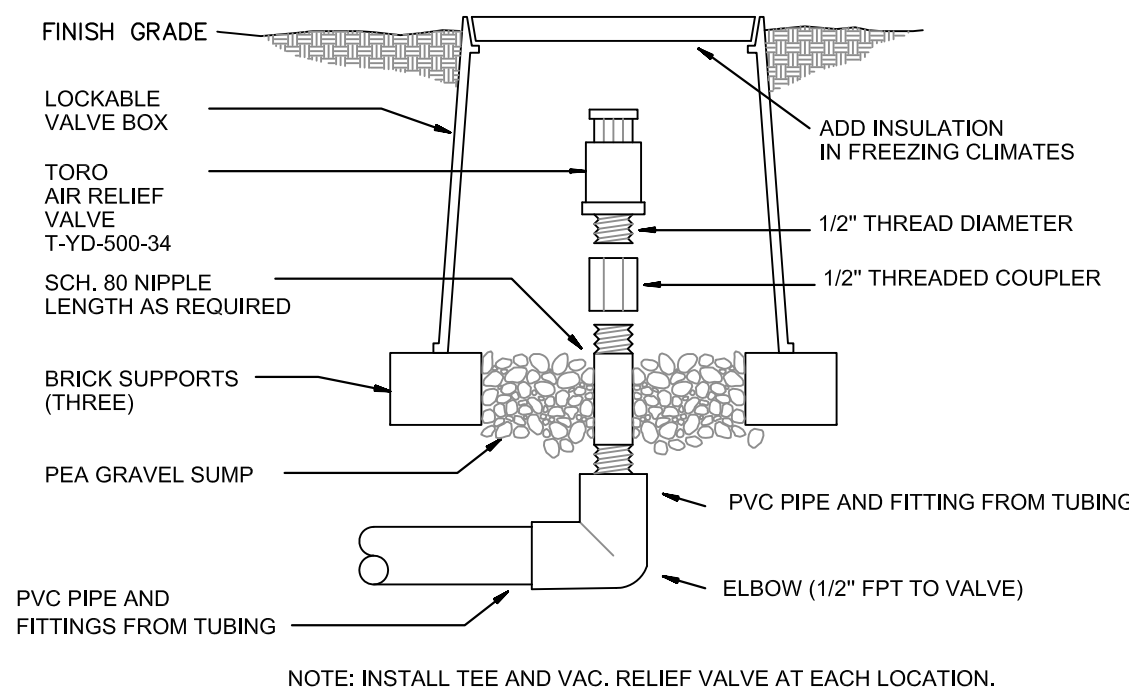
10 BLANK DL2000 DRIPLINE RISER
SCALE: N.T.S.



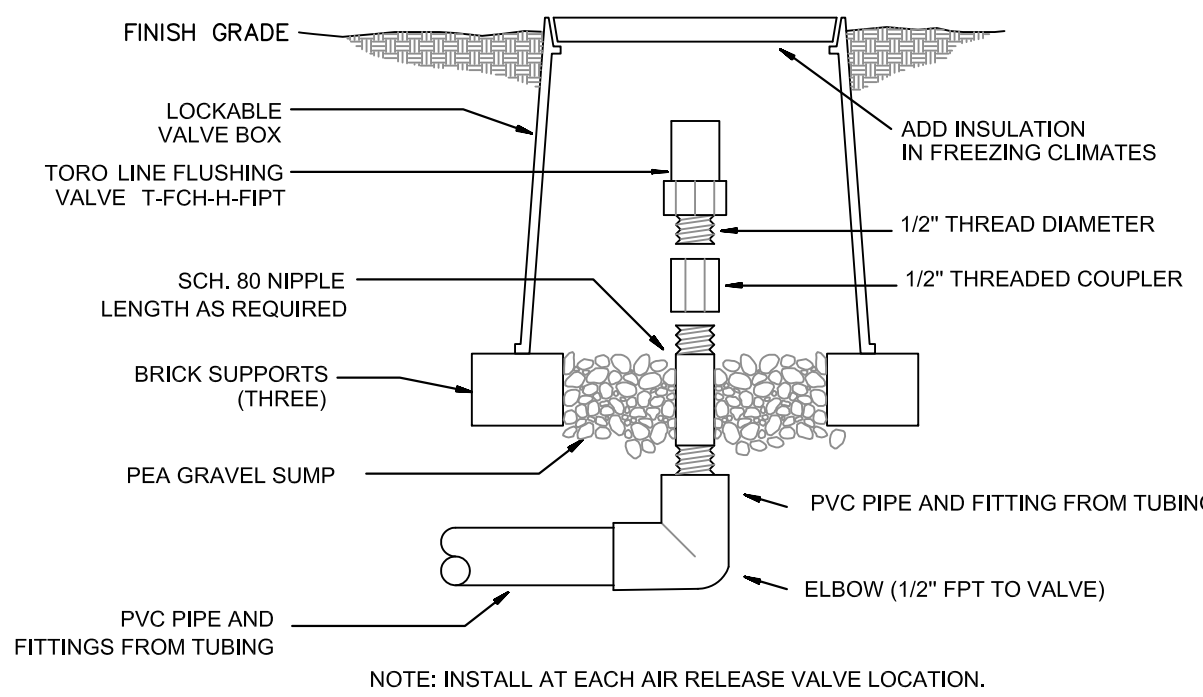
11 MANIFOLD (PVC) CONN. (END FEED)
SCALE: N.T.S.



12 LOC-EZE ELBOW TO LOC-EZE ADAPTER CONNECTION
SCALE: N.T.S.



13 AIR RELIEF VALVE
SCALE: N.T.S.



14 FLUSHING VALVE
SCALE: N.T.S.

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IRRIGATION LEGEND

- RAIN BIRD 1804-SAM WITH 5Q NOZZLE, ONE PER TREE (TYPICAL)
- TORO DL 2000 1 GPH, 12" O.C. PR. REG. DRIP TUBING
- POINT OF CONNECTION TO 1.5" RPZ BFP SEE CIVIL PLANS AND FIELD LOCATE.
- SCHEDULE 40 1.5" PVC SOLVENT WELD MAIN LINE ROUTING
- CL 200 SOLVENT WELD PVC ZONE PIPE ROUTING
- SCHEDULE 40 PVC SLEEVE LOCATION: SIZE AND NUMBER TO BE DETERMINED
- HUNTER ICV-151G-FS-AS-ADJ 1.5" VALVE WITH DUAL-1 DECODER AND DUAL-S SURGE ARRESTOR
- HUNTER ICV-101G-FS-AS-ADJ 1" VALVE WITH DUAL-1 DECODER AND DUAL-S SURGE ARRESTOR
- IC-600-PL CONTROLLER WITH DUAL48M LOCATION
- HUNTER WSS-SEN SOLAR SYNC SENSOR LOCATION
- LOCATION OF DRIP AIR/VACUUM RELIEF VALVE, LINE FLUSHING VALVE AND RAIN BIRD OPERIND

STA.	SIZE
C-X	#
TYPE	GPM
APPL.	#/#

VALVE STATION, SIZE, APPLICATION AND GALLONAGE

STA.	SIZE
C-3	1"
TYPE	GPM
DRIP	10.1

STA.	SIZE
C-4	1.5"
TYPE	GPM
DRIP	25.4

STA.	SIZE
C-1	1"
TYPE	GPM
TREES	19.6

STA.	SIZE
C-5	1.5"
TYPE	GPM
DRIP	25.4

STA.	SIZE
C-2	1"
TYPE	GPM
TREES	19.0

INSTALL PVC (TREE SPRAY) PIPING FROM VALVE #C-1 SIZED AS SHOWN. INSTALL BRANCHES OF 3/4" PVC PIPING TO ALL TREES IN THE C-1 TREE SPRAY AREA BEFORE THE TERMINATION OF THAT PIPING. THEN INSTALL 1" PVC PIPING FROM THE TERMINATION OF THE PIPING SHOWN TO ALL OF THE OTHER TREE SPRAYS IN THE #C-1 TREE SPRAY AREA (196 EA.) (SEE TREE SPRAY DIVISION LINE.) DO NOT INSTALL MORE THAN 75 TREE SPRAYS ON ANY 1" PIPING RUN.

INSTALL 1" PVC (TREE SPRAY) PIPING FROM THE 1 1/4" PVC PIPING STUBOUT AT VALVE #C-2 AS SHOWN TO ALL TREE SPRAYS IN THE #C-2 TREE SPRAY AREA (190 EA.) (SEE TREE SPRAY DIVISION LINE.) DO NOT INSTALL MORE THAN 75 TREE SPRAYS ON ANY 1" PIPING RUN.

GROUND THE TWO-WIRE SYSTEM AT THE VALVES' LOCATIONS.

MOUNT CONTROLLER ON BACK OF COLUMN, NOT VISIBLE FROM PARKING LOT. SOLAR SYNC TO BE MOUNTED OUTSIDE OF CANOPY COVER. VERIFY EXACT CONTROLLER AND SOLAR SYNC LOCATION WITH OWNER PRIOR TO INSTALLATION. INSTALL CONDUIT FROM INSIDE BUILDING CONTINUOUSLY TO CONTROLLER LOCATION.

INSTALL ALL WIRES FROM CONTROLLER TO VALVES IN 2" ELECTRICAL CONDUIT.

ANY ITEMS, OTHER THAN SLEEVED ITEMS, SHOWN UNDER PAVEMENT OR ITEMS SHOWN OUTSIDE OF PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS IN LANDSCAPE AREAS.

ANY ITEMS, OTHER THAN SLEEVED ITEMS, SHOWN UNDER PAVEMENT OR ITEMS SHOWN OUTSIDE OF PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS IN LANDSCAPE AREAS.

PROJECT NAME:

SAN
 FELASCO
 TECH CITY

Alachua, FL

for
 Laser Investment
 Group

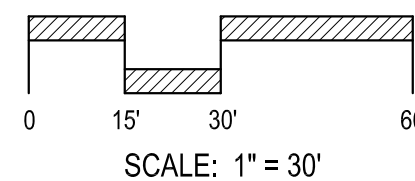
SEAL:

PROJECT NO: 18-035
 CLIENT'S NO:
 ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 30 APR 2018
 REVISIONS:

04 JUN 2018
 18 JUN 2018
 25 JUN 2018

SCALE:



SHEET TITLE:

IRRIGATION
 SCHEDULE AND
 PLAN

SHEET NUMBER:

L-303

**SAN
FELASCO
TECH CITY**

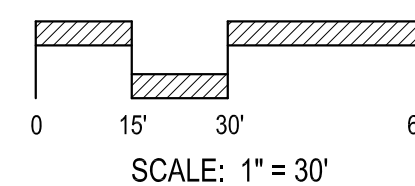
for
**Laser Investment
Group**

PROJECT NO: 18-035
CLIENT'S NO.:
ISSUED FOR: **SITE PLAN REVIEW**

ISSUED DATE: 30 APR 2018
REVISIONS:

04 JUN 2018
18 JUN 2018
25 JUN 2018

SCAL

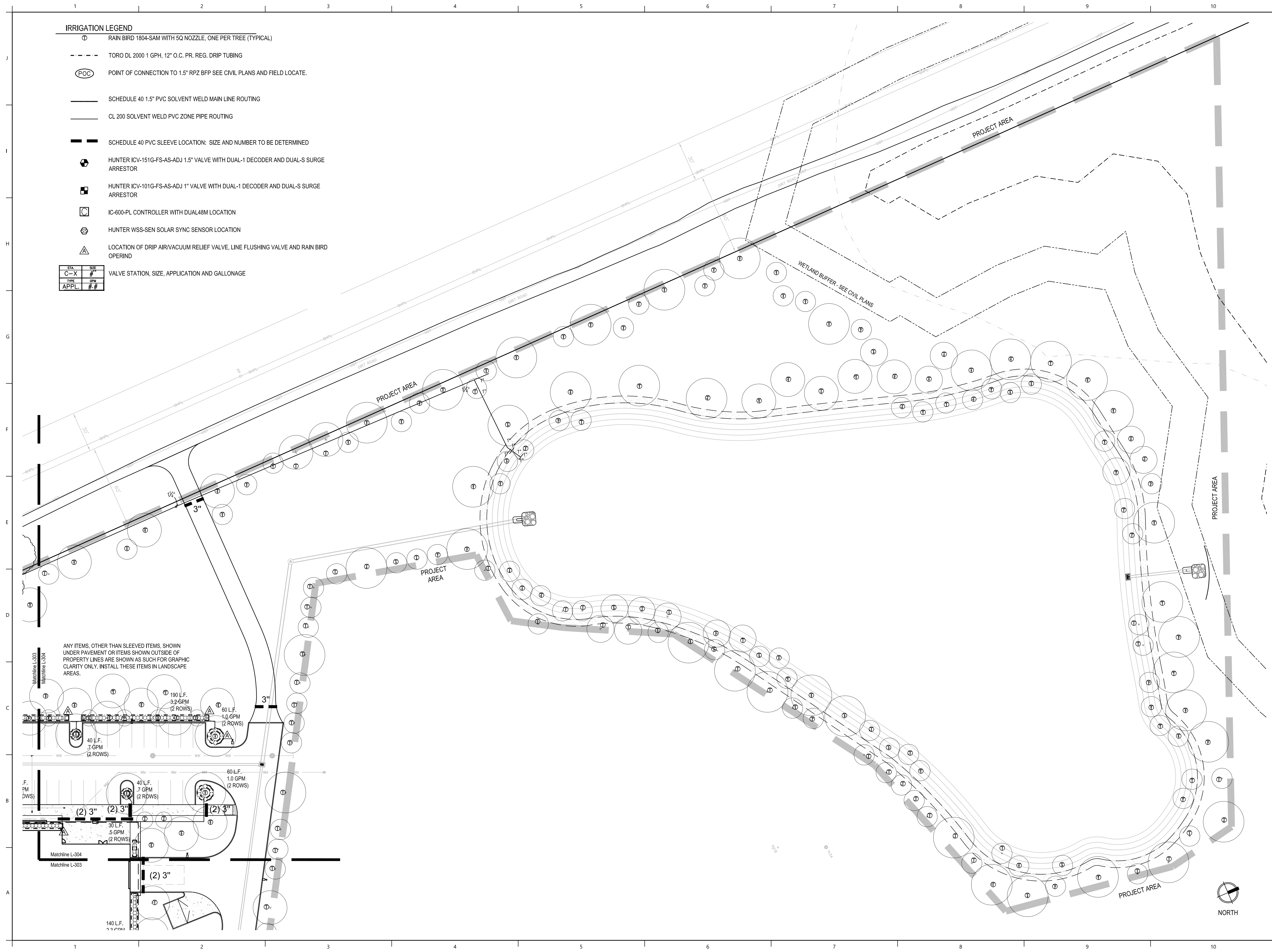


SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

L-304



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PART 1 – GENERAL

DESCRIPTION

FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND TRANSPORTATION, UNLESS OTHERWISE SPECIFIED, NECESSARY TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR LANDSCAPE PLANT MATERIALS AND TURF AND MULCH AREAS.

APPLICABLE STANDARDS

AMERICAN SOCIETY OF AGRICULTURAL ENGINEERS S376.1, "DESIGN, INSTALLATION AND PERFORMANCE OF UNDERGROUND, THERMOPLASTIC IRRIGATION PIPELINES."

ASTM D2774, "UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING."

ASTM D1785, POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE, SCHEDULES 40, 80, AND 120.

ASTM D2241 POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE (SDR–PR).

SUBSTITUTIONS

WHEREVER BRAND NAMES ARE USED IN THESE SPECIFICATIONS, USE ONLY THE BRAND SPECIFIED. MAKE NO SUBSTITUTIONS AS A PART OF THIS BID PACKAGE.

PART 2 – MATERIALS

PIPE

FURNISH ALL UNDERGROUND PIPING AS PVC EXCEPT FOR ANY FLEXIBLE POLYETHYLENE (POLY PIPE) PIPING THAT IS TO BE USED BETWEEN THE LATERALS AND SPRINKLER HEADS. ALL PVC PIPE SHALL BE CL 200 PIPE OR BETTER.

SIZE EACH SLEEVE AT LEAST TWICE (2X) THE SIZE OF THE PIPE BEING ROUTED THROUGH IT. INSTALL EACH CONTROL WIRE SLEEVE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES BEING ROUTED THROUGH IT UNDER THE AREA SPECIFIED. CONSULT WITH THE OWNER OR OWNER'S REPRESENTATIVE FOR THE LOCATION, DEPTH, NUMBER AND SIZE OF ANY AVAILABLE EXISTING SLEEVES.

INSTALL ANY ABOVE GROUND PIPE AS GALVANIZED PIPE.

PIPE FITTINGS

FOR MAIN LINE PVC PIPE FITTINGS, USE PVC SCH. 40 FITTINGS AND USE THREADED FITTINGS FOR CONNECTION TO VALVES.

FOR PVC ZONE PIPE, USE SCHEDULE 40, SOLVENT WELD FITTINGS, MANUFACTURED FROM PVC 12454–B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2466, EXCEPT FOR THREADED FITTINGS. FOR THREADED APPLICATIONS, USE SCHEDULE 80 FITTINGS MANUFACTURED FROM PVC 12454– B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2467.

CONNECT ALL "POLY PIPE" AND RISER ASSEMBLIES TO THE IRRIGATION PIPELINE WITH A SCHEDULE 80 TEE, AS DESCRIBED ABOVE.

DO NOT USE MALE ADAPTERS FOR ANY APPLICATIONS. INSTEAD, USE A "TOE" NIPPLE GLUED INTO A SCHEDULE 40 COUPLER.

SEE DETAILS FOR SPRINKLER TO PIPE CONNECTIONS. NO "FLEX PVC" IS ALLOWED.

SOLVENT CEMENT AND PRIMER

USE A MEDIUM OR HEAVY BODY GRAY SOLVENT CEMENT MANUFACTURED IN ACCORDANCE WITH ASTM D2564 AND PRIMER MANUFACTURED IN ACCORDANCE WITH ASTM F656.

TREE SPRAYS

INSTALL RAIN BIRD 1804–SAM SPRINKLERS WITH 5Q NOZZLES FOR ALL TREE SPRAY APPLICATIONS.

DRIP TUBING

INSTALL TORO DL2000 PRESSURE COMPENSATING .9 GPH, 12" O.C. TUBING FOR ALL DRIP LINE APPLICATIONS.

DRIP TUBING FITTINGS

INSTALL TORO TUBING FITTINGS FOR ALL DRIP LINE APPLICATIONS.

VALVE BOXES

USE 12 X 18 VALVE BOXES FOR ALL APPLICATIONS.

ELECTRIC VALVES

USE HUNTER ELECTRIC VALVES WITH PRESSURE REGULATORS AND DECODERS FOR ALL APPLICATIONS.

CONTROLLER

USE A HUNTER 6–STATION CONTROLLER PER LEGEND WITH DUAL48M AND A SOLAR SYNC SENSOR FOR THIS SYSTEM.

1 IRRIGATION SPECIFICATIONS

SCALE: N/A

WIRE

USE U.L. U.F. WIRE APPROVED FOR DIRECT BURIAL UNDERGROUND FOR ALL 24 VAC APPLICATIONS.

USE #14 TWSTED SHIELDED PAIR WIRE FOR ALL COMMUNICATION WIRES.

USE #14 AWG U.L. U.F. WIRE FOR ALL VALVE DECODER TO VALVE WIRES.

PART 3 – EXECUTION

GENERAL

INSTALL PVC PIPE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REVIEW CONSTRUCTION PLANS WITH THE OWNER OR OWNER'S REPRESENTATIVE BEFORE ANY WORK BEGINS. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION IF THERE IS ANY DOUBT AS TO HEAD LINE OR ZONE PLACEMENT.

INSPECT THE CONSTRUCTION SITE BEFORE ANY WORK BEGINS AND FLAG LOCATIONS OF MAINLINE PIPE, SLEEVES, HEADS AND VALVES FOR REVIEW BY THE OWNER'S REPRESENTATIVE. FLAGS SHALL BE CLEARLY MARKED OR COLORED TO DESIGNATE THE TYPE OF EQUIPMENT TO BE INSTALLED AT THAT POINT. INSTALLATION SHALL NOT COMMENCE UNTIL THE STAKING/ FLAGGING HAS BEEN APPROVED.

COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE CONTRACTOR TO PROVIDE FOR CORRECT APPLICATION OF WATER TO THE PLANT MATERIAL.

PIPE TRENCH CONSTRUCTION

PROVIDE FOR A MINIMUM DEPTH OF COVER OF 18" FOR ALL MAIN LINE PIPE AND 12" OF COVER FOR ALL ZONE PIPE AS MEASURED FROM FINISHED GRADE.

PROVIDE THE MINIMUM DEPTH OF COVER, AS SPECIFIED ABOVE, OVER THE TOP OF THE PIPE BEFORE THE TRENCH IS WHEEL–LOADED.

BACK FILL

PROVIDE INITIAL BACK FILL MATERIAL THAT IS FINE–GRAINED MATERIAL FREE FROM COMPACTED EARTH GREATER THAN TWO INCHES IN DIAMETER, ROCKS, OR STONES.

TAMP THE BACK FILL IN LAYERS NOT TO EXCEED SIX INCHES. LIFT AND COMPACT FIRMLY AROUND THE PIPE AND UP TO AT LEAST SIX INCHES ABOVE THE TOP OF THE PIPE. SUFFICIENTLY MOISTEN THE BACK FILL TO PERMIT THOROUGH COMPACTION UNDER AND ON EACH SIDE OF THE PIPE TO PROVIDE SUPPORT FREE FROM VOIDS. AVOID DEFORMING, DISPLACING, OR DAMAGING PIPE DURING THIS PHASE OF THE OPERATION. ASSURE THAT WHEN FINISHED, THE SOIL COMPACTION EQUALS THE ORIGINAL CONDITION.

FITTING AND PIPE CONNECTIONS

SQUARE CUT, CLEAN AND PRIME ALL JOINTS BEFORE CEMENTING.

FULLY ENGAGE ALL JOINTS WHILE CEMENTING.

PVC FITTINGS – MAKE ALL SOLVENT WELD JOINTS IN ACCORDANCE WITH ASTM D2855. PRIME ALL FITTINGS WITH PURPLE PRIMER BEFORE MAKING SOLVENT WELD CONNECTIONS. ALLOW SOLVENT WELDED JOINTS AT LEAST ONE (1) HOUR TO SET UP BEFORE MOVING OR HANDLING. DO NOT PERMIT WATER IN THE PIPE FOR AT LEAST TWENTY–FOUR HOURS AFTER MAKING A SOLVENT WELD ON THAT PIPE UNLESS RECOMMENDED OTHERWISE BY THE SOLVENT CEMENT MANUFACTURER. SEAL ALL THREADED PVC FITTINGS WITH LIQUID TEFLON EXCEPT SPRINKLER HEADS, ELECTRIC VALVE CONNECTIONS AND SWING JOINTS. INSTALL ALL OF THESE EXCEPTIONS USING ONE INCH TEFLON TAPE.

FLUSHING PIPELINES

FLUSH ALL PIPELINES BEFORE SPRINKLERS ARE INSTALLED. MAINTAIN A MINIMUM PIPE VELOCITY OF THREE FEET PER SECOND AND FLUSH FOR A MINIMUM TIME OF:

T = 2L/3 WHERE T = TIME IN SECONDS
& L = PIPE LENGTH IN FEET FROM INLET POINT TO MOST DISTANT POINT IN PIPELINE.

INSTALLING ELECTRIC VALVE CONTROL WIRING

INSTALL WIRING IN THE SAME TRENCH AND ALONG THE SAME ROUTE AS, AND UNDERNEATH THE MAIN LINE EXCEPT IN LOCATIONS WHERE THE WIRE WILL PASS UNDER PAVING. AT THOSE LOCATIONS INSTALL THE WIRE INSIDE OF A PVC SLEEVE. INSTALL CONTROL WIRING THROUGH WALLS, FLOORS, AND SLABS IN PVC SLEEVES. INSTALL (2) EXTRA WIRES POWER FROM EACH CONTROLLER TO THE FARTHEST VALVE IN EACH DIRECTION OPERATED BY THAT CONTROLLER.

TAPE WIRING TOGETHER AT INTERVALS OF TEN FEET, USING 1/4 INCH FIBER REINFORCED TAPE.

USE A CONTINUOUS WIRE BETWEEN THE CONTROLLER AND VALVE. MAKE AN EXPANSION LOOP OF A MINIMUM 12 INCHES DIAMETER AT EACH WIRE CONNECTION. PROVIDE EXPANSION COILS OF WIRE AT NO MORE THAN 100 FOOT INTERVALS AND AT EACH DIRECTION CHANGE IN THE WIRE ROUTING.

ATTACH PERMANENT MARKINGS AT EACH END OF EACH WIRE TO IDENTIFY IT BY VALVE NUMBER. (CHRISTIE I.D. TAGS OR EQUAL)

PROVIDE A SEPARATE POWER WIRE FOR EACH CONTROL VALVE.

AUTOMATIC CONTROLLER INSTALLATION

LOCATION – VERIFY LOCATION WITH OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION.

VERIFY THAT SUFFICIENT SLEEVING EXISTS TO ALLOW ROUTING OF THE VALVE WIRING FROM THE CONTROLLER TO EACH VALVE.

VALVE INSTALLATION

INSTALL ALL AUTOMATIC ZONE VALVES AND GATE VALVES IN VALVE BOXES. NUMBER EACH ZONE VALVE BOX ON THE UNDERSIDE AND TOPSIDE OF EACH VALVE BOX COVER WITH BLACK WATERPROOF MARKER FOR REFERENCE.

INSTALL ANY MAIN LINE ISOLATION VALVES AND QUICK COUPLING VALVES IN VALVE BOXES.

INSTALLATION OF SPRAY HEADS.

INSTALLATION SCHEDULE – INSTALL SPRAY HEADS AFTER THE SPRINKLER BODY ASSEMBLIES HAVE BEEN CLEANLY FLUSHED.

ORIENTATION – INSTALL POP–UP UNITS IN A PLUMB POSITION AND FIELD ADJUST SPRINKLER HEADS TO OBTAIN COMPLETE COVERAGE OF IRRIGATED AREA WITH MINIMUM OVER SPRAY ONTO PAVED SURFACES. HEADS ARE TO BE LOCATED ON A MAXIMUM SPACING OF 55% OF THE SPRINKLER COVERAGE DISTANCE AND CLOSER WHERE INDICATED. ADJUST NOZZLE DISTANCE AS NEEDED TO COVER PLANT MATERIALS AND MINIMIZE OVER SPRAY ON STRUCTURES AND PAVEMENT. ALIGN POP–UP SPRAY HEADS IN A VERTICAL ORIENTATION AS SHOWN IN THE DETAILS. –ADJUST AS NECESSARY TO PROVIDE THE BEST COVERAGE IN SLOPED AREAS.

TESTING

PRESSURE TEST THE SYSTEM MAIN LINE BEFORE APPRECIABLY BACKFILLING.

PRESSURE TEST THE SYSTEM MAIN LINE, IN THE PRESENCE OF THE OWNER OR OWNER'S REPRESENTATIVE, FOR A PERIOD OF NO LESS THAN FOUR HOURS, CONTINUOUSLY, AT A PRESSURE OF NO LESS THAN 100 PSI WITH NO LEAKS AND ASSURE THAT ANY TESTS OF THE SYSTEM MAIN LINE MEET THE APPLICABLE COUNTY PLUMBING CODES. IF LEAKAGE OCCURS, REMEDY THE LEAKAGE PROBLEM AND RETEST. REPEAT THIS PROCESS AS MANY TIMES AS NECESSARY UNTIL A SUCCESSFUL TEST IS PERFORMED.

INSPECTIONS

THE FOLLOWING INSPECTIONS ARE REQUIRED. NOTIFY OWNER OR OWNER'S REPRESENTATIVE IN ADVANCE THAT EACH ITEM IS READY FOR INSPECTION AS INDICATED BELOW:

INSPECTION OF FLAGGED UNDERGROUND MAINLINE PIPING, SLEEVES, SPRINKLER AND VALVE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION – NOTIFY 48 HOURS IN ADVANCE.

SPRINKLER COVERAGE TEST – NOTIFY 48 HOURS IN ADVANCE.

FINAL INSPECTION – NOTIFY 48 HOURS IN ADVANCE.

TESTING

COVERAGE TESTS – CONDUCT SPRINKLER COVERAGE TESTS UNDER NORMAL OPERATING PRESSURE CONDITIONS BEFORE ANY GROUND COVER OR TURF IS PLANTED. CORRECT AND FIELD ADJUST SPRINKLER ORIENTATION TO PROVIDE UNIFORM PRECIPITATION OVER THE IRRIGATED AREA AND MINIMIZE OVER SPRAY ONTO PAVED SURFACES AND BUILDINGS.

WARRANTY

THE CONTRACTOR SHALL ISSUE TO THE OWNER OR OWNER'S REPRESENTATIVE A CERTIFICATE OF WARRANTY OF THE IRRIGATION SYSTEM FOR A PERIOD OF NOT LESS THAN ONE YEAR ON ALL SPRINKLERS, VALVES, THE CONTROLLER, AND HIS LABOR.

DRAWING OF RECORD

THE CONTRACTOR SHALL SUPPLY TO THE OWNER A DRAFTED, SCALED, REPRODUCIBLE PLAN SHOWING ALL CHANGES MADE TO THE EXISTING IRRIGATION SYSTEM AND ALL NEWLY INSTALLED COMPONENTS INCLUDING ALL SPRINKLERS, INCLUDING BODY TYPES AND NOZZLES, PIPE, INCLUDING SIZES AND THE ENDS OF SLEEVING LOCATIONS AS MEASURED FROM AT LEAST TWO FIXED OBJECTS, CONTROLLER, AND WIRE ROUTING. THIS PLAN MAY BE AN ADAPTATION OF THE IRRIGATION DESIGN WITH ANY CHANGES DRAFTED ON THIS PLAN. THE DRAWING SHALL ALSO PROVIDE A MINIMUM OF TWO (2) DIMENSIONS TAKEN FROM FIXED OBJECTS TO EACH AUTOMATIC VALVE AND MANUAL CONTROL VALVE.

ADDITIONAL SUBMITTALS

SUPPLY TO THE OWNER ALL INSTRUCTION SHEETS AND PARTS LISTS COVERING ALL OPERATING AND ELECTRICAL–RELATED EQUIPMENT, BOUND IN ONE FOLDER. FURNISH THE OWNER WITH ANY KEYS FOR LOCKABLE ITEMS ON THIS SYSTEM.

RAIN GAUGE

ASSURE THAT EACH CONTROLLER IS INTERFACED WITH A RAIN SWITCH WHICH WILL SHUT THE SYSTEM OFF IN CASE OF RAIN OR FREEZING WEATHER. CONFIRM LOCATION OF RAIN GAUGE WITH OWNER PRIOR TO INSTALLATION.

MISCELLANEOUS

ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS. CONTACT THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION IF IN ANY DOUBT OF HEAD, LINE OR ZONE PLACEMENT.

ASSURE THAT THE SYSTEM PROVIDES 100% COVERAGE OF ALL LANDSCAPED AREAS. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE BEFORE COMMENCING WITH THE INSTALLATION.

ALL APPLICABLE CODES SHALL TAKE PRECEDENCE OVER THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES.

THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR FIELD CHANGES.

FIELD ADJUST NOZZLE SELECTION LOCATIONS AND PLUMB OF SPRINKLERS AND SPACING OF DRIP TUBING TO PROVIDE PROPER COVERAGE.

PROJECT NAME:

SAN FELASCO TECH CITY

Alachua, FL

for
Laser Investment
Group

SEAL:

PROJECT NO: 18-035

CLIENT'S NO:

ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 30 APR 2018

REVISIONS:

04 JUN 2018

18 JUN 2018

25 JUN 2018

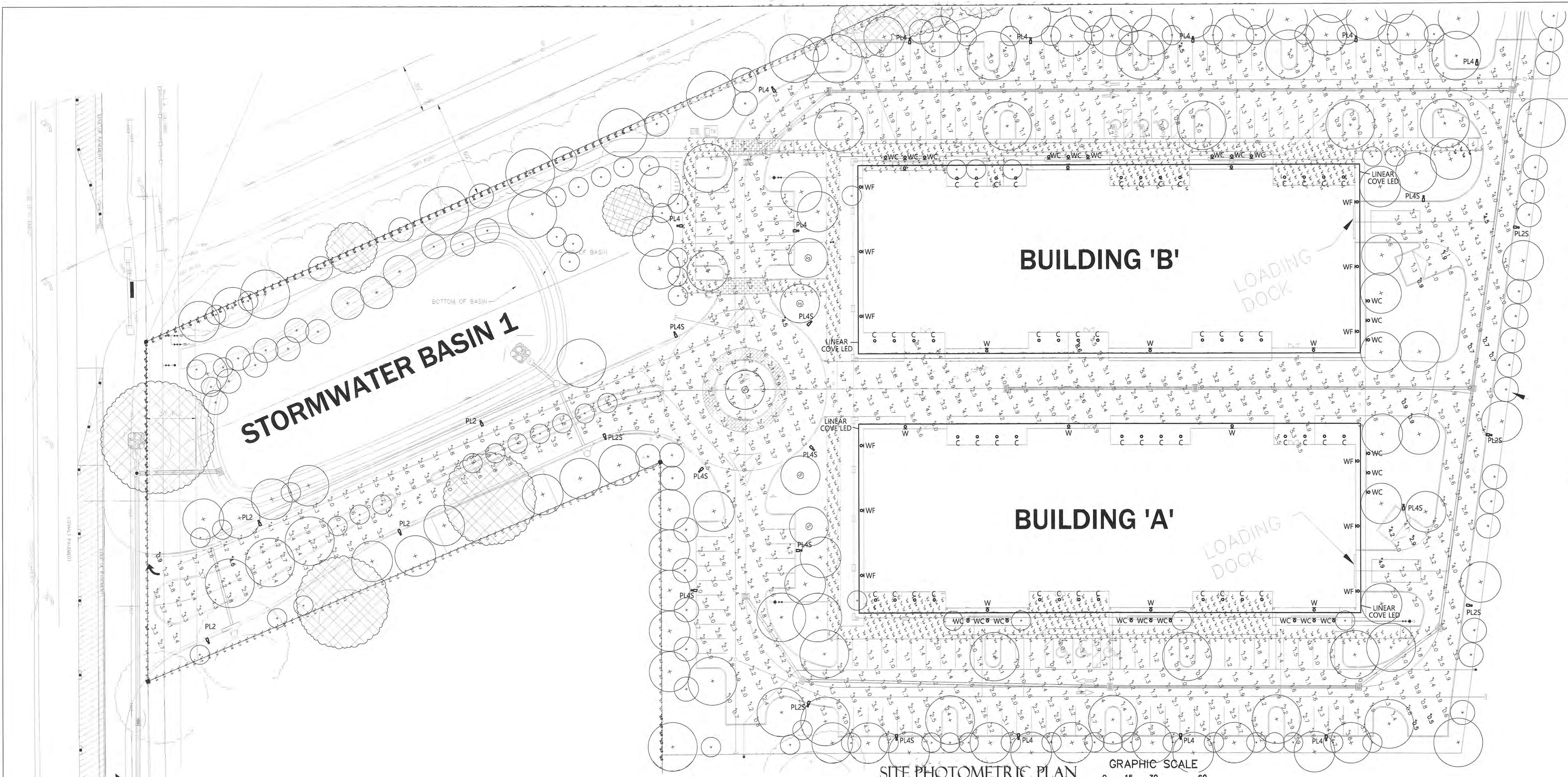
SCALE:

SHEET TITLE:

IRRIGATION TECHNICAL SPECIFICATIONS

SHEET NUMBER:

L-305



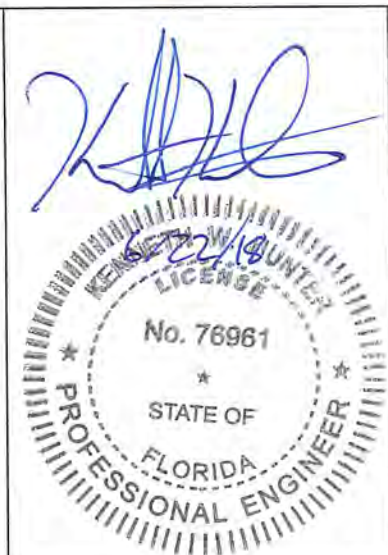
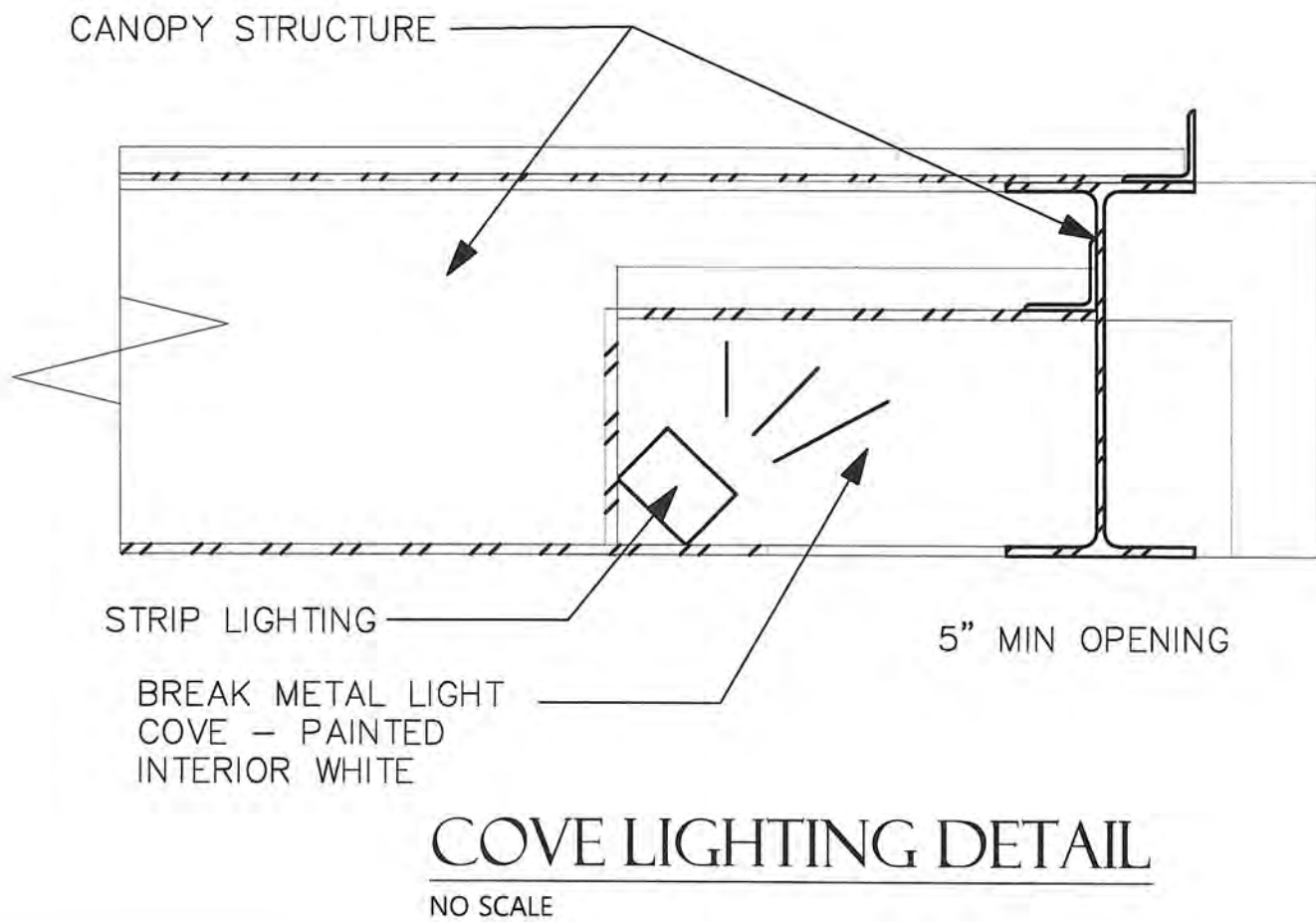
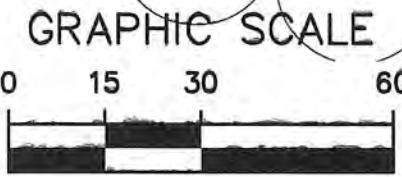
LUMINAIRE SCHEDULE FOR PHOTOMETRICS									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
☐	PL4	8	ARXX-18M2-MV-NW-4-XX-700 S	Leotek Electronics - Pole arm mount roadway luminaire.	ARXX-18M2-MV-NW-4-XX-700 S.ies		15000	0.81	160
☐	PL2	8	ARXX-18M2-MV-NW-2-XX-700 S	Leotek Electronics - Pole arm mount roadway luminaire.	ARXX-18M2-MV-NW-2-XX-700 S.ies		15000	0.81	160
☐	PL4S	10	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
☐	PL2S	3	ARXX-15M2-MV-NW-2-XX-700 S	Leotek Electronics - Pole arm mount roadway luminaire.	ARXX-15M2-MV-NW-2-XX-700 S.ies		17500	0.81	124
○	W	10	122L-3-55LA-NW	122 SlenderForm LED Sconce	(1) LIGHT ARRAY OF 32 LEDs DRIVEN AT 530mA	122-3-55LA-NW.IES	5685	0.81	50
○	WC	15	26 7123-40	ONE4TWO MEDIUM_MONO_LED_4 0"-4000K	GLD0332 9 LED_4000K	26 7123-40.ies	1122	0.81	16
○	WF	6	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
○	C	48	UR4E-XXXXX3090L WITH XXUR-120EB2	LED	LED	UR4E-XXXXX3090L.IES	1100	0.81	15
—	LINEAR LED COVE	408	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_400 OK_12in_ITL64 058_011510.ies	41 lum/ft	0.81	12.08

PHOTOMETRIC STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PEDESTRIAN BREEZEWAY	+	3.8 fc	8.6 fc	0.9 fc	9.6:1	4.2:1
NORTH DUMPSTER	+	1.4 fc	1.9 fc	0.9 fc	2.1:1	1.6:1
SOUTH DUMPSTER	+	3.5 fc	4.2 fc	2.9 fc	1.4:1	1.2:1
ENTRY ROAD	+	3.1 fc	4.6 fc	0.9 fc	5.1:1	3.4:1
NORTH PARKING/DRIVE	+	2.3 fc	4.5 fc	0.7 fc	6.4:1	3.3:1
PROPERTY LINE	+	0.3 fc	2.8 fc	0.0 fc	N / A	N / A
NORTH SIDEWALK	+	4.0 fc	9.7 fc	1.0 fc	9.7:1	4.0:1
SOUTH SIDEWALK	+	4.1 fc	9.8 fc	1.0 fc	9.8:1	4.1:1
SOUTH PARKING/DRIVE	+	2.3 fc	4.9 fc	0.5 fc	9.8:1	4.6:1

SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

GENERAL NOTES

- HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
- FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
- POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB.



HUNTER DESIGN AND CONSULTING, INC.
735 ARLINGTON AVE N, STE 308
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

SAN FELASCO TECH CITY
SITE PHOTOMETRIC PLAN
ALACHUA, FLORIDA

PROJECT INFORMATION	
PROJECT NUMBER:	18054
DRAFTED:	K. HUNTER
DESIGNED:	K. HUNTER
REVIEWED:	K. HUNTER
ISSUE DATE:	6/21/18

REVISIONS

SHEET NUMBER

E-1

Revised May 10, 2018

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32616

Re: San Felasco Tech City - Site Plan Submittal

Dear Justin:

Attached is an application for a Site Plan to propose a non-residential development consisting of two 30,000 SF buildings providing a mix of office and commercial uses located on the southernmost 12.4 (+/-) acres of parcel number 05962-002-000.

The buildings proposed include retail, office, and warehouse uses. The warehouse space is accessory to the retail and office uses, as allowed by the Land Development Code Section 4.2.5(I). The proposed mix of uses will serve the US 441 corporate corridor within the City of Alachua.

The application includes the required materials outlined in the City's technical checklist for site plan submittals.

If you have any questions regarding the project, please feel free to contact my office at 352-373-3541.

Regards,



Clay Sweger, AICP, LEED AP
Principal / Director of Planning



June 18, 2018

Justin Tabor, AICP
Principal Planner, City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32616

**RE: San Felasco Tech City – Site Plan Application
DRT Comment Responses**

Dear Justin:

The applicant's responses to the Development Review Team (DRT) Meeting comments issued on June 4, 2018 are as follows:

1. Comprehensive Plan Consistency

- a. The proposed buildings would be located within an area with a Commercial FLUM Designation. Policy 1.3.b identifies allowable uses on lands designed Commercial on the FLUM and allows for "limited industrial services". Please further address the consistency of the proposed warehousing component, which would consist of 42% of the proposed floor area, with Policy 1.3.b.

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- b. Response to Policy 1.3.d.9., FLUE, should address flood hazard areas (Zone A) on the property, as well as FNAI lands.

Remaining Issues: FNAI lands were not addressed in the revised response. See map below for area designated as priority lands by FNAI.

RESPONSE: The response to Policy 1.3.d.9 has been revised and a copy of the Environmental Resource Assessment for the property is included with this submittal.

- c. Comprehensive Plan Consistency Analysis states, in response to Objective 1.5, "the proposed development at San Felasco Tech City will serve the intent of the Industrial future land use designation by providing office and commercial services..." Responses to Policies under Objective 1.5 are similar. The proposed buildings are located within an area with a Commercial FLUM Designation, and as such, Objective 1.5 is not applicable to the uses within the proposed buildings.

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

2. Article 4, Use Regulations

- a. The applicant has indicated that the proposed warehousing uses are proposed as "accessory use to the retail and office uses, as allowed by [Section] 4.2.5(l).

- i. Section 4.2.5(I) pertains to retail sales and service uses. Office uses are not included within the “Retail Sales and Service” use category, and rather are established by the “Offices” use category as set forth by Section 4.2.5(E).

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- ii. Section 4.2.5(I) does not identify warehousing as a permitted accessory use to retail sales and service uses.

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- iii. Section 4.4 establishes regulations for accessory uses. Section 4.4.4(B)(3) states that all accessory uses must be subordinate in area, extent, and purpose to the principal use. Any use proposed as an accessory use, must meet the criteria of Section 4.4.4(B)(3).

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- iv. All proposed uses must be consistent with the uses permitted in the CI zoning district as set forth in Article 4.

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- v. Note that Table 4.4-1 permits retail sales of goods as part of permitted industrial and warehouse uses within the CI zoning district, however, the principle industrial / warehouse use must also be permitted in CI.

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- b. “Solar Trees” are shown on the landscape plans.

- i. Structures may be considered a “ground mounted solar energy system”. Reference Table 4.4- 1, Section 4.4.4(K) and Article 10.

Remaining Issues: Please note that the structure is subject to compliance with any applicable LDR provisions, which may include, but is not limited to, Section 4.4.4(K) and the definition of “ground mounted solar energy system” at the time of any required permitting (i.e. building or electrical permit).

RESPONSE: Noted – the structure will comply with LDR provisions at the time of permitting.

- ii. Address compliance with the locational requirements of Section 4.4.4(E).

Remaining Issues: Please note that the structure is subject to compliance with any applicable LDR provisions, which may include, but is not limited to, Section 4.4.4(K) at the time of any required permitting (i.e. building or electrical permit).

RESPONSE: Noted – the structure will comply with LDR provisions at the time of permitting.

Provide manufacturer's detail of proposed structures. Detail must depict the proposed structures for the project and height to demonstrate compliance with Section 4.4.4(F).

Remaining Issues: Please note that the structure is subject to compliance with any applicable LDR provisions, which may include, but is not limited to, Section 4.4.4(K) at the time of any required permitting (i.e. building or electrical permit).

RESPONSE: Noted – the structure will comply with LDR provisions at the time of permitting.

3. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments

- c. Warehousing is not a permitted principle use in CI zoning. Revise parking calculations to reflect to corrections in proposed use type(s).

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

4. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- b. Perimeter Buffer Landscape Requirements:
 - i. Plans note a portion of the west perimeter buffer “along US 441, zoned ‘Agriculture’”. US 441 is to the south, and lands to the west are zoned ILW. Please clarify.
 - ii. Section 6.2.2(D)(3)(d) addresses the responsibility and timing of the installation of perimeter buffers. Please provide LDR citation which supports the statement that a perimeter buffer along the north and west parcel lines is not required.

Remaining Issues: Response clarifies the area being referenced (for comment #4.b.ii.), however, the note for the landscaping provided to meet the perimeter buffering requirements state, “...there are sufficient trees and vegetation to fulfill the buffer requirement...” Per Section 6.2.1(D)(3)(e), “The perimeter buffers required by this section shall be located along the outer perimeter of the parcel and shall extend to the parcel boundary line or right-of-way line...” (note: the boundary of the project area may meet the definition of “parcel” and thus the “parcel boundary line” may be the limits of the project area.) In order to fulfill buffer perimeter requirement through the utilization of existing trees, the plans must show the location of existing trees and such trees must be located in an area consistent with Section 6.2.1(D)(3)(e). In addition, the plans must identify the species and size, calculate the credits, and note the application of tree credits to meet perimeter buffer requirement.

RESPONSE: Thank you for the clarifications. Revised plans consider the limits of the project area as the ‘parcel boundary’ for the purposes of landscape calculations. As such, existing trees and vegetation beyond the project area are no longer considered towards fulfilling perimeter landscape buffer requirements. Based on our discussion, a 7.5’ wide Type B landscape buffer is required along the project area’s eastern and northern edges due to the project area’s use as Office and its adjacency with the rest of the undeveloped portions of this parcel, which is considered Light Industrial. Since the rest of the parcel is vacant, only half of the buffer is required along these perimeters. Revised plans include a Type B perimeter landscape buffer along the project area’s eastern and northern perimeters at one canopy tree per 100 LF and one understory tree per 80 LF. The buffer follows the project area perimeter along the eastern perimeter. It follows the northern edge of the proposed retention pond along the northern perimeter in order to minimize impacts to the existing conservation area and buffer, which would be likely if the buffer followed the project area line.

7. Section 6.8, Design Standards for Business Uses

- b. Section 6.8.2(A)(2)(a) requires front facades and street facing facades to provide a wall offset of at least 2 feet in depth (projection or recess) a minimum of every 30 feet, or to provide an alternative to the offset

requirement as set forth in 6.8.2(A)(2)(b)(ii). Front facades of both buildings and west façade of Building “B” (which faces a street) exceed 30 feet in length without an offset or alternative provided.

Remaining Issues: The applicant has elected to use the offset alternative to façade massing as set forth in Section 6.8.2(A)(2)(b)(ii)b. (pilasters having minimum depth of 1 foot, a minimum depth of 1 foot, and a minimum height of 80 percent of the façade’s height). (1) Pilasters are less than 80 percent of the height of the façade; the height of pilasters on the south side of both buildings and on the east side of Building “A” and west side of Building “B” must be increased. (2) Offset alternatives are required to follow the same dimensional standards as offset requirements. The distance between pilasters on the east side of Building “A” and the west side of Building “B” exceed 30 feet.

RESPONSE: See revised plan with adjusted Pilaster height and spacing.

- c. Identify the materials used within each elevation to demonstrate compliance with the material design requirements as set forth in Section 6.8.2(A)(2)(c) and (d).

Remaining Issues: Provide the percentage of the area comprised of metal panels of each of the following facades, to demonstrate compliance with Section 6.8.2(A)(2)(d)(i): South Elevations, Building A; South Elevation, Building B; West Elevation, Building B.

RESPONSE: See revised elevations with notes showing percentage of metal panel coverage less than 50%.

10. Miscellaneous / General Comments

- c. C0.00: Correct reference to ILW zoning to “Light and Warehouse Industrial”)

Remaining Issues: Zoning referred to in Development Information as “Light and Industrial Warehouse” and in Legend as “Industrial Light Warehouse”.

RESPONSE: Legend has been corrected – see sheet C0.00

- i. C2.20, Maintenance Note 1: Please clarify the maintenance entity, as the site is presently undeveloped and there is not existing stormwater management system. Maintenance entity shall comply with Section 6.9.4(E)(2).

Remaining Issues: Plans (on Sheets C2.20 and C2.30) refer to the “~~existing~~ stormwater management system”.

RESPONSE: Plans have been corrected. See revised sheet C2.20 and C2.30.

11. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated May 17, 2018.

Comment: Response to the revised application material provided by Public Services to be transmitted to applicant under separate cover.

- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated May 17, 2018.

Remaining Issues: (In reference to the secondary emergency access): The proposed location is good. It shows 14.81’ stabilized surface, that is acceptable. It needs to also show that it has a clear width of 20’ with no obstructions.

RESPONSE: 20’ clear area is provided, see sheet C1.00.

- c. The applicant must address the comments provided by A.J. “Jay” Brown, P.E., of JBrown

Professional Group, Inc., in a letter dated May 15, 2018.

Comment: Response to the revised application materials provided by Outside Engineer to be transmitted to applicant under separate cover.

RESPONSE: See responses below

Additional Comments: 6/4/18 Revised Application & Materials

1. Section 6.2.1(D)(6) states that no credit will be given for the preservation of trees on the nuisance tree list. The following trees (identified by tree number) are identified as nuisance trees on the nuisance tree list and are shown tree credits allocated for their preservation: 33, 36, 46.

RESPONSE: The 'Removed Regulated Trees and Trees to Remain that Provide Tree Credits' Chart on Sheet L.101 includes tree no.s 33, 36, and 46 to document their removal, but no tree credit nor tree mitigation is listed as required for these trees within this chart as they are Wild Cherries, which are on the nuisance tree list.

2. Project area revised on C0.00 from 12.4 acres to 13.23 acres, but landscape plans not revised to adjust for the increase in project area acreage.

RESPONSE: Landscape plans have been revised- see sheet L-201.

3. Revise Concurrency Impact Analysis and the types of use(s) utilized to calculate impacts if needed to address the final response to the LDR Administrator Interpretation.

RESPONSE: Concurrency analysis has been revised to match the latest LDR Administrator Interpretation Request.

4. Plans show a "future monument sign". The width of the sign does not appear to comply with Section 6.5.4(D)(1)(c). Also, not that signage requires a separate permit, and compliance with signage regulations is generally not performed as part of site plan review, except as provided in Section 6.5.4(C)(2)(b)(v).

RESPONSE: Sign has been called out as 'to be permitted separately'.

5. Sheet C0.00: Trip Generation:
 - a. Correct the "per 1000 SF" figures for each ITE Code to reflect the square footage shown in the first column.
 - b. Revise parking calculations for each ITE Code (total trips, project trips in and out, for AM, PM, and AADT trips) to reflect proposed square footage.
 - c. Revise Summary table to reflect the preceding corrections to calculations.

RESPONSE: Trip Generation tables have been revised and updated. Please see Trip Generation Calculations on sheet C0.00.

6. Sheet C0.00: Required parking for "retail" is 52 spaces [$16,000 / 305 = 52.45$, rounding to nearest whole number per Section 6.1.6(A)].

RESPONSE: Parking calculations have been revised. Please see parking calculation tables on sheet C0.00.

7. Sheet C0.00: The square footage of the "building" (sic – should be plural or "building area") calculation under Project Area Impervious Area Calculations is inconsistent with proposed building coverage in same table and with project description under Development Information. Please clarify.

RESPONSE: Labels have been adjusted as requested. FAR is based on gross floor area and building coverage is based on net area, so they are slightly different calculations.

8. Provide yield sign at the south connection of roundabout (for northbound traffic entering the roundabout).

RESPONSE: A yield sign has been added at the south connection of the roundabout. Please see sheet C1.00.

9. City of Gainesville detail added to Sheet C2.10 for brick paver detail. Is all information (including brick type, color, etc.) applicable to this project?

RESPONSE: All information is applicable- see revised detail on Sheet C2.10.

The applicant's responses to Public Services review comments issued on June 4, 2018 are as follows:

NO.	COMMENTS
1	
2	
3	
4	
5	Parking calculations and trip generation calculations have been revised. Please see sheet C0.00.
6	Please see revised parking calculations on sheet C0.00.
7	
8	Yield sign has been added at the south connection of the roundabout. See revised sheet C1.00.
9	

The applicant's responses to JBrown Professional Group, Inc.'s review comments issued on June 14, 2018 are as follows:

Sheet C1.00

6. The striped diverter triangles are not very effective. Consider making those curbed.

RESPONSE: Curbed diverter triangles are not feasible in this location due to the adjacent manholes and required turning radius for trucks.

7. Suggest adding a yield sign on the northbound approach to the traffic circle.

RESPONSE: A yield sign has been added to the northbound approach of the roundabout. Please see revised sheet C1.00.

Sheet C2.00

1. A portion of the right turn lane is shown on Sht. C2.00. Where is the rest of turn lane shown and graded? This should be added.

RESPONSE: The rest of the turn lane can be seen in the FDOT plans which have been included with this submittal.

2. S-23 is still too close to the pavement. There is a drop of 2 ft. in approximately 3'. It should be shifted eastward.

RESPONSE: S-23 has been shifted east. Please see revised sheet C2.00.

6. The rip rap has been added for long term erosion control. Suggest adding silt fence to protect the basin bottom during construction.

RESPONSE: Additional silt fencing has been added. Please see revised sheet C2.00.

7. S-22 still has design issues. The 24" RCP outfall pipe will not fit within the current design of the control structure and there is not cover over the pipe at the structure.

RESPONSE: The upstream invert of the 24" RCP outfall pipe has been lowered to provide enough cover at the structure. Please see revised sheet C2.00.

8. S-23 needs to be shifted east. Suggest adding silt fence upstream of S-23 for erosion control during construction.

RESPONSE: Silt fencing has been added upstream of S-23. Please see revised sheet C2.00.

9. This redesign was an improvement but S-18 is still only 9 ft. from the large Live Oak. The MES elevation at S-18 is lower than the receiving MES to the west. Suggest refining this area again.

RESPONSE: The invert for S-18 has been revised in addition to the swale being regraded. Please see revised sheet C2.00.

10. Verify that a 24" RCP pipe size is required between S-22 & S-24. Reducing this pipe size may assist in correction of S-22.

RESPONSE: A 24" pipe is necessary. Invert has been revised to provide enough cover over the pipe at the structure. Please see revised sheet C2.00.

11. The grading around the northwest end of the traffic circle may still have issues. Check 45' long segment with grade drop from 155.11 to 155.10.

RESPONSE: Grading has been revised at the northwest end of the traffic circle. Please see revised sheet C2.00.

12. More grading information is needed west of the traffic circle from the circle towards S-9. The proposed inverted crown section is still not defined by the grading.

RESPONSE: Additional spot elevations have been added to the road between the traffic circle and S-9. Please see revised sheet C2.00.

15. Do not see labeling of the type of curbing proposed in the parking areas, and it is not shown as Type F per response.

RESPONSE: Call outs for curb type can be found on the Dimension Plan, sheet C1.00.

19. The retaining wall originally proposed may have been a good idea. Currently with the grading design shown, there is 5.8 ft. of fall in only 9 ft., creating a 1.5:1 backslope. That is not an acceptable slope to stabilize. Define how the slope will be stabilized or redesign this area for more distance to tie to grade. Suggest a minimum of 2:1 is required to adequately stabilize.

RESPONSE: Alternative extended curbing has been utilized in the corner of the parking lot where the retaining wall was proposed in order to flatten this area out some. Please see revised sheet C2.00.

20. The western 3 HC spaces have been regraded for accessibility. The eastern set still has inaccessible grading on the northernmost space.

RESPONSE: Grading around the ADA spaces on the eastern side of the parking lot has been revised to ensure accessibility. Please see revised sheet C2.00.

23. S-20 can not be built per the grading and backslope shown. Suggest revising the MES location or the backslope grading.

RESPONSE: Pipe size and grading has been revised. Please see sheet C2.30.

Sheet C2.10

3. Do not see the callouts on Sht. C2.00 as referenced in the comment response. Add ramp callouts to C2.00.

Sheet C2.20 (and new Sht. C2.30)

RESPONSE: Callouts for ramps are located on the Dimension Plan. Please see sheet C1.00.

4. Suggest adding silt fence north of S-22 and the basin side slope to protect the wetland and wetland buffer from siltation.

RESPONSE: Silt fencing has been added to protect the wetland and wetland buffer from siltation. Please see revised sheet C2.30.

11. Both details of control structures S-21 and S-22 still have design issues. The 24" pipes are not shown correctly on the detail front views and they end up resulting in a design condition whereby there is not cover over the pipes at the connection to the control structure. Revise these designs to correct this issue. Revised basin slope grading, reducing the pipe size, or altering the pipe from round to elliptical pipe may help solve the problem. Recommend detailing these details using scaled drawings and these design issues will become evident.

RESPONSE: Pipe inverts have been revised to ensure proper cover over the pipes at the structure. Please see revised sheets C2.20 and C2.30.

Sheet C4.00

3. Show the primary electrical connection to the transformer.

RESPONSE: Primary electrical design has not been obtained from Duke Energy and therefore cannot be shown at this time.

5. Call out the wastewater plug invert for the stub east of MH-8.

RESPONSE: A cleanout has been added at the wastewater plug east of MH-8. Please see CO-10 invert on revised sheet C4.00.

10. Please verify the intent is for wastewater to flow from MH-11 east to MH-12.

RESPONSE: This section of piping has been revised to indicate a westward flow from MH-12 to MH-11. Please see revised sheet C4.00.

11. A wastewater main callout is missing between MH-6 & MH-7.

RESPONSE: Callout for the wastewater main between MH-6 and MH-7 has been added. Please see sheet C4.00.

14. There is still very little, if any, cover over CO-8. I question the viability of this wastewater stub.

RESPONSE: This cleanout has been removed.

15. Suggest CO # 9 could still be lowered more for flexibility of future connection.

RESPONSE: CO-9 has been lowered. Please see revised sheet C4.00.

19. There is no such thing as an 8" x 2" DI Tee. This is usually done with an 8" x 2" saddle or an 8" x 4" DI tee with a 4" x 2" threaded plug. There are also other remaining discrepancies in the water fitting schedule. For example callout 3 should be 2. Review the schedule and corresponding number ID's.

RESPONSE: Fitting schedule has been revised. Please see sheet C4.00.

20. Why are water fitting callouts provided only at the tie-in location. Suggest callouts for the rest of the system should be provided as well.

RESPONSE: Water fitting callouts have been provided for the rest of the system. Please see sheet C4.00.

Sheet L-202 & L-203

1. The basin 1 & 2 outfall control structures and piping are still not shown correctly on these sheets.

RESPONSE: Outfall structures are now shown correctly. Please see revised sheets L-202 and L-203.

**FOR PLANNING USE ONLY**

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: San Felasco Tech City
2. Address of Subject Property: 12000 Block of NW US Hwy 441
3. Parcel ID Number(s): 05962-002-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Commercial, Industrial
6. Zoning Designation: CI, ILW
7. Acreage: 55.17 +/-

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 engineers - surveyors - planners, inc.
Mailing address: 2404 NW 43rd Street
City: Gainesville State: FL ZIP: 32606
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): Tom R. and Associates, LLC
Mailing Address: 11 SE 2nd Avenue
City: Gainesville State: FL ZIP: 32601

* 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: The Laser Investment Group, LLC
If yes, is the contract/option contingent or absolute? ☒ Contingent ☐ Absolute

D. ATTACHMENTS

1. Site Plan including but not limited to:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Zoning of the subject property.
 - c. Vicinity map - indicating general location of the site and all abutting streets and properties.
 - d. Complete legal description.
 - e. Statement of Proposed Uses.
 - f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
 - g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
 - h. Area and dimensions of site.
 - i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
 - k. Location and dimensions of all existing and proposed parking areas and loading areas.
 - l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

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Revised 9/30/2014

- m. Location and size of any lakes, ponds, canals, or other waters and waterways.
- n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
- o. Location of waste receptacles and detail of waste receptacle screening.
- p. 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:
 - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
 - (a) Calculation of glazing of the front façade.
 - (b) Calculation of the area of ground floor façades subject to glazing.
 - (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
 - (d) Sufficient plan detail and calculations of each material utilized in each façade.
- q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
 - i. Architectural plans and dimension plans which demonstrate 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, including:
 - (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
 - (b) Calculation of the area of ground floor façades subject to glazing.
 - (c) If glazing alternatives are used, calculation of area of alternative materials used.
 - (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
 - (e) Color architectural plans depicting the color of all materials used in the façade.
- r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Floor area of dwelling units.
 - vi. Number of proposed parking spaces.
 - vii. Street layout.
 - viii. Layout of mobile home stands (for mobile home parks only).
 - ix. City of Alachua Public School Student Generation Form.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

- 2. Stormwater management plan - including the following:
 - a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
 - b. Proposed finished floor elevation of each building site.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water Management District surfacewater management Statement of proposed uses on the site plan
- 3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.
- 4. 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.
- 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 project Applications:

- a. In addition to submitting specific written information regarding your **commercial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your commercial development will comply with these standards.

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 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 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 to parcels 1 acre or less.

For industrial project Applications:

- b. In addition to submitting specific written information regarding your **industrial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your industrial development will comply with these standards.

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;
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, trucks), 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 that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
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.

- All 14 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.

Page 4 of 4



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 12000 Block of NW US Hwy 441

Parcel ID Number(s): 05962-002-000

Acreage: 55.17 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: TOM SPERRING

Title: OWNER

Company (if applicable): Tom R. and Associates, LLC

Mailing Address: 11 SE 2nd Avenue

City: Gainesville

State: FL

ZIP: 32601

Telephone: 352-258-2269 FAX: PSpearing@nccfl.com e-mail: ATC@RANCY

C. AUTHORIZED AGENT

Name: Sergio Reyes, P.E.

Title: President

Company (if applicable): eda engineers - surveyors - planners, Inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: 352-373-7249

e-mail: sreyes@edafl.com

D. REQUESTED ACTION:

Site plan approval

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

Typed or printed name and title of applicant

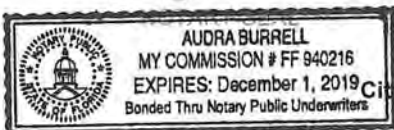
Typed or printed name of co-applicant

State of Florida

County of Alachua

The foregoing application is acknowledged before me this 25 day of April, 2016, by Thomas Roger

Sperring, who is/are personally known to me, or who has/have produced Florida Driver License as identification.



Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014

San Felasco Tech City – Trip Generation

TRIP GENERATION

PROPOSED ITE LAND USE 710 GENERAL OFFICE BUILDING							
45,000 S.F.				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER 1000 SF	TRIPS	ENTER	EXIT	IN	OUT
AM PK HR	1.16	45.00	52.20	86%	14%	44.89	7.31
PM PK HR	1.15	45.00	51.75	16%	84%	8.28	43.47
AVG DAILY	9.74	45.00	438.30	50%	50%	219.15	219.15

ITE LAND USE 820 SHOPPING CENTER							
3,000 S.F.				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER 1000 SF	TRIPS	ENTER	EXIT	IN	OUT
AM PK HR	0.94	3.00	2.82	62%	38%	1.75	1.07
PM PK HR	3.81	3.00	11.43	48%	52%	5.49	5.94
AVG DAILY	37.75	3.00	113.25	50%	50%	56.63	56.63

ITE LAND USE 110 GENERAL LIGHT INDUSTRIAL							
12,000 S.F.				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER 1000 SF	TRIPS	ENTER	EXIT	IN	OUT
AM PK HR	0.70	12.00	8.40	88%	12%	7.39	1.01
PM PK HR	0.63	12.00	7.56	13%	87%	0.98	6.58
AVG DAILY	4.96	12.00	59.52	50%	50%	29.76	29.76

SUMMARY			
	AM PK HR	PM PK HR	AVG DAILY
OFFICE	52.20	51.75	438.30
RETAIL	2.82	11.43	113.25
GENERAL LIGHT INDUSTRIAL	8.40	7.56	59.52
OVERALL NET	63.42	70.74	611.07

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:	5/10/2018
Project:	San Felasco Tech City	Engineer:	DJM
	Building A	Checked By:	SJR
Location:	12000 Block of US HWY 441		
	Alachua, 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.): 30100 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) : 30,100 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)):	2498.306626
--	-------------

(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:	Unprotected		
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:	Unprotected		
Factor for exposure (X _i) from Table 330.A (p. 17):	0		

Left: construction of facing wall of exposure building (p. 4): Noncombustible Construction

Distance (ft.) to the exposure building:	31 - 60	Length of exposure wall:	300
Number of stories of exposure wall:	1	Length x number of stories:	300
Opening Protection in exposure wall:	Unprotected		
Factor for exposure (X _i) from Table 330.A (p. 17):	0.14		

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.)

$$NFF = 2500 \times 0.85 \times [1 + (0.14 + 0)]$$

$$NFF = 2422.5 \text{ gpm}$$

$$NFF = 2500 \text{ gpm (rounded to nearest 500 gpm per ISO requirements)}$$

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:	5/10/2018
Project:	San Felasco Tech City	Engineer:	DJM
	Building B	Checked By:	SJR
Location:	12000 Block of US HWY 441		
	Alachua, 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.): 30100 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) : 30,100 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 2498.306626

(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: Unprotected
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: Unprotected
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Left: construction of facing wall of exposure building (p. 4): Noncombustible Construction
Distance (ft.) to the exposure building: 31 - 60 **Length of exposure wall:** 300
Number of stories of exposure wall: 1 **Length x number of stories:** 300
Opening Protection in exposure wall: Unprotected
Factor for exposure (X_i) from Table 330.A (p. 17): 0.14

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.)

$$NFF = 2500 \times 0.85 \times [1 + (0.14 + 0)]$$

$$NFF = 2422.5 \text{ gpm}$$

$$NFF = 2500 \text{ gpm (rounded to nearest 500 gpm per ISO requirements)}$$

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.



Worksheet for Needed Fire Flow

Project Name : San Felasco Tech City
 Customer / Builder Name : Laser Investment Group
 Property Address : 12000 Block of US HWY 441

NFPA Calculation - Building B

Fire Flow Area (SF)	=	30,100
Sprinkler System	=	Yes
Occupancy Class	=	B
Construction Type	=	III (000)
Required Needed Fire Flow Per NFPA	=	3,750 gpm
Flow Duration (hours)	=	3
Per 18.4.5.2.1, 75% reduction for sprinkler system	=	938 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	1,000	gpm
----------------------------------	--------------	------------



Worksheet for Needed Fire Flow

Project Name : San Felasco Tech City
 Customer / Builder Name : Laser Investment Group
 Property Address : 12000 Block of US HWY 441

NFPA Calculation - Building A

Fire Flow Area (SF)	=	30,100
Sprinkler System	=	Yes
Occupancy Class	=	B
Construction Type	=	III (000)
Required Needed Fire Flow Per NFPA	=	3,750 gpm
Flow Duration (hours)	=	3
Per 18.4.5.2.1, 75% reduction for sprinkler system	=	938 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	1,000	gpm
----------------------------------	--------------	------------



Hydrant Flow Test Report

Test Date 4/24/2018

Test Time 8:30 AM

Location

US HWY 441 & Southern Precast Drive
Alachua, FL

Tested by

Gator Fire Equipment
1032 S. Main Street
Gainesville, FL 32601
Tester: L. Ashby, M. Smith
Witness: Billy Gourly, City of Alachua

Notes

Hydrant A: (16835) North Hydrant - Reading (Pitot)
Hydrant B: (16836) South Hydrant - Flowing

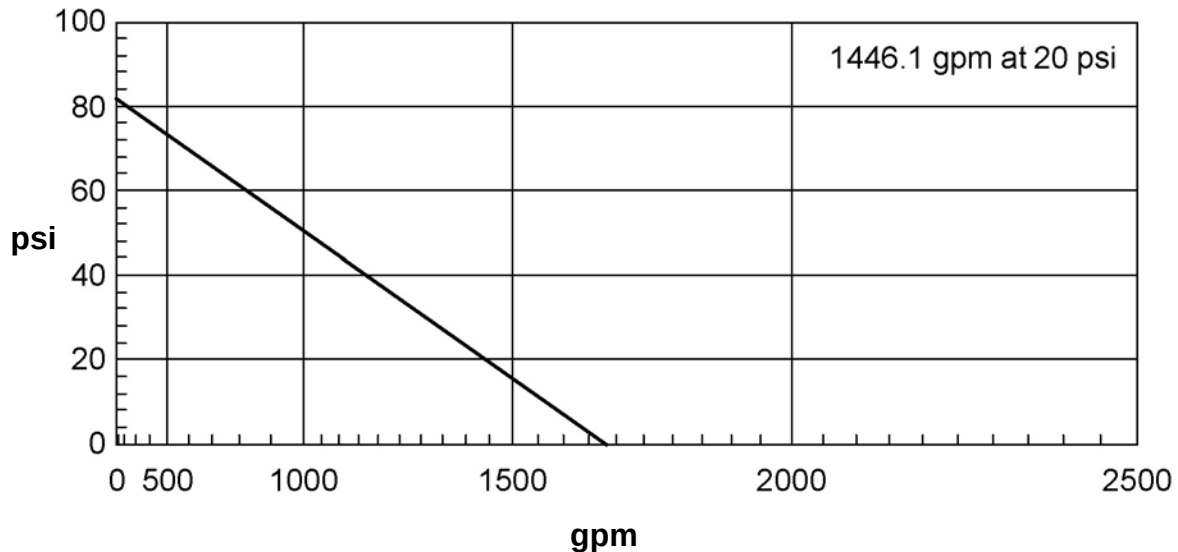
Read Hydrant

82 psi **static pressure**
60 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.7	40	826 gpm

Flow Graph



Stephanie Sutton

From: Rodolfo Valladares <ro_valladares@cityofalachua.org>
Sent: Thursday, May 10, 2018 2:25 PM
To: Sergio Reyes
Cc: Stephanie Sutton; Adam Hall; Justin Tabor
Subject: Re: San Felasco Tech City
Attachments: Seal.png; 08 Fire Flow Test Results.pdf

Mr. Reyes,

Following up on our discussion from earlier today, as you noted, the fire flow rate needed at this site is 1,000 gpm.

The attached field test, performed on 4/24/2018, illustrates adequate capacity at the test site.

Regards,

Rodolfo Valladares, P.E.
Public Service Director
City of Alachua
386.418.6140



From: "Sergio Reyes" <sreyes@edafl.com>
To: "Rodolfo Valladares" <ro_valladares@cityofalachua.org>
Cc: "Stephanie Sutton" <ssutton@edafl.com>
Sent: Thursday, May 10, 2018 1:42:50 PM
Subject: San Felasco Tech City

Rodolfo:

Attached is the fire flow test for the project. Let me know if you need anything else.

We need a letter/email indicating that water is available for this project so we can re-submit back to the planning department. We need this asap. We are submitting back today.

Thanks

Sergio Reyes, P.E. | President |
| [edaengineers-surveyors-planners, inc.](http://edaengineers-surveyors-planners.com) |
2404 NW 43rd Street | Gainesville, Florida 32606
352.373.3541 | sreyes@edafl.com | www.edafl.com

Worksheet for Commercial Water Meter Sizing

Project Name : San Felasco Tech City
Customer / Builder Name : Laser Investment Group
Property Address : 12000 Block of US HWY 441

Type	Requirement Per GRU/64E-6 (GPD)	Per Unit	Total (GPD)
Warehouse - Per employee per 8 hour shift	15.00	20	300
Warehouse - Per loading bay	100.00	2	200
Office Building - Per 100 SF of floor space	250.00	50	12,500
Stores - Per Bathroom	200.00	4	800
TOTAL DEMAND			13,800
Peaking Factor			2.5
Operating Period (hrs)			12
Peak Demand			48 gpm
TOTAL DEMAND			48 gpm
NEEDED WATER METER SIZE*		1" Water Meter	

Permit Number: ERP-001-232301-1 Project Name: San Felasco Tech City

Sequence Type: New/Creation Permit Type: ERP Individual County: Alachua
Received: 04/30/2018 Decision Date: No Date Expiration Date: No Date

Description: Construction of two 30,100 SF buildings for office/retail/warehouse use and associated infrastructure improvements.

Status: Pending Recommendation: Pending

Applicant: Tom R. and Associates, LLC Owner: Tom R. and Associates, LLC

Agent: Process Status: Review

Wetlands: Undetermined

Consultant: eda engineers - surveyors - planners, inc., eda
engineers - surveyors - planners, inc.

Reviewer Name	Phone Number
Leroy Marshall	(386)362-1001
Ashley Stefanik	(386)362-1001
Christina Carr	(386)362-1001
Pamela Sanders	

 [View Map](#)

 [To comment or receive notifications](#)

Documents

[List all by Date](#)

Trouble viewing files? Click [here](#) for help.

Export

 Application (7)

	Document Type	Processed Date	File Size	Document Comments
Plans		04/30/2018	11MB	
Signatures:3		04/30/2018	369KB	
Signatures:2		04/30/2018	447KB	
Signatures		04/30/2018	414KB	
Calculations		04/30/2018	55MB	
Map		04/30/2018	764KB	
Application		04/30/2018	404KB	

 Correspondence (1)

	Document Type	Processed Date	File Size	Document Comments
Pending Application Correspondence :: Signed and Sealed Document		05/02/2018	319KB	

Rosa Trautz

From: Regulatory-Support@srwmd.org
Sent: Monday, April 30, 2018 2:10 PM
To: Sergio Reyes; DJ McGrath; Regulatory-Support@srwmd.org
Cc: SR-Regulatory-Mail@sjrwmd.com; Regulatory-Support@srwmd.org
Subject: SRWMD(EP): Confirmation of On-line ERP application submittal: Submittal Confirmation Number 30389.

Thank you for your online application. Applicant(s): Thomas Sperring

Project Name: San Felasco Tech City

Your submittal confirmation number is 30389.

Permit number: 232301-1

You can print an invoice [here](#).

You will receive a receipt confirmation email when your application is accepted for processing.* Until then, please include the project name and confirmation number listed above on any correspondence with the District regarding this application.

Please address all email correspondence to Regulatory-Support@srwmd.org

*** Important Notice:**

In order for the District to consider your electronic application, all documents must be in a format that the District can store and print. If the documents are not in the correct format, then the District cannot consider the application as received. Upon the District's successful receipt of the electronic application, the District will send you a confirmation email with the application number and a summary of the information received by the District.

Please note: Any documents, calculations, drawings, or plans (hereafter collectively referred to as 'electronic files') submitted electronically, which must be signed, sealed, and dated by an appropriate registered professional as required by Florida Statutes, must be signed and sealed in accordance with applicable rules 61G15-23.003, 61G16-2.005, 61G17-7.0025, or 61G10-11.010, F.A.C.

The electronic files listed below were attached to your application.

We provide two ways for you to sign and seal your electronic documents. You can generate a signature document, which you can sign and send in, or you can digitally sign the files. If you submitted digitally signed files, you do not need to generate the signature document. (For information about digitally signing files, select Digital signatures from the E-Permitting Help menu.)

1. Click Applications Sent - Pending Acceptance on the ERP, or CUP tab.
2. Click Sign & Seal or Add a document in your application's Document Management column to see the files submitted with the application.
3. Click on the Generate Signature File radio button.
4. Enter the professional's name, type of professional registration, and license number.
5. Check the box(es) next to the file(s) to be signed.
6. Click the Submit button.
7. The system will create a form with the professional's information and a list of the files selected (name, SHA number,

description).

8. Print, sign and crimp that form, and send it to the District.

If you require assistance, please call the District at 386-362-1001

File Name: Application_.pdf

Size: -1 bytes

Checksum: null

File Name: C0_00_COVER_SHEET.pdf

Size: 783158 bytes

Checksum: 4EF25B6EFC6FC0B05B16E55B78CE8F082DFCAA05

File Name: Drainage_Design_Notes.pdf

Size: 58217879 bytes

Checksum: 9879EC8A7A50D04165D8007A6C302A7276630C2E

File Name: Part_A.pdf

Size: 424586 bytes

Checksum: C6398DAEB09EAF116DE6A05D6D65690D7DE09FFE

File Name: Part_B.pdf

Size: 458405 bytes

Checksum: 1F95802E960526333D36DBD619B0A7EDBE09B95B

File Name: Part_C.pdf

Size: 378068 bytes

Checksum: 6B01986C5406F80A954501CA89D8FCB451E4D859

File Name: Plans.pdf

Size: 11841652 bytes

Checksum: 7C0D45460EFA13A3CEB13C899CD3698AEBA47157



COUNTYWIDE WETLAND PROTECTION CODE SELF-CERTIFICATION FORM

Instructions: Submit this form to self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements outlined in [Chapter 77, Article II](#) of the Alachua County Code, or is exempt under Sec. 77.21. If you are unsure if your activity is in compliance or exempt, please fill out a [Verification Request Form](#) or contact staff at wetlands@alachuacounty.us for more information. Please note, you do not need to submit this form for bona-fide farm operations consistent with the provisions of F.S. 163.3162 or F.S. 823.14(6).

PART 1. APPLICANT INFORMATION	
Owner Name: Tom R and Associates, LLC	Applicant/Agent Name: Sergio Reyes, P.E.
Phone: contact agent	Company: eda engineers-surveyors-planners inc.
Email: contact agent	Phone: 352-373-3541
	Email: sreyes@edafl.com
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers: 05962-001-000	Address: 12000 Block of NW US Hwy 441
City: Alachua	Zip: 32615
PART 3. SELF-CERTIFICATION	
I, <u>Sergio Reyes</u> owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):	
1. ☐	There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification)
2. ☒	There are wetlands, other surface waters, or buffers present on or adjacent to the property, but <u>the proposed activity is outside</u> of protected wetlands, surface waters and buffers (complete <u>Part 4, Project Information</u>)
3. ☐	There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete <u>Part 4, Project Information</u>)
4. ☐	There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete <u>Part 5, Urban Redevelopment Projects</u>).

PART 4. PROJECT INFORMATION

If you selected Self-certification [2] or [3] above, in addition to the information described in this form, your self-certification must also include:

- One set of plans, drawings, or sketches and other supporting documents that clearly and legibly depict and describe the proposed activities in sufficient detail to demonstrate that the work complies with protection requirements (buffer distances) or qualifies for the exemption.

Please answer the following:

Were wetlands and surface waters delineated by a qualified professional according to standards outlined in Florida Administrative Code Rule 62-340.300 for wetlands, and Rule 62-340.600 for surface waters?

☒ Yes ☐ No *Please note: wetland boundaries not delineated by a qualified professional are likely to be inaccurate. You may submit a Verification Request Form to verify compliance with protection requirements.*

Exemptions: Please list the exemption(s) you are requesting to use (refer to Sec. 77.21(a))

Describe in detail how the proposed work will comply with the terms and conditions of the above exemption:

Date Activity is proposed to commence Fall 2018 to be completed Spring 2019

PART 5. URBAN REDEVELOPMENT PROJECTS

Please submit the following:

- One set of plans and drawings, recent survey, environmental information, and other supporting documents and calculations clearly and legibly depicting that the existing site is 40%, or more, impervious surfaces.

ACKNOWLEDGMENT

I understand this notice is provided as self-certification of compliance with Chapter 77, Article II, Alachua County Code, or qualification to use exemption(s) found in Section 77.21.

Sergio Reyes

Typed/Printed Name

Sergio Reyes

Signature

5/4/18

Date

IMPORTANT: Applications for activities that do not comply with protection requirements found in Chapter 77, Article II nor any of the listed exemptions in Section 77.21, and are requesting to impact wetland and/or surface waters or their buffers must submit an **Application Form**. Final Alachua County BOCC approval of the proposed impacts and Mitigation and Monitoring Plan must be secured prior to initiating the activity within wetlands or buffers.

Stephanie Sutton

From: Stephanie Sutton
Sent: Friday, May 4, 2018 9:44 AM
To: wetlands@alachuacounty.us
Cc: Rosa Trautz; Sergio Reyes
Subject: San Felasco Tech City - Self Certification Form
Attachments: GPS Locations.pdf; Wetlands.pdf; Wetland Self Certification Form.pdf; Plans and Survey.pdf

Good morning,

I have attached the wetlands self-certification form, a couple of maps from Pete Wallace (he mapped wetlands, but did not complete a full ERA), and the plans for our project.

Please let me or Sergio know if you have any questions.

Thank you,

Stephanie

Stephanie Sutton
Project Manager
SSutton@edafl.com
eda engineers-surveyors-planners, inc.
2404 NW 43rd Street
Gainesville, FL 32606
(352) 373-3541
www.edafl.com



Access: 2018-A-291-015

Status: Submitted to FDOT

Project Name: San Felasco Tech City

Substatus: Submitted to FDOT

Application **Manage Permit** Payment

Important Notices

[Request Application Revision](#)

FDOT Permit Coordinator

User	Email	Phone	Assignment
Adam Doyle (MT291AD)	adam.doyle@dot.state.fl.us	(352) 381-4308	Permit Coordinator

Permit Status History

Concurrency Impact Analysis San Felasco Tech City

The proposed buildings will provide 3,000 SF of retail, 45,000 SF of office, and 12,000 SF of storage/warehouse space.

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 quantity.

Project Impact: For the proposed retail development, it is estimated that approximately 10 G.P.D. will be used per 100 square feet of building area (Ch. 64E-6, F.A.C.). The 3,000 square feet of retail will generate approximately 1,000 G.P.D., based on this calculation (3,000 SF / 100 SF x 10 G.P.D. = 300 G.P.D.).

For the proposed office development, it is estimated that approximately 15 G.P.D. will be used per 100 square feet of building area (Ch. 64E-6, F.A.C.). The 45,000 square feet of office will generate approximately 3,750 G.P.D., based on this calculation (45,000 SF / 100 SF x 15 G.P.D. = 6,750 G.P.D.).

For the proposed warehouse space, it is estimated that approximately 100 G.P.D. will be used per loading dock (Ch. 64E-6, F.A.C.). The warehouse space will generate approximately 200 G.P.D., based on this calculation (2 loading docks x 100 G.P.D. = 200 G.P.D.).

In the entire development, it is estimated that approximately 7,250 G.P.D. will be used. As shown in the following table, there is adequate capacity available to support this development.

Potable Water Impacts	
System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,301,000
Reserved Capacity ²	61,382
Tech City	7,250
Residual Capacity	930,368
Percentage of Permitted Design Capacity Utilized	59.55%
Sources:	
1. City of Alachua Public Services Department, May 2017	

Sanitary Sewer:

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

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

Project Impact: For the proposed retail development, it is estimated that approximately 10 G.P.D. will be used per 100 square feet of building area (Ch. 64E-6, F.A.C.). The 3,000 square feet of retail will generate approximately 1,000 G.P.D., based on this calculation (3,000 SF / 100 SF x 10 G.P.D. = 300 G.P.D.).

For the proposed office development, it is estimated that approximately 15 G.P.D. will be used per 100 square feet of building area (Ch. 64E-6, F.A.C.). The 45,000 square feet of office will generate approximately 3,750 G.P.D., based on this calculation (45,000 SF / 100 SF x 15 G.P.D. = 6,750 G.P.D.).

For the proposed warehouse space, it is estimated that approximately 100 G.P.D. will be used per loading dock (Ch. 64E-6, F.A.C.). The warehouse space will generate approximately 200 G.P.D., based on this calculation (2 loading docks x 100 G.P.D. = 200 G.P.D.).

In the entire development, it is estimated that approximately 7,250 G.P.D. will be used. As shown in the following table, there is adequate capacity available to support this development.

Sanitary Sewer Impacts	
System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	654,000
Reserved Capacity ²	57,094
Tech City	7,250
Residual Capacity	781,656
Percentage of Permitted Design Capacity Utilized	47.89%
Sources:	
1. City of Alachua Public Services Department, April 2017	

Solid Waste:

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

Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed facility will generate approximately 720 pounds of solid waste will be generated per day (60,000 SF / 1,000 SF x 12 = 720 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.

Solid Waste Impacts		
System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity	5,287.39	964.95
New River Solid Waste Facility Capacity²	50 years	
1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element Formula: 9,936 persons x 0.73 tons per year		
2. Darrell O'Neal, Executive Director, New River Solid Waste Association, May 2017		

Traffic:

The proposed use of the project site as a 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

TRIP GENERATION							
PROPOSED ITE LAND USE 710 GENERAL OFFICE BUILDING							
45,000 S.F.				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER 1000 SF	TRIPS	ENTER	EXIT	IN	OUT
AM PK HR	1.16	45.00	52.20	86%	14%	44.89	7.31
PM PK HR	1.15	45.00	51.75	16%	84%	8.28	43.47
AVG DAILY	9.74	45.00	438.30	50%	50%	219.15	219.15

ITE LAND USE 820 SHOPPING CENTER							
3,000 S.F.				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER 1000 SF	TRIPS	ENTER	EXIT	IN	OUT
AM PK HR	0.94	3.00	2.82	62%	38%	1.75	1.07
PM PK HR	3.81	3.00	11.43	48%	52%	5.49	5.94
AVG DAILY	37.75	3.00	113.25	50%	50%	56.63	56.63

ITE LAND USE 110 GENERAL LIGHT INDUSTRIAL							
12,000 S.F.				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER 1000 SF	TRIPS	ENTER	EXIT	IN	OUT
AM PK HR	0.70	12.00	8.40	88%	12%	7.39	1.01
PM PK HR	0.63	12.00	7.56	13%	87%	0.98	6.58
AVG DAILY	4.96	12.00	59.52	50%	50%	29.76	29.76

SUMMARY			
	AM PK HR	PM PK HR	AVG DAILY
OFFICE	52.20	51.75	438.30
RETAIL	2.82	11.43	113.25
GENERAL LIGHT INDUSTRIAL	8.40	7.56	59.52
OVERALL NET	63.42	70.74	611.07

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
U.S. Hwy 441 (3/4)	100%	611

No other road segments will be impacted more than 5% of their maximum service volume.

TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

						Projected	
Segment ID:	Segment Limits:	LOS-D		Existing	Res'vd	Trips	Available
U.S. Hwy 441 (3/4)	From NW 126th Ave to SR 235	AADT					
			35,500	18,579	1,848	611	14,462
		Peak Hour	3,200	1,765	264	70	1,101

Source: City of Alachua Planning Department as of March 2018.

San Felasco Tech City

Statement of Proposed Uses

The proposed development at San Felasco Tech City is designed to provide office and commercial space to create a new employment center along the NW US Hwy 441 corridor.

Comprehensive Plan Consistency

Future Land Use Element:

Objective 1.3: Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Consistency: The proposed San Felasco Tech City development will serve the intent of the Commercial future land use designation, as it will provide access to goods and services for the citizens of Alachua. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.3.b and 1.3.d as indicated below:

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

- 1. Retail sales and services;*
- 2. Personal services;*
- 3. Financial Institutions;*
- 4. Outdoor recreation and entertainment;*
- 5. Tourist-related uses;*
- 6. Hotels, motels;*
- 7. Commercial shopping centers;*
- 8. Auto-oriented uses;*
- 9. Traditional Mixed-use Neighborhood Planned Developments;*
- 10. Employment Center Planned Developments;*
- 11. Commercial recreation centers;*
- 12. Office/business parks;*
- 13. Limited industrial services;*
- 14. Eating Establishments*

Consistency: The proposed San Felasco Tech City development will serve the intent of the Commercial future land use category. The site will include some retail space and office uses with supporting storage/warehouse space along the US Hwy 441 “corporate corridor”. See related request for LDR interpretation of an unlisted use proposed for the site, explaining the relationship between the retail and storage/warehouse space.

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;*

Consistency: The development will include sidewalks for non-vehicular access to the site and a pedestrian-friendly area between the buildings. The drive aisles and parking are located around the exterior perimeter of the buildings.

- 2. Buffering from adjacent existing/potential uses;*

Consistency: All required buffers and setbacks are shown on plans.

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

Consistency: The proposed site plan exceeds the 10% required open space and has less than the maximum 0.50 floor area ratio.

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

Consistency: Plans include a detailed stormwater management plan and design details for on-site basin areas.

- 5. Placement of signage;*

Consistency: 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: Loading docks and dumpsters are located at the rear of the buildings to avoid conflicts with pedestrians and vehicles. Sidewalks are provided throughout the site and a pedestrian plaza is provided between the buildings, separate from the parking and the vehicular use areas.

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

Consistency: The site plans include a landscape plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.

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

Consistency: There are wetland areas and Zone A flood plain at the back of the property that will be avoided at this time and are not part of the project area.

There are also FNAI Priority areas shown on the property. This area contains habitat identified as potentially important for native communities and ecosystems by the Florida Natural Areas Inventory ("FNAI"). If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

An environmental assessment has been completed by Environmental Research Corporation and is included with this submittal. The assessment includes the final statement *"From review of the published GIS databases and based on the results of the site-specific field survey, there are NO aboveground site-specific issues that would preclude development of the Project Site as proposed in the Site Plan provided as Figure 17. Because gopher tortoise burrows are present, a 100% burrow survey will be required prior to development of the site."*

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

Consistency: None are proposed.

11. *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 to parcels 1 acre or less.*

Consistency: The commercial use on site has less than a 0.50 floor area ratio.

Policy 2.4.c Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Consistency: As many trees as possible have been preserved along the perimeter of the project. Unfortunately, some tree impacts due to utilities, grading, and other development activities cannot be avoided.

Memorandum

AD REQUESTED: 04/03/18

To: Kimberly Kanemoto/Ken Blake

FROM: Rosa Trautz

SUBJECT: Neighborhood Workshop – Tech City

AD RUN DATE: 04/09/18

AD SIZE: Minimum is 2 columns wide by 2 inches long, but as close to that as possible with clear, readable text

PUBLIC NOTICE

A neighborhood meeting will be held to discuss a proposed Development Plan for two approximately 30,000 SF office buildings and associated site improvements located on tax parcel number 05962-002-000. 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 6:00 p.m. on April 19, 2018 at the Alachua Library Branch Meeting Room located at 14913 NW 140 Street, Alachua, Florida 32615.



Contact: Sergio Reyes, PE
eda engineers-surveyors-planners, inc.
Phone: (352) 373-3541

TODAY IN HISTORY

In 1865, Confederate Gen. Robert E. Lee surrendered his army to Union Lt. Gen. Ulysses S. Grant at Appomattox Court House in Virginia.

In 1913, the first game was played at Ebbets Field, the newly built home of the Brooklyn Dodgers, who lost to the Philadelphia Phillies, 1-0.

In 1939, singer Marian Anderson performed a concert at the Lincoln Memorial in Washington, D.C. after being denied the use of Constitution Hall by the Daughters of the American Revolution.

In 1942, during World War II, some 75,000 Philippine and American defenders on Bataan surrendered to Japanese troops, who forced the prisoners into what became known as the Bataan Death March; thousands died or were killed en route.

In 1959, NASA presented its first seven astronauts: Scott Carpenter, Gordon Cooper, John Glenn, Gus Grissom, Wally Schirra, Alan Shepard and Donald Slayton. Architect Frank Lloyd Wright, 91, died in Phoenix, Arizona.

TODAY'S BIRTHDAYS

Satirical songwriter and mathematician **Tom Lehrer** is 90. Naturalist **Jim Fowler** is 88. Actor **Jean-Paul Belmondo** is 85. Actress **Michael Learned** is 79. Country singer **Margo Smith** is 76. Country singer **Hal Ketchum** is 65. Actor **Dennis Quaid** is 64. Comedian **Jimmy Tingle** is 63. Country musician **Dave Innis** (Restless Heart) is 59. Talk show host **Joe Scarborough** is 55. Actress-sports reporter **Lisa Guerrero** is 54. Arizona Gov. **Doug Ducey** is 54. Actor **Mark Pellegrino** is 53. Actress-model **Paulina Porizkova** is 53. Actress **Cynthia Nixon** is 52.

LOTTERY

Sunday, April 8
Pick 2
Early drawing: 4-1
Night drawing: 9-7
Pick 3
Early drawing: 1-5-4
Night drawing: 3-1-9
Pick 4
Early drawing: 5-4-3-8
Night drawing: 8-6-7-7
Pick 5
Early drawing: 0-7-9-3-4
Night drawing: 7-3-8-3-3
Fantasy 5
6-18-19-28-32

PREVIOUS RESULTS

Lotto — Saturday
10-23-30-36-40-42
Match...Payoff...Winners
6-of-6...\$2M...0-Rollover
5-of-6...\$6,383.50...15
4-of-6...\$82...890
3-of-6...\$5...19,367
Fantasy 5 — Saturday
12-15-19-23-25
Match...Payoff...Winners
5-of-5...\$81,458.80...3
4-of-5...\$95...413
3-of-5...\$9...11,670



Chinese workers stand in front of a loaded cargo ship docked Sunday at a port in Qingdao, in east China's Shandong province. [CHINATOPIX VIA THE ASSOCIATED PRESS]

Easing concerns?

Amid trade fight, Trump says China will eventually 'do the right thing' to help end dispute

By Jonathan Lemire
The Associated Press

WASHINGTON — Amid global fears of an escalating trade dispute between the U.S. and China, President Donald Trump suggested that Beijing will ease trade barriers “because it is the right thing to do” and that the economic super-powers can settle the conflict that has rattled financial markets, consumers and businesses.

But fostering more uncertainty, the president’s top economic advisers offered mixed messages Sunday as to the best approach with China, which has threatened to retaliate if Washington follows through with its proposed tariffs, even as Trump emphasized his bond with Chinese President Xi Jinping.

“President Xi and I will always be friends, no matter what happens with our dispute on trade,” Trump wrote. “China will take down its Trade Barriers because it is the right thing to do. Taxes will become Reciprocal & a deal will be made on Intellectual

Property. Great future for both countries!”

But Trump did not explain why, amid a week of economic saber-rattling between the two countries that shook global markets, he felt confident a deal could be made.

The president made fixing the trade imbalance with China a centerpiece of his presidential campaign, where he frequently used incendiary language to describe how Beijing would “rape” the U.S. economically. But even as Trump coziered up to Xi and pressed China for help with derailing North Korea’s nuclear ambitions, he has ratcheted up the economic pressure and threatened tariffs, a move opposed by many fellow Republicans.

The Trump administration has said it is taking action as a crack-down on China’s theft of U.S. intellectual property. The U.S. bought more than \$500 billion in goods from China last year and now is planning or considering penalties on some \$150 billion of those imports. The U.S. sold about \$130 billion in goods to China in 2017 and faces a potentially devastating hit to its market there if China responds in kind.

China has pledged to “counterattack with great strength” if Trump decides to follow through on his latest threat to impose tariffs on an additional \$100 billion in Chinese goods — after an earlier announcement that targeted \$50 billion. Beijing also declared that the current rhetoric made negotiations impossible, even as the White House suggested that the tariff talk was a way to spur China to the bargaining table.

The new White House economic adviser, Larry Kudlow, said Sunday that a “coalition of the willing” — including Canada, much of Europe and Australia — was being formed to pressure China and that the U.S. would demand that the World Trade Organization, an arbiter of trade disputes, be stricter on Beijing. And he said that although the U.S. hoped to avoid taking action, Trump “was not bluffing.”

“This is a problem caused by China, not a problem caused by President Trump,” Kudlow said on “Fox News Sunday.”

But he also downplayed the tariff threat as “part of the process,” suggested on CNN that the impact would be “benign” and said he was hopeful that China would enter negotiations.

1 man dies in Trump Tower fire

By Karen Matthews
The Associated Press

NEW YORK — The man killed in a blaze at New York City’s Trump Tower was an art collector who spent time with Andy Warhol, but fell on hard financial times in recent years and went through bankruptcy proceedings.

Todd Brassner, 67, died on Saturday at a hospital after a fire tore through his 50th-floor apartment in the high-rise, which was constructed at a time when building codes did not require the residential section to have sprinklers.

The city’s Department of Buildings said Sunday the building did have working hard-wired smoke detectors, and that the fire department was first notified of the blaze by the detectors in the building’s heating and ventilation system. A cause had not yet been determined.

Brassner, who records show bought his unit in 1996, is mentioned several times in Warhol’s posthumously published diaries, with references including lunch dates and shared taxis. The artist signed and dedicated at least one print to him.

But in recent years, Brassner came upon money difficulties. According to

documents, his family had stopped helping him pursue buying and selling art at the end of 2014, and in the last few years he had been “plagued with debilitating medical problems that have made it difficult for him to function.”

The fire sent thick, black smoke pouring from the windows of the skyscraper that bears the president’s name.

New York Fire Commissioner Daniel Nigro said the apartment was “virtually entirely on fire” when firefighters arrived.

Fire sprinklers were not required in New York City high-rises when Trump Tower was completed in 1983.

Subsequent updates to the building code required commercial skyscrapers to install the sprinklers retroactively, but owners of older residential high-rises are not required to install sprinklers unless the building undergoes major renovations.

Some fire-safety advocates pushed for a requirement that older apartment buildings be retrofitted with sprinklers when New York City passed a law requiring them in new residential highrises in 1999, but officials in the administration of then-mayor Rudy Giuliani said that would be too expensive.



A firefighter looks out from the window of a fire-damaged apartment in Trump Tower, on Saturday in New York. The Fire Department says the blaze broke out on the 50th floor shortly before 6 p.m. Saturday. [CRAIG RUTTLE/THE ASSOCIATED PRESS]

Cosby’s sexual assault retrial not like first one

By Michael R. Sisak
The Associated Press

NORRISTOWN, Pa. — Bill Cosby’s sexual assault retrial is guaranteed to be anything but a rerun.

With opening statements set for Monday in the first big celebrity trial of the #MeToo era, prosecutors have lined up a parade of accusers to make the case that the man revered as “America’s Dad” lived a double

life as one of Hollywood’s biggest predators.

Cosby, 80, is fighting back with a new, high-profile lawyer and an aggressive strategy: attacking Andrea Constand as a greedy liar and casting the other women testifying as bandwagon accusers looking for a share of the spotlight.

“You’ve seen previews and coming attractions, but things have changed,” said professor Laurie Levenson of Loyola Law School in Los Angeles.

Cosby’s first trial last spring ended in a cliff-hanger, with jurors unable to reach a unanimous verdict after five days of tense deliberations on charges that the man who made millions of viewers laugh as wise and understanding Dr. Cliff Huxtable on “The Cosby Show” drugged and molested Constand at his suburban Philadelphia

home in 2004.

The comedian, who has said the sexual contact was consensual, faces three counts of aggravated indecent assault, each punishable by up to 10 years in prison.

His retrial is taking place in a radically changed and potentially more hostile environment. The #MeToo movement caught fire four months after the first trial, raising awareness of sexual misconduct as it toppled Harvey Weinstein, Sen. Al Franken, Matt Lauer and other powerful men.

Nearly every potential juror questioned for the case this time knew about #MeToo.

Kristen Houser of the National Sexual Violence Resource Center said that could help prosecutors overcome the skepticism some jurors had last time about Constand’s

yearlong wait to report her allegations to the police.

“The #MeToo movement is amplifying what experts have been saying for decades: People are ashamed, they’re confused, they can believe somebody they trust would hurt them, and then they worry that others won’t believe them,” Houser said.

After limiting the focus of the first trial, Judge Steven O’Neill has been willing to let both sides push the retrial well beyond Constand’s allegations.

This time, O’Neill is letting prosecutors have five additional accusers testify — including model Janice Dickinson — as they attempt to show Cosby made a habit of drugging and violating women. The judge allowed just one other accuser to take the stand last time.

PUBLIC NOTICE
A Neighborhood Workshop will be held to discuss a Design Plat, Construction Plans, and Final Plat on ±95 acres (Tax Parcels 06975-000-000, 06975-001-001, 06975-002-000, 06975-005-000, 06975-006-000, 06975-007-000, 06991-001-000, 07002-001-001, 07007-001-000, 07007-002-000, and 07245-000-000 through 07245-002-000) within the City of Gainesville located around the intersection of SW 62nd Avenue and SW 43rd Street. Upon approval of the design plat, the developer will move forward with phase 2 construction of the subdivision, totaling 92 lots. This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.
Time: 6:00 pm on Monday, April 30, 2018
Location: Hilton Garden Inn Gainesville, Meeting Room B, 4075 SW 33rd Place, Gainesville, FL 32608
Contact: Daniel Young, P.E.
Phone Number: (352) 331-1976

CHW
Professional Consultants

PUBLIC NOTICE
A neighborhood meeting will be held to discuss a proposed Development Plan for two approximately 30,000 SF office buildings and associated site improvements on tax parcel number 05962-002-000. 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 6:00 p.m. on April 19, 2018 at the Alachua Library Branch Meeting Room located at 14913 NW 140 Street, Alachua, Florida 32615.
Contact: Sergio Reyes, PE
eda engineers-surveyors-planners, inc.
Phone: (352) 373-3541

eda40
engineers • surveyors • planners
years

GF-GH042000

92060-503-901

05961-000-000
HIGHWAY 441 HOLDINGS LLC
100 AMBERWOOD COURT
LONGWOOD, FL 32779

05962-002-000
TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

05961-002-004
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-8548

05961-002-006
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615

05961-002-003
DESIGN CABINET & FURNITURE INC
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-8548

05857-001-001
LOWE MICHAEL S TRUSTEE
13929 NW 89TH ST
ALACHUA, FL 32615

05857-002-000
F&R HOLDINGS OF GAINESVILLE
13929 NW 89TH ST
ALACHUA, FL 32615

05949-005-002
PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

05963-000-000
WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

05857-002-001
F&R HOLDINGS OF GAINESVILLE
220 NW 122ND ST
GAINESVILLE, FL 32607-1107

05962-001-000
SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

05857-001-000
F&R HOLDINGS OF GAINESVILLE
50 PARTRIDGE WAY
SHELBURNE, VT 05482

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-
910
JACKSONVILLE, FL 32202-4423

05855-004-000
PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

05855-005-000
PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

05949-000-000
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

05961-002-000
TRIPLE L LLC
PO BOX 641
CANAL FULTON, OH 44164

NEIGHBORHOOD WORKSHOP NOTICE

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

NEIGHBORHOOD WORKSHOP NOTICE

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

NEIGHBORHOOD WORKSHOP NOTICE

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

NEIGHBORHOOD WORKSHOP NOTICE

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

DAVID FOREST
23 TURKEY CREEK
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

PRESIDENT, TCMOA
1000 TURKEY CREEK
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

LINDA DIXON, AICP
ASSISTANT DIRECTOR OF PLANNING
PO BOX 115050
GAINESVILLE, FL 32611

NEIGHBORHOOD WORKSHOP NOTICE

CRAIG PARENTEAU
FL DEPT. ENVIRONMENTAL
PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

NEIGHBORHOOD WORKSHOP NOTICE

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA, FL 32616

NEIGHBORHOOD WORKSHOP NOTICE

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

NEIGHBORHOOD WORKSHOP NOTICE

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

NEIGHBORHOOD WORKSHOP NOTICE

MICHELE L. LIEBERMAN
INTERIM COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FL 32601

NEIGHBORHOOD MEETING NOTICE

Date: April 19, 2018

Time: 6:00 p.m.

Place: Alachua Library Branch Meeting Room
14913 NW 140 Street, Alachua, Florida 32615

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood meeting will be held to discuss a proposed Development Plan for two approximately 30,000 SF office buildings and associated site improvements located on tax parcel number 05962-002-000. 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.



Neighborhood Meeting Minutes

Project: Two 30,000 SF office/commercial buildings with associated parking, utility, and stormwater improvements.

Meeting Date & Time: April 19, 2018 at 6:00 PM

Location: Alachua Branch Library, Meeting Room
14913 NW 140 Street, Alachua, Florida 32615

Community Participants: 4 (listed on attached Sign-in-Sheet)

Project Representatives: Sergio Reyes, eda
Stephanie Sutton, eda

Meeting Minutes:

Sergio Reyes introduced eda and the proposed project – the first phase includes 2 30,000 SF office buildings with commercial/office uses. Access will be from 441. There will be pedestrian connectivity between buildings and parking around the outside. Sergio showed the proposed site plan and building elevations – development will begin close to 441 and future phases will be behind the first buildings if the first phase is successful.

Project is just starting the development review process- will go through complete city review process and be under construction by the end of the year. After showing the attendees a concept plan for the site, Mr. Reyes opened the floor to questions from attendees.

Q: Who is the owner?

A: A developer – will be managed by owners or an association.

Q: What types of businesses will be there?

A: We don't know exactly – commercial and office uses. Some space is still available.

Q: Will it be served by water and sewer?

A: We have met with the city about that and conversations are continuing. A sewer force main and lift stations are across 441. We are working with the city for a plan to connect- will likely serve other properties. There is also a water main along the far side of 441 – water is also available through Phoenix.

C: Attendee is from CSI Academy and they have been working to get water and sewer. Were going to apply for a grant through the city, but the new hotel near I-75 applied. Sergio told him to share his contact information and we will be in touch.

Q: Will there be a median opening in 441?

A: No- there will not be enough traffic generated to justify a median opening. The entrance from 441 will be a right-in, right-out only.

Meeting was concluded at 6:12pm.

LEGAL DESCRIPTION

For: San Felasco Tech City
Tax Parcel 05962-002-000
Alachua, FL (no listed address)

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 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 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 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.

Parcel: 05962-002-000**Search Date: 4/24/2018 at 2:41:27 PM**

Taxpayer:	TOM R & ASSOCIATES LLC	Legal:	COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG 59 MIN 42 SEC W 1385.74 FT N 22 DEG 09 MIN 10 SEC E 158.44 FT N 66 DEG 13 MIN 12 SEC W 229.98 FT N 01 DEG 33 MIN 25 SEC E 169.02 FT POB N 23 DEG 50 MIN 23 SEC E 2014.63 FT N 58 DEG 44 MIN 53 SEC W 624.24 FT S 00 DEG 37 MIN 49 SEC E 70.66 FT N 58 DEG 44 MIN 53 SEC W 547.93 FT NWLY ALG CURVE 473.71 FT S 00 DEG 08 MIN 45 SEC W 2657.79 FT S 66 DEG 00 MIN 09 SEC E 209.40 FT N 01 DEG 07 MIN 22 SEC E 340.98 FT S 65 DEG 57 MIN 03 SEC E 460.08 FT POB OR 2388/2693
Mailing:	11 SE 2ND AVE GAINESVILLE, FL 32601		
Location:			
Sec-Twn-Rng:	20-08-19		
Property Use:	01000 - Vacant Comm		
Tax Jurisdiction:	Alachua - 1700		
Area:	8-19 Rural		
Subdivision:	L L Dell Estate		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Vacant Comm	367400	367400	0	0	367400	43410	323990	367400	0	0	323990	367400
2016	Vacant Comm	367400	367400	0	0	367400	72860	294540	367400	0	0	294540	367400
2015	Vacant Comm	312000	312000	0	0	312000	44230	267770	312000	0	44230	267770	267770
2014	Vacant Comm	312000	312000	0	0	312000	68570	243430	312000	0	68570	243430	243430
2013	Vacant Comm	312000	312000	0	0	312000	90700	221300	312000	0	90700	221300	221300
2012	Vacant Comm	312000	312000	0	0	312000	110810	201190	312000	0	110810	201190	201190
2011	Vacant Comm	182900	182900	0	0	182900	0	182900	182900	0	0	182900	182900
2010	Vacant Comm	182900	182900	0	0	182900	0	182900	182900	0	0	182900	182900
2009	Vacant Comm	182900	182900	0	0	182900	0	182900	182900	0	0	182900	182900
2008	Vacant Comm	182900	182900	0	0	182900	0	182900	0	0	0	182900	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Commercial	ILW		Acre	45.42
Vacant Commercial	CI		Acre	10
			2017 Certified Land Just Value: 367400	2017 Certified Land Assessed Value: 367400

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
11/06/2008	100	I	U	3842	1386	WD
09/26/2001	100	V	U	2388	2693	SD

Nov 24, 2008 04:12 PM
BOOK 3842 PAGE 1386
J. K. "BUDDY" IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK3 Receipt # 392016

Prepared by and return to:

Philip A. DeLaney

Attorney at Law

Scruggs & Carmichael, P.A.

4041 N.W. 37th Place, Suite B

Gainesville, FL 32606

PAD: 08-1835

Doc Stamp-Deed: \$0.70



2469168

4 PGS

[Space Above This Line For Recording Data]

Corrective Warranty Deed

This Warranty Deed made this 6th day of November, 2008 between

Tom R. and Associates, LLC, Florida limited liability company, Document Number L01000016307
whose post office address is **11 SE Second Avenue, Gainesville, FL 32601**, grantor, and

Tom R. and Associates, LLC, Florida limited liability company, Document Number L01000016307
whose post office address is **11 SE Second Avenue, Gainesville, FL 32601**, 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: 05962-002-000, 05857-002-000, & 05857-002-001

Subject to taxes for 2008 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

All right, title and interest in and to the real property described in Exhibit A attached hereto TOGETHER WITH a perputual, non-exclusive and unrestricted easement over, under and accross the two parcels of real property described in Exhibit B attached hereto.

THIS IS A CORRECTIVE DEED MADE TO PUT THE LEGAL DESCRIPTIONS FOR THE EASEMENT APPURTENANT RESERVED IN THE DEED RECORDED IN O.R. BOOK 1559, AT PAGE 2745, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA BACK INTO THE CHAIN OF TITLE FOR THE LANDS DESCRIBED IN EXHIBIT A ATTACHED HERETO. THE GRANTOR HEREIN IS THE DIRECT SUCCESSOR IN TITLE TO THE DOMINANT TENEMENT OF THE AFORESAID RESERVED EASEMENT. SEE FUND TITLE NOTE 3.02.03 C.

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, 2008.

Corrective Warranty Deed

Page 2

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:

Elizabeth Stenevan
Witness Name: Elizabeth Stenevan

Diane G. Mun
Witness Name: Diane G. Mun

Tom R. and Associates, LLC, Florida limited liability company, Document Number L01000016307

By: Robert A. Rush
Robert A. Rush, Manager

By: Tom R. Sperring Sr
Tom R. Sperring, Sr., Manager

By: Phyllis Sperring
Phyllis Sperring, Manager

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 13 day of November, 2008 by Robert A. Rush, Manager, Tom R. Sperring, Sr., Manager and Phyllis Sperring, Manager of Tom R. and Associates, LLC, Florida limited liability company, Document Number L01000016307, on behalf of said firm. They [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal] **Angela L. Keen**
Commission # DD425684
Expires May 4, 2009
Bonded Troy Pain - Insurance, Inc. 800-366-7019

Angela L. Keen
Notary Public
Printed Name: ANGELA L. KEEN
My Commission Expires: 5-4-2009

EXHIBIT "A"

Agent File No.: 01-431

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.

EXHIBIT "B"

*Parcel #1
General
Legal*

Commence at the Half Mile corner of 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, 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.

*Parcel #2
General
Legal*

AND:

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 an 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.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
TOM R. AND ASSOCIATES, LLC

Filing Information

Document Number	L01000016307
FEI/EIN Number	59-3745849
Date Filed	09/24/2001
State	FL
Status	ACTIVE

Principal Address

11 SE SECOND AVE
GAINESVILLE, FL 32601

Changed: 06/24/2008

Mailing Address

11 SE SECOND AVE
GAINESVILLE, FL 32601

Changed: 06/24/2008

Registered Agent Name & Address

RUSH, ROBERT A
11 SE SECOND AVE
GAINESVILLE, FL 32601

Address Changed: 06/24/2008

Authorized Person(s) Detail

Name & Address

Title MGR

RUSH, ROBERT A
11 SE SECOND AVE
GAINESVILLE, FL 32601

Title MGR

SPERRING, TOM RSR.
2928 N.W. 22ND ST.
GAINESVILLE, FL 32605

Title MGR

SPERRING, PHYLLIS
2928 N.W. 22ND ST.
GAINESVILLE, FL 32605

Annual Reports

Report Year	Filed Date
2016	03/07/2016
2017	01/10/2017
2018	01/16/2018

Document Images

01/16/2018 -- ANNUAL REPORT	View image in PDF format
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03/27/2003 -- ANNUAL REPORT	View image in PDF format
03/18/2002 -- ANNUAL REPORT	View image in PDF format
09/24/2001 -- Florida Limited Liabilites	View image in PDF format



2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #05962 002 000

Parcel details

Latest bill

Full bill history

2017

2016

2015

2014

...

2002

PAID

PAID

PAID

PAID

PAID

[Apply for the 2018 Installment Payment Plan](#)

[Get Bills by Email](#)

PAID 2017-12-29 \$7,676.65

Receipt #17-0075317

Owner: TOM R & ASSOCIATES LLC

% ROBERT RUSH

11 SE 2ND AVE

GAINESVILLE, FL 32601

Situs: Unassigned Location RE

Account number: 05962 002 000

Alternate Key: 1028556

Millage code: 1700

Millage rate: 23.1480

Assessed value: 323,990

School assessed value: 367,400

Unimproved land value: 367,400



Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem: \$7,830.73

Non-ad valorem: \$83.34

Total Discountable: 7914.07

No Discount NAVA: 0.00

Total tax:

Legal description

COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG 59 MIN 42 - SEC W 1385.74 FT N 22 DEG 09 MIN 10 SEC E 158.44 FT N 66 DEG 13 MIN 12 SEC W 229.98 FT N 01 DEG 33 MIN 25 SEC E - 169.02 FT POB N 23 DEG 50 MIN 23 SEC E 2014.63 FT N 58 DEG 44 MIN 53 SEC W 624.24 FT S 00 DEG 37 MIN 49 SEC E - 70.66 FT N 58 DEG 44 MIN 53 SEC W 547.93 FT NWLY ALG CURVE 473.71 FT S 00 DEG 08 MIN 45 SEC W 2657.79 FT S 66 DEG 00 MIN - 09 SEC E 209.40 FT N 01 DEG 07 MIN 22 SEC E 340.98 FT S 65 DEG 57 MIN 03 SEC E 460 08 FT POB OR 2388/2693
Location

Book, page, item: 3842-1386-

Geo number: 20-08-19-05962002000

Range: 19

Township: 08

Section: 20

Neighborhood: 233300.00

Use code: 01000

Total acres: 55.420

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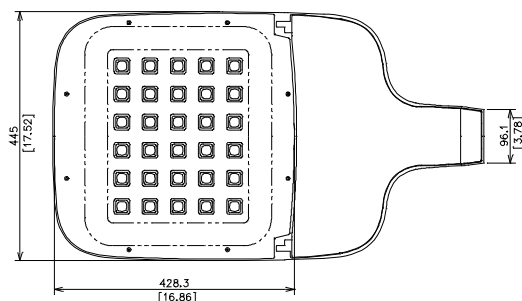
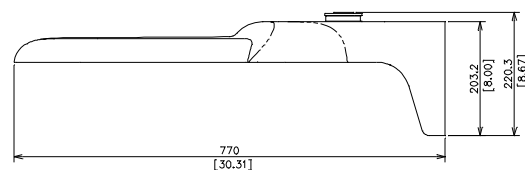
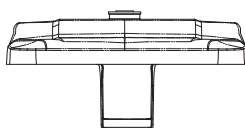


ARIETA™ 18 Architectural LED Area Luminaire

AR18 M2 Series Specification Data Sheet

Luminaire Data

Weight 24 lbs [10.9 kg]
EPA 0.55 ft²



Ordering Information

Sample Catalog No. AR18 20M2 MV NW 3 DB 700 HSS

Product	LED Code	Voltage	Nominal Color Temperature	Distribution	Finish ¹	Drive Current Code ²	Options
AR18	6M2 10M2 15M2 18M2 20M2 24M2 30M2	MV 120-277V HV 347-480V	WW 3000K NW 4000K CW 5000K	2 Type 2 3 Type 3 4 Type 4 5 Type 5	BK Black DB Dark Bronze WH White GY Gray NA Natural Aluminum	350 530 700	HSS ³ House Side Shield (Factory Installed) FDC ⁴ Fixed Drive Current FFA ⁵ Full Field Adjustability PCR ⁶ NEMA Photocontrol Receptacle PCR7 ⁶ ANSI 7-wire Photocontrol Receptacle PCR7-CR ⁷ Control Ready 7-wire Photocontrol Receptacle MSL7 ⁸ Motion Sensor with L7 Lens MSL3 ⁸ Motion Sensor with L3 Lens PND1 ⁹ Part-Night Dimming PND2 ⁹ Part-Night Dimming PND3 ⁹ Part-Night Dimming ORR Optics Rotated Right ORL Optics Rotated Left WL Utility Wattage Label

Notes:

- Black, Dark Bronze, White, Gray, or Natural Aluminum standard. Consult factory for other finishes.
- Specified drive current code is the factory set maximum drive current. Field adjustable current selector enables standard dimming to lower wattage drive currents only. Consult factory if wattage limits require a special drive current.
- Flush mounted shield factory installed, also available for field installation. House Side Shield cuts light off at 1/2 mounting height behind luminaire.
- Non-field adjustable drive current. Specify 350mA, 530mA or 700mA setting.
- The FFA option enables full field adjustability from the specified drive current code to all drive currents available. This option is not DLC qualified.
- Field adjustable current selector included to enable standard dimming to lower wattage drive currents only. Field changeable connectors included to enable connection to PCR7 (wireless node dimming is disabled by default).
- Control-ready wired at factory for wireless node dimming. Supplied at maximum drive current. If lower drive current is required, consult factory.
- Motion Sensor available with MV or HV. See L7 or L3 Lens coverage details on page 5. Consult factory for MS specified with ANSI 7-wire Photocontrol Receptacle. PCR option is required for On/Off control using light detection.
- For PND profile options see page 6. Only available with MV (120-277V).
- Specify Color (GY, DB, BK, WH, NA)
- Specify MV (120-277V) or HV (347V or 480V)

Accessories*

HSSAR18 ^{3,10}	House Side Shield
RPA ¹⁰	Round Pole Adapter
PTF1 ¹⁰	Square Pole Top Fitter Single
PTF2 ¹⁰	Square Pole Top Fitter Twin at 180°
PTF4 ¹⁰	Square Pole Top Fitter Quad
WM ¹⁰	Wall Mount
BSK	Bird Deterrent Spider Kit
LLPC ¹¹	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap
FSIR100	Motion Sensor Configuration Tool

*Accessories are ordered separately and not to be included in the catalog number

Luminaire Specifications

Housing

Die cast aluminum housing with universal mounting design allows for attachment to existing pole without redrilling for retrofit applications. Aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Mounting provisions meet 3G vibration per ANSI C136.31-2010 Normal Application, Bridge & Overpass. Electrical components are accessed without tools and are mounted on removable power door.

Light Emitting Diodes

Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K (WW), 4000K (NW), or 5000K (CW) and 70 CRI minimum. LEDs are 100% mercury and lead free.

Field Adjustability

LED drive current can be changed in the field to adjust light output for local conditions (not available with PCR7-CR option). The specified drive current code will be the factory set maximum drive current and field adjustments can only be made to available lower wattage drive currents. Select the FFA option if full field adjustability to all available drive currents (700mA max) is desired. The FFA option is not DLC qualified.

Quality Control

Every luminaire is performance tested before and after a 2-hour burn-in period. Assembled in the USA.

Optical Systems

Micro-lens optical systems produce IESNA Type 2, Type 3, Type 4 or Type 5 distributions and are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0). Optional house side shield (HSS) cuts light off at 1/2 mounting height behind luminaire. Optics may be rotated right or left with options ORR/ORL, respectively.

Electrical

Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Surge protection complies with IEEE/ANSI C62.41 Category C High, 20kV/10kA and ANSI C136.2-2015, 20kV/10kA.

Controls

3-Wire photocontrol receptacle (PCR) is available. ANSI C136.41 or 7-wire (PCR7) photocontrol receptacles are available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

Finish

Housing receives a fade and abrasion resistant polyester powder coat finish with 3.0 mil nominal thickness. Finish tested to withstand 5000 hours in salt spray exposure per ASTM B117. Finish meets scribe creepage rating 8 per ASTM D1654. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

Listings/Ratings/Labels

Luminaires are UL listed for use in wet locations in the United States and Canada. DesignLights Consortium™ qualified product. Consult DLC QPL for Standard and Premium Classification Listings. International Dark Sky Association listed. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C.

Photometry

Luminaire photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Warranty

10-year limited warranty is standard on luminaire and components. 5-year limited warranty on luminaires and components with a motion sensor.

Standards

Luminaire complies with:

ANSI: C136.2, C136.3, C136.10, C136.13, C136.15, C136.22, C136.31, C136.35, C136.37, C136.41, C62.41, C78.377, C82.77

Other: FCC 47 CFR, IEC 60598, ROHS II, UL 1449, UL 1598

ARIETA™ 18 Architectural LED Area Luminaire

AR18 M2 Series Specification Data Sheet

SAN FELASCO TECH CITY
TYPES PL2, PL4, PL2S, PL4S

Performance Data 4000K (NW) & 5000K (CW)

All data nominal. IES files are available at leotek.com.

LED Code	Current Code	System Wattage (W)	Type 2, 3, 4		Type 5	
			Delivered Lumens (Lm) ¹	Efficacy (Lm/W)	Delivered Lumens (Lm) ¹	Efficacy (Lm/W)
6M2	350	29	3490	120	3480	120
	530	41	4810	116	4850	117
	700	54	5980	111	5880	109
10M2	350	41	5400	132	5300	129
	530	63	7800	124	7700	122
	700	87	10000	115	9800	113
15M2	350	63	8400	133	8300	132
	530	90	11500	128	11300	126
	700	124	15000	121	14700	119
18M2	350	81	9600	119	9700	120
	530	122	13700	112	13900	114
	700	160	17500	109	17800	111
20M2	350	84	10600	126	10800	129
	530	132	15200	115	15500	117
	700	172	19500	114	19800	115
24M2	350	98	12500	128	12700	130
	530	152	17900	118	18600	122
	700	209	23400	112	23800	114
30M2	350	133	16900	127	16800	126
	530	202	24100	119	24000	119
	700	262	28900	110	29300	112

Notes:

¹ Normal tolerance $\pm 10\%$ due to factors including distribution type, LED bin variance, driver variance, and ambient temperatures.

BUG Ratings: 4000K (NW) & 5000K (CW)

All data nominal. IES files for all CCTs are available at leotek.com.

LED Code	Current Code	Type 2	Type 3	Type 4	Type 5
6M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	530	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
	700	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
10M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
	530	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G1
	700	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
15M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G1
	530 PL2S	B2 U0 G2	B2 U0 G2	PL4S B2 U0 G2	B3 U0 G2
	700	B2 U0 G2*	B2 U0 G2	B3 U0 G2	B4 U0 G2
18M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530 PL2	B2 U0 G2	B2 U0 G2	PL4 B3 U0 G2	B4 U0 G2
	700	B3 U0 G3	B3 U0 G2*	B3 U0 G2	B4 U0 G2
20M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530	B2 U0 G2*	B2 U0 G2	B3 U0 G2	B4 U0 G2
	700	B3 U0 G3	B3 U0 G3	B3 U0 G3	B4 U0 G2
24M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530	B3 U0 G3	B3 U0 G2*	B3 U0 G2	B4 U0 G2
	700	B3 U0 G3	B3 U0 G3	B3 U0 G3	B4 U0 G2*
30M2	350	B3 U0 G3	B2 U0 G2*	B3 U0 G2	B4 U0 G2
	530	B3 U0 G3	B3 U0 G3	B3 U0 G3	B4 U0 G2*
	700	B3 U0 G3	B3 U0 G4	B3 U0 G4	B5 U0 G3

* These BUG ratings are slightly different for 5000K (CW). Refer to IES files for actual CW rating.



Date: _____

Firm Name: _____

Project: _____

SAN FELASCO TECH CITY
LINEAR COVE LED

eW Cove EC Powercore

4000 K

Cost-effective linear interior LED cove and accent fixture with solid white light

eW Cove EC Powercore is a dimmable, linear LED fixture that provides an affordable, energy-efficient alternative to traditional cove lighting in applications requiring white light. With its low profile, rotating housing and flexible end-to-end locking power connectors, eW Cove EC Powercore is the perfect choice for a wide range of interior retail, exhibit, hospitality, and architectural settings.

- Integrates patented Powercore technology — Powercore rapidly, efficiently, and accurately controls power output to fixtures directly from line voltage, eliminating the need for an

external power supply. Contractor-friendly installation dramatically simplifies installation and lowers total system cost.

- Dimming capability — Patented DIMand technology offers smooth dimming capability with selected commercially available reverse-phase ELV-type dimmers.

For detailed product information, please refer to the eW Cove EC Powercore Product Guide at www.philipscolorkinetics.com/ls/essentialwhite/ewcoveecpc/

Specifications

Due to continuous improvements and innovations, specifications may change without notice.

Item	Specification	6 in (152 mm) 4000 K*, 110° x 110° Beam Angle	12 in (305 mm) 4000 K*, 110° x 110° Beam Angle
Output	Lumens†	41	172
	Efficacy (lm / W)	36.4	56.9
	CRI	84	83
	Lumen Maintenance‡	70,000 hours L70 @ 25° C 50,000 hours L70 @ 50° C	90,000 hours L50 @ 25° C 70,000 hours L50 @ 50° C
Electrical	Input Voltage	100 / 120 / 220 – 240 VAC, auto-switching, 50 / 60 Hz	
	Power Consumption	1.5 W maximum at full output, steady state	3.0 W maximum at full output, steady state
	Power Factor	.96 @ 120 VAC	
Control	Dimming	Compatible with selected with selected commercially available reverse-phase ELV-type dimmers§	
Physical	Dimensions (Height x Width x Depth)	1.25 x 6 x 1.4 in (32 x 152 x 35 mm)	1.25 x 12 x 1.4 in (32 x 305 x 35 mm)
	Weight	0.19 lbs (85 g)	0.31 lbs (142 g)
	Housing	Injection-molded plastic, dark-gray finish	
	Lens	Clear polycarbonate	
	Fixture Connections	Integral male / female connectors	
	Temperature Ranges	-4° – 122° F (-20° – 50° C) Operating -4° – 122° F (-20° – 50° C) Startup -40° – 176° F (-40° – 80° C) Storage	
	Humidity	0 – 95%, non-condensing	
Certification and Safety	Fixture Run Lengths	To calculate fixture run lengths and total power consumption for your specific installation, download the Configuration Calculator from www.philipscolorkinetics.com/support/install_tool/	
	Certification	UL / cUL, FCC Class B, CE, CCC, C-Tick, SAA	
	Environment	Dry Location, IP20	
	Energy Efficiency	California Title 24 Compliant	

* Color temperatures conform to nominal CCTs as defined in ANSI Chromaticity Standard C78.377A.

† Lumen measurement complies with IES LM-79-08 testing procedures.

‡ L70 = 70% lumen maintenance (when light output drops below 70% of initial output). L50 = 50% lumen maintenance (when light output drops below 50% of initial output). Ambient luminaire temperatures specified. Lumen maintenance calculations are based on lifetime prediction graphs supplied by LED source manufacturers. Calculations for white-light LED fixtures are based on measurements that comply with IES LM-80-08 testing procedures. Refer to www.philipscolorkinetics.com/support/appnotes/lm-80-08.pdf for more information.

§ Refer to www.philipscolorkinetics.com/support/appnotes/ for specific details.



PHILIPS

Fixtures

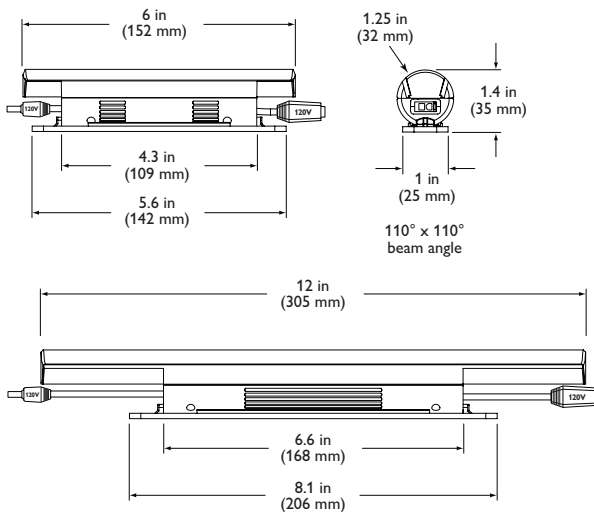
Item	Type	Size	Item Number	Philips 12NC
eW Cove EC Powercore, 100 VAC	2700 K	6 in (152 mm)	523-000005-61	910503701061
		12 in (305 mm)	523-000004-61	910503701045
	4000 K	6 in (152 mm)	523-000005-67	910503701067
		12 in (305 mm)	523-000004-73	910503701057
eW Cove EC Powercore, 120 VAC	2700 K	6 in (152 mm)	523-000005-60	910503701060
		12 in (305 mm)	523-000004-60	910503701044
	4000 K	6 in (152 mm)	523-000005-66	910503701066
		12 in (305 mm)	523-000004-72	910503701056
eW Cove EC Powercore, 220 – 240 VAC / CE	2700 K	12 in (305 mm)	523-000004-62	910503701046
	4000 K	12 in (305 mm)	523-000004-74	910503701058
eW Cove EC Powercore, 220 – 240 VAC / CCC	2700 K	12 in (305 mm)	523-000004-76	910503701672
	4000 K	12 in (305 mm)	523-000004-77	910503701673
eW Cove EC Powercore, 220 – 240 VAC / CE / CCC	2700 K	6 in (152 mm)	523-000005-68	910503704243
	4000 K	6 in (152 mm)	523-000005-69	910503704244
eW Cove EC Powercore, 220 – 240 VAC / CE	2700 K	12 in (305 mm)	523-000004-63	910503701047
	4000 K	12 in (305 mm)	523-000004-75	910503701059
Fixture and 10 ft (3 m) Leader Cable with terminator				
	4000 K	12 in (305 mm)	523-000004-75	910503701059

Use Item Number when ordering in North America.

Accessories

Item	Type	Size	Item Number	Philips 12NC
Leader Cable with terminator and strain relief	UL / cUL	10 ft (3 m)	108-000032-00	910503700586
	CE	10 ft (3 m)	108-000032-02	910403325901
Wiring Compartment with terminator	UL / cUL		120-000076-00	910503700597
Leader Cable with plug	UL / cUL	8 ft (2.4 m)	108-000032-03	910503700394
Jumper Cable	UL / cUL	1 ft (305 mm)	108-000033-00	910403600101
		5 ft (1.5 m)	108-000033-01	910403600102
		1 ft (305 mm)	108-000033-02	910403326001
	CE	5 ft (1.5 m)	108-000033-03	910403326101
Mounting Track		4 ft (1219 mm)	523-000006-01	910503700452

Use Item Number when ordering in North America.

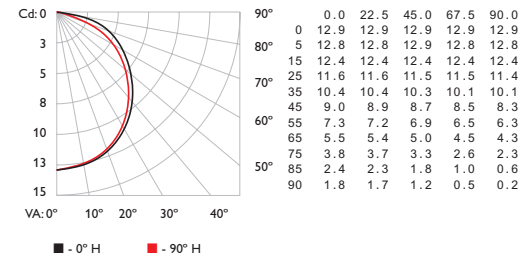


Philips Color Kinetics
3 Burlington Woods Drive
Burlington, Massachusetts 01803 USA
Tel 888.385.5742
Tel 617.423.9999
Fax 617.423.9998
www.philipscolorkinetics.com

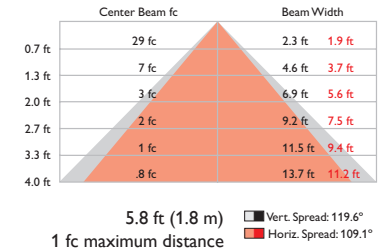
Photometry

4000 K, 6 in (152 mm)

Polar Candela Distribution



Illuminance at Distance

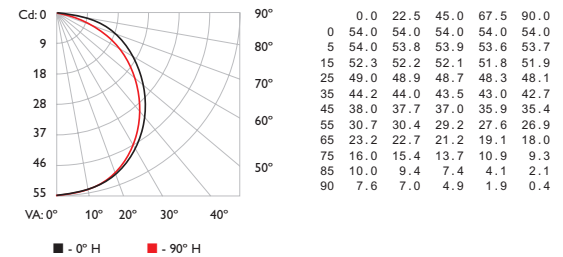


Lumens	41
Efficacy	36.4 lm / W

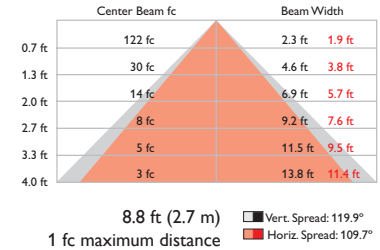
For lux multiply fc by 10.7

4000 K, 12 in (305 mm)

Polar Candela Distribution



Illuminance at Distance



Lumens	172
Efficacy	56.9 lm / W

For lux multiply fc by 10.7

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DAS-000070-08 R00 10-13

UR4E

4" Series

Round Downlight Regressed Trim



Project

**SAN FELASCO TECH CITY
TYPE A DOWNLIGHT**

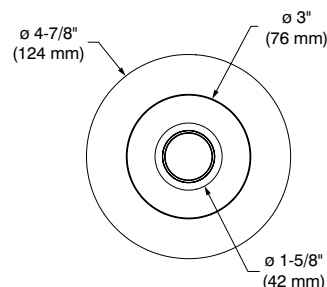
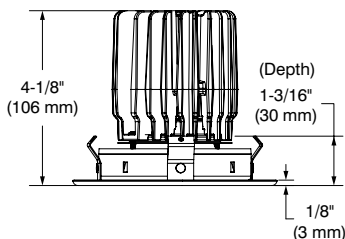
Notes

Fixture Type

Date



UR4E-1111 (illustrated)



SPECIFICATIONS

LED MODULE

SOLID COLORS

Lumileds Luxeon CoB

2,700K - CRI: 80+

3,000K - CRI: 80+

2,700K - CRI: 90+

3,000K - CRI: 90+

3,500K - CRI: 90+

4,000K - CRI: 90+

Lumens Maintenance:
L₇₀ @ 50,000 hours

Color Binning: 3 SDCM

LED MODULE (CONT'D)

WARM DIMMING (WD)

LED module mimicking the halogen lamp dimming conditions by lowering color temperature from 3,050K at full intensity down to 1,800K at low-end while ensuring 90+ CRI throughout the whole process.

Lumens Maintenance:
L₇₀ @ 50,000 hours

Color Binning: 3 SDCM

DELIVERED LUMENS

Performance 1 (10W):



850 lumens @ 3,000K, 85 lms/W

Performance 2 (15W):



1,107 lumens @ 3,000K, 73.8 lms/W

Warm Dimming (WD)

542 lumens @ 3,000K, 36.1 lms/W

OPTIC SYSTEM*

Optical reflectors available:
Spot, Narrow Flood, Flood

Standard

Spot (S)	16°
Narrow Flood (M)	32°
Flood (L)	48°

* Average beams shown. Consult .ies files on our Website for more details.

LENSES

Without lens (std)



Clear (C), Frosted (F)

Honeycomb (H), Linear (L)

Prismatic (P), Solite (S)

PAINTED REFLECTORS

Natural Anodized Aluminum (AN)

Matte White (11)

Matte Black (22)

POWER SUPPLY

(Determined by the choice of housing)

120V, 277V or 120V/277V

Several driver models available in two performances (10W and 15W) and in two dimming options (ELV and 0-10V).

See housing specification sheets for more details.

HEAT SINK

High quality aluminum injected heat sink ensuring maximum heat dissipation.

TRIM

Powder coat painted or plated die-formed steel.

CEILING CUTOUT

ø 4-1/4" (108 mm)

UR4E

4" Series

Round Downlight Regressed Trim



SAN FELASCO TECH CITY
TYPE A DOWNLIGHT

SPECIFICATIONS (CONT'D)

COMPATIBLE HOUSINGS

	Remodel Housings	New Construction Housings	IC Housings
Performance 1 10W Warm Dimming not compatible	IC and Air Tight REUR4-120D1 REUR4-120E1 REUR4-277D1 REUR4-UV1	IC and Air Tight NWUR4-120D1 NWUR4-120E1 NWUR4-277D1 NWUR4-UV1 Emergency Driver Non-IC and Air Tight NWUR4-120D1-EM NWUR4-120E1-EM NWUR4-277D1-EM NWUR4-UV1-EM	Air Tight ISUR4-120D1 ISUR4-120E1 ISUR4-277D1 ISUR4-UV1 Chicago Plenum and Polyurethane Air Tight ISUR4-120D1P ISUR4-120E1P ISUR4-277D1P ISUR4-UV1P
Performance 2 15W MAX	Non-IC and Air Tight REUR4-120D2 REUR4-120E2 REUR4-120EB2 REUR4-2772 REUR4-277D2 REUR4-UV2	Non-IC and Air Tight NWUR4-120D2 NWUR4-120E2 NWUR4-120EB2 NWUR4-2772 NWUR4-277D2 NWUR4-UV2 Emergency Driver Non-IC and Air Tight NWUR4-120D2-EM NWUR4-120E2-EM NWUR4-120EB2-EM NWUR4-2772-EM NWUR4-277D2-EM NWUR4-UV2-EM	Air Tight ISUR4-120D2 ISUR4-120E2 ISUR4-120EB2 ISUR4-2772 ISUR4-277D2 ISUR4-UV2 Chicago Plenum Air Tight ISUR4-120D2P ISUR4-120E2P ISUR4-120EB2P ISUR4-2772P ISUR4-277D2P ISUR4-UV2P

For dimming, please visit our Web site frequently to find our suggested compatible dimmers list:

www.contrastlighting.com

Contraste suggests ordering
EB2 (ELV (+Value)/15W), D2 (0-10V/15W)
or
UV2 (ELV/0-10V/15W)
dimming type and performance to use with Warm Dimming



COMPATIBLE HOUSINGS

	Remodel Housings	New Construction Housings	IC Housings
Performance 1 10W	IC and Air Tight REUR4-120D1	IC and Air Tight NWUR4-120D1	Air Tight ISUR4-120D1
Performance 2 15W	N/A	N/A	Air Tight ISUR4-120D2

CERTIFICATION

cULus E343977 for damp locations

Certified under California Energy Commission according to reference Appendix JA8

WARRANTY

1 year on components against manufacturing defects

5 years on LED arrays and drivers

CONTRASTE

2018-01

Revision 1

PRINTED IN CANADA

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Lévis (Québec) G6Z 1C5 Canada
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SPECIFICATION SHEET

SAN FELASCO TECH CITY
TYPE A DOWNLIGHT

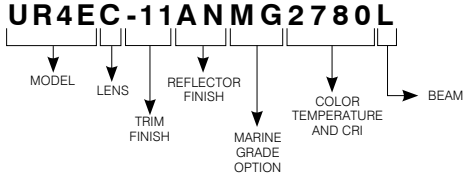
UR4E

4" Series

Round Downlight Regressed Trim



CODIFICATION EXAMPLE



JA8 certified trim available without lens (std) and with 90+ CRI only.
 Not available with Warm Dimming

ORDERING CODES

MODEL	LENSES	TRIM FINISHES	REFLECTOR FINISHES	MARINE GRADE	COLOR TEMPERATURES AND CRI	BEAMS
UR4E						
UR4E	Without lens (std)	-01 White	PAINTED	MG (optional)	2780 2,700K (80+ CRI)	S Spot (16°)
C	Clear	-03SA Satin Gold	AN Natural Anodized Aluminum	May be applied on finishes: -01, -11, -22 and -25	3080 3,000K (80+ CRI)	M Narrow Flood (32°)
F	Frosted	-04BR Brushed Chrome	11 Matte White		2790 2,700K (90+ CRI)	L Flood (48°)
H	Honeycomb	-11 Matte White	22 Matte Black		3090 3,000K (90+ CRI)	
L	Linear	-12BR Brushed Nickel			3590 3,500K (90+ CRI)	
P	Prismatic	-13 Satin Nickel			4090 4,000K (90+ CRI)	
S	Solite	-22 Matte Black			WD90 Warm Dimming (90+ CRI)	
		-25 Polar Grey	(Not available with -03SA finish)			

(-25 finish perfectly matches with **AN** reflector finish)

Compatible with 15W drivers only (EB2, D2 and UV2)

GOOF RINGS

Goof rings will help you fix larger than necessary or damaged ceiling cutouts.

Code: **RR4-01** (White)
RR4-03SA (Satin Gold)
RR4-04BR (Brushed Chrome)
RR4-11 (Matte White)
RR4-12BR (Brushed Nickel)
RR4-13 (Satin Nickel)
RR4-22 (Matte Black)
RR4-25 (Polar Grey)

Outside diameter: ø 6-1/8" (156 mm)
 Inside diameter: ø 4-1/8" (105 mm)

MARINE GRADE

2-year warranty on finish

This option increases the painted finishes resistance by reducing and delaying apparition and propagation of oxidation (ex: rust and others).

MARINE GRADE treatment is recommended for damp to wet locations.

Unless otherwise indicated, trims are for interior use. Also suitable for cold and exterior locations, as in soffits, where fixtures are not subject to direct rain or snow exposure.

WARNING – This option is not suitable for salt environments and/or highly corrosive areas such as soffits in coastal regions and natatoriums. Such usage would void warranty on the product.

CONTRASTE

2018-01

Revision 1

PRINTED IN CANADA

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UR4E

4" Series

Round Downlight Regressed Trim



SAN FELASCO TECH CITY
TYPE A DOWNLIGHT

PHOTOMETRIC DATA

In order to obtain the accurate photometric data, multiply the lumens relative to your product selection by the applicable factor(s) below tables. Take note these factors also need to be implemented in the .ies files available on our website.

With performance 1 housing

	Spot (16°)		Narrow Flood (32°)		Flood (48°)	
2,700K with 80+ CRI	673 lms	67.3 lms/W	830 lms	83 lms/W	830 lms	83 lms/W
3,000K with 80+ CRI	689 lms	68.9 lms/W	850 lms	85 lms/W	850 lms	85 lms/W

2,700K with 90+ CRI	559 lms	55.9 lms/W	689 lms	68.9 lms/W	689 lms	68.9 lms/W
3,000K with 90+ CRI	578 lms	57.8 lms/W	712 lms	71.2 lms/W	712 lms	71.2 lms/W
3,500K with 90+ CRI	610 lms	61 lms/W	752 lms	75.2 lms/W	752 lms	75.2 lms/W
4,000K with 90+ CRI	626 lms	62.6 lms/W	772 lms	77.2 lms/W	772 lms	77.2 lms/W
Warm Dimming with 90+ CRI	Not available with performance 1 housings					



Performance 1 Housings Factors	
XXUR-120E1	0.90
XXUR-120D1 or XXUR-277D1	1

With performance 2 housing

	Spot (16°)		Narrow Flood (32°)		Flood (48°)	
2,700K with 80+ CRI	876 lms	58.4 lms/W	1,081 lms	72 lms/W	1,081 lms	72 lms/W
3,000K with 80+ CRI	898 lms	59.8 lms/W	1,107 lms	73.8 lms/W	1,107 lms	73.8 lms/W

2,700K with 90+ CRI	728 lms	48.5 lms/W	898 lms	59.8 lms/W	898 lms	59.8 lms/W
3,000K with 90+ CRI	752 lms	50.1 lms/W	928 lms	61.8 lms/W	928 lms	61.8 lms/W
3,500K with 90+ CRI	794 lms	52.9 lms/W	980 lms	65.3 lms/W	980 lms	65.3 lms/W
4,000K with 90+ CRI	816 lms	54.4 lms/W	1,006 lms	67 lms/W	1,006 lms	67 lms/W
Warm Dimming with 90+ CRI	440 lms	29.3 lms/W	542 lms	36.1 lms/W	542 lms	36.1 lms/W



Performance 2 Housings Factors	
XXUR-120E2	0.95
XXUR-120EB2, XXUR-120D2, XXUR-2772 or XXUR-277D2	1

Lens Factors	
STD	1
C	0.97
F	0.68
H	0.54

Reflectors Factors	
AN	0.99
11	1
22	0.97

CONTRASTE

SPECIFICATION SHEET

UR4E

4" Series

Round Downlight Regressed Trim

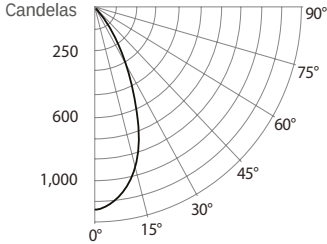


SAN FELASCO TECH CITY
TYPE A DOWNLIGHT

PHOTOMETRIC DATA

3,000K, 90+ CRI, Flood, Performance 1

CANDLEPOWER DISTRIBUTION



LIGHT CONE

Distance	FC	DIA
06'	31.4	5.4'
08'	17.7	7.2'
10'	11.3	9.0'
12'	7.8	10.8'
14'	5.8	12.6'
16'	4.4	14.4'

Beam: 48°
Beam Edge defined as 50%
of Maximum Nadir Candle-power.

LUMINAIRE

Performance 1 LED	3,000K Flood	
CPCB / Lumens	1,130	/ 712.2
Watts	120V	277V
	10W	10W
Operating AMPS	0.083A	0.036A
Lumen Maintenance	L70 @ 50,000 Hrs	
CRI	90+	
Lumens/Watt	71.2	
Spacing Criteria	0.20	

COEFFICIENT OF UTILIZATION - %

Ceiling Reflect %	80		50		30	
Wall Reflect %	50	30	50	30	50	30
RCR	0	119	119	111	111	106
	2	105	101	100	97	94
	4	93	88	89	85	87
	6	83	77	81	76	79
	8	75	69	73	68	72
	10	68	62	67	62	66

Zonal Cavity Method
Effective Floor Cavity Reflectance 20%

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-30	586.1	82.3%
0-40	686.9	96.4%
0-60	711.3	99.9%
60-90	0.9	0.1%
0-90	712.2	100%

MULTIPLE UNIT DATA - (RCR 2)

SPACING ON CENTER	INITIAL FOOTCANDLES	WATTS/ SQ. FT.
5'	35	0.44
6'	20	0.25
7'	14	0.17
8'	14	0.17
9'	9	0.11

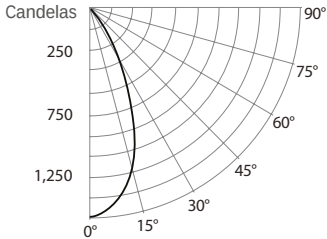
38' x 38' x 10' Room. Workplan located 2-1/2' (30").
Reflectance factor 80%/50%/30%

CANDELAS DISTRIBUTION

DEGREES/ VERTICAL	CANDELAS
0	1,130
15	894
30	312
45	25
60	2
75	0
90	0

3,000K, 90+ CRI, Flood, Performance 2

CANDLEPOWER DISTRIBUTION



LIGHT CONE

Distance	FC	DIA
06'	40.9	5.4'
08'	23.0	7.2'
10'	14.7	9.0'
12'	10.2	10.8'
14'	7.5	12.6'
16'	5.7	14.4'

Beam: 48°
Beam Edge defined as 50%
of Maximum Nadir Candle-power.

LUMINAIRE

Performance 2 LED	3,000K Flood	
CPCB / Lumens	1,471	/ 927.7
Watts	120V	277V
	15W	15W
Operating AMPS	0.125A	0.054A
Lumen Maintenance	L70 @ 50,000 Hrs	
CRI	90+	
Lumens/Watt	61.8	
Spacing Criteria	0.20	

COEFFICIENT OF UTILIZATION - %

Ceiling Reflect %	80		50		30	
Wall Reflect %	50	30	50	30	50	30
RCR	0	119	119	111	111	106
	2	105	101	100	97	94
	4	93	88	89	85	87
	6	83	77	81	76	79
	8	75	69	73	68	72
	10	68	62	66	62	66

Zonal Cavity Method
Effective Floor Cavity Reflectance 20%

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-30	763.4	82.3%
0-40	894.5	96.4%
0-60	926.1	99.8%
60-90	1.6	0.2%
0-90	927.7	100%

MULTIPLE UNIT DATA - (RCR 2)

SPACING ON CENTER	INITIAL FOOTCANDLES	WATTS/ SQ. FT.
5'	45	0.66
6'	25	0.37
7'	18	0.26
8'	18	0.26
9'	11	0.17

38' x 38' x 10' Room. Workplan located 2-1/2' (30").
Reflectance factor 80%/50%/30%

CANDELAS DISTRIBUTION

DEGREES/ VERTICAL	CANDELAS
0	1,471
15	1,164
30	406
45	33
60	3
75	0
90	0

CONTRASTE

Job:
Type:
Notes:

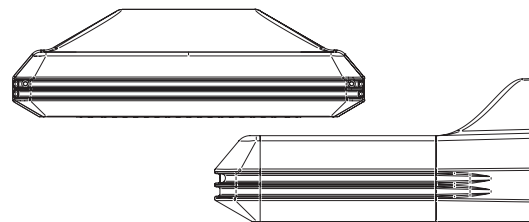
SAN FELASCO TECH CITY
TYPES W, WF

120 Line LED

Page 1 of 3

122 SlenderForm Sconce Including Motion Response

Philips Gardco 122 SlenderForm high performance LED sconces are designed to integrate naturally to wall surfaces while providing the distinct SlenderForm look. Available with three (3) different distribution patterns, 122 LED sconces provide full cutoff performance (in the normal downlight position.) Luminaires feature advanced LED thermal management technology. High performance Class 1 LED systems offer potential energy savings of 50 % or more compared to HID systems. 122 LED luminaires are also available with Automatic Profile Dimming, automatically increasing savings by an additional 33%, and with Motion Response for maximized energy savings.



PREFIX	DISTRIBUTION	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

- 122-CWL** SlenderForm LED Sconce - Constant Wattage / Full Light Output
122-DIM¹ SlenderForm LED Sconce - 0 - 10V Dimming (Control system by others.)
122-APD¹ SlenderForm LED Sconce with Automatic Profile Dimming
122-MR¹ SlenderForm LED Sconce with Motion Response

DISTRIBUTION

- 2** Type II Wide Throw Optic, featuring Maximized Lateral Throw
3 Type III Preferred Wide Throw Optic, featuring Improved Forward Throw
4 Type IV Maximized Forward Throw Optic

1. Available 120V through 277V (UNIV) only.

See page 3 for more detailed luminaire configuration information.

LED WATTAGE AND LUMEN VALUES

Ordering Code	Average System Watts ²	LED Current (mA)	LED Selection	Luminaire Initial Absolute Lumens ³		
				TYPE 2	TYPE 3	TYPE 4
35LA	33	350	NW	3,664	W 3,736	WF 3,523
55LA	50	530	NW	5,587	5,685	5,365
75LA	70	700	NW	6,199	6,538	6,296

2. Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.

3. Tests are in process for luminaires with the DL option, CW and WW luminaires. Contact OutdoorLighting.applications@philips.com if any approximate estimates are required for design purposes. Lumen values based on tests performed in compliance with IESNA LM-79.

LED SELECTION

- CW** Cool White - 5700°K - 75 CRI
NW Neutral White - 4000°K - 70 CRI
WW Warm White - 3000°K - 80 CRI

VOLTAGE

- 120**
208
240
277
347
480
- UNIV** 120V through 277V, 50hz or 60hz
HVU 347V through 480V, 50hz or 60hz
(Available in 122CWL - 75LA only.)



PHILIPS



Page 2 of 3

122 SlenderForm Sconce Including Motion Response

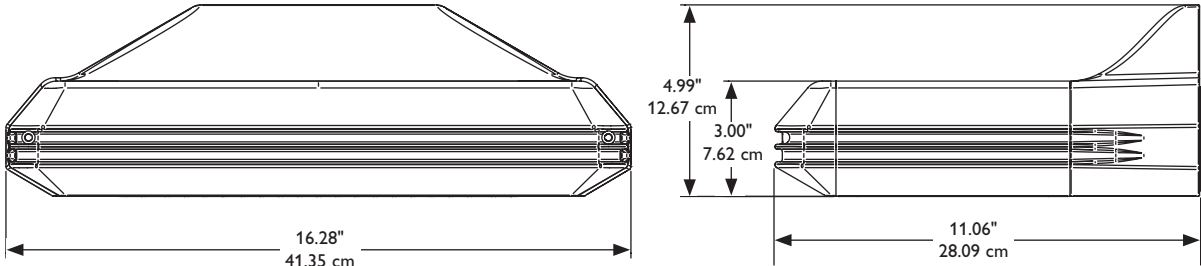
FINISH		OPTIONS	
BRP	Bronze Paint	F ⁴	Fusing
BLP	Black Paint	PCB ^{4,5}	Button Type Photocontrol
WP	White Paint	DL	Diffusing Lens <i>(reduces performance significantly)</i>
NP	Natural Aluminum Paint	WS ⁶	Wall Mounted Box for Surface Conduit
BGP	Beige Paint		
OC	Optional Color Paint Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.		
SC	Special Paint Specify. Must supply color chip.		

4. Specify input voltage.

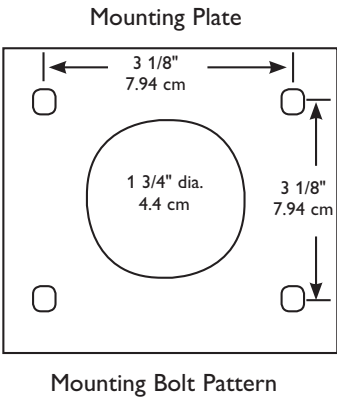
5. Not Available in 480V.

6. Rear entry permitted.

DIMENSIONS



Approximate Luminaire Weight: 18 lbs (8.17 kg)



Note: Mounting plate center is located in the center of the luminaire width. Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (.79cm) diameter bolts (by others) structurally to the wall.

LUMINAIRE CONFIGURATION INFORMATION

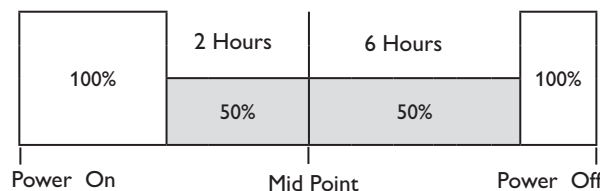
122-CWL: Philips Gardco performance LED sconce providing constant wattage and constant light output when power to the luminaire is energized.

122-DIM: Philips Gardco performance LED sconce provided with 0 -10V dimming for connection to a control system provided by others.

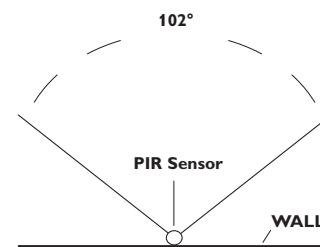
122-APD: Philips Gardco performance LED sconces with Automatic Profile Dimming are provided with a programmed LED Driver included. The LED driver is factory programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously calculated by the LED driver based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point. See APD Dimming Profile below.

122-MR: 122 LED sconce including a passive infrared (PIR) motion sensor capable of detecting motion within 30 feet of the 121 LED Sconce. The PIR sensor is mounted in the center of the luminaire, near the wall edge of the door frame, approximately 1.5" forward from the wall, and is less than .75" in diameter. When no motion is detected for 5 minutes, the Motion Response system reduces the power and light output by 75%, to 25%. When motion is detected by the PIR, the luminaire returns to full wattage and full light output. The PIR sensor is capable of motion detection across a total angle of 102° from the center of the sensor (51° to either side of center.) The sensor may be adjusted directionally to maximize detection of motion to one side of the luminaire if desired based on site traffic patterns. PIR sensor provided is the Panasonic EKMB1203112. If the PIR sensor fails, the luminaire will operate in default-high mode. Motion sensors utilized consume 0.0 watts in the off state. See the Sensor Coverage Pattern below.

APD Dimming Profile



Sensor Coverage Pattern



SPECIFICATIONS

GENERAL: Philips Gardco 122 SlenderForm high performance LED sconces are designed to integrate naturally to wall surfaces while providing the distinct SlenderForm look. Available with three (3) different distribution patterns, 122 LED sconces provide full cutoff performance (in the normal downlight position.) Luminaires feature advanced LED thermal management technology. High performance Class 1 LED systems offer potential energy savings of 50 % or more compared to HID systems. Surge protector standard. 10KA per AN SI/IEEE C62.41.2.

THERMAL MANAGEMENT: Philips Gardco 122 LED luminaires utilize integral aluminum thermal radiation fins to provide the excellent thermal management so critical to long LED system life.

LED RELIABILITY:

PREDICTED LUMEN DEPRECIATION DATA		
Ambient Temperature °C	LED Wattage / Driver mA	L ₇₀ Hours ⁸
25 °C	35LA / 350 mA	180,000
	55LA / 530 mA	125,000
	75LA / 700 mA	90,000
40 °C	35LA / 350 mA	175,000
	55LA / 530 mA	120,000
	75LA / 700 mA	85,000

8. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on tests performed using IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.

OPTICAL SYSTEMS: Philips Gardco 122 LED luminaires utilize LED arrays set to achieve IES Type II, Type III, and Type IV distributions. Individual LED arrays are replaceable. Luminaires feature high performance Class 1 LED systems.

HOUSING: Housings are die cast aluminum. A memory retentive gasket seals the housing to the door frame to exclude moisture, dust, insects and pollutants from the optical system. A black, die cast ribbed backplate dissipates heat for longer system life.

DOOR FRAME: A single-piece die cast aluminum door frame integrates to the housing form. The door frame is hinged closed and secured to the housing with captive stainless steel fasteners. The heat and impact resistant 1/8" (.32cm) tempered glass lens and one-piece gasket are mechanically secured to the door frame with galvanized steel retainers.

IP RATING: Luminaires are rated IP66.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors are as listed. Consult factory for specs on custom colors.

LABELS: All luminaires bear UL or CUL (where applicable) labels. Lens down application is Wet Location and lens up is Damp Location.

WARRANTY: Philips Gardco LED luminaires feature a 5 year limited warranty, including a 5 year limited warranty covering the LED arrays and LED drivers. See Warranty Information on www.sitelighting.com for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty only.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.



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Philips Lighting
North America Corporation
200 Franklin Square Drive
Somerset, NJ 08873
Tel. 855-486-2216

Imported by: Philips Lighting,
A division of Philips Electronics Ltd.
281 Hillmount Rd,
Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

MEDIUM

SAN FELASCO TECH CITY
TYPE WC

GENERAL SPECIFICATION

Housing: Die-cast and extruded aluminium.

External Screws: Stainless steel.

Lens: Clear glass.

Gaskets: One piece silicone.

Reflector: High purity aluminium, silver anodised. 14° and 40° reflectors may be adjusted to -12° from vertical.

Finish: Silver powder coated light gray or black coated as standard.

Drivers: HPF, electronic for 120-277V (EU-240V).

Minimum Starting Temperature: -20°C.

Weight: Maximum 8.8lb.

Delivered Lumens: Delivered lumens & LPW based on 3000K (min 80 CRI).

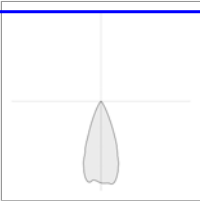
MOUNTINGS & OPTICS



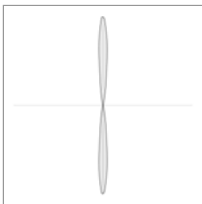
Exterior - Wall
Surface (downlight)



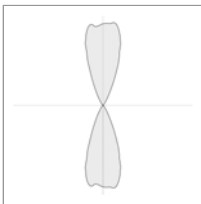
Exterior - Wall
Surface (up-
downlight)



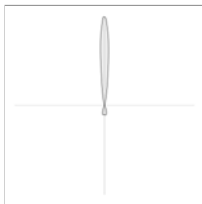
26 7123



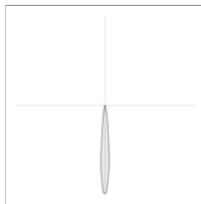
26 7013



26 7023



26 7033



26 7113

HOW TO ORDER

A SPECIFY LUMINAIRE

Code:	Power (LED):	Delivered lms:	Distribution:
26 7033	2 x 14W	2098	10° up + 35° down
26 7013	2 x 14W	2098	10° up + 10° down
26 7023	2 x 14W	2098	35° up + 35° down
26 7113	14W	1049	10° down
26 7123	14W	1049	35° down

B SPECIFY CCT

30	3000K (min 80 CRI)
40	4000K (min 80 CRI)

C SPECIFY FINISH

BL	Black
GR	Light Gray

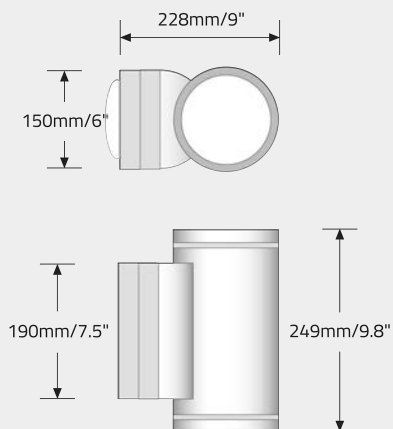
D SPECIFY DIMMING

DB	Dimming (0-10V, 10%)
----	----------------------

EXAMPLE SPECIFICATION CODE

267033/30/BL

DIMENSIONAL DIAGRAMS



APPROVALS



92060-503-901

05961-000-000
HIGHWAY 441 HOLDINGS LLC
100 AMBERWOOD COURT
LONGWOOD, FL 32779

05962-002-000
TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

05961-002-004
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-8548

05961-002-006
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615

05961-002-003
DESIGN CABINET & FURNITURE INC
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-8548

05857-001-001
LOWE MICHAEL S TRUSTEE
13929 NW 89TH ST
ALACHUA, FL 32615

05857-002-000
F&R HOLDINGS OF GAINESVILLE
13929 NW 89TH ST
ALACHUA, FL 32615

05949-005-002
PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

05963-000-000
WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

05857-002-001
F&R HOLDINGS OF GAINESVILLE
220 NW 122ND ST
GAINESVILLE, FL 32607-1107

05962-001-000
SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

05857-001-000
F&R HOLDINGS OF GAINESVILLE
50 PARTRIDGE WAY
SHELBURNE, VT 05482

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-
910
JACKSONVILLE, FL 32202-4423

05855-004-000
PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

05855-005-000
PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

05949-000-000
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GAINESVILLE, FL 32604-2425

05961-002-000
TRIPLE L LLC
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CANAL FULTON, OH 44164

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MICHELE L. LIEBERMAN
INTERIM COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FL 32601



ENVIRONMENTAL RESOURCE ASSESSMENT

Parcel No. 05962-002-000
Alachua County, Florida

APPLICATION TO

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

Prepared for

Mitch Glaeser, CEO
Emory Group Companies
3201 SW 43rd Street, Suite 2
Gainesville, FL 32608
352-538-0072

Prepared by

Peter M. Wallace, President
Ecosystem Research Corporation
2906 NW 142nd Avenue
Gainesville, FL 32609



3 June 2018

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21 May 2018

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

Re: Environmental Resource Assessment of the **San Felasco Tech City** Project Site,
Parcel No. 05962-002-000, Alachua County, Florida

To whom it may concern:

Ecosystem Research Corporation (ERC) was retained by the Emory Group/Companies to perform an Environmental Resource Assessment (ERA) and listed species survey of a Project Site that is located along US441 within the northeast quadrant of the intersection with NW 89th Street in northwest Alachua County, Florida. The Project Site lies within the municipal limits of the City of Alachua. The proposed Project Site is designated for development of a mixed use commercial site within a ± 12.0 -acre section of tax parcel 05962-002-000, which totals ± 55.44 acres as determined from the Alachua County tax parcel database (**Figure 2**). The tax parcel has recently been managed for timber production and was clear-cut circa 2014–2016. The Topographic and Specific Purpose Survey of the Tax Parcel is provided as **Figure 3**. For the purposes of this assessment, the Resource Assessment Area (RAA) is equivalent to the entire Development Area and adjacent Parcel areas.

The site lies within Section 20, Township 8 South, Range 19 East and is described geographically within the Alachua USGS Quadrangle Map (**Figure 4**). The Project Site lies within a developed area consisting of regional and local access roads, single family residences, municipal utilities, and small commercial and industrial uses located within an historical agricultural setting. Worship facilities as well as recreational areas are located in the near vicinity. The proposed project is consistent with the local neighborhood and community development design and will provide valuable resources to the neighboring local commercial businesses.

Environmental Resource Assessment Methodology

Field Survey

A field survey of the RAA was performed 6, 7, and 8 February 2018 to determine the general ecological condition of the area and determine if any listed plant or animal species or other environmental constraints were present within the boundaries of the

Project Parcel or immediately adjacent parcels. The survey was performed by Peter M. Wallace, MS (Certified Gopher Tortoise Agent #GTA-14-00037A) and Robert A. Garren, MS (Certified Gopher Tortoise Agent #GTA-09-00057D) of Ecosystem Research Corporation. A survey of the RAA was performed by repeatedly traversing the site with a series of pedestrian transects. Observations regarding plant species composition were recorded at **626** locations within the RAA and adjacent areas. At each location, plant species, plant habitat type, observations of animal occurrences, and GPS position coordinates were recorded with a hand-held Garmin GPSmap 76CSx unit. Photographs were taken to document the general plant communities, land uses, and historical activities present within the RAA during the period of the survey. Photographs that show the general physical appearance of the Project Site are contained within **Attachment 1**.

Data Search

To complement the data obtained from the field survey, several existing GIS databases were queried to obtain available published site-specific GIS data for the RAA and surrounding areas. These databases include the following:

1. USGS Alachua Quadrangle map
2. Alachua County 2001 LiDAR topography
3. Natural Resource Conservation Service (NRCS) Soils
4. Federal Emergency Management Service (FEMA)
5. National Wetlands Inventory (NWI)
6. Alachua County composite wetlands map
7. Alachua County Strategic Ecosystem Overlay database
8. Alachua County Hazardous Materials Storage Facilities
9. Alachua County Historic Structures
10. Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Locator
11. FWC Wading and Waterbird Rookery Nest Sites Database
12. Wood Stork Regulated Buffers
13. Federally Listed Species Database Known to Occur in Alachua County

The field assessment and data review assessment performed for the Project Site addresses the specific requirement of the City of Alachua Comprehensive Plan and Land Development Regulations and **Article II Countywide Wetlands Protection Code defined within Chapter 77 Water Quality Standards and Management Practices** of the Alachua County Land Development Code. As part of this survey, the entire limits of the Project Site were evaluated as well as the adjacent undeveloped resources occurring within the boundaries of the contiguous Tax Parcel located east and north of the proposed development site.

Results of Data Review

Published Geographic and Hydrologic Data Review

USGS Alachua Quadrangle

As previously described, the Project Site lies within the geographic area defined by the USGS Alachua Quadrangle Map (Figure 4). Within the USGS quad map coverage there are no significant drainage features noted. There is a large landscape depression shown that occupies the northwest quadrant of the Project Site tax parcel but there is NO wetland shown on the quad map coverage. However, there is a wetland located within this area that totals **9.53 acres** and is more or less defined by the 135-ft contour interval (NAVD88; see site-specific survey provided as Figure 3). Within the northwest corner of the parcel, there is also a well-defined landscape depression defined by circular concentric contour intervals. This closed depression is defined by the 133-ft contour as the outermost concentric contour with a low elevation of 125.1 ft (NAVD88; Figure 3). Although this elevation is substantially lower than that found in the wetland, the isolated depression is dry and does not hold water.

Alachua County 2001 LiDAR Topography

The Alachua County 2001 LiDAR topography is provided as **Figure 5**. The Tax Parcel as defined by the LiDAR extends from an upslope broad ridge extending from the 158-ft contour located in the southeast corner to a low elevation of 128 ft located at the extreme northwest corner of the parcel within the closed landscape depression. The LiDAR generally defines the Project Site as occurring within very tight grouping of contours descending from 158 ft at the southeast Project Site boundary to ± 128 ft occurring along the northwest boundary, indicating an elevation drop across the site of 30 ft. In a general comparison, the LiDAR topography very closely represents the general topography of the Tax Parcel and Project Site shown on the site-specific survey provided as Figure 3.

NRCS Soils Mapping

The NRCS soils map is provided as **Figure 6** and shows there are four (4) mapping units occurring within the tax parcel. A brief description of each mapping unit is provided, as follows:

Mapping Unit No.	Mapping Unit Name	Drainage Class	Depth to Confining Layer
5	Fort Meade fine sand, 0 to 5 percent slopes	Well-drained	None
8	Millhopper sand, 0 to 5 percent slopes	Moderately well drained	Clay 58-->89 in.
19	Monteocha loamy sand	Very poorly drained	Spodic 18--27 in. Clay 48-->85 in.
20	Tavares sand, 0 to 5 percent slopes	Moderately well drained	None

The Millhopper sand and Monteocha loamy sand have a clay to loam confining unit above the ± 80 -in. soil profile layer; whereas, the Fort Meade fine sand and Tavares sand

have no surficial confining layer. The site occurs within the perforated zone of the Florida aquifer and occurs within the stream-to-sink zone so it should be assumed that the subsurface confining layer on the site is discontinuous. Based on the field survey, there is a well-defined surficial seepage and wetland area on site that closely corresponds to the mapped distribution of Monteocha loamy sand on the site. For this Project Site the driest areas correspond to the distribution of the Ft. Meade sand and Tavares sand mapping units.

FEMA Flood Zone Map

The FEMA flood zone for the Project Site and surrounding area is provided on **Figure 7**. The mapped Zone A shown on the Project Site corresponds to the depression and wetland areas in the northwest corner of the site. There are **NO** other Zone A or 100-year flood prone areas shown for the Project Site.

National Wetlands Inventory Database and Alachua County Composite Wetlands Data

The results of the wetlands search shown in the National Wetlands Inventory database and Alachua County composite wetlands database are shown on **Figures 8 and 9**, respectively. Neither database correctly displays the wetland coverage that exists in and around the Project Site. Both databases have exaggerated the extent of the wetland that occurs within the northwestern area of the Tax Parcel. Both wetland databases extend the southern boundary of the wetlands too far to the south, which is substantially uphill of the existing depression. These databases are often incorrect due to misinterpretation of deciduous Mesic canopy signatures that commonly occur in Alachua County. The true boundary of the wetland area is shown on the survey provided as Figure 3.

Strategic Ecosystem Overlay

The Alachua County Strategic Ecosystem coverage for the Project Site and surrounding area is provided as **Figure 10**. The Project Site does not lie within a designated overlay area and does not contain upland areas that would be designated as Strategic Ecosystem Resources.

Alachua County Hazardous Materials Storage Facilities

The locations of hazardous materials storage facilities monitored by Alachua County are provided in the area of the Project Site is shown on **Figure 11**. The coverage shows there are numerous facilities occurring along US441 associated with light industrial and commercial facilities; however, none are shown within the Parent Parcel or Project Site.

Historic Structures Database

The locations of historic structures contained within the County's historic structures database are provided on **Figure 12**. There are numerous structures associated with the Hague Community; however, none occur within the Project Site or Parent Parcel.

Published Listed Species Occurrence Data

The results of the searches of published listed species databases are provided on **Figure 13**. From the existing databases, the Project Site and Tax Parcel occur within the known distribution ranges of the Eastern Indigo Snake (*Drymarchon cooperi*), which has been found west of the Project Site. There is a minimal chance that this snake occurs within the building areas of the Project Site, but habitat is provided for this species north and east of the site. Therefore, general precautions should be taken during construction to protect any chance encounters with this species. There is an historical waterbird colony shown located $\pm 5,400$ ft southwest of the Project Site. If this colony is extant, development of the Project Site will have no effect on the forage habitat, roosting habitat, or nesting habitat that may be associated with individuals that use this area. The last active date of this colony is unknown.

Results of Field Survey

The general results of the field survey are provided on **Figure 14**. On this figure the GPS locations where site-specific data were recorded are shown as categorized with respect to the general type of data recorded. The GPS icons shown on Figure 14 represent data collected at **626** locations within the Project Site. During the field survey, the wetland boundary was delineated and marked with pink flagging tape and each flag was sequentially numbered. Each flag was field located by professional survey and the wetland boundary survey is provided as Figure 3. The wetland boundary was field verified by Alachua County Environmental Protection Department staff. The wetland boundary was delineated pursuant to the provisions of **Chapter 62-340 FAC Delineation of the Landward Extent of Wetlands and Surface Waters** specifically **Section 62-340.300 Delineation of Wetlands (1)**. The wetland boundary was delineated on a well defined boundary existing between a Hydric Hammock plant community and Mesic Hammock community. As clearly seen on the survey (Figure 3), this boundary lies uphill of the normal water surface typically found in the wetland. The wetland boundary lies between the 134–135 ft (NAVD 88) contour and is defined by a well-defined seepage boundary. The wetland defined in the field is smaller in acreage than the boundary shown by the NWI and Alachua County Composite Wetlands coverage (Figures 9 and 10, respectively). These coverages are based on non-verified soil mapping units and wetlands canopy signatures and, for the most part, ignore topographic information. Therefore, coverages are erroneous for this site and generally are erroneous for most areas within the County for the same reasons. The wetland acreage as shown on the survey (Figure 3) totals **9.53** acres.

There is a small, generally circular landscape depression located within the northwest corner of the site. This depression is defined by a set of closed concentric contours with the depression boundary defined by the 133 ft (NAVD 88) contour. The bottom elevation of this depression is ± 125.1 ft (NAVD 88) which is substantially lower than the wetland area. However, the depression is dry and dominated by a host of upland species to include Virginia live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica*

Bartr.), water oak (*Quercus nigra* L.), Carolina laurelcherry (*Prunus caroliniana* [Mill.] Aiton), and others.

The onsite wetland is a Mixed Hardwood system dominated by red maple (*Acer rubrum* L.), swamp laurel oak (*Quercus laurifolia* Michx.), American elm (*Ulmus americana* L.), water oak (*Quercus nigra* L.), sweetbay (*Magnolia virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), and swamp blackgum (*Nyssa biflora* Walter). The wetland has an intact canopy that has not been recently logged. The upland buffer located east of the wetland is the only intact upland canopy onsite that has not been recently logged. This buffer area is characterized by large Virginia live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica* Bartr.), sweetgum (*Liquidambar styraciflua* L.), pignut hickory (*Carya glabra* [Mill.] Sweet), Eastern hophornbeam (*Ostrya virginiana* [Mill.] K. Koch), winged elm (*Ulmus alata* Michx.), and southern magnolia (*Magnolia grandiflora* L.). The groundcover is not comprised of a typical Mesic Hammock groundcover, indicating past disturbance has occurred. The current groundcover has a significant occurrence of briers and vines and a lack of typical Mesic Hammock sedge and grass groundcover species.

The remaining areas of the Project Site are upland areas which have recently been clearcut. As a result of this, at the time of the field survey many areas of the site were almost impassable due to the extensive growth of sand blackberry (*Rubus cuneifolius* Pursh), wild sarsaparilla (*Smilax glauca* Walter), greenbrier (*Smilax bona-nox* L.), and other brier species and well as an extensive dense colony of oak saplings to include Virginia live oak (*Quercus virginiana* Mill.), sand live oak (*Quercus geminata* Small), water oak (*Quercus nigra* L.), and laurel oak (*Quercus hemisphaerica* Bartr.). In other areas of the site, oldfield herbs and grasses are dominant and include Elliott's lovegrass (*Eragrostis elliottii* S. Watson), needleleaf witchgrass (*Dichanthelium aciculare* [Desv. ex Poir.] Gould & C.A. Clark), southern dewberry (*Rubus trivialis* Michx.), winged sumac (*Rhus copallinum* L.), spotted beebalm (*Monarda punctata* L.), broomsedge bluestem (*Andropogon virginicus* L. var. *virginicus*), rustweed (*Polypremum procumbens* L.), Virginia buttonweed (*Diodia virginiana* L.), smutgrass (*Sporobolus indicus* [L.] R. Br.), and numerous others.

In all areas of the site where field surveys were conducted, gopher tortoise burrow surveys were also conducted. Two (2) potentially active gopher tortoise burrows were found during the survey as shown on **Figure 16**.

Final Statement

From review of the published GIS databases and based on the results of the site-specific field survey, there are **NO** aboveground site-specific issues that would preclude development of the Project Site as proposed in the Site Plan provided as **Figure 17**. Because gopher tortoise burrows are present, a 100% burrow survey will be required prior to development of the site. Gopher tortoises that are found will be relocated to a

perpetual conservation area. This process will be permitted through the Game Commission. The site can be developed without any direct impact or secondary impact to any Regulated Natural Resources.

If you have any questions, please don't hesitate to call.

Sincerely,



Peter M. Wallace
President

Table 1. Plant Species Recorded during the February 6–8, 2018, Field Survey.

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
ACE RUB	<i>Acer rubrum</i> L.	Red maple	FAC	FACW	NC
AND GCP	<i>Andropogon glomeratus</i> (Walt.) BSP var. <i>glaucoptis</i> (Ell.) Mohr	Purple bluestem	FACW+	FACW	NP
AND PUM	<i>Andropogon glomeratus</i> (Walt.) BSP var. <i>pumilus</i> (Vasey) Vasey ex L.H. Dewey	Bushy bluestem	FACW+	FACW	NP
AND GLA	<i>Andropogon virginicus</i> L. var. <i>glaucus</i> Hackel	Chalky bluestem	FACU	FAC	NC
AND VIR	<i>Andropogon virginicus</i> L. var. <i>virginicus</i>	Broomsedge	FAC-	FAC	NP
ARA SPI	<i>Aralia spinosa</i> L.	Devil's walkingstick	FAC	UPL	NC
ARD CRE	<i>Ardisia crenata</i> Sims	Scratchthroat	NL	FAC	EA
ASP PLA	<i>Asplenium platyneuron</i> (L.) Britton et al.	Ebony spleenwort	FACU	UPL	NC
BAC HAL	<i>Baccharis halimifolia</i> L.	Sea myrtle	FAC	FAC	NP
CAL AME	<i>Callicarpa americana</i> L.	Beautybush	FACU-	UPL	NC
CAR CAP	<i>Carex atlantica</i> L.H. Bailey ssp. <i>capillacea</i> (L.H. Bailey) Reznicek	Prickly bog sedge	OBL	OBL	NC
CAR cf. LPF	<i>Carex cf. lupuliformis</i> Sartwell ex Dewey (sterile)	False hop sedge	OBL	FACW	NP
CAR LON	<i>Carex longii</i> Mack.	Long's sedge	OBL	FACW	NP
CAR GLA	<i>Carya glabra</i> (Mill.) Sweet	Pignut hickory	FACU	UPL	NC
CHA TAN	<i>Chaerophyllum tainturieri</i> Hook.	Hairyfruit cheervil	FAC	UPL	NC
CHA LAX	<i>Chasmanthium laxum</i> var. <i>laxum</i> (L.) Yates	Slender woodoats	FACW-	FACW	NC
CIR NUT	<i>Cirsium nuttallii</i> DC	Nuttall's thistle	FAC	FACW	NP
CRN FLO	<i>Cornus florida</i> L.	Flowering dogwood	FACU	UPL	NC
DES TRI	<i>Desmodium triflorum</i> (L.) DC.	Sagotia beggarweed	FACU	UPL	EW
DIC ACI	<i>Dichanthelium aciculare</i> (Desvaux ex Poiret) Gould & Clark	Needle-leaf witchgrass	FACU	UPL	NP
DIC ACU	<i>Dichanthelium acuminatum</i> (Swartz) Gould & Clark	Tapered witchgrass	FAC	UPL	NC
DIC COM	<i>Dichanthelium commutatum</i> (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC LAX	<i>Dichanthelium laxiflorum</i> (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIC CAR	<i>Dichondra caroliniensis</i> Michx.	Pony-foot	FACW-	FAC	NP
DIO VIR	<i>Diodia virginiana</i> L.	Virginia buttonweed	FACW	FACW	NC
DIO VRG	<i>Diospyros virginiana</i> L.	Common persimmon	FAC	FAC	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
ERA ELL	<i>Eragrostis elliottii</i> S. Wats.	Elliott lovegrass	FACW	FAC	NP
EUB RAC	<i>Eubotrys racemosa</i> (L.) Nutt.	Swamp doghobble	FACW	FACW	NC
EUP CAP	<i>Eupatorium capillifolium</i> (Lam.) Small	Dog fennel	FACU	FAC	NW
GAL PIL	<i>Galium pilosum</i> Aiton	Hairy bedstraw	NL	UPL	NC
GEL SEM	<i>Gelsemium sempervirens</i> (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
GER CAR	<i>Geranium carolinianum</i> L.	Carolina cranesbill	NL	UPL	NW
HYP HYP	<i>Hypericum hypericoides</i> (L.) Crantz	St. Andrew's-cross	FAC	FAC	NC
ILE COR	<i>Ilex coriacea</i> (Pursh) Chapm.	Sweet gallberry	FACW	FACW	NC
ILE GLA	<i>Ilex glabra</i> (L.) A. Gray	Gallberry	FACW	UPL	NC
ILE OPA	<i>Ilex opaca</i> var. <i>opaca</i> Aiton	American holly	FAC-	FAC	NC
IND HIR	<i>Indigofera hirsuta</i> Harv.	Hairy indigo	NL	UPL	EW
JUN EFF	<i>Juncus effusus</i> (L.) subsp. <i>solutus</i> (Fernald & Weigand) Hamet-Ahti	Soft rush	FACW+	OBL	NP
JUN VIR	<i>Juniperus virginiana</i> L.	Red cedar	FACU-	UPL	NC
LEC TOR	<i>Lechea torreyi</i> (Chapm.) Legg. ex Britton	Piedmont pinweed	FACU	UPL	NC
LIQ STY	<i>Liquidambar styraciflua</i> L.	Sweetgum	FAC+	FACW	NC
LYO LUC	<i>Lyonia lucida</i> (Lam.) D. Don	Fetterbush	FACW	FACW	NC
MAG GRA	<i>Magnolia grandiflora</i> L.	Southern magnolia	FAC+	UPL	NC
MAG VIR	<i>Magnolia virginiana</i> L.	Sweetbay	FACW+	OBL	NC
MIT REP	<i>Mitchella repens</i> L.	Partridgeberry	FACU+	---	NC
MON PUN	<i>Monarda punctata</i> L.	Spotted beebalm	FAC	UPL	NC
MYR CER	<i>Myrica cerifera</i> L.	Wax myrtle	FAC+	FAC	NP
NYS BIF	<i>Nyssa sylvatica</i> Marsh. var. <i>biflora</i> (Walt.) Sarg.	Swamp blackgum	OBL	OBL	NC
OXA COR	<i>Oxalis corniculata</i> L.	Common yellow woodsorrel	FACU	UPL	NW
OXA DEB	<i>Oxalis debilis</i> Kunth	Pink woodsorrel	NL	UPL	EW
PAS NOT	<i>Paspalum notatum</i> Flugge	Bahiagrass	FACU+	UPL	EA
PER BOR	<i>Persea borbonia</i> var. <i>borbonia</i> (L.) Spreng.	Red bay	FACW	UPL	NC
PER PAL	<i>Persea palustris</i> (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PHO LEU	<i>Phoradendron leucarpum</i> (Raf.) Reveal & M.C. Johnst.	Oak mistletoe	NL	UPL	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
PHY AME	<i>Phytolacca americana</i> L.	American pokeweed	FACU+	UPL	NW
PIN ELL	<i>Pinus elliottii</i> Engelm.	Slash pine	FACW	UPL	NC
PIN TAE	<i>Pinus taeda</i> L.	Loblolly pine	FAC	UPL	NC
PLE POL	<i>Pleopeltis polypodioides</i> (L.) E.G. Andrews & Windham	Resurrection fern	NL	UPL	NC
POL PRO	<i>Polypremum procumbens</i> L.	Rustweed	FACU-	FAC	NP
PRU CAR	<i>Prunus caroliniana</i> (Mill.) Aiton	Carolina laurelcherry	NL	UPL	NC
PRU SER	<i>Prunus serotina</i> var. <i>serotina</i> Ehrh.	Black cherry	FACU	UPL	NC
PTE AQU	<i>Pteridium aquilinum</i> (L.) Kuhn.	Bracken	FACU	UPL	NC
QUE GEM	<i>Quercus geminata</i> Small	Sand live oak	NL	UPL	NC
QUE HEM	<i>Quercus hemisphaerica</i> Bartr.	Laurel oak	NL	UPL	NC
QUE LAU	<i>Quercus laurifolia</i> Michx.	Swamp laurel oak	FACW	FACW	NC
QUE NIG	<i>Quercus nigra</i> L.	Water oak	FAC	FACW	NC
QUE VIR	<i>Quercus virginiana</i> Mill.	Virginia live oak	FACU+	UPL	NC
RHU COP	<i>Rhus copallina</i> L.	Winged sumac	NI	UPL	NC
RUB CUN	<i>Rubus cuneifolius</i> Pursh	Sand blackberry	FACU	---	NP
RUB PEN	<i>Rubus pensilvanicus</i> Poir.	Sawtooth blackberry	FACU+	---	NP
RUB TRI	<i>Rubus trivialis</i> Michx.	Southern dewberry	FAC	---	NC
SAB PAL	<i>Sabal palmetto</i> (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAC GIG	<i>Saccharum giganteum</i> (Walter) Pers.	Sugarcane plumegrass	FACW	OBL	NC
SAL LYR	<i>Salvia lyrata</i> L.	Lyreleaf sage	FAC-	UPL	NC
SAM CAN	<i>Sambucus canadensis</i> L.	Elderberry	FACW-	FAC	NC
SAN CAN	<i>Sanicula canadensis</i> L.	Canadian blacksnakeroot	FACU	UPL	NC
SCI CYP	<i>Scirpus cyperinus</i> (L.) Kunth	Woolgrass	OBL	OBL	NC
SCL TRI	<i>Scleria triglomerata</i> Michx.	Tall nutgrass	FACU+	FACW	NC
SET PAR	<i>Setaria parviflora</i> (Poir.) Kerguelen	Knotroot foxtail	FAC	FAC	NP
SEY CAS	<i>Seymeria cassioides</i> (G.F. Gmel.) S.F. Blake	Yaupon blacksennea	FAC	FAC	NC
SMI BON	<i>Smilax bona-nox</i> L.	Greenbrier	FAC	---	NC
SMI GLA	<i>Smilax glauca</i> Walt.	Wild sarsaparilla	FAC	---	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
SMI LAU	<i>Smilax laurifolia</i> L.	Bamboo vine	FACW+	---	NC
SMI PUM	<i>Smilax pumila</i> Walter	Sarsaparilla vine	NL	---	NC
SMI SMA	<i>Smilax smallii</i> Morong	Jackson vine	FACU	---	NC
SMI TAM	<i>Smilax tamnoides</i> L.	Bristly greenbrier	FAC+	---	NC
SOL VIA	<i>Solanum viarum</i> Dunal	Tropical soda apple	NL	UPL	EW
SOL LEA	<i>Solidago leavenworthii</i> Torr. & A.Gray	Leavenworth's goldenrod	FAC+	FACW	NC
SPO IND	<i>Sporobolus indicus</i> (L.) R. Br.	Smutgrass	FACU+	UPL	EW
STA FLO	<i>Stachys floridana</i> Shuttlew. ex Benth.	Florida betony	FAC	UPL	NP
SYM TIN	<i>Symplocos tinctoria</i> (L.) L'Her.	Horse sugar	FAC	UPL	NC
THE KUN	<i>Thelypteris kunthii</i> (Desv.) C.V. Morton	Southern shield fern	FACW	FACW	NC
TRI DIC	<i>Trichostema dichotomum</i> L.	Forked bluecurls	NL	UPL	NC
TRI FLA	<i>Tridens flavus</i> var. <i>flavus</i> (L.) Hitchc.	Tall redtop	FACU	UPL	NC
ULM ALA	<i>Ulmus alata</i> Michx.	Winged elm	FACU+	FACW	NC
ULM AME	<i>Ulmus americana</i> L.	American elm	FACW	FACW	NC
VAC ARB	<i>Vaccinium arboreum</i> Marshall	Sparkleberry	FACU	UPL	NC
VAC COR	<i>Vaccinium corymbosum</i> L.	Highbush blueberry	FACW	FACW	NC
VIC ACU	<i>Vicia acutifolia</i> Elliott	Fourleaf vetch	FACW+	FACW	NP
VIO PAL	<i>Viola palmata</i> L.	Early blue violet	FAC+	UPL	NC
VIO SOR	<i>Viola sororia</i> Willd.	Common blue violet	FAC-	UPL	NC
VIT ROT	<i>Vitis rotundifolia</i> Michx.	Muscadine	FAC	---	NP
WOO ARE	<i>Woodwardia areolata</i> (L.) Moore	Netted chain fern	OBL	OBL	NC
WOO VIR	<i>Woodwardia virginica</i> (L.) Smith	Virginia chain fern	OBL	FACW	NC
YOU JAP	<i>Youngia japonica</i> (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW

¹ USFWS (United States Fish and Wildlife Service) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; NL = not listed in the federal list; NI = non-indicator species

² FDEP (Florida Department of Environmental Protection) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; "----" = vine (non-indicator species)

³ Floristic Classifications (a measure of relative desirability): NC = Native Characteristic species (highly desirable); NP = Native Pioneer species (highly desirable); NW = Native Weedy species (slightly desirable); EW = Exotic Weedy species (undesirable); EA = Exotic Aggressive species (very undesirable)

Figure 1. Location map showing Project Site in relation to local and regional access roads.

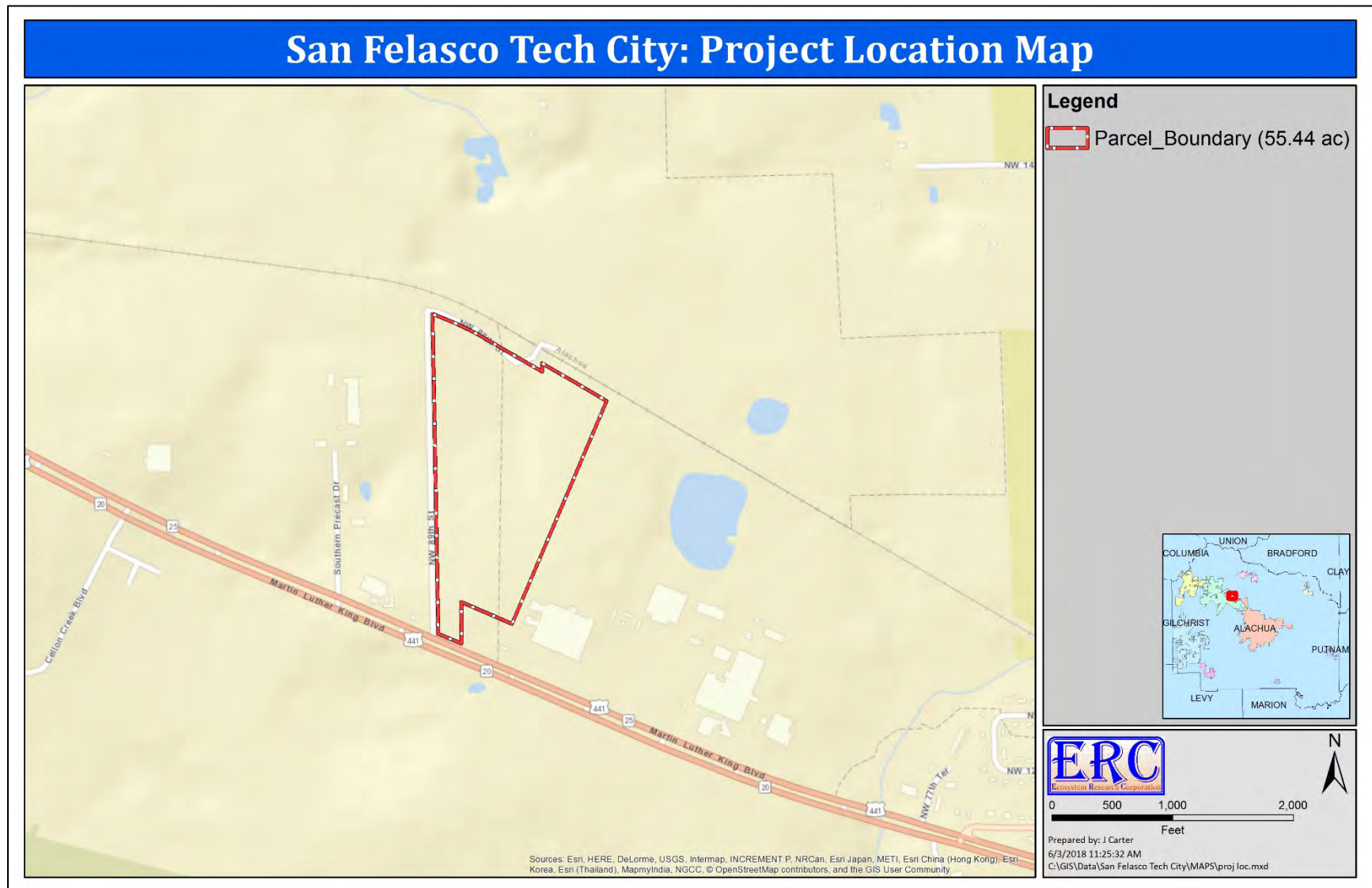
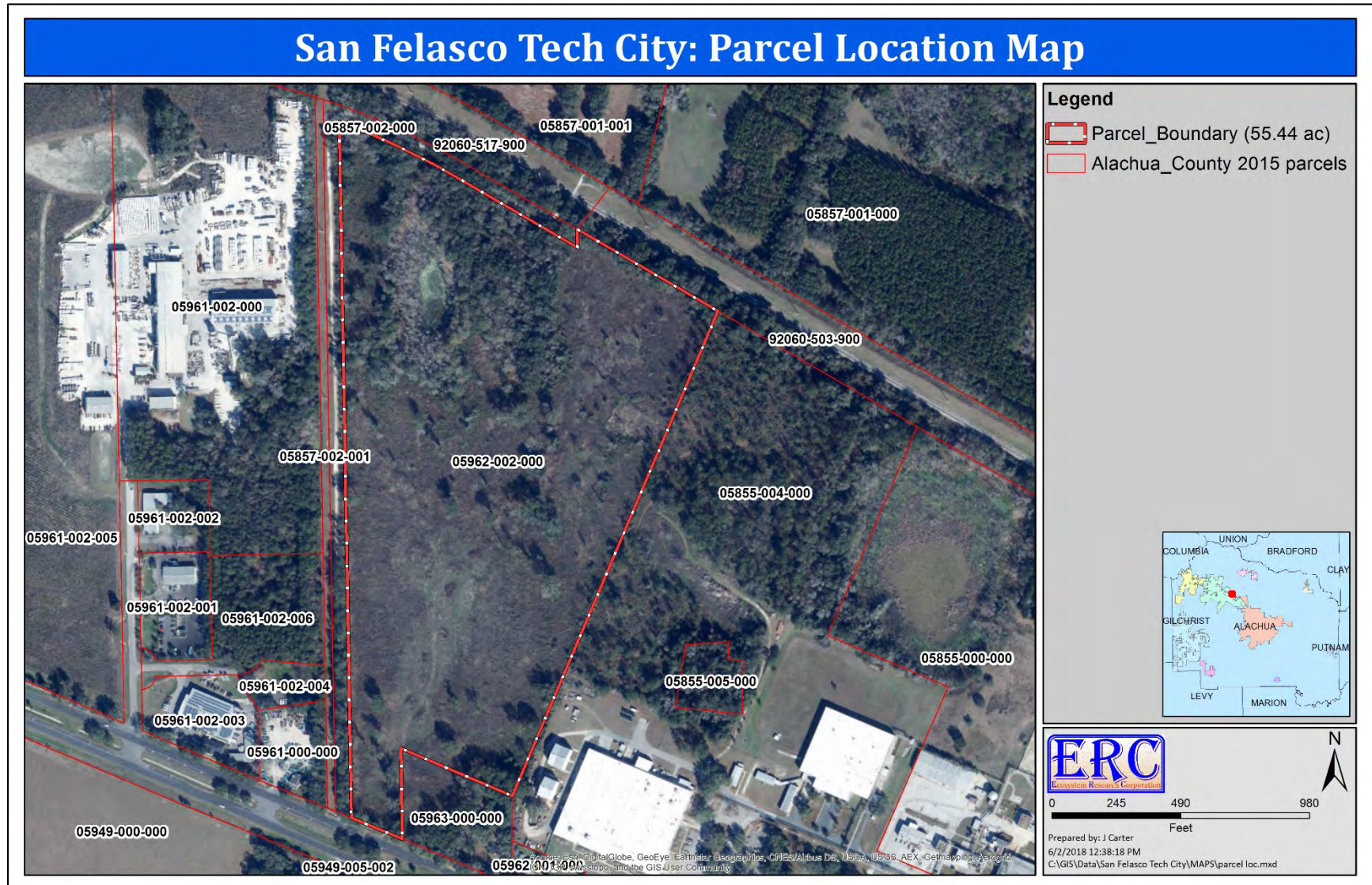
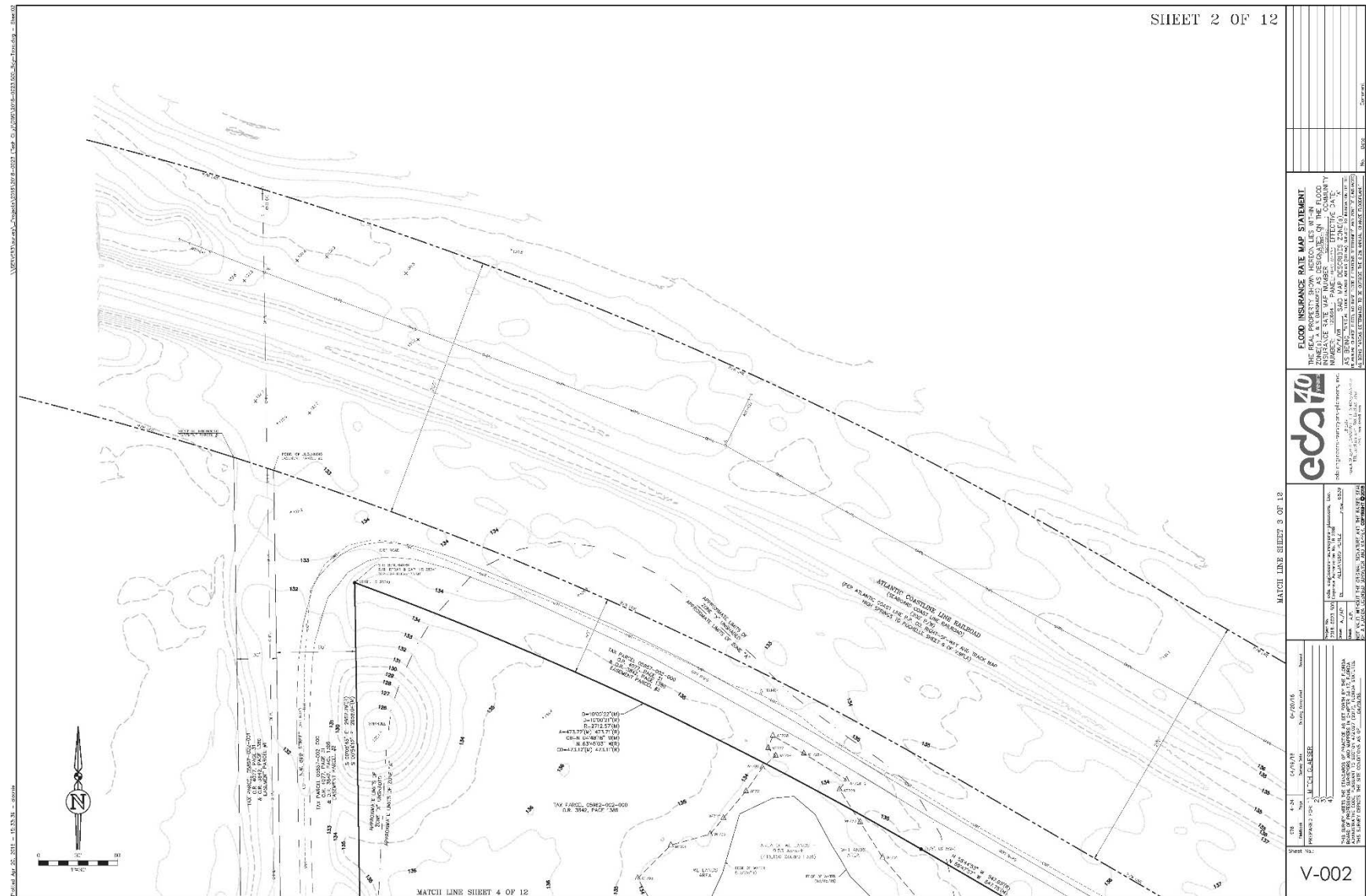
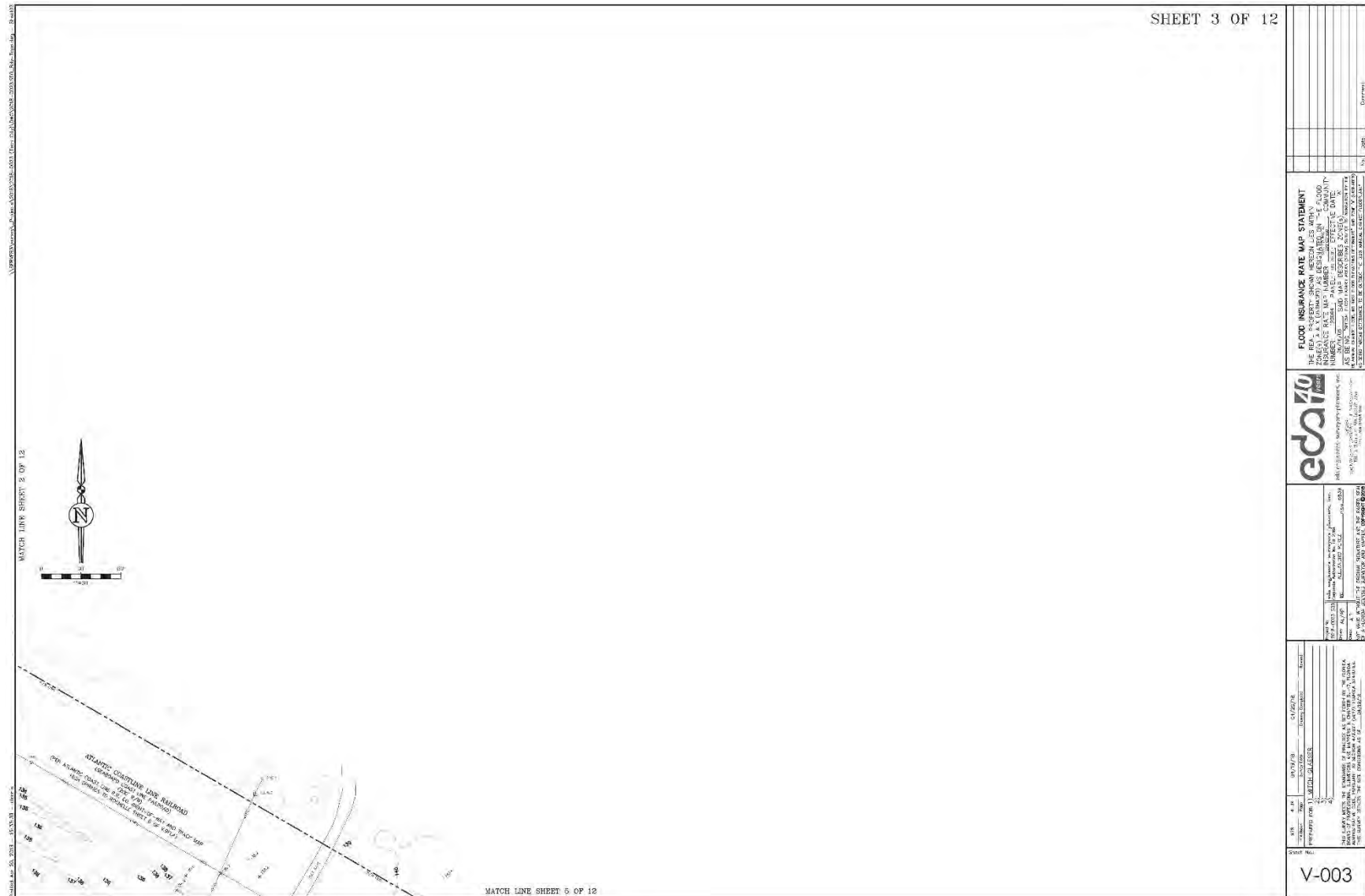


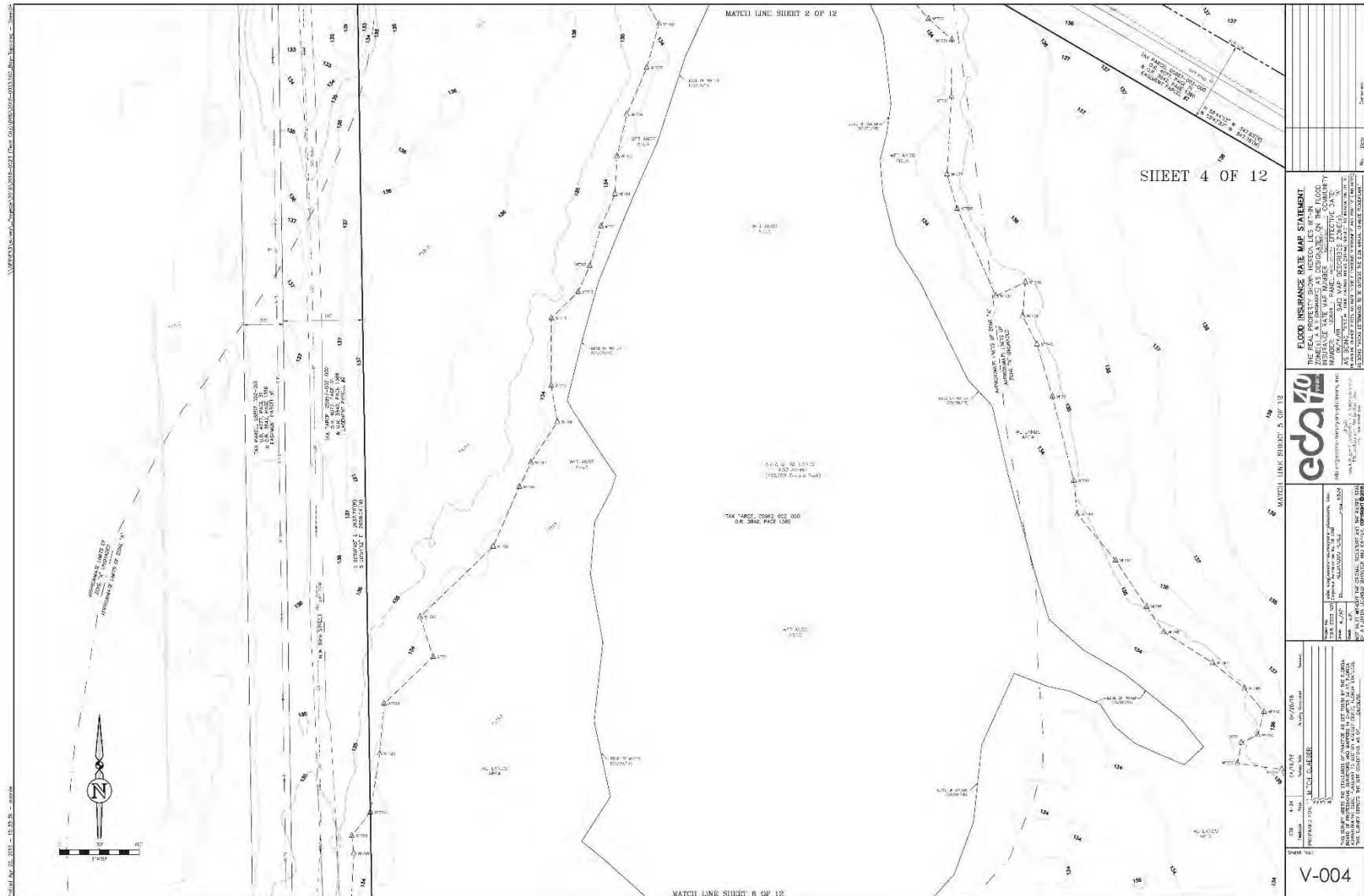
Figure 2. Parcel location map showing the Project Site Parent Parcel in relation to the proposed development boundary.

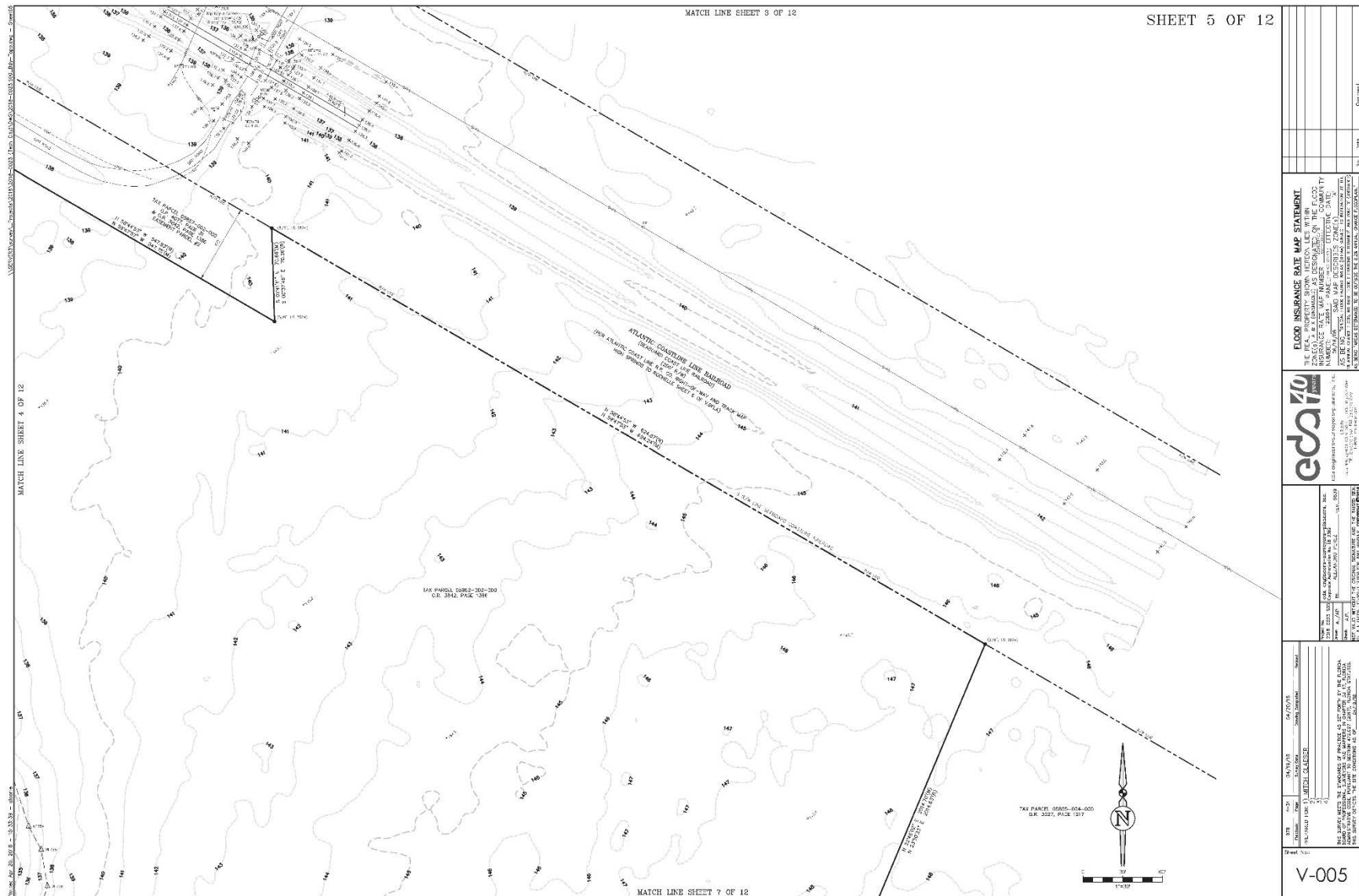


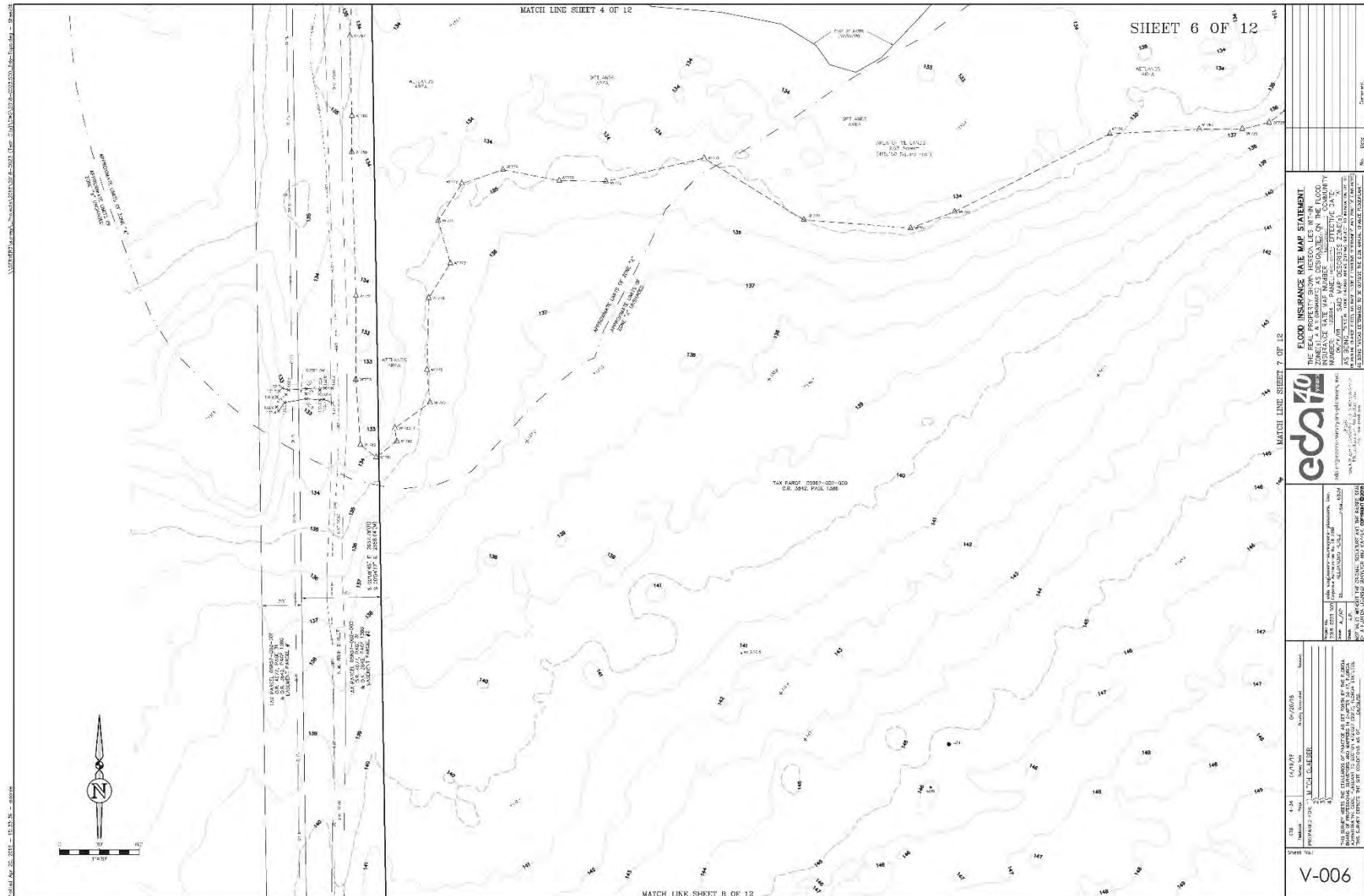
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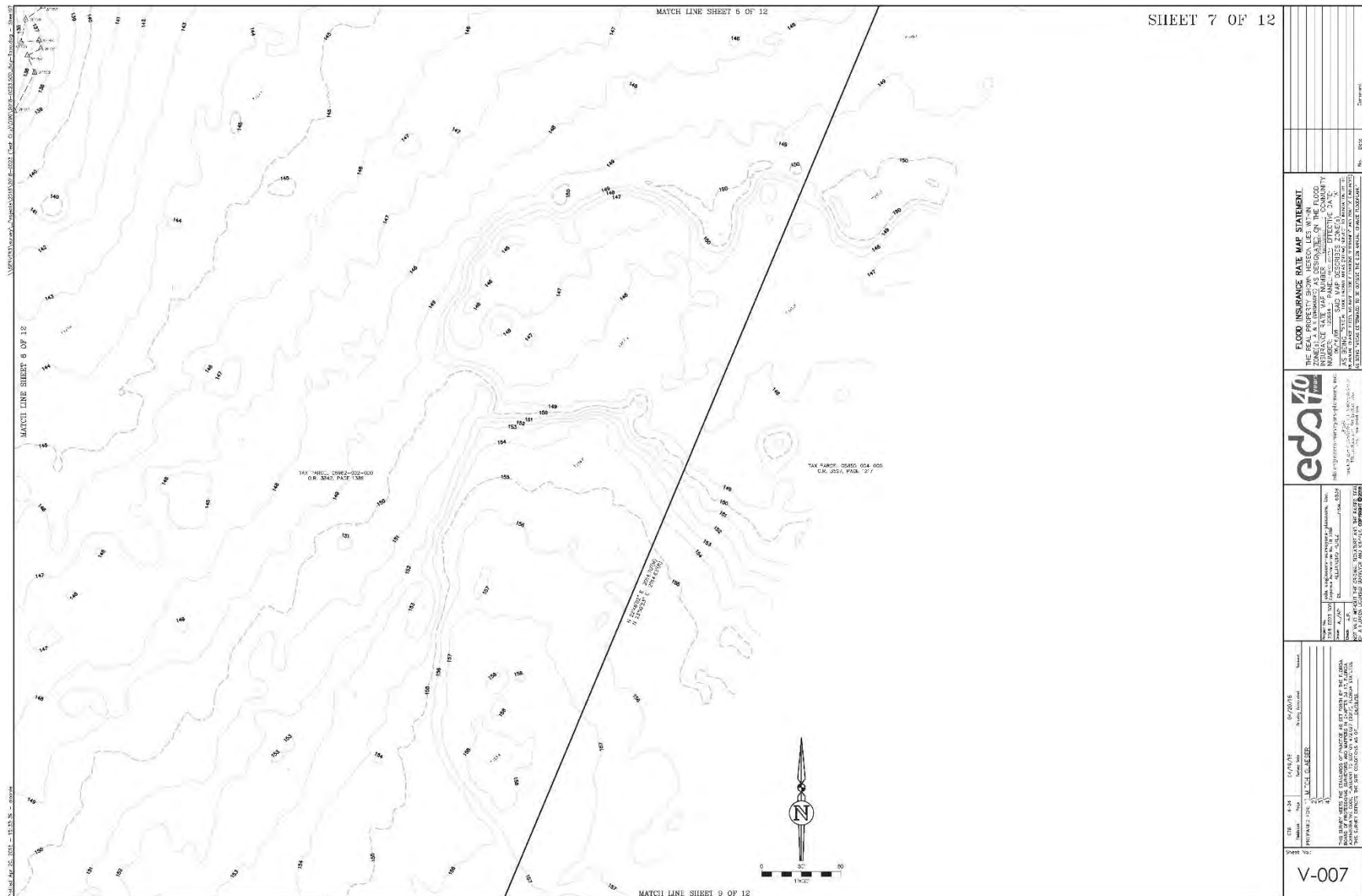


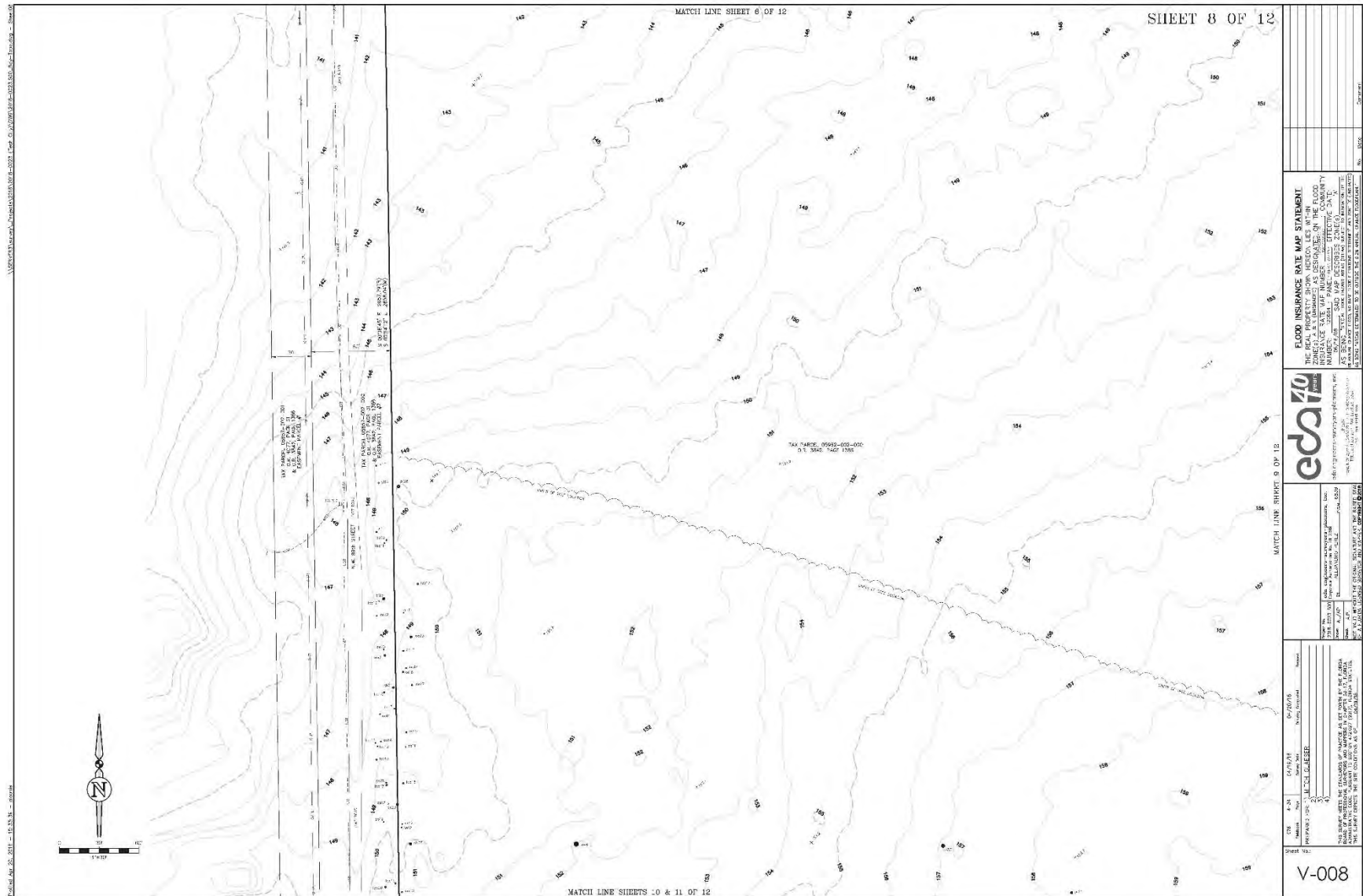


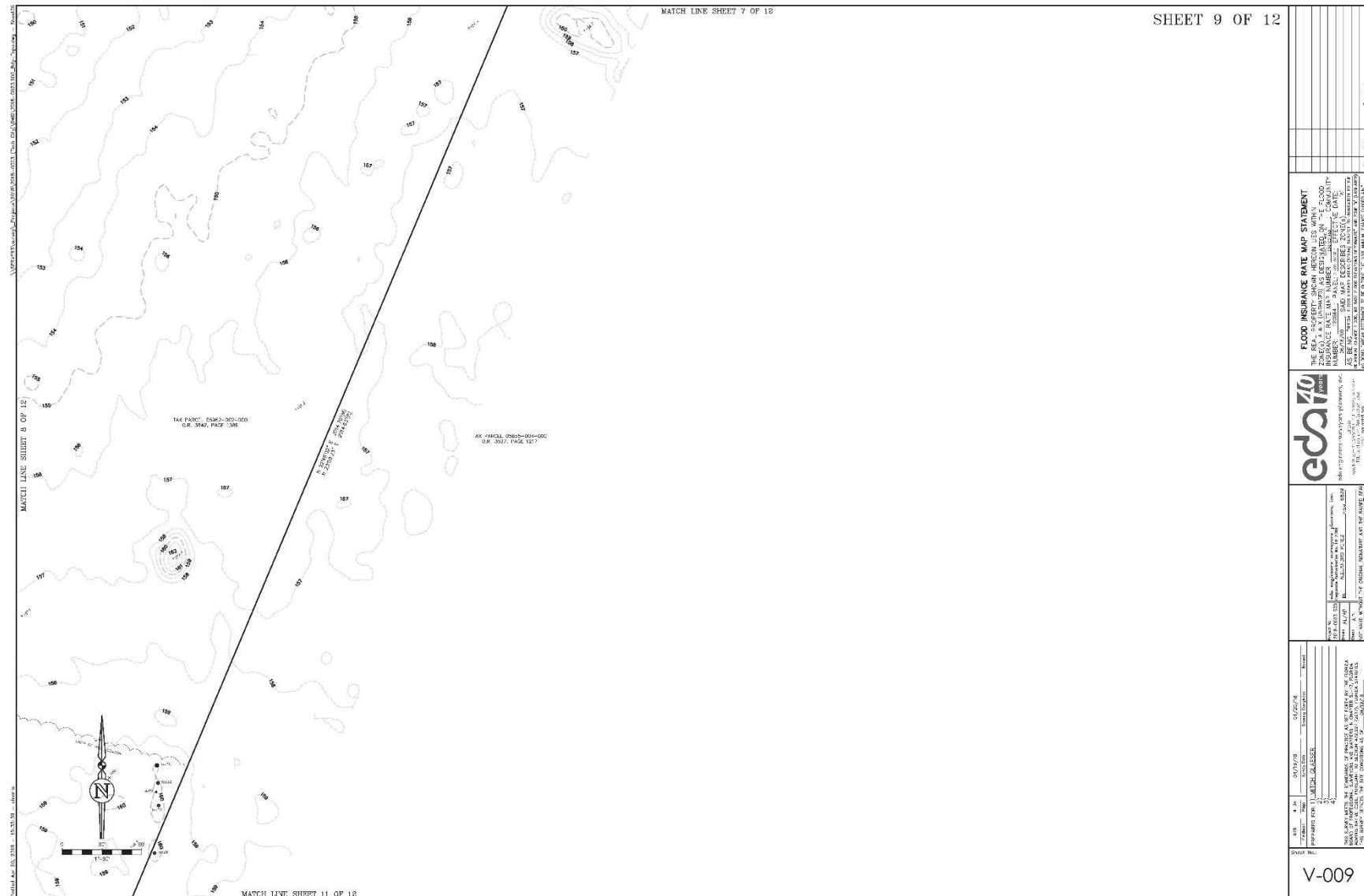


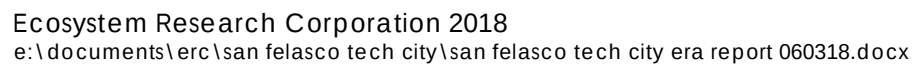


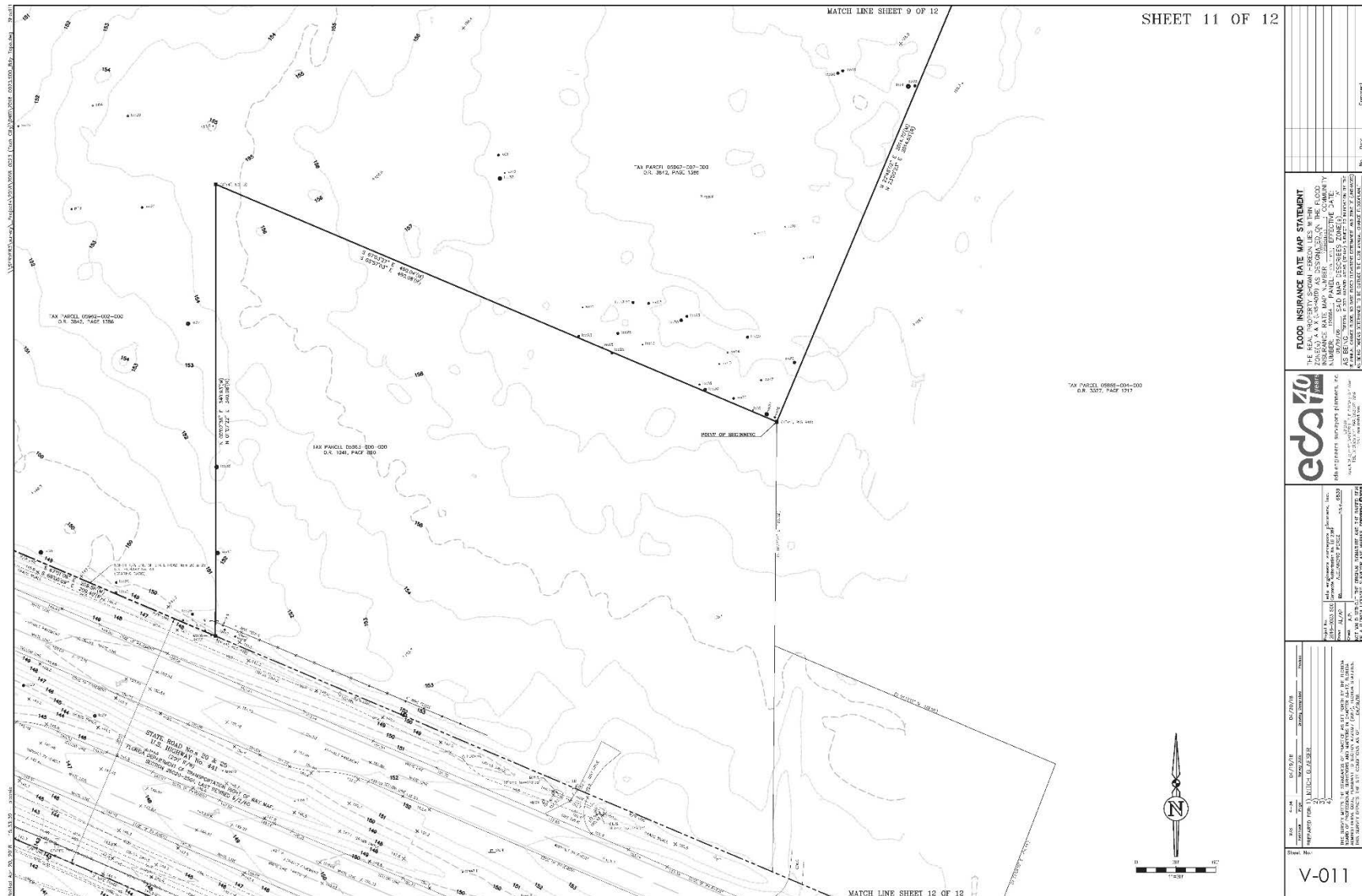












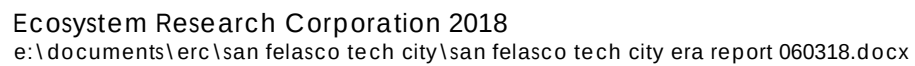


Figure 4. USGS Alachua topographic map of the Resource Assessment Area and surrounding area.

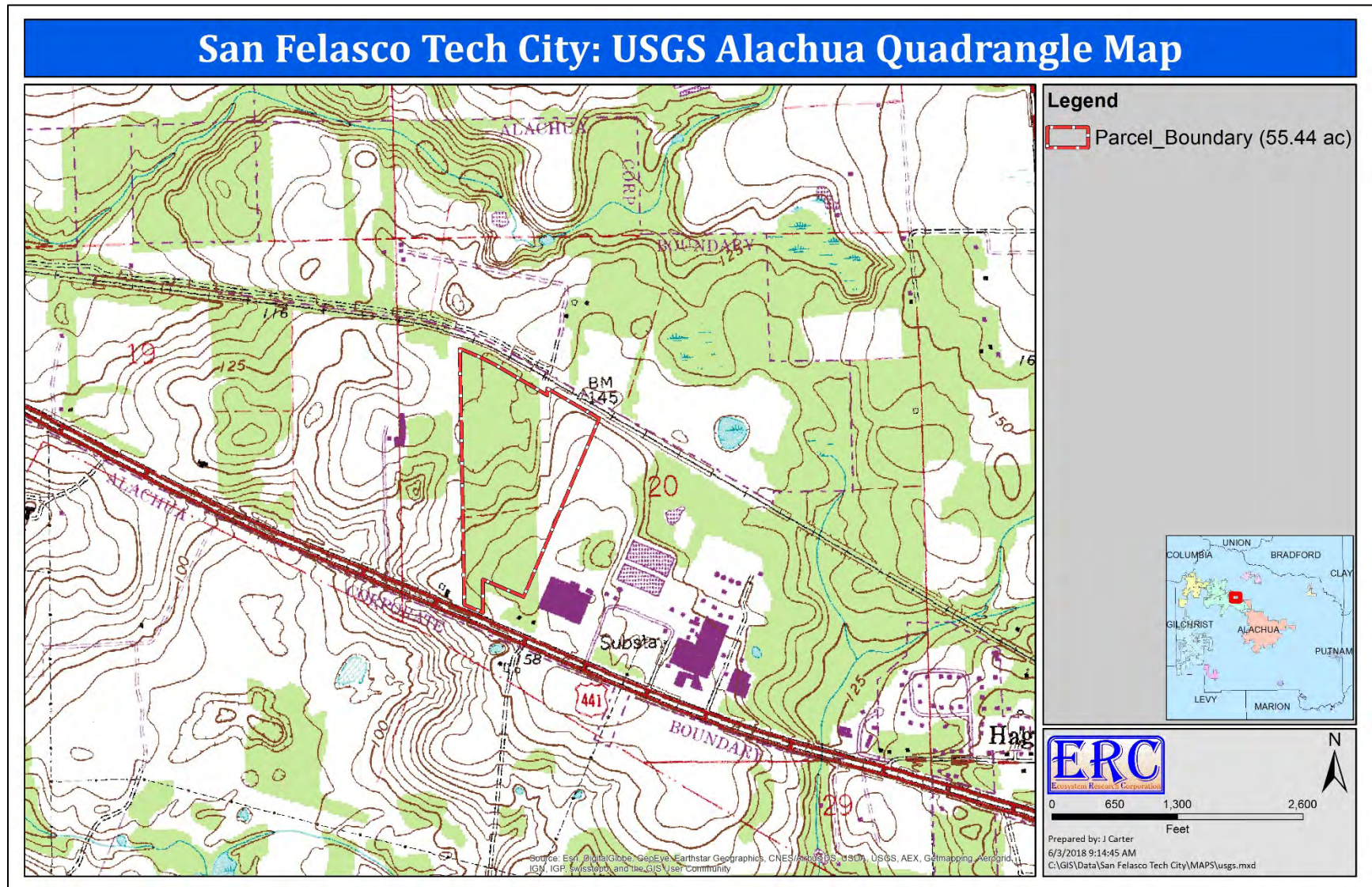


Figure 5. Topography map showing Alachua County 2001 topo contours overlain on a 2014 aerial photograph.

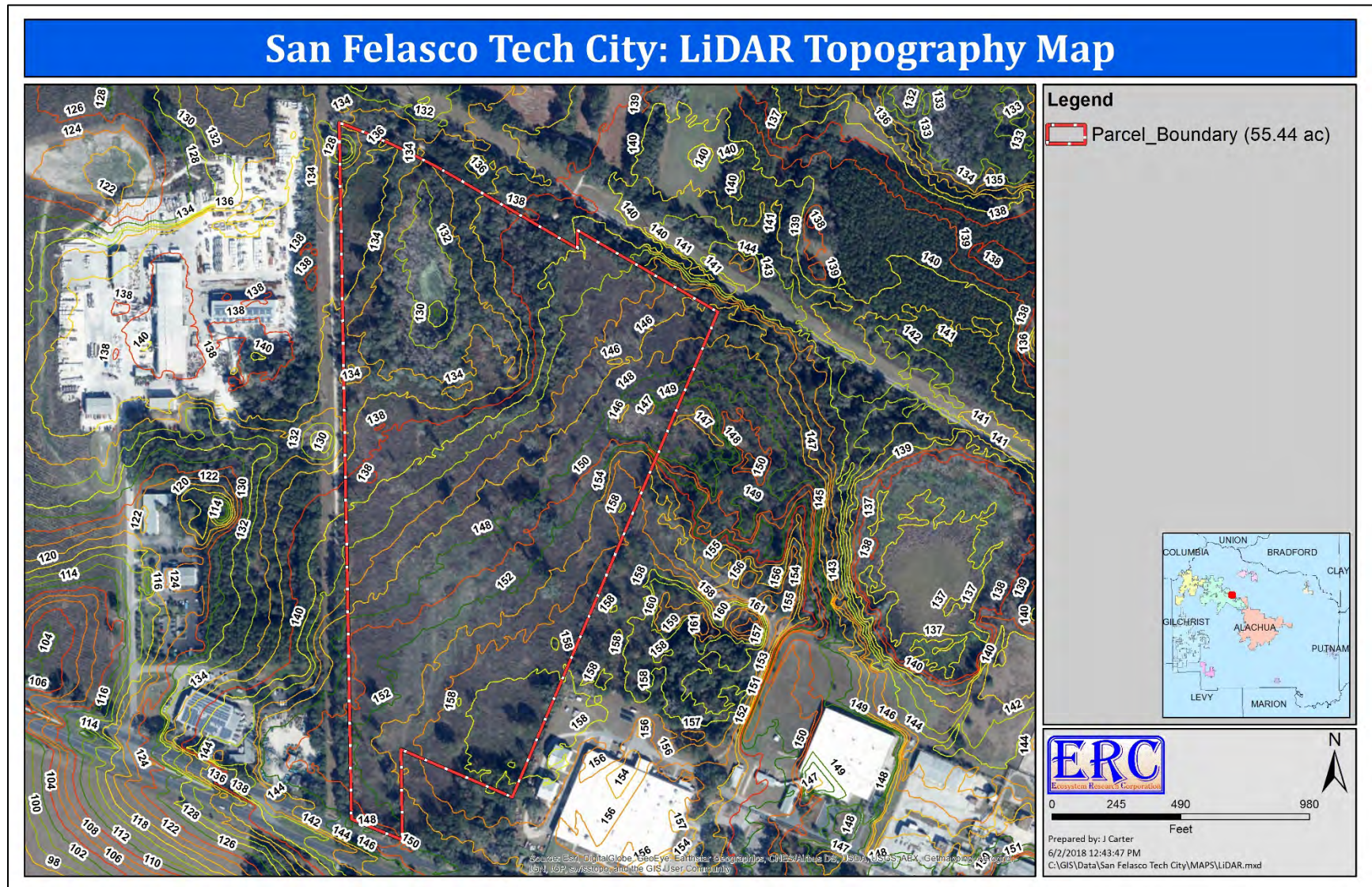


Figure 6. NRCS soils map of the Resource Assessment Area and surrounding area.

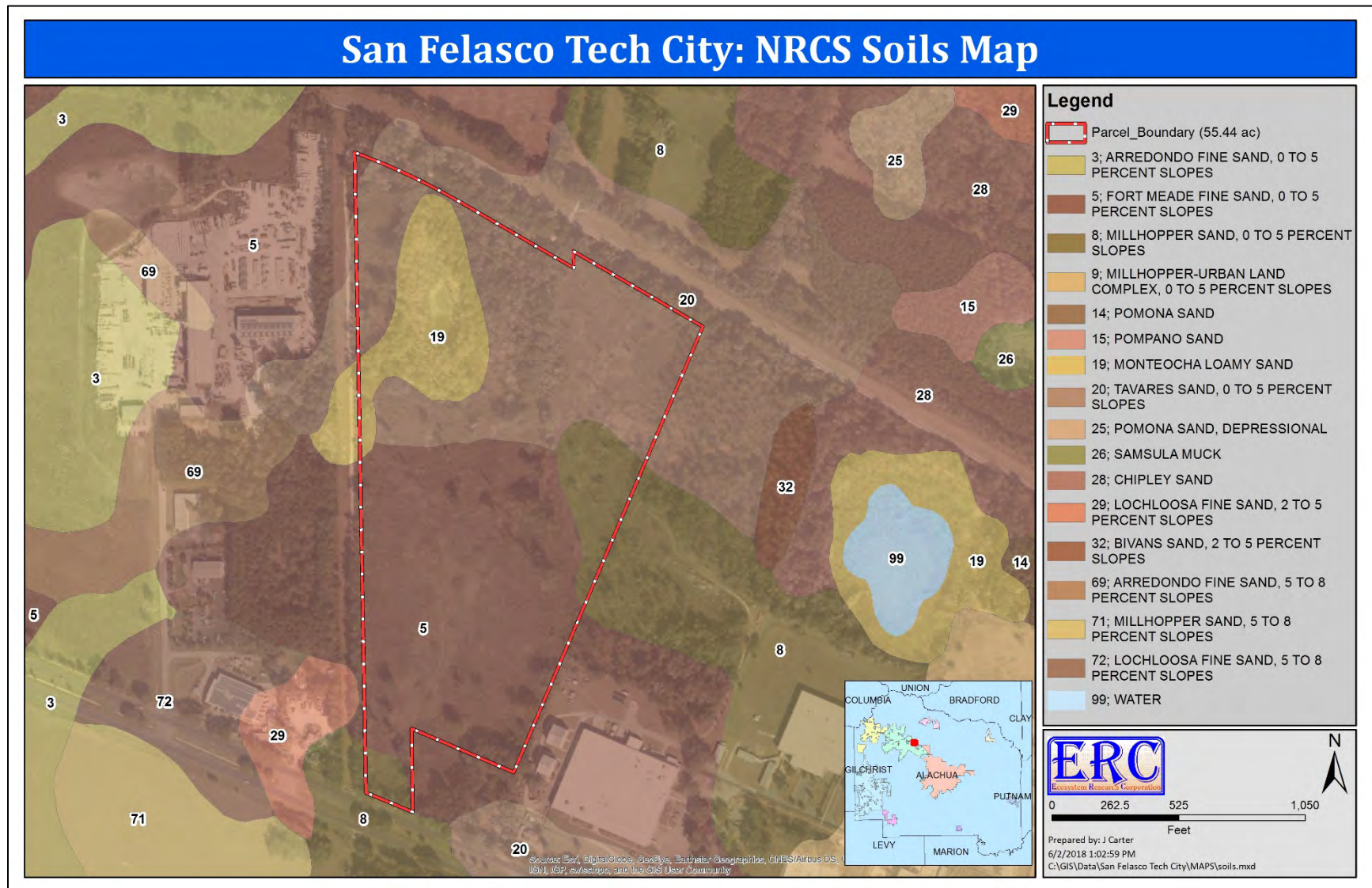


Figure 7. FEMA flood zone map of the Project Site and surrounding area.

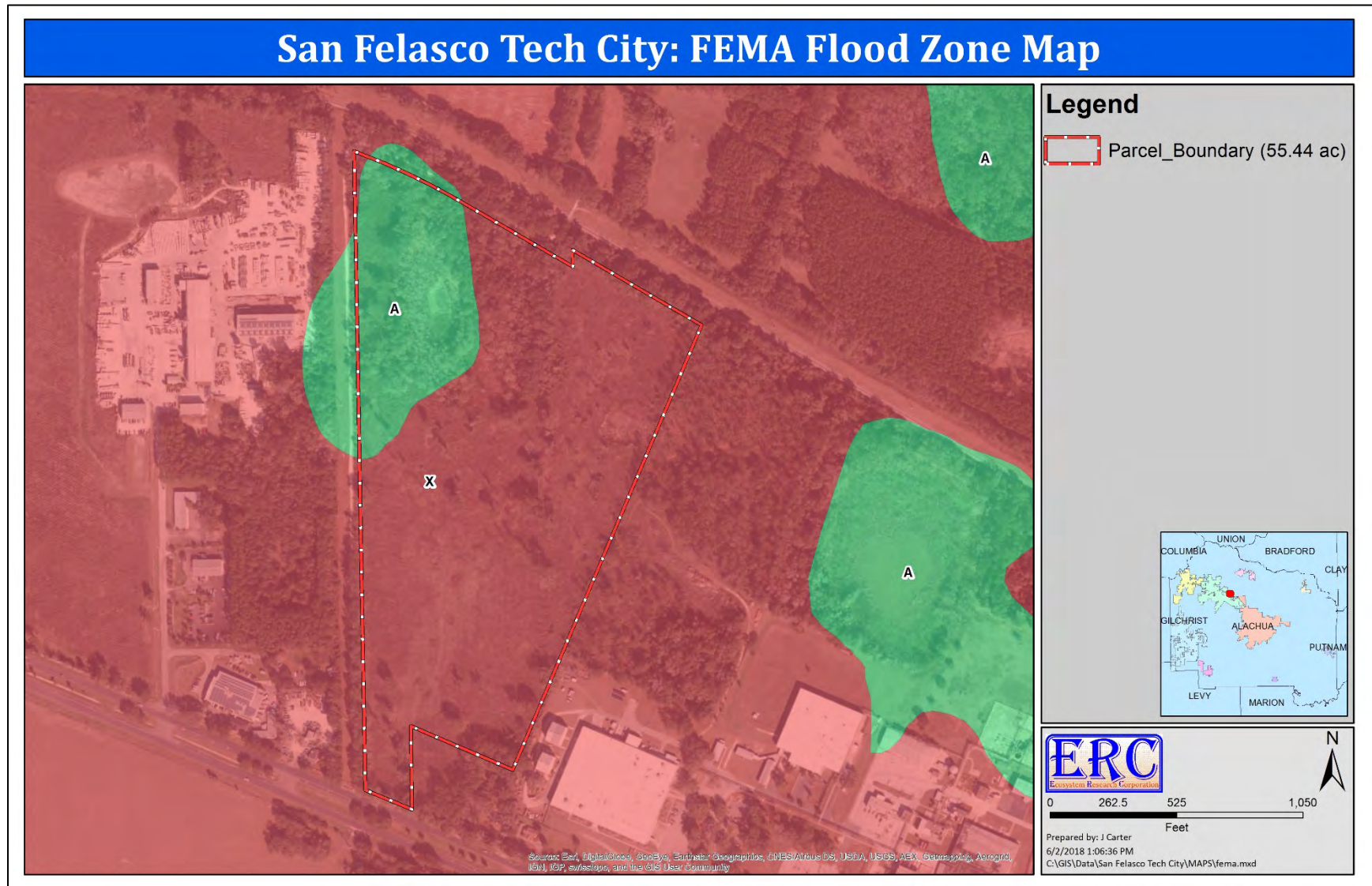


Figure 8. National Wetlands Inventory wetlands map of the Project Site and surrounding area.

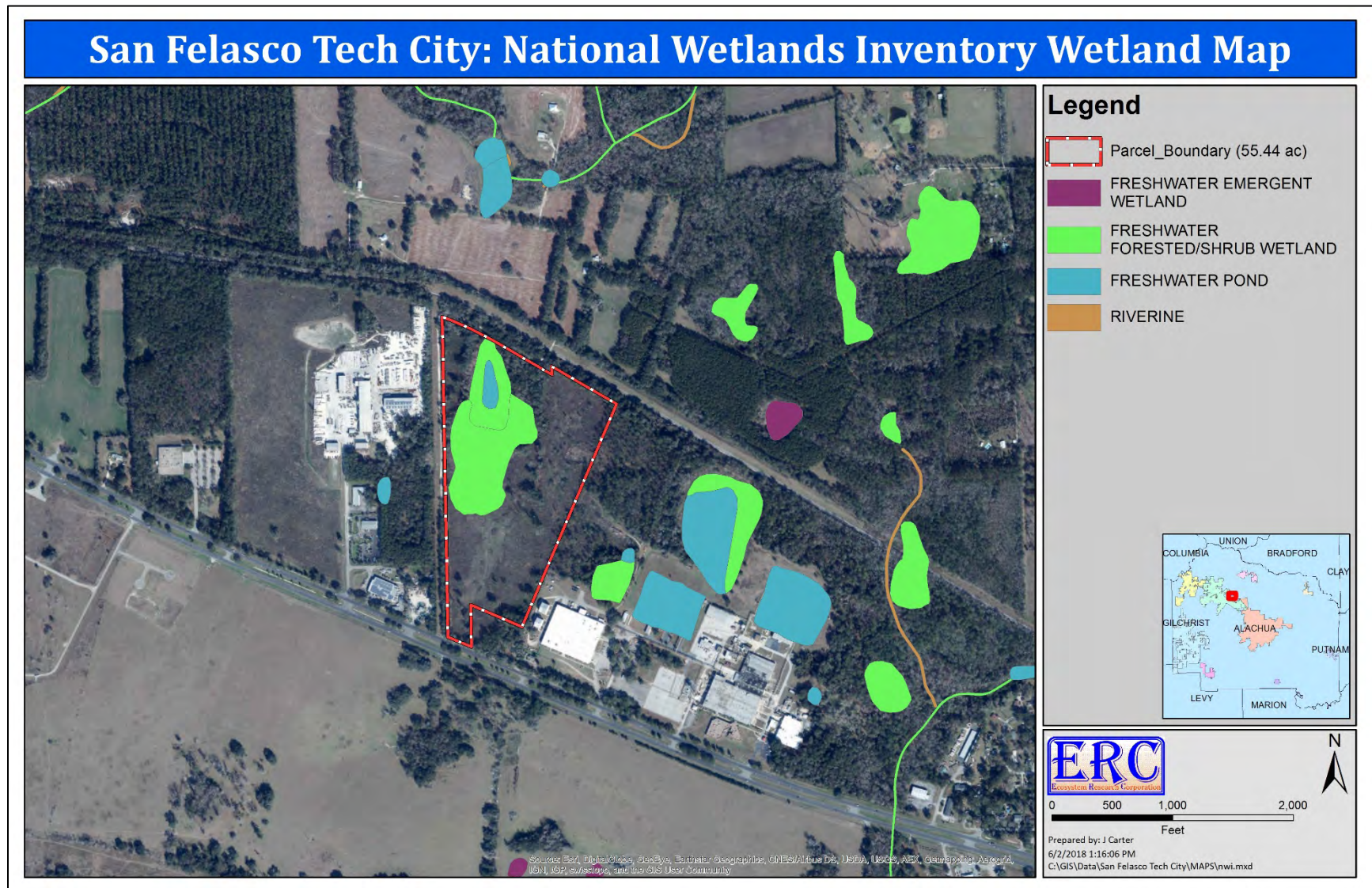


Figure 9. National Wetlands Inventory wetlands shown in relation to the Alachua County composite wetlands of the Project Site and surrounding area.

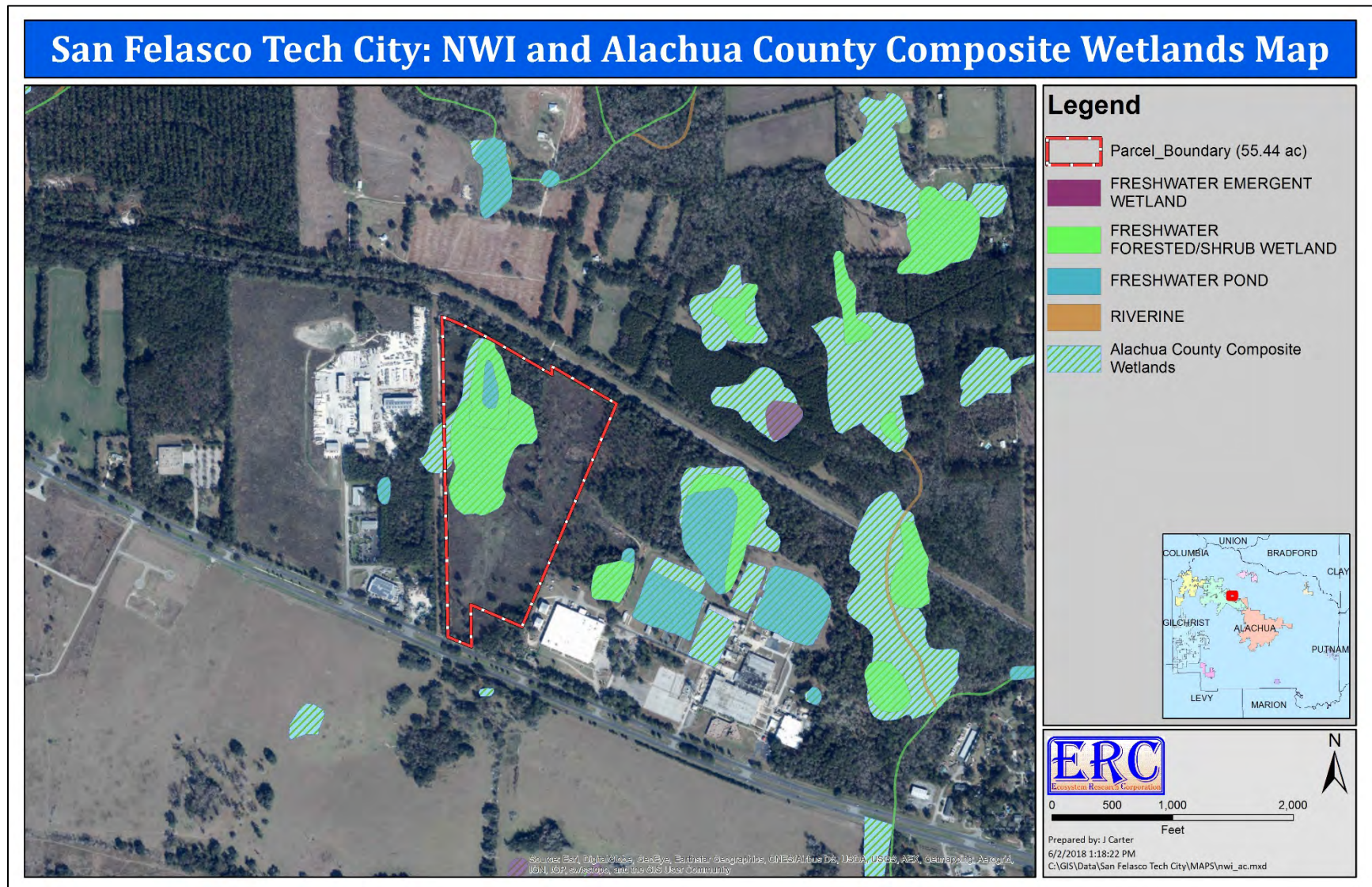


Figure 10. Strategic Ecosystem Overlay showing the Project Site and surrounding area.

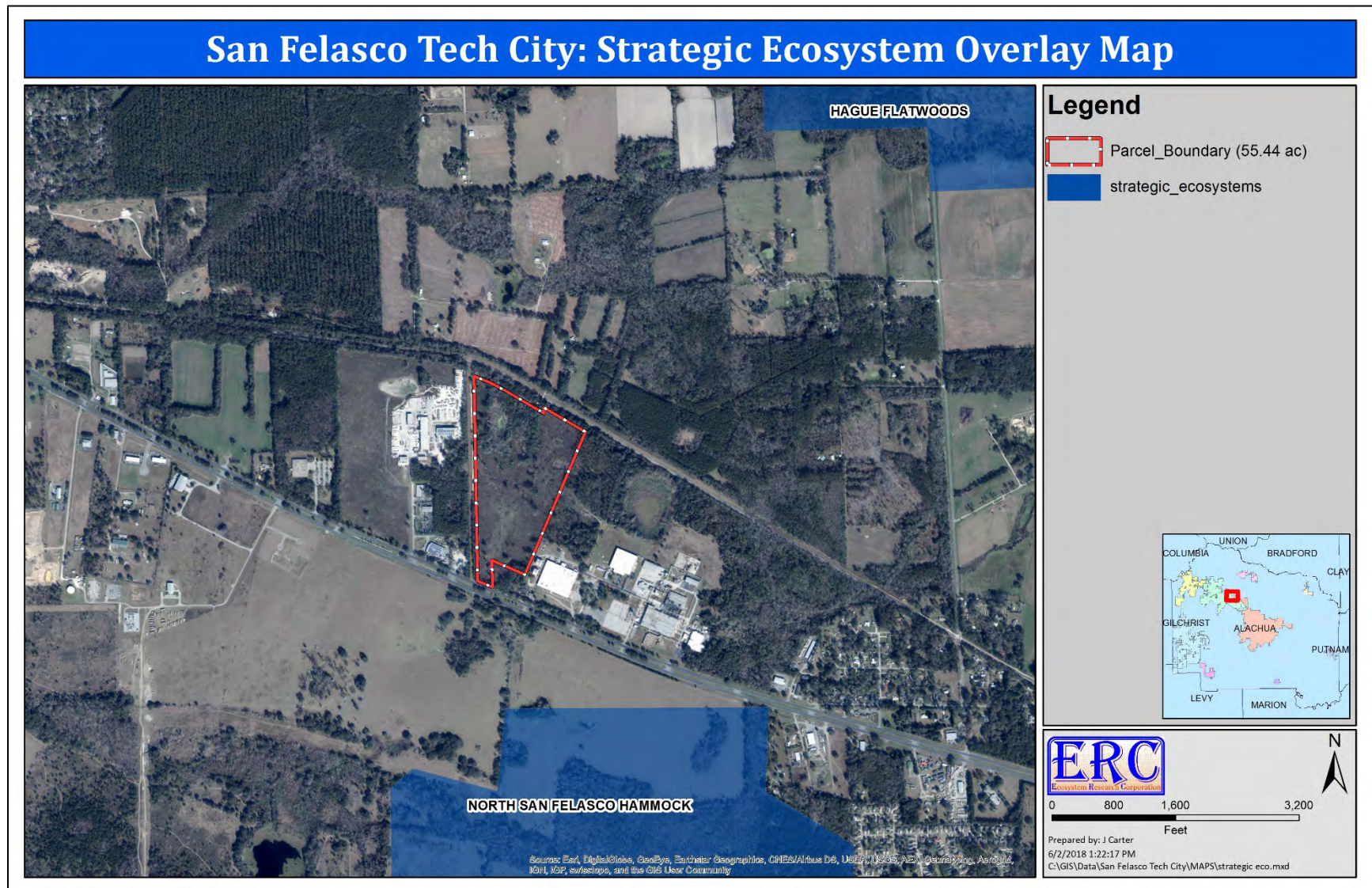


Figure 11. Alachua County hazardous materials storage facilities shown in relation to the Project Site.

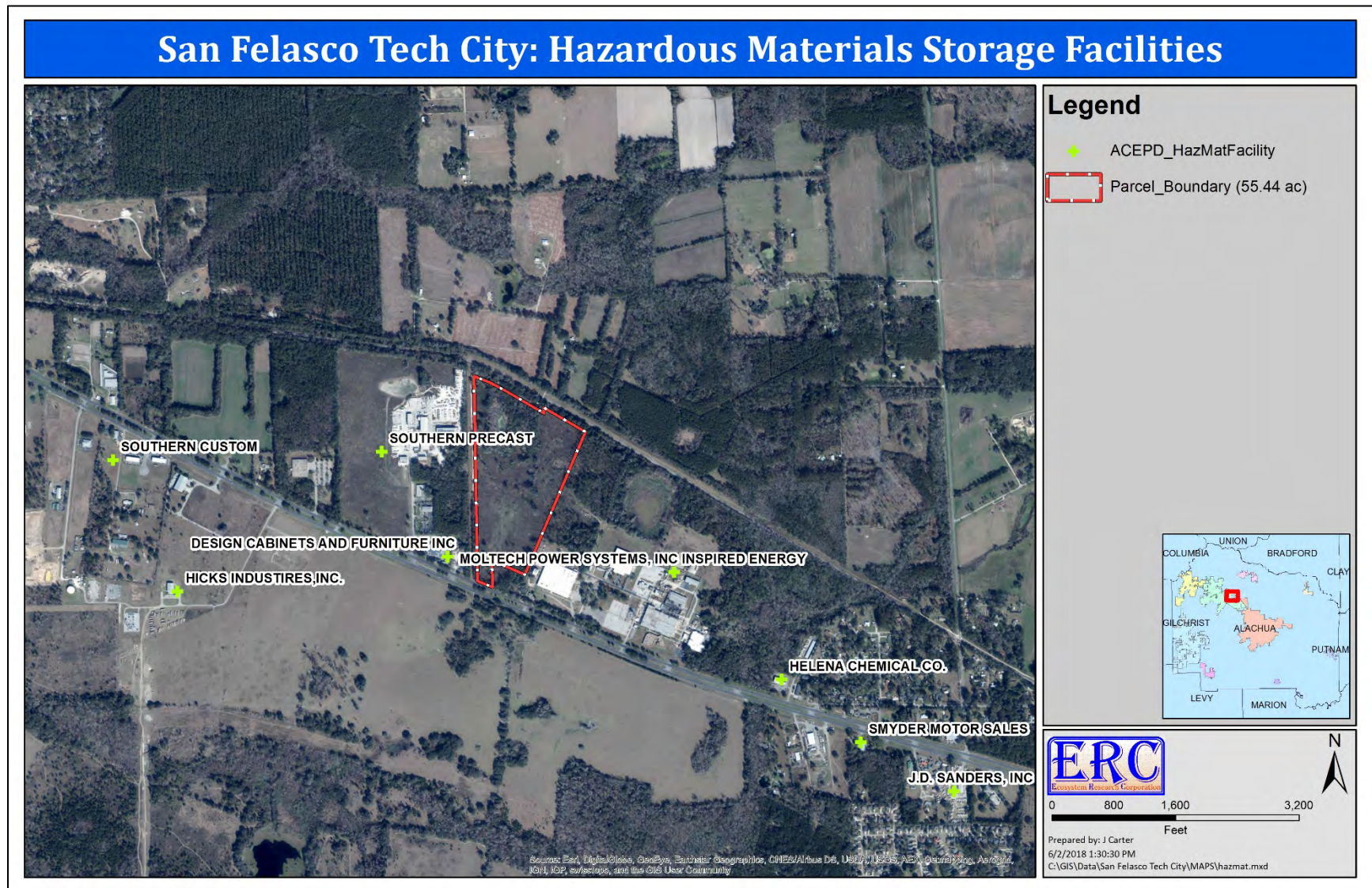


Figure 12. Historic structures shown in relationship to the Project Site.

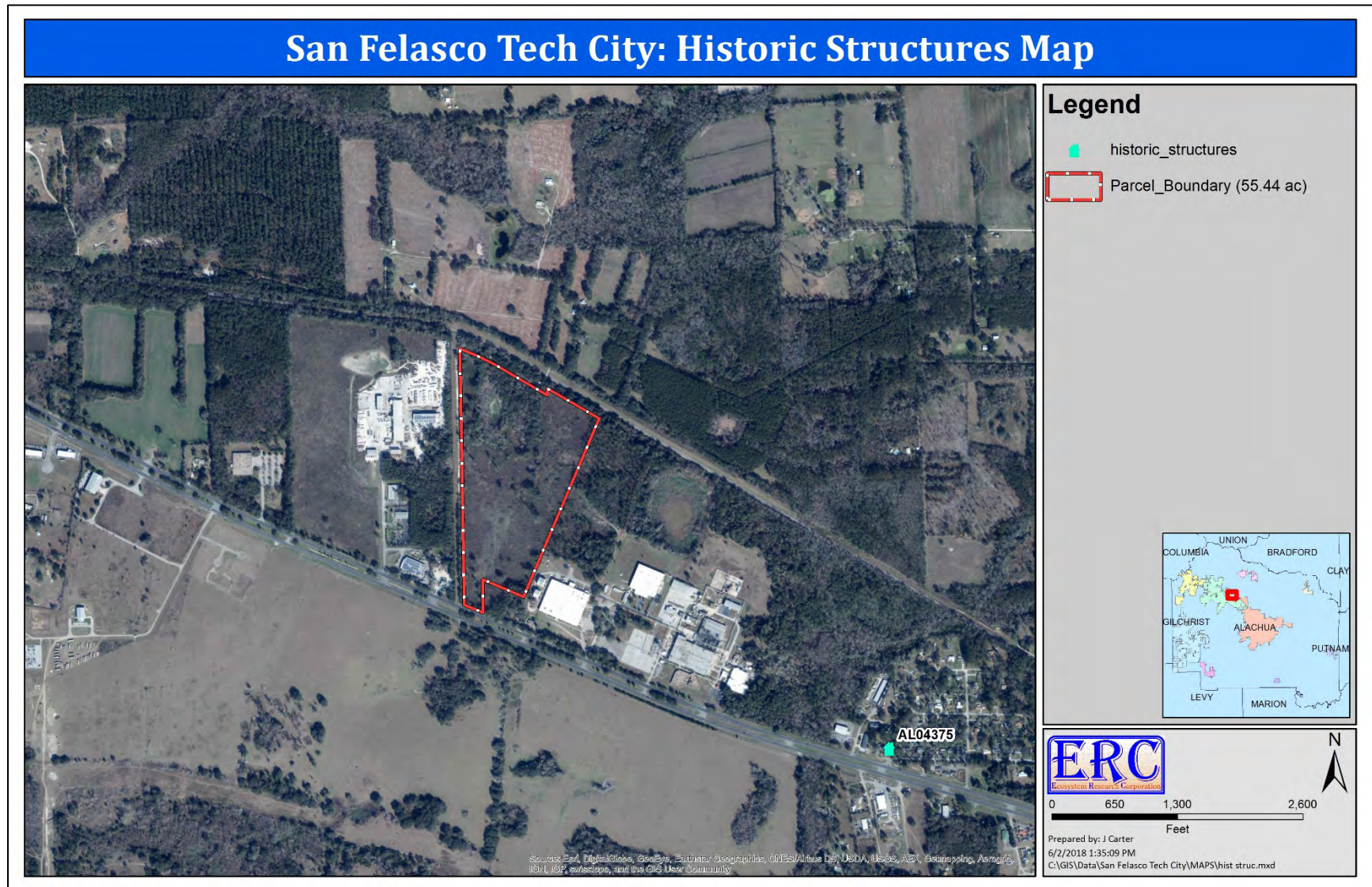


Figure 13. Listed species overlay map showing distribution of bird nesting sites, Florida Natural Areas Inventory element occurrence records, and listed species occurrence areas.

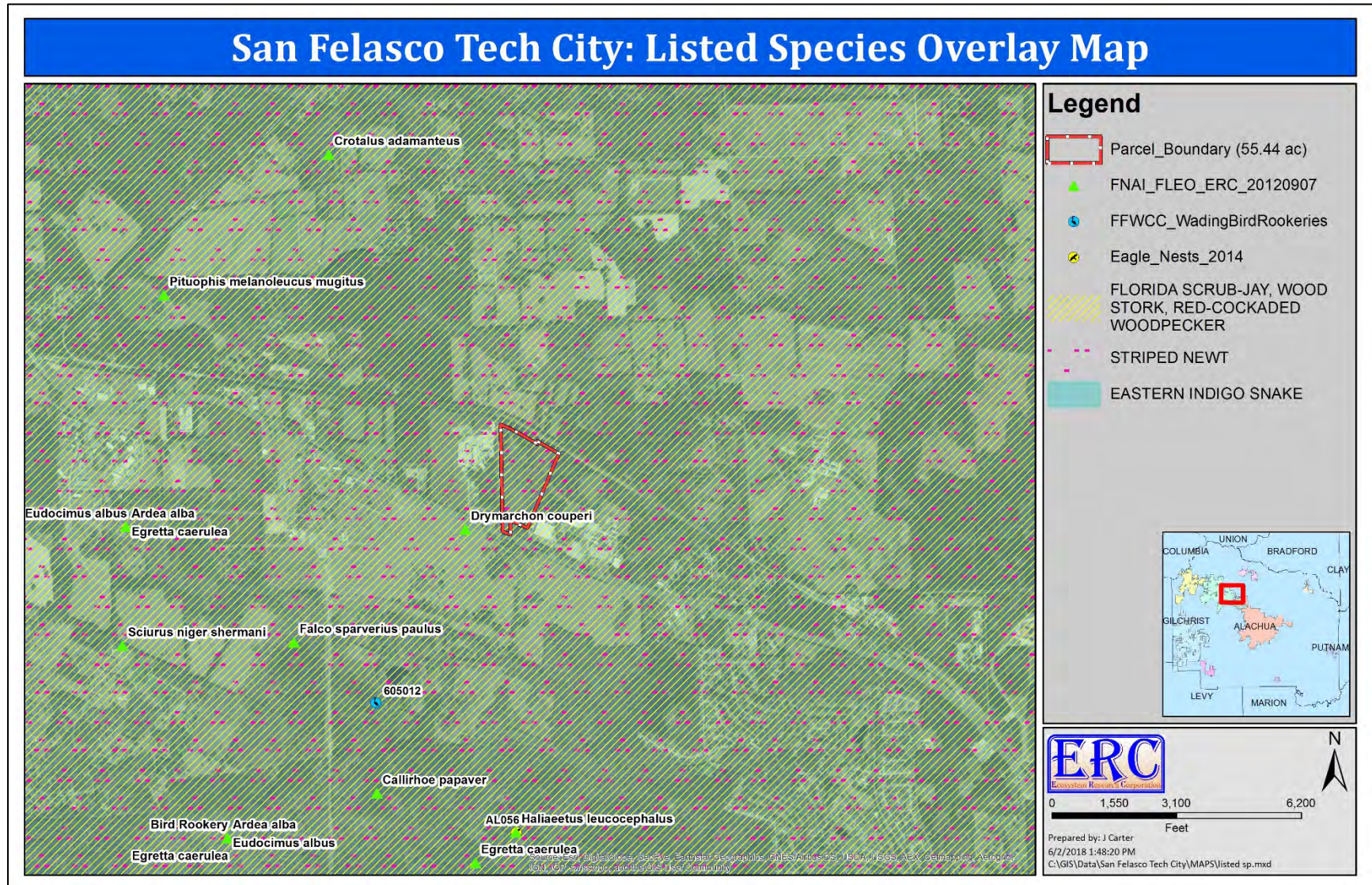


Figure 14. GPS locations where site-specific data were collected within the Parent Parcel, Project Site, and adjacent areas.

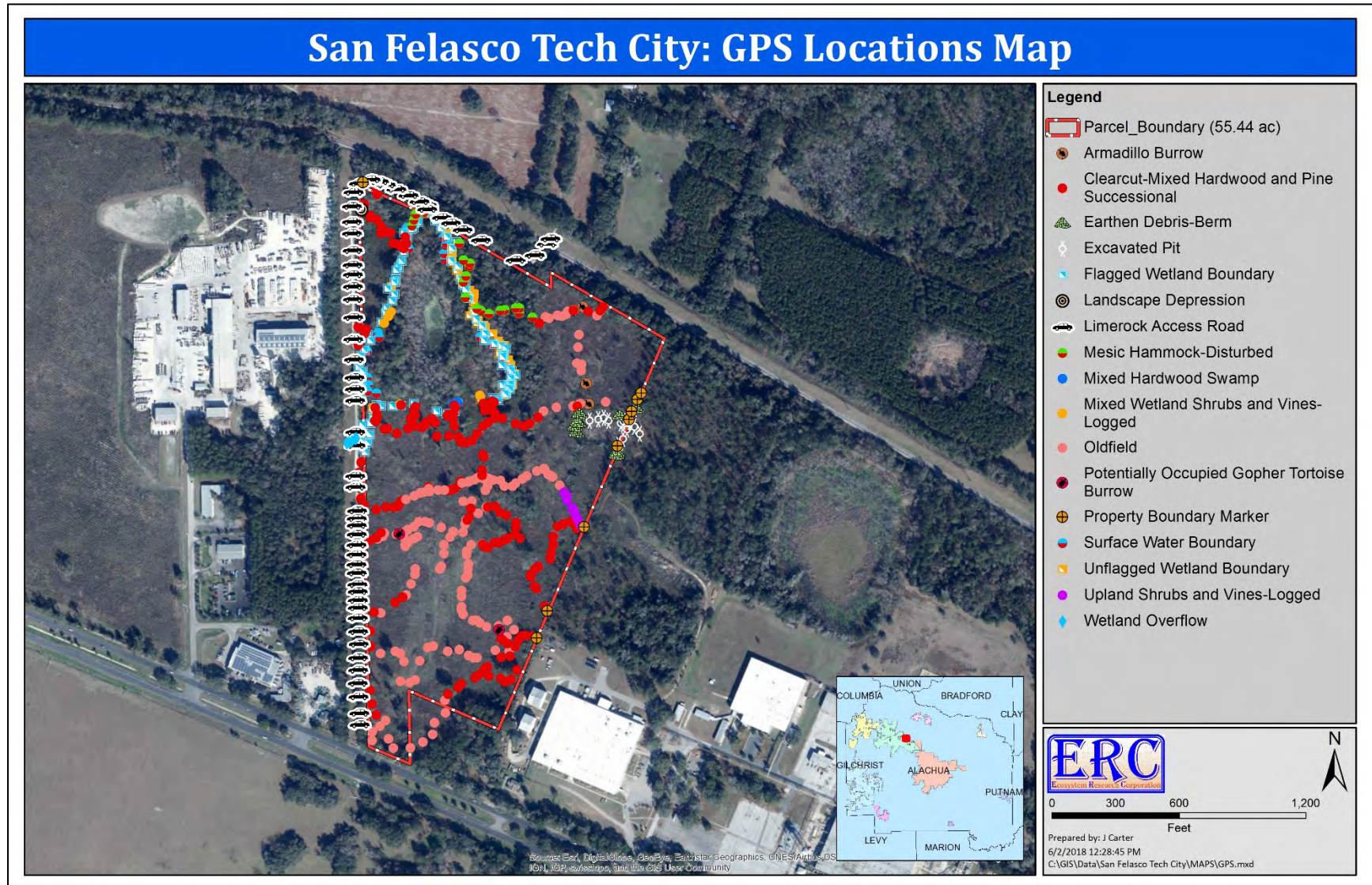


Figure 15. Locations of field delineated and survey wetland boundaries occurring within the Parent Parcel and Project Site.

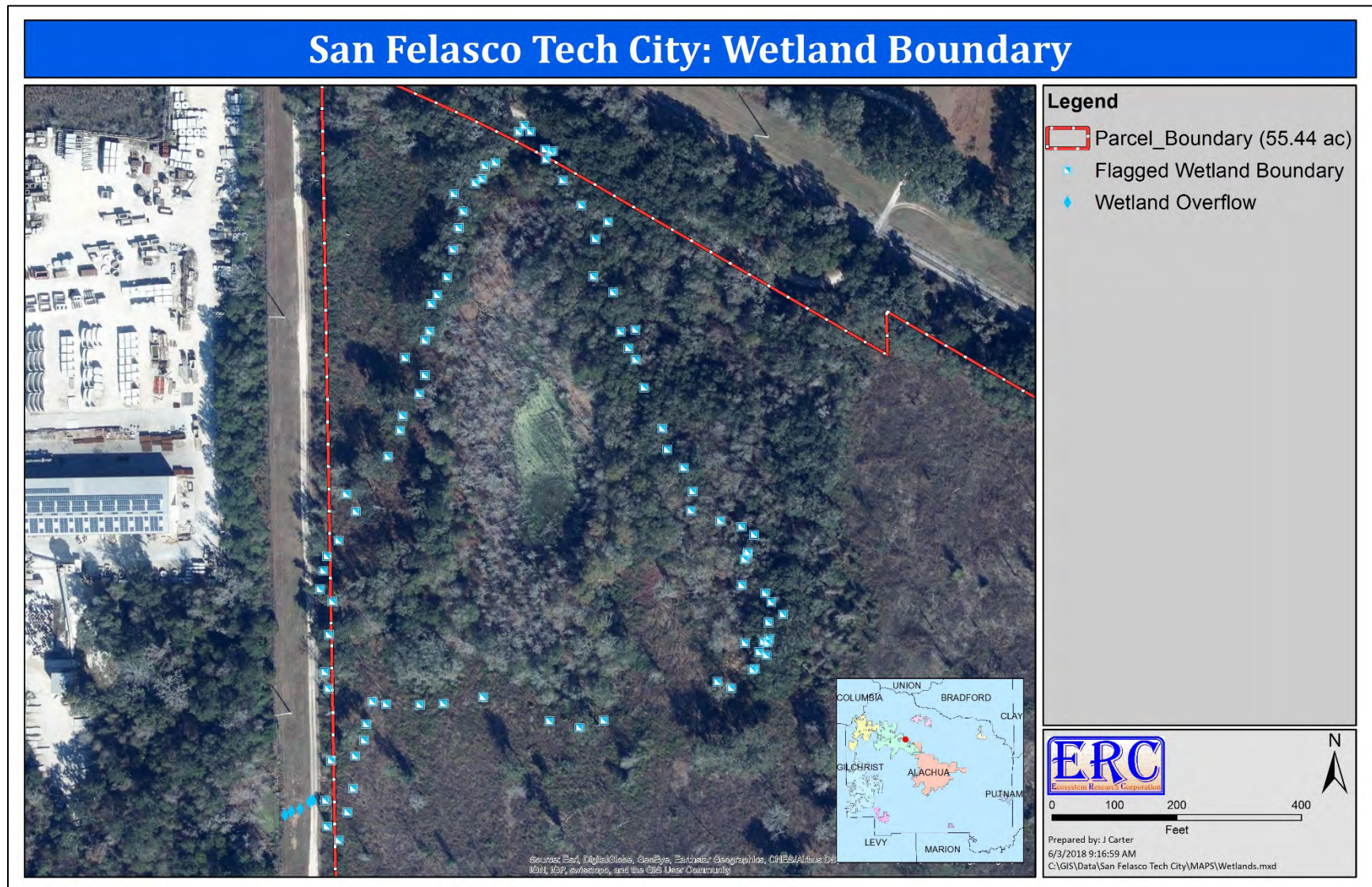


Figure 16. Locations of potentially occupied gopher tortoise burrows within the Project Site.

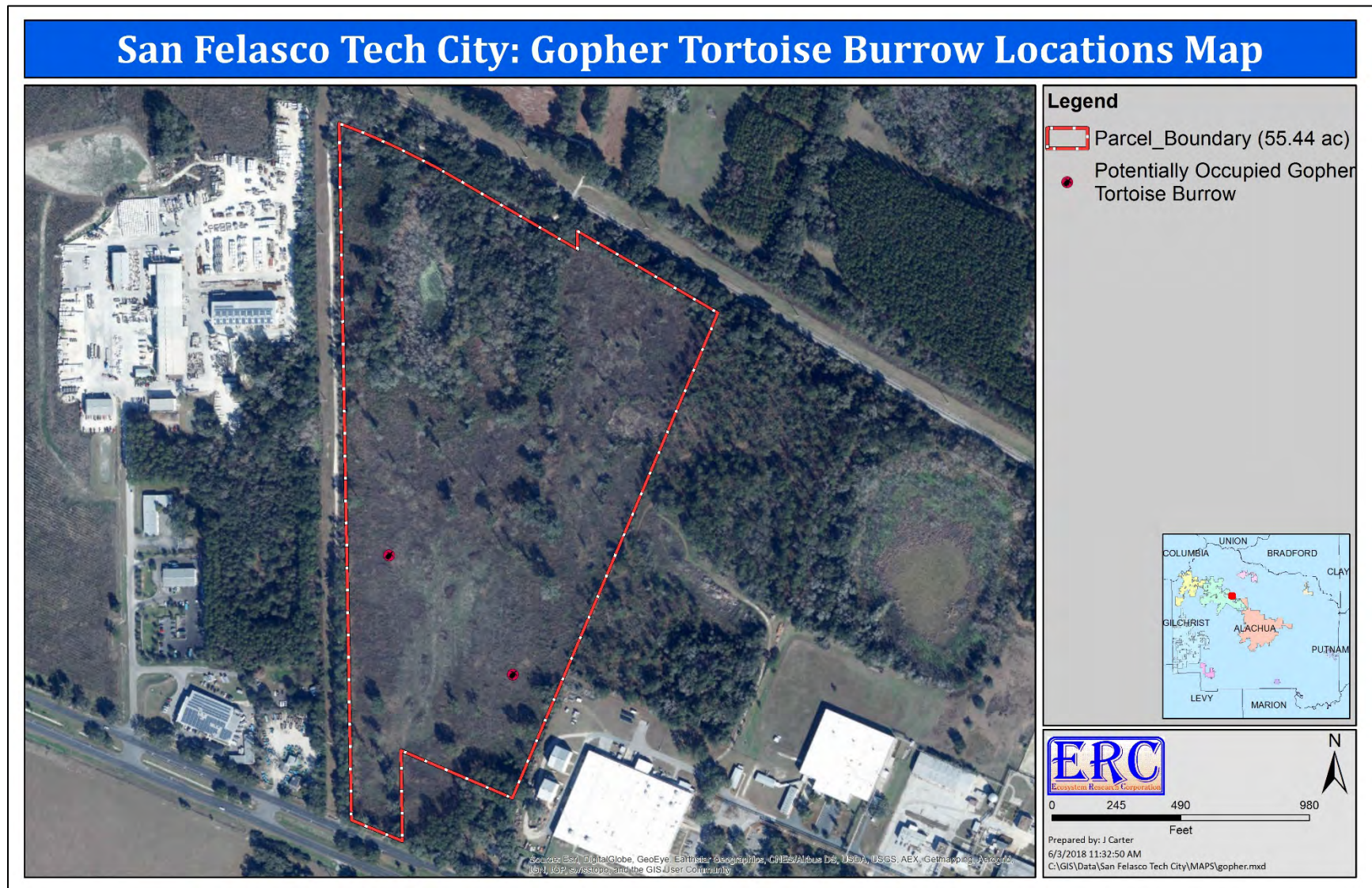
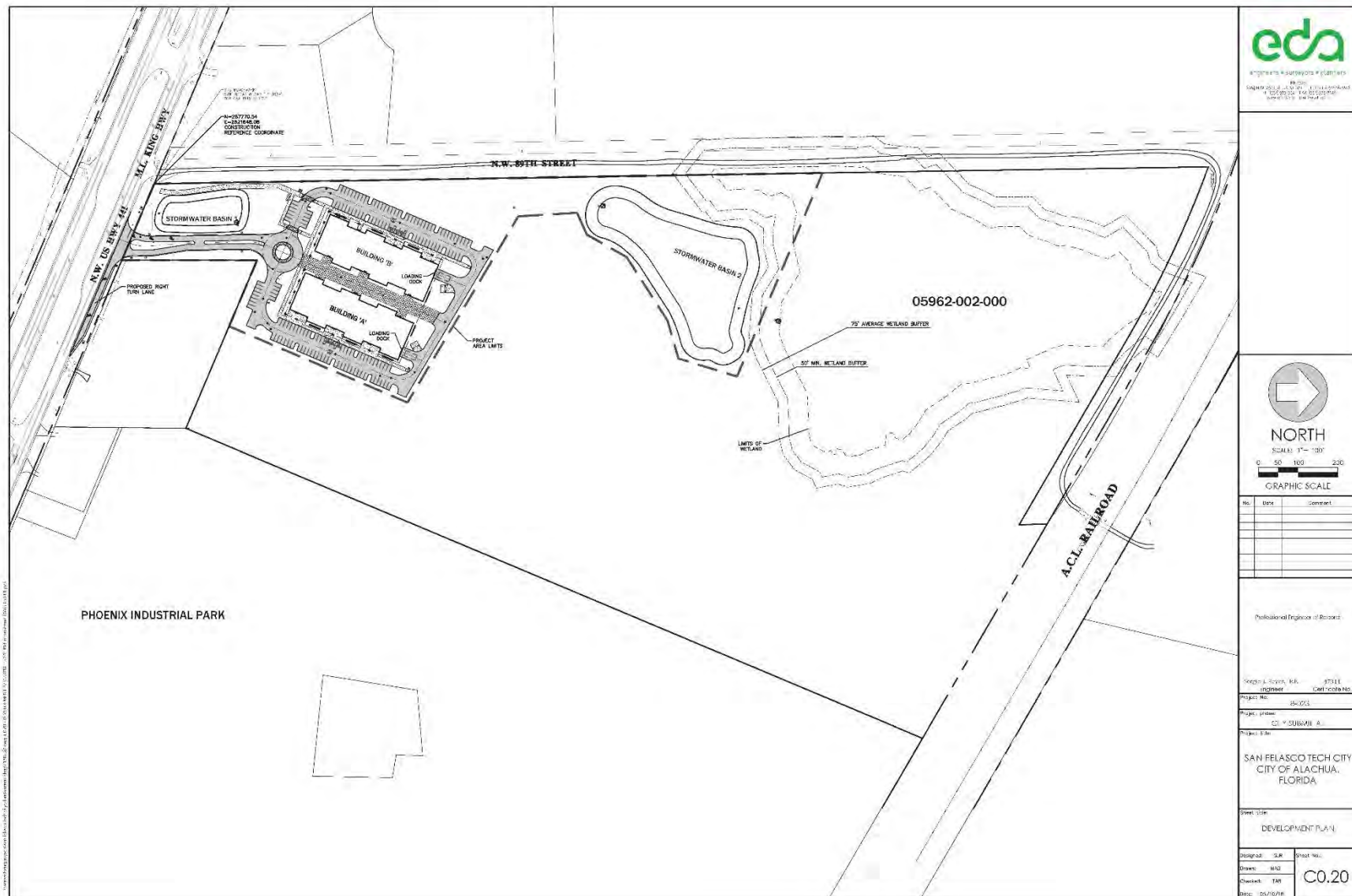


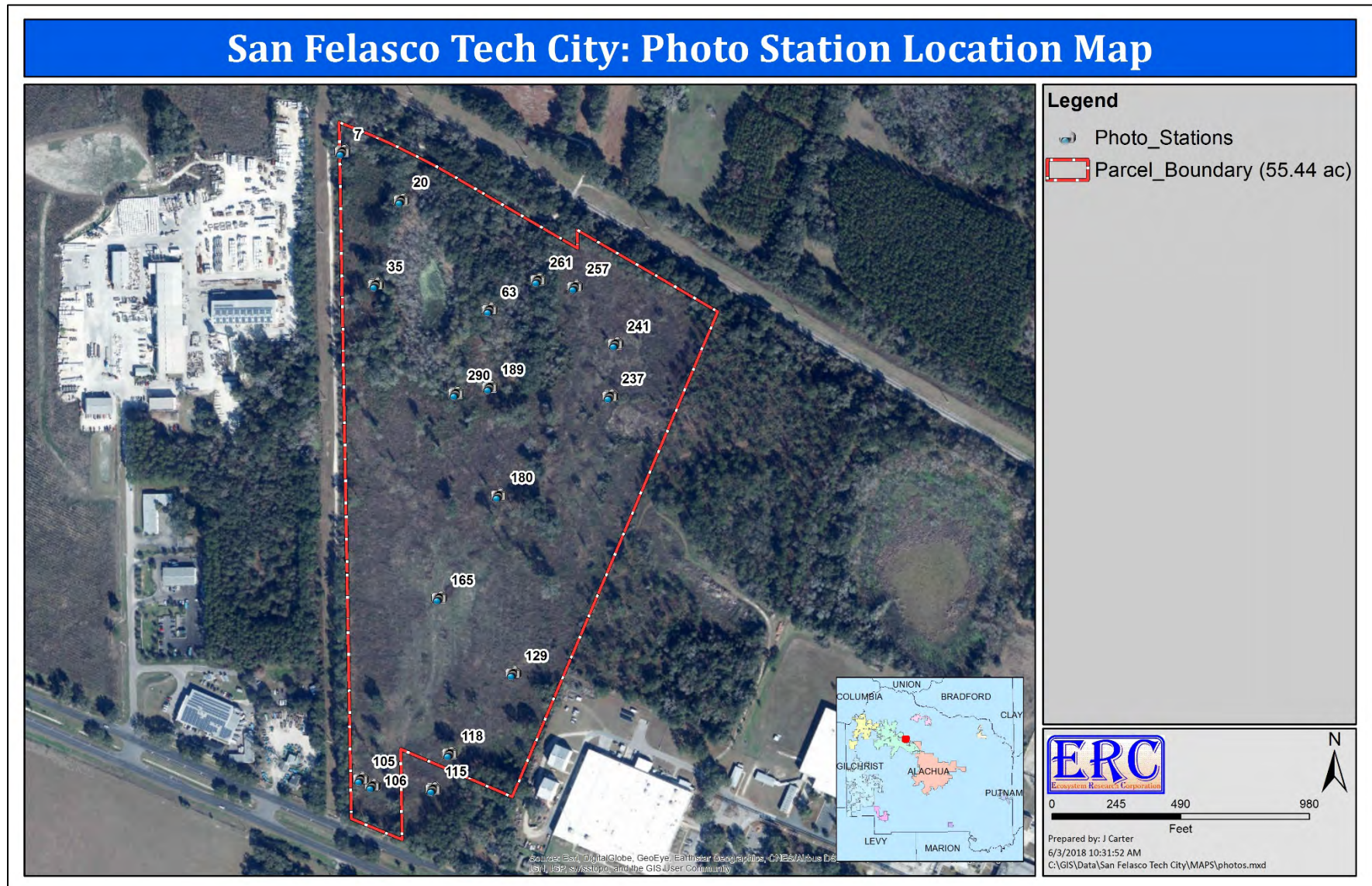
Figure 17. Development plan for the Project Site.



Attachment 1—Photographs

General appearance of the Project Site and adjacent areas during the field survey on 6–8 February 2018. Locations of GPS points referenced on photographs are shown on Figure 17.

Figure 18. Photo station location map.





2/6/2018
San Felasco Tech City
Photo 1_Frames 4500-4501 GPS 007 Sinkhole (Northwest).jpg



2/8/2018
San Felasco Tech City
Photo 2_Frames 4502-4503 GPS 105 (North).jpg



2/8/2018
San Felasco Tech City
Photo 3_Frames 4504-4505 GPS 020 (Southeast).jpg



2/6/2018
San Felasco Tech City
Photo 4_Frames 4506-4507 GPS 035 (South).jpg



2/8/2018
San Felasco Tech City
Photo 5_Frames 4508-4509 GPS 063 (Southeast).jpg



2/6/2018
San Felasco Tech City
Photo 6_Frames 4510-4511 GPS 063 (Northwest).jpg



2/7/2018
San Felasco Tech City
Photo 7_Frames 4512-4513 GPS 106 (East).jpg



2/7/2018
San Felasco Tech City
Photo 8_Frames 4514-4515 GPS 115 (Northeast).jpg



2/7/2018
San Felasco Tech City
Photo 9_Frames 4516-4517 GPS 118 (North).jpg



2/7/2018
San Felasco Tech City
Photo 10_Frames 4518 GPS 129 GT-PO-IA.jpg



2/7/2018
San Felasco Tech City
Photo 11_Frames 4519-4520 GPS 165 (North).jpg



2/8/2018
San Felasco Tech City
Photo 12_Frames 4521-4522 GPS 180 (North).jpg



2/7/2018
San Felasco Tech City
Photo 13_Frames 4523-4524 GPS 189 (North).jpg



2/7/2018
San Felasco Tech City
Photo 14_Frames 4525-4526 GPS 189 (South).jpg



2/7/2018
San Felasco Tech City
Photo 15_Frames 4527-4528 GPS 237 (Northeast).jpg



2/7/2018
San Felasco Tech City
Photo 16_Frames 4529-4530 GPS 241 (North).jpg



2/7/2018
San Felasco Tech City
Photo 17_Frames 4531-4532 GPS 257 (Northwest).jpg



2/7/2018
San Felasco Tech City
Photo 18_Frames 4533-4534 GPS 261 (Northwest).jpg



2/8/2018
San Felasco Tech City
Photo 19_Frames 4535-4536 GPS 290 (North).jpg



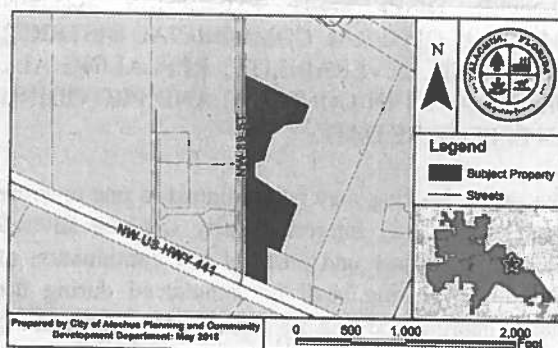
2/7/2018
San Felasco Tech City
Photo 20_Frames 4537-4538 GPS 290 (South).jpg



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 10, 2018, 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 Engineers – Surveyors – Planners, Inc., applicant and agent for Tom R. & Associates, LLC, property owner, for consideration of a Site Plan to construct two (2) $\pm 30,100$ square foot buildings with a mix of proposed uses, with associated paving, grading, drainage, and infrastructure improvements, on a ± 55.36 acre subject property, consisting of a ± 13.23 acre project area, located in the 12000 block of NW US Highway 441; Tax Parcel Number 05962-002-000; FLUM: Commercial and Industrial; Zoning: Commercial Intensive (CI) and Light & Warehouse Industrial (ILW).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 28, 2018)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa WATSON, POSTED THE LAND USE
(name)
SIGN ON 6/25/18 FOR THE San Felasco Tech City Site Plan (7/10/18 PZB)
(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)

4
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

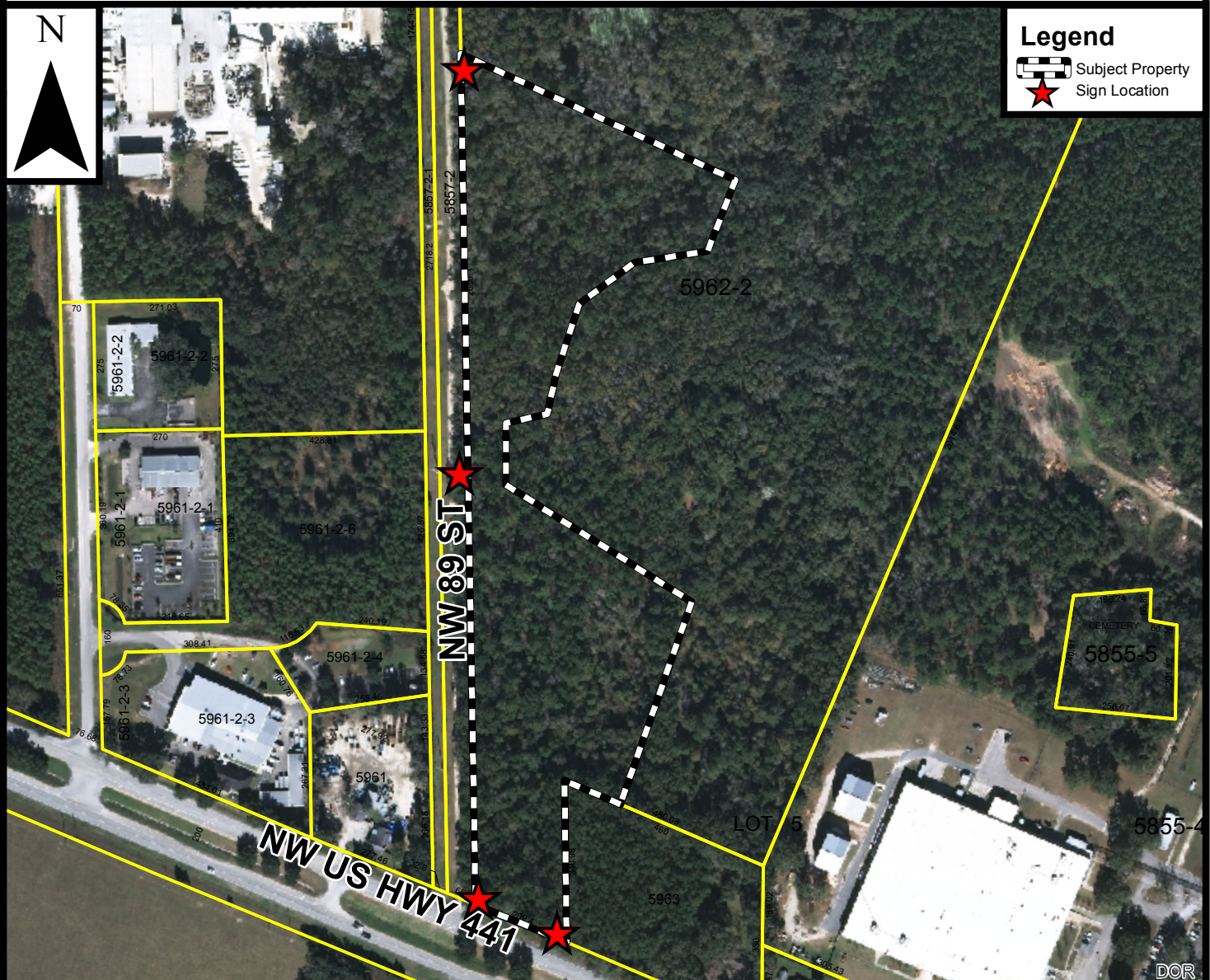
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals 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.



San Felasco Tech City Site Plan





City of
ALACHUA

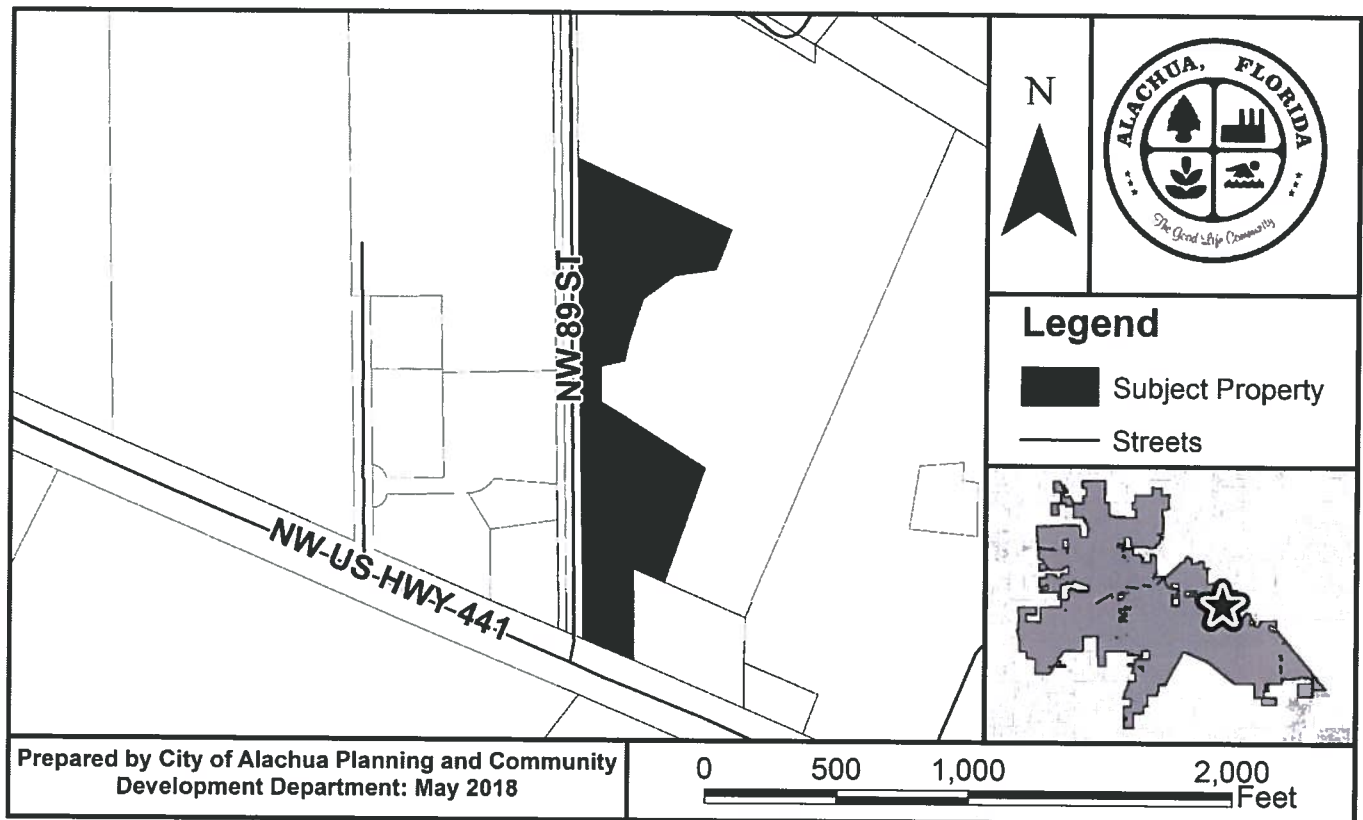
THE GOOD LIFE COMMUNITY

Mailed 6/25/2018

KC

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

05855-005-000
PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

05949-000-000
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

05961-002-000
TRIPLE L LLC
PO BOX 641
CANAL FULTON, OH 44164

05857-001-000
F&R HOLDINGS OF GAINESVILLE
50 PARTRIDGE WAY
SHELBURNE, VT 05482

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

05855-004-000
PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

05963-000-000
WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

05857-002-001
F&R HOLDINGS OF GAINESVILLE
220 NW 122ND ST
GAINESVILLE, FL 32607-1107

05962-001-000
SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

05857-001-001
LOWE MICHAEL S TRUSTEE
13929 NW 89TH ST
ALACHUA, FL 32615

05857-002-000
F&R HOLDINGS OF GAINESVILLE
13929 NW 89TH ST
ALACHUA, FL 32615

05949-005-002
PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

05961-002-004
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-8548

05961-002-006
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615

05961-002-003
DESIGN CABINET & FURNITURE INC
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-8548

92060-503-901

05961-000-000
HIGHWAY 441 HOLDINGS LLC
100 AMBERWOOD COURT
LONGWOOD, FL 32779

05962-002-000
TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

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 OF PLANNING
PO BOX 115050
GAINESVILLE, FL 32611

CRAIG PARENTEAU
FL DEPT. ENVIRONMENTAL
PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

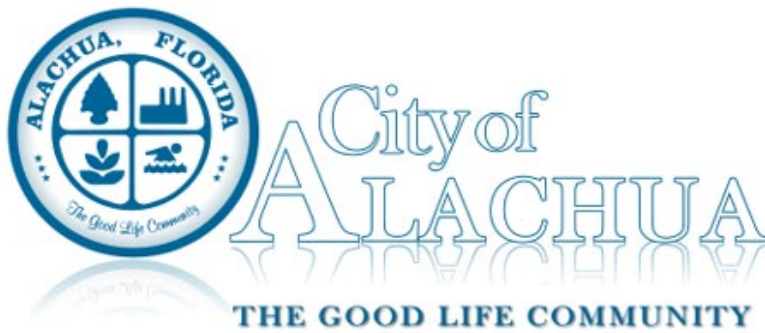
JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA, FL 32616

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
INTERIM COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FL 32601



Board/Committee Agenda Item

MEETING DATE: 7/10/2018

SUBJECT: Large Scale Comprehensive Plan Amendment: A request by Ryan Thompson, AICP of CHW, Inc., applicant and agent, for Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White, property owners, to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ± 161.14 acre portion of the subject property and from Rural/Agriculture (Alachua County) to Community Commercial on a ± 76.44 acre portion of the subject property (± 237.58 acre in total size). Consisting of Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000 (Legislative Hearing)

PREPARED BY: Adam Hall, AICP, 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 of Approval. A recommended motion can be found on the first page of the Staff Report found in your agenda packet.

Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Ryan Thompson, AICP, of CHW, Inc, applicant and agent for Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White, 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 Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ± 161.14 acre portion of the subject property and from Rural/Agriculture (Alachua County) to Community Commercial on a ± 76.44 acre portion of the subject property. The subject property is comprised of Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000, and is approximately 237.58 acres in size.

The subject property is located northeast of the intersection US Highway 441 and NW 188th Street, and west of the Meadowglen Subdivision. The subject property has one single-family residence and several associated accessory farm structures.

The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Moderate Density Residential and Community Commercial. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 644 dwelling units for the subject property); the Rural/Agriculture (County) Land Use permits .2 dwelling units per acre (a maximum of 47 dwelling units for the subject property). The Community Commercial FLUM designation permits an intensity of .5 FAR (a maximum of 1,664,863 square feet of non-residential development 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.

Policy 1.3.a of the Future Land Use Element establishes the Community Commercial land use category, and states that this category allows non-residential development, with a maximum intensity (expressed in Floor to Area ratio F.A.R.) based on the size of the parcel. For parcels greater than 10 acres, the maximum F.A.R. is .50. The following uses are examples of uses permitted within the Community Commercial land use category: neighborhood commercial establishments; residential/office; 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; traditional mixed-use neighborhood planned developments.

This application is for an amendment to the Future Land Use Map only. No proposed amendments to the Official Zoning Atlas have been submitted at this time. The zoning designation will remain County designated Agricultural (A). Per Section 1.7.7 of the City of Alachua Land Development Regulations, no development may take place until both the FLUM and Zoning Atlas have been amended to City of Alachua Land Use and Zoning designations, and site plan and/or subdivision has been approved.

At the June 12, 2018 hearing, the Planning and Zoning Board voted unanimously to defer this application until the July 10, 2018 Planning and Zoning Board meeting to ensure that public notice requirements had been met.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Exhibit "A" to Staff Report: Staff Supporting Application Materials
- ☐ Application and Supporting Materials
- ☐ Draft Ordinance
- ☐ Public Notice Materials for 07/10/18 PZB Hearing



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

June 12, 2018

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±161.14 acre portion of the subject property and from Rural/Agriculture (Alachua County) to Community Commercial on a ±76.44 acre portion of the subject property.
APPLICANT/AGENT:	Ryan Thompson, AICP of CHW, Inc.
PROPERTY OWNERS:	Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White
LOCATION:	Northeast of the intersection US Highway 441 and NW 188 th Street, west of the Meadowglen Subdivision
PARCEL ID NUMBER(S):	03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000
ACREAGE:	± 237.58 total
PROJECT PLANNER:	Adam Hall, AICP
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:	<i>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.</i>

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Ryan Thompson, AICP of CHW, Inc., applicant and agent for Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White, 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 Rural/Agriculture (County) to Moderate Density Residential (0 – 4 units per acre) on a ±161.14 acre portion of the subject property and from Rural/ Agriculture (County) to Community Commercial on a ±76.44 acre portion of the subject property. The subject property is ±237.58 acres in total. The subject property is comprised of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006. The subject property is located northeast of the intersection US Highway 441 and NW 188th Street, west of the Meadowglen Subdivision. The subject property has one single-family residence and several associated accessory farm structures.

The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Moderate Density Residential and Community Commercial. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 644 dwelling units for the subject property); the Rural/Agriculture (County) Land Use permits .2 dwelling units per acre (a maximum of 47 dwelling units for the subject property). The Community Commercial FLUM designation permits an intensity of .5 FAR (a maximum of 1,664,863 square feet of non-residential development 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.

Policy 1.3.a of the Future Land Use Element establishes the Community Commercial land use category, and states that this category allows non-residential development, with a maximum intensity (expressed in Floor to Area ratio F.A.R.) based on the size of the parcel. For parcels greater than 10 acres, the maximum F.A.R. is .50. The following uses are examples of uses permitted within the Community Commercial land use category: neighborhood commercial establishments; residential/office; 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; traditional mixed-use neighborhood planned developments.

This application is for an amendment to the Future Land Use Map only. No proposed amendments to the Official Zoning Atlas have been submitted at this time. The zoning designation will remain County designated Agricultural (A). Per Section 1.7.7 of the City of Alachua Land Development Regulations, no development may take place until both the

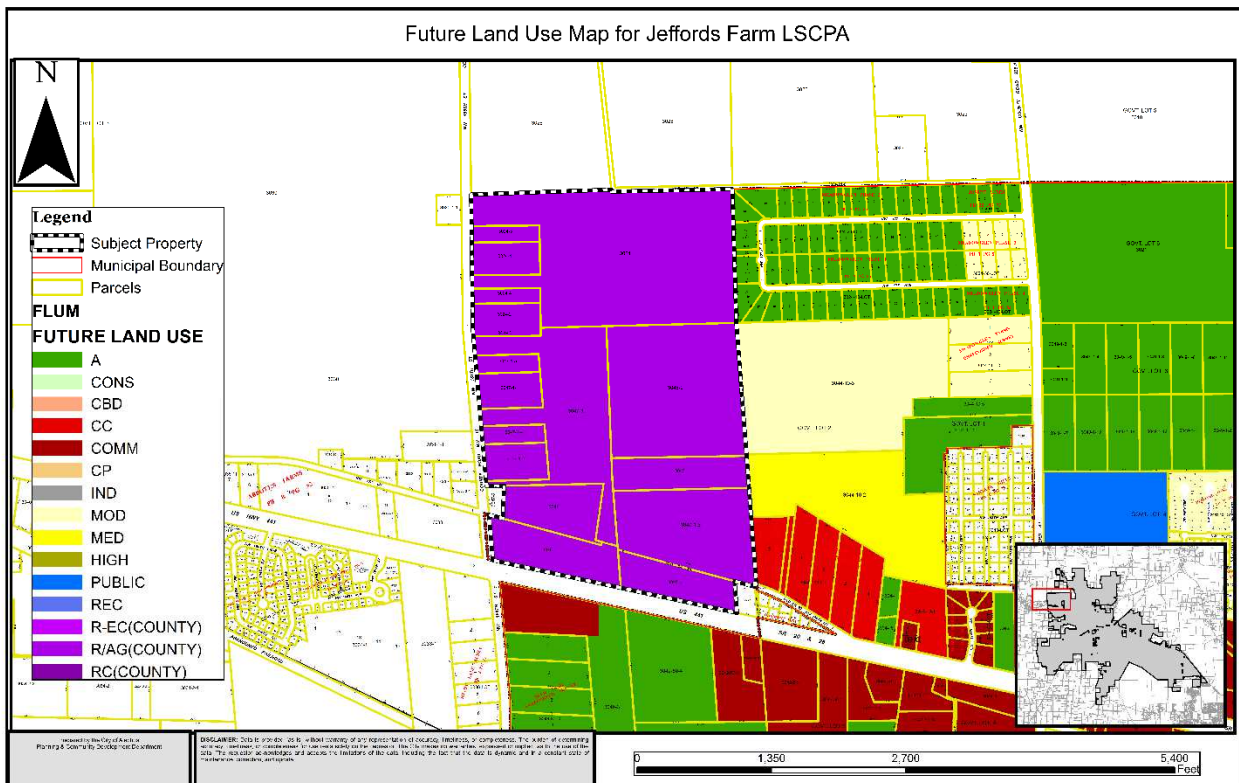
FLUM and Zoning Atlas have been amended to City of Alachua Land Use and Zoning designations, and site plan and/or subdivision has been approved.

FLUM DESIGNATION COMPARISON

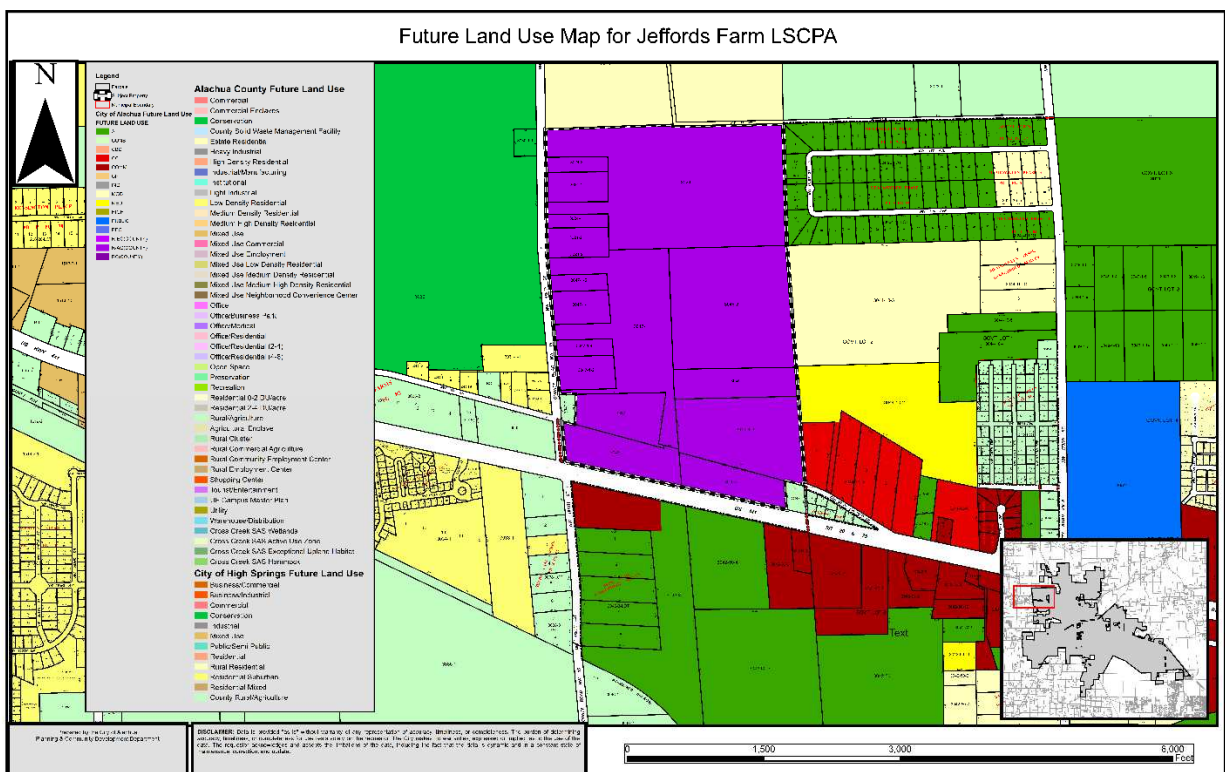
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

	Existing FLUM Designation (±237.58)	Proposed FLUM Designation (±161.14 acres)	Proposed FLUM Designation (±76.44 acres)
FLUM District:	Rural/ Agriculture (County)	Moderate Density Residential	Community Commercial
Max. Gross Density:	.2 dwellings/acre 47 dwelling units	0 – 4 dwellings/acre 644 dwelling units	N/A
Floor Area Ratio:	N/A	N/A	.5 FAR Potential Maximum Intensity 1,664,863 square feet
Typical Uses*:	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	Neighborhood commercial establishments; Residential/office; 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; Traditional Mixed-use Neighborhood Planned Developments;
* 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.			

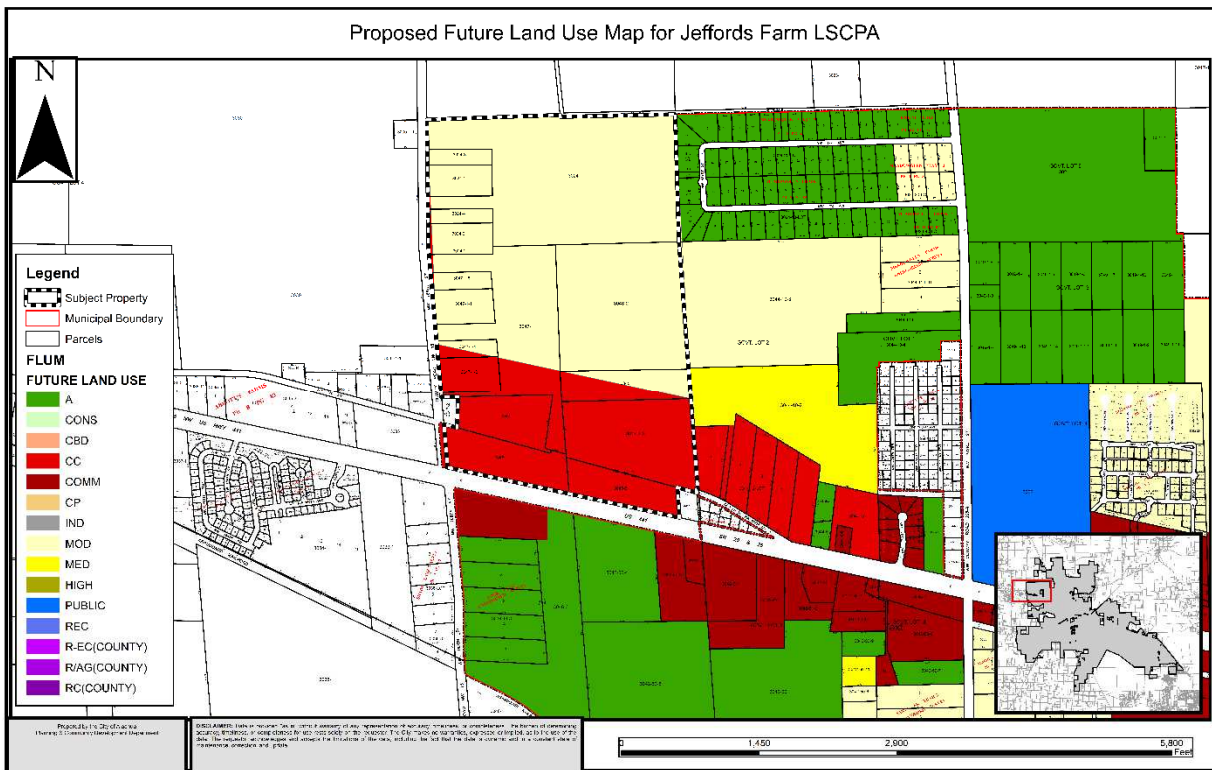
Map 1a. Future Land Use Map with Subject Property



Map 1b. Future Land Use Map (including Alachua County and City of High Springs Designations) with Subject Property



Map 2. Proposed Amendment to the Future Land Use Map



Policy 1.3.a. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Community Commercial FLUM Designation, and states the following:

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/office;
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;
12. Traditional Mixed-use Neighborhood Planned Developments

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 and several associated accessory farm structures.

SURROUNDING USES

The subject property is located northeast of the intersection US Highway 441 and NW 188th Street, and west of the Meadowglen Subdivision.

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.

Map 3. Vicinity Map

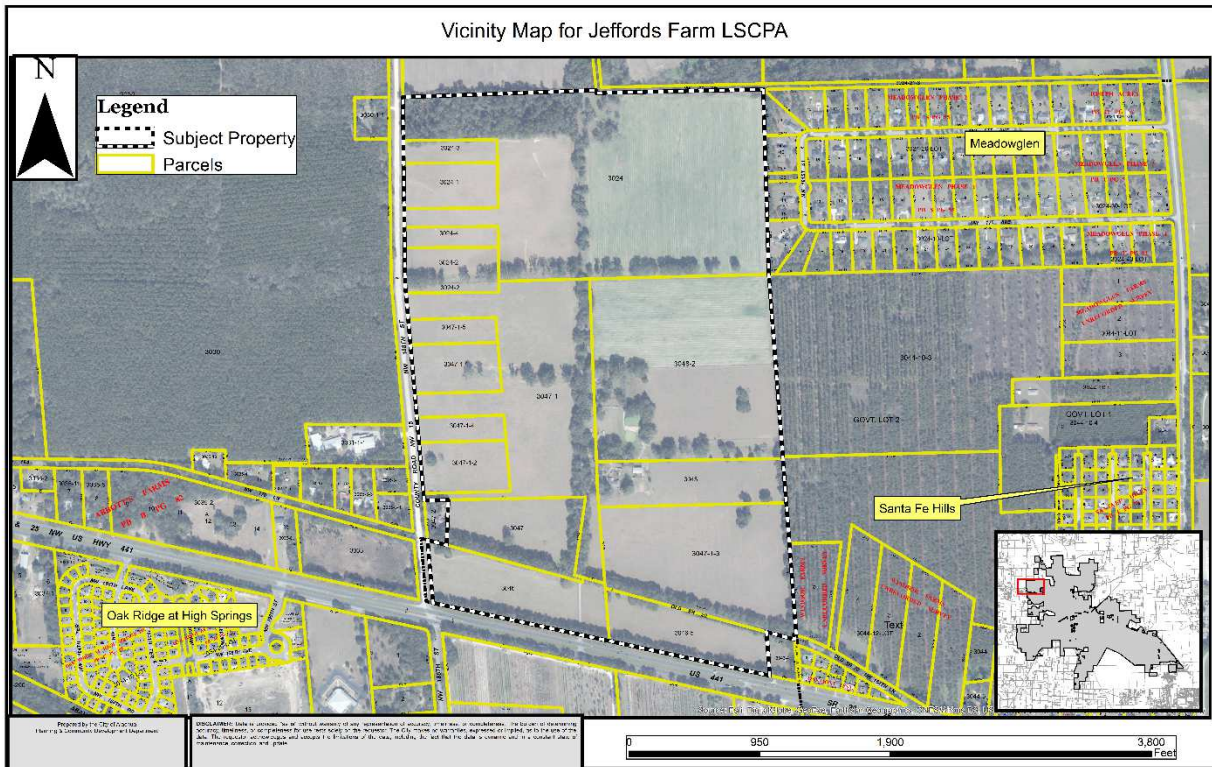


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Rural Residential (High Springs)	R-1 (High Springs)
East	Vacant Lands; Single Family Residential	Agriculture/ Moderate Density Residential/ Medium Density Residential/ Community Commercial	A/ RSF-6/ RMF-8 / CC
West	Agricultural and conservation lands, single family residential	Rural/Agricultural (County); Residential Suburban/ Conservation (High Springs)	A (County)/ R-1 (High Springs)
South	Agricultural	Agriculture; Commercial	A/ CI

Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	Existing FLUM Designation	Proposed FLUM Designation	Acreage
03024-000-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	±67.55
03024-001-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	±5.13
03024-002-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	±5.11
03024-003-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	±2.59
03024-004-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	±2.34
03045-000-000	Single- Family Residential	Rural/ Agriculture (County)	Moderate Density Residential	±10.11
03046-000-000	Vacant	Rural/ Agriculture (County)	Community Commercial	12.21
03046-005-000	Vacant	Rural/ Agriculture (County)	Community Commercial	9.18
03047-000-000	Vacant	Rural/ Agriculture (County)	Community Commercial	10.36
03047-001-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential/ Community Commercial	32.28
03047-001-001	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	5.3
03047-001-002	Vacant	Rural/ Agriculture (County)	Community Commercial	5.34
03047-001-003	Vacant	Rural/ Agriculture (County)	Community Commercial	24.65
03047-001-004	Vacant	Rural/ Agriculture (County)	Moderate Density Residential/ Community Commercial	2.65
03047-001-005	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	2.65
03048-002-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	40.75

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 cites the Growth Trends Analysis performed by the City in September 2016, which estimates the population of the City will increase by 5,528 people from 2015 to 2025. Using an average number of persons per household of 2.6 persons (2010 US Census, US Census Bureau) for the City of Alachua, this population growth would demand 2,126 new housing units.

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 use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which permits residential development at a density of 0 – 4 dwellings per acre, and from Rural/Agriculture (County) to Community Commercial.

- (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 along US Highway 441 and is located in proximity to major commercial and institutional development located to the east (Alachua Market Place, Raceway, Holiday Inn Express, Santa Fe High School) and in proximity to existing and planned residential development (Oak Ridge Subdivision (High Springs) to the west, Heritage Oaks to the east, and Alachua West to the south east).

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

Evaluation & Findings: The subject property is located between developed areas of the City of Alachua and the City of High Springs.

- (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: GIS data available from Alachua County appears to indicate the potential presence of a sinkhole, however, aerial analysis does not indicate presence of a sinkhole. There are no other major concerns pertaining to natural resources. Prior to any construction activity occurring on site, the applicant will be required to confirm if any protected species or sensitive karst features exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

- (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 subject property is not directly adjacent to agricultural areas.

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

Evaluation & Findings: Existing water and wastewater infrastructure are located along NW 173rd Street (CR 235A).

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

Evaluation & Findings: Existing water is located on the south side of US Highway 441. Any development of the subject property will be required by the City's Comprehensive Plan to connect to potable water. Wastewater services are currently not available. Future development may be required to install an extension to the City's wastewater system prior to development.

- (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 subject property is located proximate to existing residential development and other developed areas along NW US Highway 441. Utility services and lines, including service and lines for water, wastewater, and electric, are located within the vicinity of the subject property.

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

Evaluation & Findings: The subject property is located along US Highway 441 and is located in proximity to major commercial and institutional development located to the east (Alachua Market Place, Raceway, Holiday Inn Express, Santa Fe High School) and in proximity to existing and planned residential development (Oak Ridge Subdivision (High Springs) to the west, Heritage Oaks to the east, and Alachua West to the south east).

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

Evaluation & Findings: The subject property is located along NW 173rd Street proximate to existing residential development, and is located near developed areas near the US 441-I-75 interchange and surrounding area to the west of the interchange. The subject property is located north of the Dollar General, Sysco, and Wal-Mart distribution centers and other lower-density residential uses.

- (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 applicant proposes that indicated commercial and residential land uses will be interconnected. The applicant has also stated that efforts will be made, where possible, to connect to any planned or proposed residential and commercial development to the east.

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

Evaluation & Findings: Approximately 13, 400 acres of the City are designated for agriculture, conservation, or recreation. This amendment would result in a reduction of this area by 1.7%. Any development of the property will be required to provide open space in accordance with the requirements of the City's Land Development Regulations (LDRs).

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: *According to the best available data, the subject property is located with Flood Zone "X" (Areas outside the 500-year flood). The National Wetlands Inventory indicates wetlands are not present on the subject property. GIS data available from Alachua County appears to indicate the potential presence of a sinkhole, however, aerial analysis does not indicate presence of a sinkhole. 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. Prior to any construction activity occurring on site, the applicant will be required to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

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. Prior to the issuance of any preliminary development order, the applicant will need to demonstrate that any extension of public infrastructure will be efficient and cost-effective.*

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 uses that will create a walkable urban form and will be located near employment centers in an area of the City where limited opportunities presently exist.*

4. Promotes conservation of water and energy.

Comment: The proposed amendment would result in a higher density and more efficient urban form. Potential exists for reduction in overall VMT (vehicle miles travelled) for residents of the City of Alachua and the immediate vicinity.

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 loss of an agricultural area and activity.*

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 industrial 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 and planned residential subdivisions. The provision of commercial land use will increase mix of uses in area. 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 Medium Density Residential 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

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

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 Objective 1.2, and Policy 1.2.a: The proposed amendment would result in an increase the maximum permitted density of the subject property (from 57 dwelling units to 644 dwelling units).

Objective 1.3 Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.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/office;
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;
12. Traditional Mixed-use Neighborhood Planned Developments;

Analysis of Consistency with Objective 1.2, and Policy 1.2.a: Any development proposed on the property subject to the Community Commercial land use designation must be an allowable use as listed above.

- 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 as a farm. There are no wetlands, flood prone areas, concerns with soils or topography. 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, the only facility that will potentially not meet the required Level of Service is Segment 5 (US Highway 441 from SR235 to north city limits). 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. Based on the concurrency analysis completed, the only facility that will potentially not meet the required Level of Service is Segment 5 (US Highway 441 from SR235 to north city limits). Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

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 ¼ 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: If the subject property is located within the wastewater service area, any future development on the subject property will be required to connect to the wastewater system.

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
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 $\frac{1}{4}$ 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 the 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. A minimum 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 National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

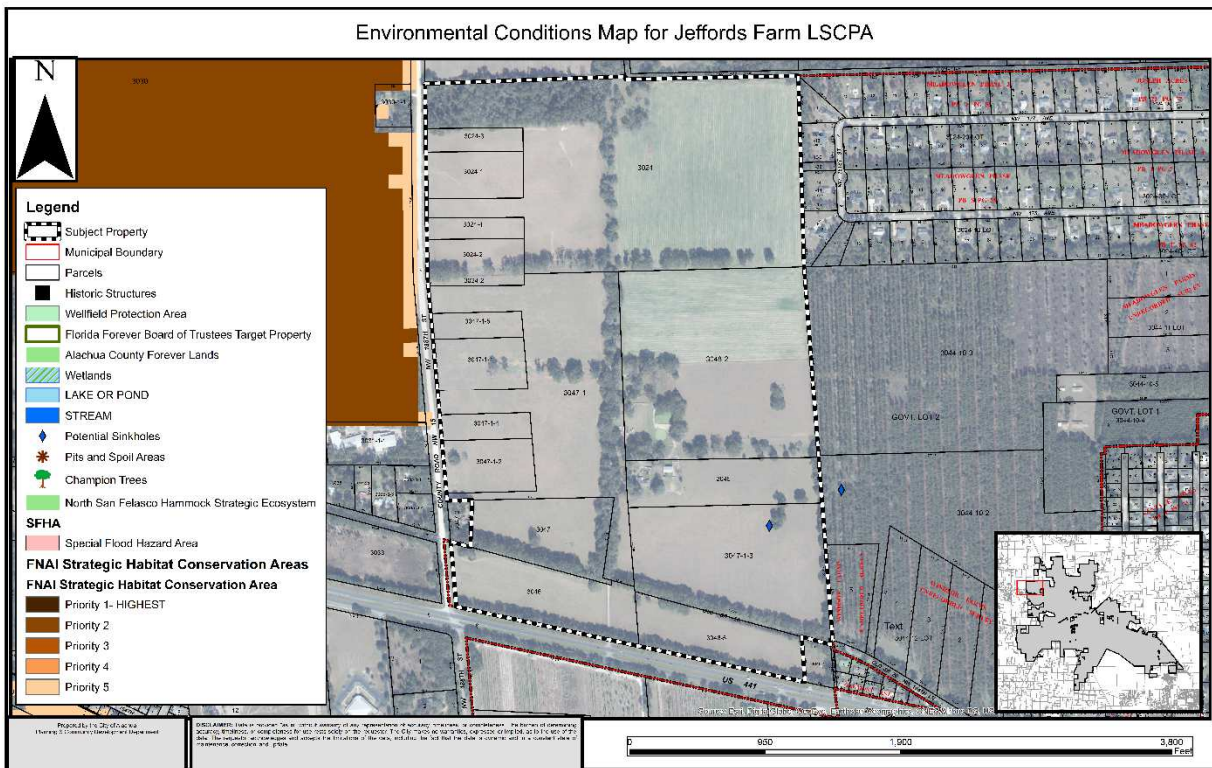
Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; 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.

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. The property does not contain any lands

identified in the PNA data layer. 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 four (4) 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, commercial structures, and local roads.

Kendrick Sand (2% – 5% slopes)

Hydrologic Soil Group: A

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

Lochloosa Fine Sand (2% – 5% slopes)

Hydrologic Soil Group: C

This soil type is somewhat poorly drained, permeability is rapid 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 moderately well drained with rapid surface runoff and rapid permeability. This soil poses only slight limitations for dwellings, commercial structures, and local roads.

Evaluation: The soil types located within the subject property do not pose any significant limitations for development. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

Flood Potential

Panels 0260D 0110D 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: 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, 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 appears to indicate the potential presence of a sinkhole, however, aerial analysis does not indicate presence of a sinkhole. 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. There have been discussions regarding a joint wellfield with the City of High Springs on an adjacent piece of property located within the City of High Springs and owned by the Suwannee River Water Management District. If a wellfield is established compliance with this Policy will be required.

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	Proposed FLUM Designation
FLUM Designation:	Rural/ Agriculture (County)	Moderate Density Residential (161.14 ac)	Community Commercial (76.44 ac)
Max. Gross Density:	.2 dwelling units/acre	0 – 4 dwelling units/acre	N/A
Floor Area Ratio:	N/A	N/A	.5
Maximum Density/ Intensity	47 dwelling units	644 dwelling units	1,664,863 square feet
Realistic Density/ Intensity	47 dwelling units	450 dwelling units	150,000 square feet

The analysis of each public facility provided below represents an analysis of the net change in impacts generated by the proposed FLUM Designation. Existing impacts are based upon the maximum development potential, however, proposed impacts are based upon impacts that could reasonably be anticipated to occur on the subject property and not maximum development potential.

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, except for Segment 5 (US Highway 441 from SR 235/241 to north City limits line), which shows a deficit of 171 trips during the PM peak hour. 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 Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235A South (CR 235A South of US 441)	2U	County Maintained Major Collector	N/A	D
5 (107/1407)	US 441 (from SR 235 to North City Limits)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from 235/241 intersection to US 441)	2U	Major Collector	Comm	D
2 (31)	I-75 (from US 441 to SCL of Alachua)	6/D	Freeway	Comm	C
NA	CR 2054 West (From West of SR 235)	2U	County Maintained Major Collector	N/A	D
NA	CR 235A (from US 441 to NCL)	2U	County Maintained Major Collector	N/A	D
1 (32)	I-75 (from NCL of Alachua to US 441)	6/D	Freeway	N/A	D
NA	CR235 (From SCL to CR 241)	2U	County Maintained Major Collector	N/A	D
9 (109/4109)	SR 235 (from US 441 to NCL of Alachua)	2U	Major Collector	Comm	D
3 & 4 (106)	US Highway 441 (From NW 126 th to SR 235)	4/D	Principle Arterial	Urban Trans	D
6 (106)	US Highway 441 (from CR 25A to NW 126 th Ave)	4/D	Principle Arterial	Urban Trans	D
NA	CR 2054 East (from East of SR 235)	2U	County Maintained Major Collector	N/A	D
NA	CR 241 (from SCL to CR 235)	2U	County Maintained Major Collector	N/A	D
7 (4127)	US 441 (from MPO Boundary to CR 25A)	4/D	Principle Arterial	Urban Trans	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 ½ 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 Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Existing FLUM Designation	Single-Family Detached Housing ² (ITE Code 220 (9th ed.))	444 (222/222)	36 (6/30)	47 (31/16)
Proposed FLUM Designation (Moderate Density Residential)	Single-Family Detached Housing ³ (ITE Code 220)	3,304 (1,652/1,652)	266 (45/80)	350 (234/116)
	Multifamily Housing Low Rise ⁴ (ITE Code 220(10th ed.))	732 (366/366)	56 (10/46)	67 (45/22)
Proposed FLUM Designation (Community Commercial)	Shopping Center ⁵ (ITE Code 820)	5,663 (680/681)	450 (279/171)	632 (303/329)
Net Increase in Potential Trips		9,699 (4849/4850)	736 (328/267)	1,002 (551/451)

¹ Source: ITE Trip Generation, 9th and 10th editions

² Formulas: AADT – 9.52 trips per dwelling unit x 286 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 286 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 286 dwelling units (67% entering/33% exiting).

³ Formulas: AADT – 9.52 trips per dwelling unit x 286 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 286 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 286 dwelling units (67% entering/33% exiting).

⁴ Formulas: AADT – 7.32 trips per dwelling unit x 100 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.56 trips per dwelling unit x 100 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.67 trips per dwelling unit x 100 dwelling units (67% entering/33% exiting).

⁵ Formulas: AADT – 37.75 trips per ksf x 1,665 thousand square feet (50% entering/50% exiting); AM Peak Hour – 3.00 trips per ksf x 1,665 thousand square feet (62% entering/38% exiting); PM Peak Hour – 4.21 trips per ksf x 1,665 thousand square feet (48% entering/52% exiting)

Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	CR 235A South (South of US 441) ¹	US 441 Segment 5 (107/1407) ¹	SR 235 (from SR 235 to NCL) Segment 8 (108)	I-75 (from US 441 to SCL) Segment 2 (31)	CR 2054 West (from West of SR 235)	CR235A North (from US 441 to NCL)	I-75 (from NCL to US 441) Segment 1 (32)	CR 235 (from SCL to CR 241)	SR 235 (from US 441 to NCL) Segment 9 (109/4109)	US 441 (from NW 126th to SR 235) Segment 3 and 4 (106)	US 441 (from CR25A to NW 126th Ave) Segment 6 (106)	CR 2054 East (from East of SR 235)	CR 241 (from SCL to CR 235)	US 441 (from MPO Boundary to CR 25A) Segment 7 (4127)
Maximum Service Volume ²	15,120	39,000	14,400	91,600	15,120	15,120	91,600	15,120	14,400	45,700	45,700	15,120	20,880	43,000
Existing Traffic ³	3,780	25,926	10,305	59,457	1,774	1,436	36,000	6,341	7,537	18,579	18,579	2,161	8,710	21,000
Reserved Trips ⁴	217	1,825	0	152	1,338	180	346	0	29	1,589	23	474	9	5
Available Capacity ⁴	11,123	11,249	4,095	31,991	12,008	13,504	55,254	8,779	6,834	25,532	27,098	12,485	12,161	21,995
Potential Impact Generated by Proposed FLUM Designation	1,940	9,699	485	3,395	970	485	485	485	485	485	194	194	97	97
Residual Capacity after Proposed Amendment⁵	9,183	1,550	3,610	28,596	11,038	13,019	54,769	8,294	6,349	25,047	26,904	12,291	12,064	21,898
PM Peak Hour Traffic Analysis	CR 235A South (South of US 441) ¹	US 441 Segment 5 (107/1407) ¹	SR 235 (from SR 235 to North City Limits) Segment 8 (108)	I-75 (from US 441 to SCL of Alachua) Segment 2 (31)	CR 2054 West (from West of SR 235)	CR235A North (from US 441 to NCL)	I-75 (from NCL to US 441) Segment 1 (32)	CR 235 (from SCL to CR 241)	SR 235 (from US 441 to NCL) Segment 9 (109/4109)	US 441 (from NW 126th to SR 235) Segment 3 and 4 (106)	US 441 (from CR25A to NW 126th Ave) Segment 6 (106)	CR 2054 East (from East of Sr 235)	CR 241 (from SCL to CR 235)	US 441 (from MPO Boundary to CR 25A) Segment 7 (4127)
Maximum Service Volume ²	1,359	3,510	1,290	8,250	1,359	1,359	8,250	1,359	1,290	4,110	4,110	1,359	1,881	3,870
Existing Traffic ³	359	2,463	979	6,243	169	136	3,780	602	716	1,765	1,765	205	827	1,890
Reserved Trips ⁴	30	216	0	17	133	26	55	0	2	230	2	64	1	1
Available Capacity ⁴	970	831	311	1,990	1,057	1,197	4,415	757	572	2,115	2,343	1,090	1,053	1,979
Potential Impact Generated by Proposed FLUM Designation	143	1002	50	351	100	50	50	50	50	50	20	20	10	10
Residual Capacity after Proposed Amendment⁵	801	-171	260.9	1,639	957	1,147	4,365	707	522	2,065	2,323	1,070	1,043	1,969
¹ FDOT roadway segment numbers 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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.														
³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).														
⁴ Source: City of Alachua May 2018 Development Monitoring Report.														
⁵ Facility capacity and concurrency will <u>not</u> be reserved.														

Evaluation: As shown in Table 4, the maximum potential trips would be increased by approximately 9,699 average daily trips and by 1,002 PM peak hour trips. At build-out, Segment 5 (US 441 from SR 235 to NCL) would be operating below the Level of Service mandated by the Comprehensive Plan Traffic Element. This analysis is based on upon impacts that could reasonably be anticipated to occur on the subject property and not maximum development potential (350 single family detached residences, 100 townhomes, and 150,000 square feet of commercial retail). Concurrency and impacts to the City's transportation network will be reevaluated when any application for a preliminary development order (e.g., amendment to the Official Zoning Atlas) is made.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,301,000
Reserved Capacity*	61,382
Potential Potable Water Demand from Proposed Amendment **	172,300
Residual Capacity	766,176
Percentage of Permitted Design Capacity Utilized	66.69%
<i>Sources:</i> <i>* City of Alachua March 2018 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day</i>	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property from 22,325 gallons per day to 123,750 gallons per day. This analysis is based on the practicable development potential of 450 single-family 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*	654,000
Reserved Capacity*	57,094
Projected Potential Wastewater Demand from Proposed Amendment **	127,500
Residual Capacity	661,406
Percentage of Permitted Design Capacity Utilized	55.91%
<i>Sources:</i> <i>* City of Alachua March 2018 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day</i>	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property from 11,750 gallons per day to 112,500 gallons per day. This analysis is based on the practicable development potential of 450 single-family 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	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.60
Potential Demand Generated by Development ³	5.33
Residual Recreational Capacity After Impacts	62.04
Sources: ¹ City of Alachua March 2018 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 450 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	10.06 acres
Acreage Required to Serve Demand Generated by Development ²	1.07 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.13 acres
Existing Improved Passive Park Space ¹	27.73 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	40.14 %
¹ Source: City of Alachua March 2018 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (1.86 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 from .56 acres of recreational acres to 5.33 acres, and for passive park space, from .11 acres to 1.07 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	39,744.00	7,253.28
Reserved Capacity ²	5,287.39	964.95
Projected Solid Waste Demand from Application ³	5,983.56	1,092.00
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per year) ² City of Alachua March 2018 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 450 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, March 2016		

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property from 81.31 tons per year to 1,092.00 tons per year. Concurrency and impacts to the solid waste 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 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. This determination, dated May 24, 2018, was issued in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element.

The determination concludes 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 or site plan, 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

**LILLIE BELLE JEFFORDS LIFE ESTATE AND TRUSTEES, BARBARA ANN
LEMLEY, JANET SCHENCK, MONAGHAN AND SCHENCK TRUSTEES, MP
AND MARTHA MONAGHAN, AND DIANE WHITELARGE SCALE
COMPREHENSIVE PLAN AMENDMENT APPLICATION
STAFF REPORT**

BOARD MEMBERS

April M. Griffin
Robert P. Hyatt
Leannetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Eileen F. Roy

SUPERINTENDENT

Karen D. Clarke



We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-549

www.sbac.ed
(352) 955-730
Fax (352) 955-670

*Facilities Department ** 3700 N. E. 53rd Avenue ** Gainesville, Florida 32609 **
352.955.7400 ext. 1429*

May 21, 2018

Justin Tabor, Planner
Planning & Community Development Department
City of Alachua
PO Box 9
Alachua, FL 32616

RE: Jeffords Farm Large scale Comprehensive Plan Amendment including 597 single family residential units. Tax Parcels 03024-000, 03024-001, 03024-002, 03024-003, 03024-004, 03045-000, 03046-000, 03046-005, 03047-000, 03047-001, 03047-001-001, 03047-001-005, and 03048-002

Dear Mr. Tabor:

Based on data provided by the City of Alachua, we have completed a School Capacity Review for the above referenced project. The review was conducted in accordance with the City of Alachua Public School Facilities Element as follows:

POLICY 1.1.b: Coordinating School Capacity with Planning Decisions

The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

POLICY 1.1.c: Geographic Basis for School Capacity Planning.

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

POLICY 1.1.e: SBAC Report to City

The SBAC shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The SBAC shall forward the Report to all municipalities within the County.

POLICY 1.1.f City to Consider SBAC Report

The City shall consider and review the SBAC's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

This review does not constitute a “concurrency determination” and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as required by state statutes and by the City of Alachua Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

TABLE 1: JEFFORDS FARM LARGE SCALE CPA – PROJECTED STUDENT GENERATION AT BUILDOUT

	ELEMENTARY	MIDDLE	HIGH	TOTAL
SINGLE FAMILY	597			
MULTIPLIER	0.15	0.070	0.09	0.310
STUDENTS	89	42	53	358
MULTI FAMILY	0			
MULTIPLIER	.08	.03	.03	0.14
STUDENTS	0	0	0	0
TOTAL STUDENTS	89	42	53	16

Elementary Schools. Jeffords Farm CPA is situated in the Northwest Alachua Concurrency Service Area. The Northwest Alachua Concurrency Service Area currently contains three elementary schools with a combined capacity of 1,639 seats. The current enrollment is 1,355 students representing a 83% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to decrease to 70% in five years and to 72% in ten years.

Student generation estimates for Jeffords Farm indicate that 89 elementary seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

Middle Schools. Jeffords Farm is situated in the Mebane Concurrency Service Area. The Mebane Concurrency Service Area contains one middle school (Mebane) with a capacity of 792 seats. The current enrollment is 376 students representing a 49% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 51% in five years and to 50% in ten years

Student generation estimates for Jeffords Farm indicate that 42 middle seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

High Schools. Jeffords Farm is situated in the Santa Fe Concurrency Service Area. The Santa Fe Concurrency Service Area currently has a capacity of 1,402 seats. The current enrollment is 1,020 students representing a 73% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 76% in five years and to be 78% in ten years.

Student generation estimates for Jeffords Farm indicate that 53 high school seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year and , ten year planning periods.

Summary Conclusion. Students generated by **Jeffords Farm** at the elementary, middle levels can be reasonably accommodated for the five year and ten year planning periods.

This evaluation is based on best projections and upon the 2017-2018 Five Year District Facilities Plan adopted by the School Board of Alachua County. **Jeffords Farm** is subject to concurrency review and determination at the final subdivision for single family and the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact me.

Regards,



Suzanne Wynn

CC: Gene Boles

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # 17-0490

APPLICATION DATE March 29, 2018

NAME & DESCRIPTION OF PROJECT

Jeffords Farm Large-scale Comprehensive Plan

Amendment

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

16615 NW U.S. Highway 441

Tax Parcel Numbers

03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1,

03047-1-1 through 03047-1-5, and 03048-2

Acreage ±237.58-acres

DEVELOPMENT DATA (check all that apply)

☒ Single Family

☐ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units 597

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 can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

http://growth-management.alachuacounty.us/gis_services/map_gallery/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Alachua CSA

Middle Mebane

High Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	597	units X 0.15 Elementary School Multiplier	89	Student Stations
MIDDLE	597	units X 0.07 Middle School Multiplier	42	Student Stations
HIGH	597	units X 0.09 High School Multiplier	53	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		units X 0.08 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: CHW
Mailing Address: 11801 Research Dr.
Alachua, FL 32615
Phone: 352-331-1976
Email: ryant@chw-inc.com

PROPERTY OWNER

Name: Jan Jeffords-Schenck
Mailing Address: 608 Parham Road
Milledgeville, GA 31061
Phone: 630-301-1351
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 2015-2016 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

☐

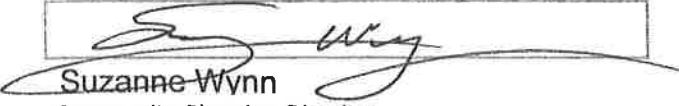
Denial for reasons stated

Approved by

City of Alachua

School Board Staff Certification

A complete application for the development project was accepted on


Suzanne Wynn

Community Planning Director
School Board of Alachua County
352.955.7400 x 1445

Date:

Signed:

Printed Name:

Date:



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 17, 2018

Ryan Thompson, AICP
Project Manager
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also submitted electronically to ryant@chw-inc.com.

RE: Hearing to be scheduled for Jeffords Farm Large Scale Comprehensive Plan Amendment Application (LSCPA) – Parcel Nos. 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2

Dear Mr Thompson:

On May 3, 2018 the City of Alachua received your updated application for the above referenced application.

Based on review of the materials submitted, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD *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 **June 12, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday, May 29, 2018**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 24, 2018

Ryan Thompson, AICP
Project Manager
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also submitted electronically to ryant@chw-inc.com.

RE: DRT Comments for Jeffords Farm Large Scale Comprehensive Plan Amendment Application (LSCPA) – Parcel Nos. 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2

Dear Mr Thompson:

On March 29, 2018 the City of Alachua received your application for the Jeffords Farm LSCPA which proposes amending the Future Land Use of a ±237.5 acre subject property from Rural Agriculture (County Designation) to Community Commercial and Moderate Density Residential (Parcel Nos. 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2). A DRT meeting was held on April 23, 2018 to discuss this application.

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 5:00 PM on Thursday, May 3, 2018. 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 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 refer to City of Alachua Land Development Regulations.

A. Land Rights

1. Please verify western property line at south end. Property line appears to extend into street, but is 100' wide to the north.

B. Comprehensive Plan Consistency Analysis

1. Page 27 of Justification Report states that the adjacent lands are planned for wellfield development. Please address Policy 4.1.d of the CFNGR Element.
2. GIS Analysis indicates potential presence of a karst feature on property. Please address Objective 1.7 of the Conservation and Open Space Element.
3. Please address Policy 1.2.b of the Intergovernmental Coordination Element, Please provide description and maximum intensities and densities of adjacent lands in unincorporated Alachua County and City of High Springs.
4. Please address Policy 1.3.e of FLUE. Demonstrate that at least 50% of block face is either currently developed with commercial land uses or is designated for commercial use.

C. Concurrency Impact Analysis

1. "Realistic FAR" used for concurrency analysis is not similar to FAR trends within the City of Alachua. Proposed FAR of .045 is less than half of recent average FAR of .104. As a note, the realistic FAR for Alachua Commerce was .15.
2. Please provide justification for realistic densities for areas proposed for the Moderate Density Residential designation.
3. Justification Report indicates rezoning will not be applied for until utilities are available. Please refer to Section 2.4.14 for all public facilities that are monitored for concurrency and for which capacity would need to be available before issuance of a Certificate of Concurrency Compliance.

D. Miscellaneous/General Issues

1. Suggest reviewing "Identifying Growth Trends" (September 2016) Report issued by Planning and Community Development Department for additional data and analysis related to the proposed amendment. This report can be found here:http://www.cityofalachua.com/images/Report_Identifying_Growth_Trends_and_Population_Statistics.pdf
2. Typo on Page 2 of Justification Report (second line from bottom of page).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 5, 2018

Ryan Thompson, AICP
Project Manager
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also submitted electronically to ryant@chw-inc.com.

RE: Conditional Application Acceptance Jeffords Farm Large Scale Comprehensive Plan Amendment Application (LSCPA) – Parcel Nos. 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2

Dear Mr. Thompson:

On March 29, 2018 the City of Alachua received your application for the Jeffords Farm LSCPA which proposes amending the Future Land Use of a ±237.5 acre subject property from Rural Agriculture (County Designation) to Community Commercial and Moderate Density Residential (Parcel Nos. 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2).

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, conditional upon submission of certain information found below.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently 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.

Please address the following:

1. Property Rights
 - a. Authorized Agent Affidavits must be provided by all title holders listed in application, including all trustees of the Lille Belle Jeffords Revocable Living Trust.

2. Concurrency Analysis

- a. The application identifies a realistic density/intensity for purposes of concurrency analysis. Please provide justification or analysis for the calculation of this density/intensity.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



JEFFORDS FARM LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT – Application Package

~~March 29, 2018~~

REVISED – May 29, 2018

Prepared for:

City of Alachua Planning & Zoning Department

Prepared on behalf of:

The Lillie Belle Jeffords Revocable Living Trust

Prepared by:

CHW

PN# 17-0490

Application Package
Table of Contents

- 1. Cover Letter**
- 2. Application**
- 3. Property Owner Affidavits**
- 4. Sketch and Legal Descriptions**
- 5. Deed, Property Appraiser Datasheets, and Tax Records**
- 6. Neighborhood Workshop Materials**
- 7. Justification Report**
- 8. Attachments**
 - a. School Concurrency Form**
 - b. Map Set**
 - c. Response to Development Review Team (DRT) Comments**

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JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

May 29, 2018

Adam Hall, AICP
City of Alachua Planning & Community Development
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Jeffords Farm –Ls-CPA Application
(Tax Parcel No. 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2)
Alachua, Florida

Dear Adam,

CHW submits the Ls-CPA application package for the June 12, 2018 Planning And Zoning Board public hearing. The package includes responses to Development Review Team (DRT) comments received April 23, 2018 and corresponding revised materials, as well as all other required application materials.

We trust this submittal is sufficient for City Planning & Zoning Board review and subsequent approval by the City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,
CHW



Ryan Thompson, AICP
Project Manager

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City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

Case #: _____

Application Fee: \$ _____

Filing Date: _____ Acceptance Date: _____

Review Type: P&Z, CC

☒ **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: Jeffords Farm
2. Address of Subject Property: 16615 NW U.S. Highway 441
3. Parcel ID Number(s): 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2
4. Existing Use of Property: Vacant/Agriculture, Single-Family Residential
5. Existing Future Land Use Map Designation: Rural/Agriculture
6. Proposed Future Land Use Map Designation: Community Commercial and Moderate Density Residential
7. Acreage: ±237.58-acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Ryan Thompson Title: Project Manager
Company (if applicable): Causseaux, Hewett, and Walpole, Inc. dba CHW
Mailing address: 11801 Research Dr.
City: Alachua State: Florida ZIP: 32615
Telephone: () 352-331-1976 FAX: () _____ e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner*:
The Lillie Belle Jeffords Revocable Living Trust, Janet Marie Schenck, Michael P. and Martha J. Monaghan,
Name of Owner (title holder): Martha Kay Monaghan, Diane Sheldon, Diane Jeffords-Lund, Barbara Ann Lemley
Mailing Address: 2910 Lassiter Manor Dr.
City: Marietta State: Georgia ZIP: 30062
* 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;

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/1/2011

- (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

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 29th day of March, 2018, by C. Ryan

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

NOTARY SEAL



Signature of Notary Public, State of Florida

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 - b. Map Set



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A
Parcel ID Number(s): 03024-2 and 03024-4
Acreage: ±7.45-acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Janet Marie Schenck Title: _____
Company (if applicable): _____
Mailing Address: 608 Parkham Rd
City: Milledgeville State: GA ZIP: 31061
Telephone: 630-301-1351 FAX: _____ e-mail: janetfordts@yahoo.com

C. AUTHORIZED AGENT

Name: CHW Title: N/A
Company (if applicable): Causseaux, Hewitt, and Walpole, Inc. dba CHW
Mailing address: 11801 Research Dr.
City: Alachua State: Florida ZIP: 32615
Telephone: 352-331-1976 FAX: _____ e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

Large-scale Comprehensive Plan Amendment

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.

Jan Jeffords - Schenck
Signature of Applicant

Signature of Co-applicant

Jan Jeffords - Schenck
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of GA County of Cobb

The foregoing application is acknowledged before me this 29th day of March, 2018, by Janet Marie

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

NOTARY SEAL

[Signature]
Signature of Notary Public, State of GA



City of Alachua • Planning and Community Development Department
PO Box 9 • Alachua, FL 32616 • (386) 418-6121
Revised 9/30/2014



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A

Parcel ID Number(s): 03024, 03045, 03046, 03046-5, 03047-1, 03047-1-3, and 03048-2,

Acreage: ±176.34-acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: The Little Belle Jeffords Revocable Living Trust

Title: _____

Company (if applicable): _____

Mailing Address: 608 Parham Rd.

City: Milledgeville

State: GA

ZIP: 31061

Telephone: 678-301-1351

FAX: _____

e-mail: _____

C. AUTHORIZED AGENT

Name: CHW

Title: N/A

Company (if applicable): Cousseaux, Hewitt, and Walpole, Inc. dba CHW

Mailing address: 11801 Research Dr.

City: Alachua

State: Florida

ZIP: 32615

Telephone: 352-331-1976

FAX: _____

e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

Large-scale Comprehensive Plan Amendment

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.

Jan Jeffords Schenck
Signature of Applicant

Signature of Co-applicant

Jan Jeffords Schenck - co-trustee

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of GA

County of Cobb

The foregoing application is acknowledged before me this 29th day of march, 2018, by Janet m. schenck

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

NOTARY SEAL

[Signature]
Signature of Notary Public, State of _____

City of Alachua ♦ Planning and Community Development Department

PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014





City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A

Parcel ID Number(s): 03047, 03047-1-2, and 03047-1-4

Acreage: ±18.54-acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Michael P. and Martha J. Monaghan and Martha Kay Monaghan

Title: _____

Company (if applicable): _____

Mailing Address: _____

City: _____

State: _____

ZIP: _____

Telephone: _____

FAX: _____

e-mail: _____

C. AUTHORIZED AGENT

Name: CHW

Title: N/A

Company (if applicable): Causseaux, Hewett, and Walpole, Inc. dba CHW

Mailing address: 11801 Research Dr.

City: Alachua

State: Florida

ZIP: 32815

Telephone: 352-331-1976

FAX: _____

e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

Large-scale Comprehensive Plan Amendment

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.

Martha K Monaghan
Signature of Applicant

[Signature]
Signature of Co-applicant

Martha K Monaghan
Typed or printed name and title of applicant

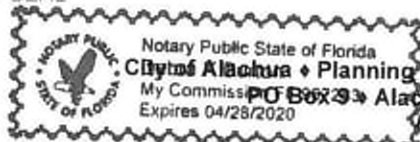
Michael P Monaghan
Typed or printed name of co-applicant

State of FLORIDA County of MANATEE

The foregoing application is acknowledged before me this 29 day of MARCH, 2018 by MARTHA &

Michael Monaghan who is/are personally known to me, or who has/have produced PERSONALLY KNOWN as identification.

NOTARY SEAL



Notary Public State of Florida
City of Alachua • Planning and Community Development Department
My Commission # 008623 Alachua, FL 32616 • (386) 418-6121
Expires 04/28/2020 Revised 9/30/2014

[Signature]
Signature of Notary Public, State of FLORIDA



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A

Parcel ID Number(s): 03024-1 and 03024-3

Acreage: ±7.74-acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Barbara Ann Lemley

Title: _____

Company (if applicable): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: CHW

Title: N/A

Company (if applicable): Causseaux, Hewett, and Walpole, Inc. dba CHW

Mailing address: 11801 Research Dr.

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: _____ e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

Large-scale Comprehensive Plan Amendment

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

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Columbia

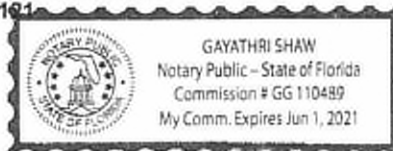
The foregoing application is acknowledged before me this 30th day of March, 2018, by Barbara
Lemley, who is/are personally known to me, or who has/have produced FL DL
as identification.

Signature of Notary Public, State of Florida

City of Alachua • Planning and Community Development Department

PO Box 9 • Alachua, FL 32616 • (386) 418-6191

Revised 9/30/2014





City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A

Parcel ID Number(s): 03047-1-5

Acreage: ±2.66-acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Diane Jeffords-Lund

Title: _____

Company (if applicable): _____

Mailing Address: _____

City: _____

State: _____

ZIP: _____

Telephone: _____

FAX: _____

e-mail: _____

C. AUTHORIZED AGENT

Name: CHW

Title: N/A

Company (if applicable): Gausseaux, Hewett, and Walpole, Inc. dba CHW

Mailing address: 11801 Research Dr.

City: Alachua

State: Florida

ZIP: 32615

Telephone: 352-331-1976

FAX: _____

e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

Large-scale Comprehensive Plan Amendment

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.

Diane Jeffords-Lund
Signature of Applicant

Signature of Co-applicant

Diane Jeffords-Lund

Typed or printed name and title of applicant

Typed or printed name of co-applicant

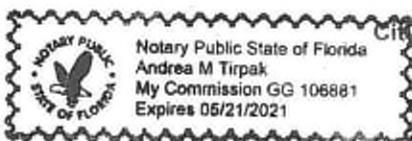
State of Florida

County of Seminole

The foregoing application is acknowledged before me this 2nd day of April, 2018 by Diane Jeffords-Lund, who is/are personally known to me, or who has/have produced: Drivers License as identification.

NOTARY SEAL

Andrea M Tirpak
Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A

Parcel ID Number(s): 03047-1-1

Acreage: ±5.31-acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Diane Sheldon

Title: _____

Company (if applicable): _____

Mailing Address: _____

City: _____

State: _____

ZIP: _____

Telephone: _____

FAX: _____

e-mail: _____

C. AUTHORIZED AGENT

Name: CHW

Title: N/A

Company (if applicable): Causseaux, Hewett, and Walpole, Inc. dba CHW

Mailing address: 11801 Research Dr.

City: Alachua

State: Florida

ZIP: 32615

Telephone: 352-331-1976

FAX: _____

e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

Large-scale Comprehensive Plan Amendment

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.

Diane Sheldon

Signature of Applicant

Signature of Co-applicant

Diane Sheldon

Typed or printed name and title of applicant

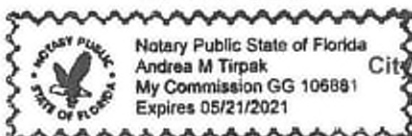
Typed or printed name of co-applicant

State of Florida County of Seminole

The foregoing application is acknowledged before me this 2nd day of April, 2018 by Diane

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

NOTARY SEAL



Andreas Inpal

Signature of Notary Public, State of Florida

City of Alachua • Planning and Community Development Department
PO Box 9 • Alachua, FL 32616 • (386) 418-6121
Revised 9/30/2014

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6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
 - a. School Concurrency Form
 - b. Map Set

DATE: March 28, 2018
CLIENT: Jan Jeffords-Schenck
PROJECT NO: 17-0490
DESCRIPTION FOR: North Parcel

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 87°18'09" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 50.02 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 1648, PAGE 184 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 01°53'20" WEST, ALONG SAID WEST LINE AND THE WEST LINE O.R.B. 2340, PAGE 236, O.R.B. 1648, PAGE 182, AND O.R.B. 2340, PAGE 235 OF SAID PUBLIC RECORDS, A DISTANCE OF 1327.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 OF SAID PUBLIC RECORDS; THENCE NORTH 87°18'46" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF AFOREMENTIONED SECTION 5, A DISTANCE OF 1291.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5; THENCE NORTH 86°47'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 AND ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5, A DISTANCE OF 1326.39 FEET TO THE NORTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1 AND NOELLE ESTATES REPLAT PHASE 2 RECORDED IN PLAT BOOK "S", PAGE 55 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°58'54" EAST, ALONG THE WEST LINES OF SAID NOELLE ESTATES, A DISTANCE OF 1338.34 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 5 AND THE SOUTHWEST CORNER OF SAID NOELLE ESTATES REPLAT PHASE 1; THENCE SOUTH 05°34'24" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 8, A DISTANCE OF 2621.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD 20 & 25 (66 FOOT RIGHT OF WAY); THENCE NORTH 76°12'05" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 8.79 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 237, PAGE 347 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 34.97 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID OLD STATE ROAD 20 & 25; THENCE RUN NORTH 76°12'05" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 203.29 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION AND ALONG SAID WEST LINE, A DISTANCE OF 318.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 & 25 (200 FOOT RIGHT OF WAY); THENCE NORTH 79°05'43" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2567.55 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE NORTH 06°15'45" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 421.65 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG SAID SOUTHERLY RIGHT OF

WAY LINE, A DISTANCE OF 53.22 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN O.R.B. 2101, PAGE 1397 OF SAID PUBLIC RECORDS; THENCE NORTH 06°15'45" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 70.30 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00°31'15" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 294.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 87°18'29" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.99 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. NW 15 (100 FOOT RIGHT OF WAY); THENCE NORTH 06°15'45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1582.34 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: THE SOUTHERLY 1250 FEET (AS MEASURED PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 20 & 25) .

THE ABOVE DESCRIBED LAND CONTAINS 161.129 ACRES MORE OR LESS.

DATE: March 28, 2018
CLIENT: Jan Jeffords-Schenck
PROJECT NO: 17-0490
DESCRIPTION FOR: South Parcel

THE SOUTHERLY 1250 FEET (AS MEASURED PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 20 & 25) OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 87°18'09" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 50.02 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 1648, PAGE 184 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 01°53'20" WEST, ALONG SAID WEST LINE AND THE WEST LINE O.R.B. 2340, PAGE 236, O.R.B. 1648, PAGE 182, AND O.R.B. 2340, PAGE 235 OF SAID PUBLIC RECORDS, A DISTANCE OF 1327.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 OF SAID PUBLIC RECORDS; THENCE NORTH 87°18'46" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF AFOREMENTIONED SECTION 5, A DISTANCE OF 1291.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5; THENCE NORTH 86°47'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 AND ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5, A DISTANCE OF 1326.39 FEET TO THE NORTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1 AND NOELLE ESTATES REPLAT PHASE 2 RECORDED IN PLAT BOOK "S", PAGE 55 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°58'54" EAST, ALONG THE WEST LINES OF SAID NOELLE ESTATES, A DISTANCE OF 1338.34 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 5 AND THE SOUTHWEST CORNER OF SAID NOELLE ESTATES REPLAT PHASE 1; THENCE SOUTH 05°34'24" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 8, A DISTANCE OF 2621.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD 20 & 25 (66 FOOT RIGHT OF WAY); THENCE NORTH 76°12'05" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 8.79 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 237, PAGE 347 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 34.97 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID OLD STATE ROAD 20 & 25; THENCE RUN NORTH 76°12'05" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 203.29 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION AND ALONG SAID WEST LINE, A DISTANCE OF 318.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 & 25 (200 FOOT RIGHT OF WAY); THENCE NORTH 79°05'43" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2567.55 FEET TO THE WEST LINE

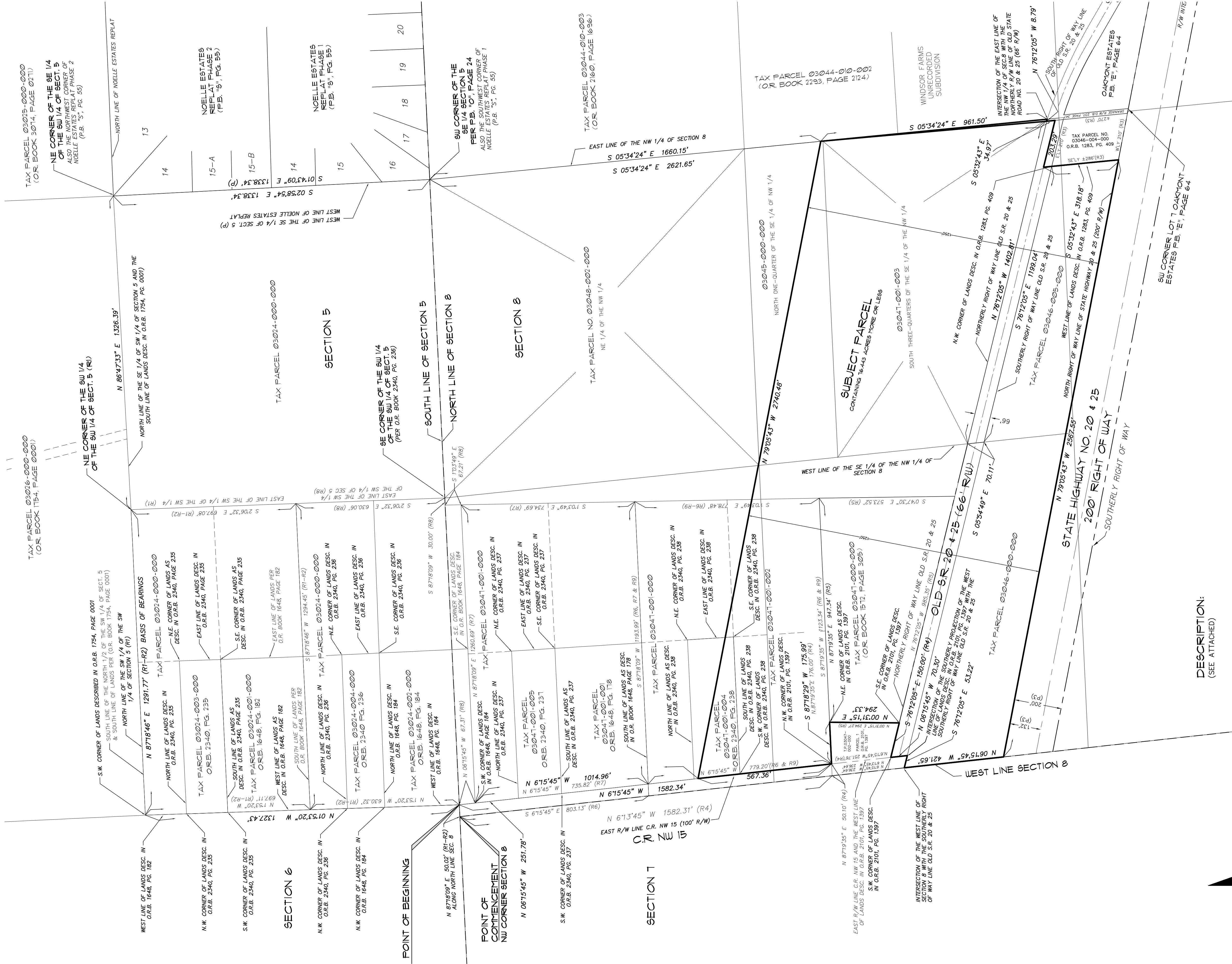
OF SAID SECTION 8; THENCE NORTH 06°15'45" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 421.65 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 53.22 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN O.R.B. 2101, PAGE 1397 OF SAID PUBLIC RECORDS; THENCE NORTH 06°15'45" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 70.30 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00°31'15" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 294.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 87°18'29" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.99 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. NW 15 (100 FOOT RIGHT OF WAY); THENCE NORTH 06°15'45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1582.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 76.443 ACRES MORE OR LESS.

SITUATED IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY

SKETCH OF LEGAL DESCRIPTION

** SKETCH - NOT A BOUNDARY SURVEY **



- LEGEND:
- SECTION
 - TP = TAX PARCEL
 - O.R.B. = OFFICIAL BOOK
 - R/W = RIGHT OF WAY
 - PG = PAGE
 - DESC. = DESCRIBED
 - (P) = DATA PER RECORD PLAT
- LEGEND:
- (R1) = DATA PER OFFICIAL RECORDS BOOK 1848, PAGE 182
 - (R2) = DATA PER OFFICIAL RECORDS BOOK 2340, PAGE 235
 - (R3) = DATA PER OFFICIAL RECORDS BOOK 1283, PAGE 409
 - (R4) = DATA PER OFFICIAL RECORDS BOOK 2101, PAGE 1397
 - (R5) = DATA PER OFFICIAL RECORDS BOOK 1572, PAGE 305
 - (R6) = DATA PER OFFICIAL RECORDS BOOK 1648, PAGE 178
 - (R7) = DATA PER OFFICIAL RECORDS BOOK 1848, PAGE 178
 - (R8) = DATA PER OFFICIAL RECORDS BOOK 2310, PAGE 238

- SURVEYOR'S NOTES:
- BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 87°18'46" EAST FOR THE NORTH LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 5 PER OFFICIAL RECORDS BOOK 1848, PAGE 182 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
 - THE PURPOSE OF THIS SKETCH IS TO SHOW AN AREA TO BE ANNEXED INTO THE CITY OF ALACHUA, FLORIDA. THIS IS NOT A BOUNDARY SURVEY.
 - TAX PARCEL DATA SHOWN HEREON WAS OBTAINED FROM THE ALACHUA COUNTY PROPERTY APPRAISER'S WEB SITE.

SHEET NO. 1	This map prepared by: Michael L. Harbert	TECHNICIAN: N/A	SURVEY DATE: 3/28/2018	CERTIFIED TO:
		DATE OFG: N/A	REVISION DATE: N/A	
Certificate of Authorization No. LB. 5075 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		CHECKED BY: MLH	PROJECT NUMBER: 17-0490	
		FIELD BOOK & PAGE: N/A		
		Professional Surveyor & Mapper Fla. License No. 4995		
		Professional Geomatics		
		CHW		
		11801 Research Drive Alachua, FL 32310 (352) 331-1976 www.chw-inc.com est. 1988 FLORIDA CA-5075		

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 - b. Map Set

2000 FEB 01 10:50 AM BK 2274 PG 158

J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK1 Receipt#004706

By: [Signature] D.C.
Doc Stamp-Deed: 0.70

This instrument was prepared by and to be returned to:

Gary D. Grunder
Attorney at Law, P. A.
1025-5A North Main Street
High Springs, Florida 32643

Grantee S.S. No. [REDACTED] (Trust)
Tax ID No. Part of 3046-000-000, part of 3047-001-000,
3045-000-000, 3048-002-000, 3024-000-000

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S. WITH TRUST POWERS)

This Indenture made January 28th, 2000 by

Lillie Belle Jeffords, a single person, whose post office address is 16615 NW Belle's Road, Alachua, Florida 32615, GRANTOR, and

Lillie Belle Jeffords as Trustee of The Lillie Belle Jeffords Revocable Living Trust Dated January 19, 2000 whose post office address is 16615 NW Belle's Road, Alachua, Florida 32615, GRANTEE.

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said 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:

Parcel 1: That part of the Northwest Quarter of Section 8, Township 8 South, Range 18 East, lying North of U.S. Highway 441, LESS AND EXCEPT the following nine (9) parcels of property:

Parcel a: That property conveyed to the Florida Department of Transportation as described in Deed Book 237 at Page 337 of the Public Records of Alachua County, Florida; and

Parcel b: That property conveyed from Lillie Belle Jeffords to Santa Fe Veterinarians of Gainesville, Inc. as described in O.R. Book 1283 at Page 409 of the Public Records of Alachua County, Florida; and

Parcel c: That parcel of land conveyed by Lillie Belle Jeffords to Alachua County, Florida as described in O.R. Book 2138 at Page 286 through 288 of the Public Records of Alachua County, Florida; and

Parcel d: That property conveyed from Lillie Belle Jeffords to Martha K. Monaghan, Michael P. Monaghan, Barbara J. Lemley, Stephen J. Lemley, Janet M. Jeffords Schenck, Jon M. Schenck, Diane Jeffords-Lund and Donald Lund as recorded in O.R. Book 2270 at Page 757 and at O.R. Book 2271 at Page 1900 of the Public Records of Alachua County, Florida; and

Parcel e: That property described in that warranty deed from Frank G. Ingo, Sr. and Barbara H. Ingo to Marcella F. Wilkins as described in O.R. Book 2101 at Page 1397 of the Public Records of Alachua County, Florida; and

Parcel f: That property described in that warranty deed from Glen E. Hough to Michael P. Monaghan and Martha J. Monaghan as recorded in O.R. Book 1572 at Page 305 of the Public Records of Alachua County, Florida; and

Parcel g: That property described in that Quit-Claim Deed from Alachua County, Florida to Michael P. Monaghan and Martha J. Monaghan as recorded in O.R. Book 1765 at Page 2624 of the Public Records of Alachua County, Florida; and

Parcel h: That property described in that warranty deed from Lillie Belle Jeffords to Martha K. Monaghan as recorded in O.R. Book 1648 at Page 180 of the Public Records of Alachua County, Florida; and

Parcel i: That property described in that warranty deed from Lillie Belle Jeffords to Diane Sheldon as recorded in O.R. Book 1648 at Page 178 of the Public Records of Alachua County, Florida.

6

WARRANTY DEED

PAGE 2

Parcel 2: The South One-Half of the Southwest One-Quarter of Section 5, Township 8 South, Range 18 East, LESS AND EXCEPT the following two (2) parcels of property:

Parcel a: That property described in that warranty deed from Lillie Belle Jeffords to Janet M. Schenck as recorded in O.R. Book 1648 at Page 184 of the Public Records of Alachua County, Florida; and

Parcel b: That property described in that warranty deed from Lillie Belle Jeffords to Barbara Ann Lemley as recorded in O.R. Book 1648 at Page 182 of the Public Records of Alachua County, Florida.

By this deed, Grantor conveys to Grantee any and all interest the Grantor has or might have in lands located in Sections 5 and 8 of Township 8 South, Range 18 East, Alachua County, Florida.

GRANTOR RESERVES A LIFE ESTATE IN AND TO THAT PROPERTY DESCRIBED AS THE NORTH ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALACHUA COUNTY TAX PARCEL NUMBER 3045-000-000.

N.B. This deed has been prepared at Grantor's request without examination or legal opinion of title.

In the event Lillie Belle Jeffords cannot continue to serve as Trustee, the successor Co-trustees shall be Martha K. Monaghan and Janet Marie Jeffords Schenck. In the event that Martha K. Monaghan or Janet Marie Jeffords Schenck cannot serve or continue to serve as Trustee, the successor Co-Trustee shall be Diane Jeffords-Lund. If any two of the above daughters cannot serve or continue to serve as Trustee, the successor Co-Trustee shall be Barbara J. Lemley.

The Trustee and all successor Trustees are hereby granted the power to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

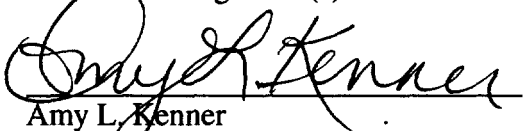
Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

- A. The written resignation of the prior Trustee sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior Trustee.
- C. The order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated, or removing said Trustee for any reason.
- D. The written certificates of two physicians currently practicing medicine that the Trustee is physically or mentally incapable of handling the duties of Trustee.
- E. The written removal of a successor Trustee and/or the appointment of an additional successor Trustee by the Grantor sworn to and acknowledged before a notary public; this right being reserved to the Grantor.

"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.

Witnesses to signature(s) of Lillie Belle Jeffords


Amy L. Kenner


Lillie Belle Jeffords


Sarah S. Nystrom

WARRANTY DEED

PAGE 3

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me January 28, 2000 by Lillie Belle Jeffords who

- (☒) is/are personally known to me.
() produced a current Florida driver's license as identification.
() produced identification.

Amy L. Kenner

Signature of Notary
My Commission Expires:
4757

(SEAL)



Amy L Kenner
My Commission CC716620
Expires February 15, 2002



This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number 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 31st day of December A. D. 19 86

Between,

LILLIE BELLE JEFFORDS, single

of the County of Alachua
party of the first part, and

in the State of Florida

BARBARA ANN LEMLEY

Whose address is Rt. 13, Box 258, Lake City, FL 32055

of the County of Columbia
party of the second part,

in the State of Florida

RECORDED
OFFICIAL RECORDS
86 DEC 31 PM 2

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten Dollars and 00/100—5 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 forever, the following described land, situate, lying and being in the County of Alachua, State of Florida, to wit:

The Southwest Quarter (SW $\frac{1}{4}$) of the following described lands:

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 5, FOR A POINT OF REFERENCE; THENCE NORTH 87° 18' 09" EAST, 50.02 FEET; THENCE NORTH 01° 53' 20" WEST, 630.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01° 53' 20" WEST, 697.11 FEET; THENCE NORTH 87° 18' 46" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 1291.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE SOUTH 02° 06' 32" EAST ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 697.08 FEET; THENCE SOUTH 87° 18' 46" WEST, 1294.45 FEET TO THE POINT OF BEGINNING.

DOC. ST. - AMT \$0.50
A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - by *Janet Collins*

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:

A. Z. Adkins, Jr.
A. Z. Adkins, Jr.

Lillie Belle Jeffords
LILLIE BELLE JEFFORDS

817879

PREPARED BY A. Z. ADKINS, JR.
P. O. BOX 1030
GAINESVILLE, FLORIDA 32602

O.R. BOOK 1648 PAGE 182

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,

LILLIE BELLE JEFFORDS, single

to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

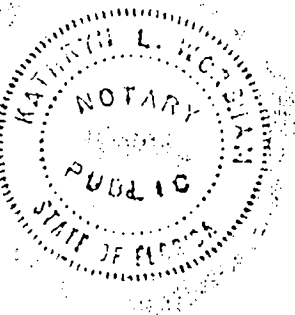
Witness my hand and official seal at Gainesville

County of Alachua, and State of Florida, this 31st day of December, A. D. 1986.

Notary Public, State of Florida
My Commission Expires Oct. 28, 1989
Bonded Thru Troy Fain - Insurance Inc.

My Commission Expires

Kathryn L. Weeshorn
Notary Public



Abstracted

TO

Date

ABSTRACT OF DESCRIPTION

O.R. 1648 PAGE 183
BOOK

MAILED TO A. Z. ADKINS, JR.
P. O. BOX 1030
GAINESVILLE, FLORIDA 32602

State 155
Index 9-00
955



This Indenture.

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number 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 31st day of December

A. D. 1986

Between,

LILLIE BELLE JEFFORDS, single

of the County of Alachua
party of the first part, and

in the State of Florida

JANET MARIE SCHENCK

Whose address is 615 Derbyshire Rd., Tallahassee, FL 32312

of the County of Leon
party of the second part,

in the State of Florida

RECORDED
OFFICIAL RECORDS
86 DEC 31 PM 2 45

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and 00/100----- 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 forever, the following described land, situate, lying and being in the County of Alachua, State of Florida, to wit:

DOC. ST. - AMT \$ 0.50
A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - Fla

Janet Collins

The Southwest Quarter (SW $\frac{1}{4}$) of the following described lands:

A PARCEL OF LAND LOCATED IN SECTIONS 5 AND 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5 FOR A POINT OF REFERENCE; THENCE NORTH 87° 18' 09" EAST, 50.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01° 53' 20" WEST, 630.32 FEET; THENCE NORTH 87° 18' 46" EAST, 1294.45 FEET; THENCE SOUTH 02° 06' 32" EAST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 630.06 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE SOUTH 87° 18' 09" WEST, ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 30.00 FEET; THENCE SOUTH 01° 03' 49" EAST, 67.21 FEET; THENCE SOUTH 87° 18' 09" WEST, 1260.69 FEET; THENCE NORTH 06° 15' 45" WEST, 67.31 FEET TO THE POINT OF BEGINNING.

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:

[Signature]
[Signature]
[Signature]

Lillie Belle Jeffords
LILLIE BELLE JEFFORDS

BOOK 1648 PAGE 184

817880

PREPARED BY A. Z. ADKINS, JR.
P. O. BOX 1030
GAINESVILLE, FLORIDA 32602

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,

LILLIE BELLE JEFFORDS, single

to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she 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 31st day of December, A. D. 1986

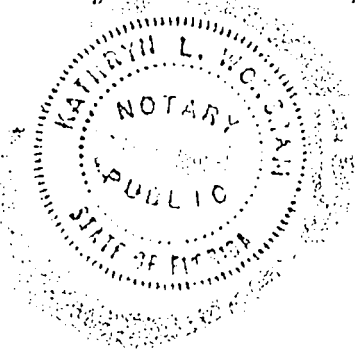
Notary Public, State of Florida

My Commission Expires Oct. 28, 1989

Bonded Thru Troy Fain - Insurance Inc.

My Commission Expires

Kathryn L. Wootton
Notary Public



RECEIVED

TO

Date

ABSTRACT OF DESCRIPTION

D.R. 1648 PAGE 185

State 1.55
Lead 9.00
555

MAIL TO A. Z. ADKINS, JR.
P. O. BOX 1103
GAINESVILLE, FLORIDA 32602

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1737708 1 PG
2001 FEB 28 09:34 AM BK 2340 PG 235
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt #043966
Doc. Stamp - Dead: *0.70
By: Seba Shereka D.C.

WARRANTY DEED

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

This document prepared by and to be returned to:

Gary D. Grunder
Gary D. Grunder Attorney at Law, P. A.
1025-5 North Main Street
High Springs, Florida, 32643

Tax Parcel Number:
03024-001-000

Grantee's Tax Identification Number:
Barbara Ann Lemley / [REDACTED]

THIS INDENTURE made January 24, 2001,

BETWEEN Lillie Belle Jeffords, a single person, whose post office address is 16615 NW Belle's Rd., Alachua, Florida, 32615, herein called Grantor, and

Barbara Ann Lemley, whose post office address is 5 Fairway Dr., Lake City, Florida, 32055, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said 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 the county(ies) of Alachua state of Florida, to wit:

The South 1/2 of the Northwest 1/4 of the following described lands:

A parcel of land located in Section 5, Township 8 South, Range 18 East, more particularly described as follows:

Commence at the Southwest corner of Section 5, for a point of reference; thence North 87 deg. 18 min. 09 sec. East, 50.02 feet; thence North 01 deg. 53 min. 20 sec. West, 630.32 feet to the point of beginning; thence continue North 01 deg. 53 min. 20 sec. West, 697.11 feet; thence North 87 deg. 18 min. 46 sec. East, along the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 5, a distance of 1291.77 feet to the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 5; thence South 02 deg. 06 min. 32 sec. East along the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 5, a distance of 697.08 feet; thence South 87 deg. 18 min. 46 sec. West, 1294.45 feet to the point of beginning. Ⓢ

The legal description has been supplied by Grantor. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the 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:

Amy L. Kenner
Witness: Print Name Amy L. Kenner
Steph S. Nystrom
Witness: Print Name Steph S. Nystrom

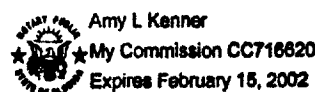
Lillie Belle Jeffords
Lillie Belle Jeffords

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me Jan. 24, 2001 by Lillie Belle Jeffords who

- (☒) is personally known to me
() who has produced a valid Florida driver's license as identification
() who produced _____ as identification

Amy L. Kenner
Notary Public at Large, State of Florida



(SEAL)
5920c

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1737709 1 PG
2001 FEB 28 09:34 AM BK 2340 PG 236
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#043966
Doc Stamp-Deed: *0.70
By: Seda S. Marsha D.C.

WARRANTY DEED

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

This document prepared by and to be returned to:

Gary D. Grunder
Gary D. Grunder Attorney at Law, P. A.
1025-5 North Main Street
High Springs, Florida, 32643

Tax Parcel Number:
03024-002-000

Grantee's Tax Identification Number:
Janet Marie Schenck / [REDACTED]

THIS INDENTURE made January 24, 2001,

BETWEEN Lillie Belle Jeffords, a single person, whose post office address is 16615 NW Belle's Rd., Alachua, Florida, 32615, herein called Grantor, and

Janet Marie Schenck, whose post office address is 1496 Merrick Rd., Yardley, Pennsylvania, 19067, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said 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 the county(ies) of Alachua state of Florida, to wit:

The South 1/2 of the Northwest 1/4 of the following described lands:

A parcel of land located in Sections 5 and 8, Township 8 South, Range 18 East, more particularly described as follows:

Commence at the Southwest corner of said Section 5 for a point of reference; thence North 87 deg. 18 min. 09 sec. East, 50.02 feet to the point of beginning; thence North 01 deg. 53 min. 20 sec. West, 630.32 feet; thence North 87 deg. 18 min. 46 min. East, 1294.45 feet; thence South 02 deg. 06 min. 32 sec. East, along the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 5, a distance of 630.06 feet to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 5; thence South 87 deg. 18 min. 09 sec. West, along the South line of said Section 5, a distance of 30.00 feet; thence South 01 deg. 03 min. 49 sec. East, 67.21 feet; thence South 87 deg. 18 min. 09 sec. West, 1260.69 feet; thence North 06 deg. 15 min. 45 sec. West, 67.31 feet to the point of beginning *SN*

The legal description has been supplied by Grantor. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the 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:

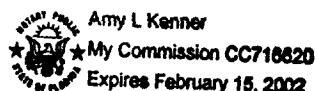
Amy L. Kenner
Witness: Print Name Amy L. Kenner
Lillie Belle Jeffords
Lillie Belle Jeffords
Sarah S. Nisum
Witness: Print Name SARAH S. NISUM

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me Jan 24, 2001 by Lillie Belle Jeffords who

- (☒) is personally known to me
() who has produced a valid Florida driver's license as identification
() who produced _____ as identification

Amy L. Kenner
Notary Public at Large, State of Florida



(SEAL)
5920b

This instrument prepared by:
Annetta Beazlie
P.O. Box FF
Gainesville, FL 32602-3031

RECORDED
OFFICIAL RECORDS

1990 MAR 19 A 10: 04

CLERK OF CIRCUIT
COUNTY COURT
ALACHUA COUNTY, FL

QUIT-CLAIM DEED

THIS DEED, made this 13 day of March,
A.D., 1990, by ALACHUA COUNTY, FLORIDA, a Political Subdivision
of the State of Florida, by its BOARD OF COUNTY COMMISSIONERS,
party of the first part, and Michael P. Monaghan and Martha J.
Monaghan, his wife, High Springs, Florida, party of the second
part;

W I T N E S S E T H:

That the said party of the first part, for and in
consideration of the sum of One Dollar (\$1.00) to it in hand paid
by the party of the second part, receipt whereof is hereby
acknowledged, has granted, bargained and sold unto the party of
the second part, their successors and assigns forever, the
following described land lying and being in Alachua County,
Florida, to wit:

The Easterly 985.35 feet of the Westerly 1135.35 feet (as
measured along the North right of way line) of the North 1/2 of
the abandoned County Road NW-18A described below:

That portion of abandoned County Road NW-18A (also
known as Old State Road No. 20) that runs from the East
right of way line of County Road Nw 15 to the West line
of a drainage easement as recorded in Deed Book 237
page 337, of the public records of Alachua County,
Florida. Said drainage easement runs parallel to the
West line of Lots 6 and 7 of Oakmont Estates as
recorded in Plat Book "E" page 64, of the public
records of Alachua County, Florida.

The above County Road NW-18A (formerly known as Old State Road
No. 20) was abandoned on July 9, 1985, by the Board of County
Commissioners under Resolution No. 85-78 and recorded in O.R.
Book 1597 page 2103, of the public records of Alachua County,
FLorida.

IN WITNESS WHEREOF, the said party of the first part
has caused these presents to be executed in its name by its Board
of County Commissioners acting by the Chairman of said Board, the
day and year first above-written.

Doc. St. Amt. \$ 0.55
A. Curtis Powers, Clerk of Circuit Court
Alachua County - By *John S. Wetherill*

0999944

O.R. 1765 PG2624
BK

ALACHUA COUNTY, FLORIDA

By: Kate Barnes
Kate Barnes, Chairman
Board of County Commissioners

ATTEST:

A. Curtis Powers
A. Curtis Powers
Clerk of the Circuit Court

(SEAL)

APPROVED AS TO FORM

Harry G. Marshall
Alachua County Attorney



This Indenture.

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number 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 31st

day of December

A. D. 19 86

Between,

LILLIE BELLE JEFFORDS, single

of the County of Alachua
party of the first part, and

in the State of Florida

DIANE SHELDON

Whose address is 7862 Director Drive, Baton Rouge, LA 70817

of the County of
party of the second part,

in the State of Louisiana

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten Dollars and 00/100----- 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 forever, the following described land, situate, lying and being in the County of Alachua, State of Florida, to wit:

The Southwest Quarter (SW $\frac{1}{4}$) of the following described lands:

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 06° 15' 45" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 67.31 FEET; THENCE NORTH 87° 18' 09" EAST, 50.10 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87° 18' 09" EAST, 1260.69 FEET; THENCE SOUTH 01° 03' 49" EAST, 734.69 FEET; THENCE SOUTH 87° 18' 09" WEST, 1193.99 FEET; THENCE NORTH 06° 15' 45" WEST, 735.82 FEET TO THE POINT OF BEGINNING.

DOC. ST. - AMT \$ 0.50
A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - by

Janet Collins

ALACHUA COUNTY FL
COURT

86 DEC 31 PM 2 44

RECORDED
OFFICIAL RECORDS

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:

[Signature]
[Signature]

Lillie Belle Jeffords
LILLIE BELLE JEFFORDS

U.S. 1648 PAGE 178

817877

PREPARED BY A. Z. ADKINS, JR.
P. O. BOX 1030
GAINESVILLE, FLORIDA 32602

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,

LILLIE BELLE JEFFORDS, single

to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she 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 31st day of December, A. D. 19 86

Notary Public, State of Florida

My Commission Expires Oct. 28, 1989

Bonded Third Troy-Sale Insurance Inc.

My Commission Expires

Kathryn L. Warshaw
Notary Public



Inventory

TO

Date

ABSTRACT OF DESCRIPTION

O.R. BOOK 1648 PAGE 179

State .55
Local .00
\$.55



This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number 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 31st day of December

A. D. 1986

Between,

LILLIE BELLE JEFFORDS, single

of the County of Alachua
party of the first part, and

in the State of Florida

MARIHA KAY MONAGHAN

Whose address is 4010 24th Avenue West, Bradenton, FL 33505

of the County of Manatee
party of the second part,

in the State of Florida

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten Dollars and 00/100—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 forever, the following described land, situate, lying and being in the County of Alachua, State of Florida, to wit:

The Southwest Quarter (SW $\frac{1}{4}$) of the following described lands:

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 06° 15' 45" EAST ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 803.13 FEET; THENCE NORTH 87° 18' 09" EAST, 50.10 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 87° 18' 09" EAST, 1193.99 FEET; THENCE SOUTH 01° 03' 49" EAST, 778.48 FEET; THENCE SOUTH 87° 19' 35" WEST, 1123.34 FEET; THENCE NORTH 06° 15' 45" WEST, 779.20 FEET TO THE POINT OF BEGINNING.

DOC. ST. - AMT \$ 0.50
A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - by *Janet Collins*

ALACHUA COUNTY FL

86 DEC 31 PM 2 44

RECORDED
OFFICIAL RECORDS

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:

Janet Collins
John A. Washburn

Lillie Belle Jeffords
LILLIE BELLE JEFFORDS

O.R. 1648 PAGE 180

817878

PREPARED BY A. Z. ADKINS, JR.
P. O. BOX 1030
GAINESVILLE, FLORIDA 32602

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,

LILLIE BELLE JEFFORDS, single

to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

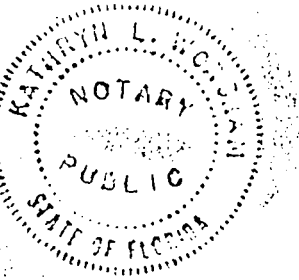
Witness my hand and official seal at Gainesville

County of Alachua, and State of Florida, this 31st day of December, A. D. 1986.

Notary Public, State of Florida
My Commission Expires Oct. 28, 1989
Flood & Son, Notary Public Insurance Inc.

My Commission Expires _____

Kathryn L. Wauson
Notary Public



Abstract of Description

TO

Date

ABSTRACT OF DESCRIPTION

MAILED TO A. Z. ADAMS, JR.
P. O. BOX 100
GAINESVILLE, FLORIDA 32602

O.R. BOOK 1648 PAGE 181

57072
Remd 155
9.00
955

WARRANTY DEED

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

This document prepared by and to be returned to:

Gary D. Grunder
Gary D. Grunder Attorney at Law, P. A.
1025-5 North Main Street
High Springs, Florida, 32643

Doc Stamp-Deed: 0.70

Tax Parcel Number:

03047-001-000

03046-000-000



THIS INDENTURE made this 1st day of May, 2004,

BETWEEN John M. Schenck and Janet M. Jeffords-Schenck, husband and wife, whose post office address is 0S291 South Mathewson Lane, Geneva, IL 60134, herein called Grantor, and

Lillie Belle Jeffords, a single person, as to a life estate with the remainder interest to Lillie Belle Jeffords as Trustee of The Lillie Belle Jeffords Revocable Living Trust Dated January 19, 2000, whose post office address is 16615 NW Belle's Rd., Alachua, Florida, 32615, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said 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 the county(ies) of Alachua state of Florida, to wit:

That part of the Northeast One-Quarter of the Southwest One-Quarter and the South three-quarters of the Southeast One-Quarter of the Northwest One-Quarter of Section 8, Township 8 South, Range 18 East, lying North of the Northerly Right-of-way line of U.S. Highway 441

LESS AND EXCEPT the following three parcels of property:

Parcel 1: That property conveyed to the Florida Department of Transportation as described in Deed Book 237 at Page 337 of the Public Records of Alachua County, Florida; and

Parcel 2: That property conveyed from Lillie Belle Jeffords to Santa Fe Veterinarians of Gainesville, Inc. as described in O.R. Book 1283 at Page 409 of the Public Records of Alachua County, Florida; and

Parcel 3: That parcel of land conveyed by Lillie Belle Jeffords to Alachua County, Florida as described in O.R. Book 2138 at Page 286 through 288 of the Public Records of Alachua County, Florida. *SN*

N.B. This deed has been prepared at Grantor's request without examination or legal opinion of title.

John M. Schenck is one and the same person as that Jon M. Schenck in that warranty deed recorded at Official Records Book 2270, Page 757 of the Public Records of Alachua County, Florida.

In the event Lillie Belle Jeffords cannot continue to serve as Trustee, the successor trustee shall be Martha K. Monaghan and Janet Marie Jeffords Schenck. In the event that Martha K. Monaghan or Janet Marie Jeffords Schenck cannot serve or continue to serve as Trustee, the successor Trustee shall be Diane Jeffords-Lund. In the event that Diane Jeffords-Lund cannot serve or continue to serve as Trustee, the successor Trustee shall be Barbara J. Lemley.

The Trustee and all successor Trustees are hereby granted the power to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

- A. The written resignation of the prior Trustee sworn to and acknowledge before a notary public.
- B. A certified death certificate of the prior Trustee.
- C. The order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated, or removing said Trustee for any reason.
- D. The written certificates of two physicians currently practicing medicine that the Trustee is physically or mentally incapable of handling the duties of Trustee.
- E. The written removal of a successor Trustee and/or the appointment of an additional successor Trustee by the Grantor sworn to and acknowledged before a notary public; this right being reserved to the Grantor.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the 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:

Camille Gruber
Witness: Print Name CAMILLE GRUBER

John M. Schenck
John M. Schenck

Kelly Pedersen
Witness: Print Name KELLY PEDERSEN

Camille Gruber
Witness: Print Name CAMILLE GRUBER

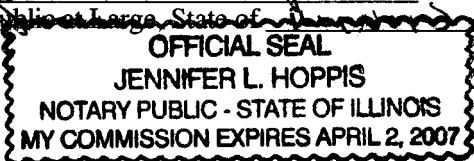
Janet M. Jeffords-Schenck
Janet M. Jeffords-Schenck

Kelly Pedersen
Witness: Print Name Kelly Pedersen

State of ILLINOIS
County of KANE

The foregoing instrument was acknowledged before me this 1st day of MAY, 2004, by Janet M. Jeffords-Schenck who

- () is personally known to me
() who has produced a valid Florida driver's license as identification
(X) who produced VALID IL DL as identification

Jennifer L. Hoppis
Notary Public at Large, State of ILLINOIS
(SEAL) 

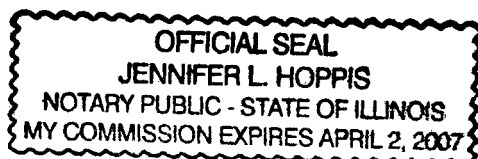
State of ILLINOIS
County of KANE

The foregoing instrument was acknowledged before me this 1st day of MAY, 2004, by John M. Schenck who

- () is personally known to me
() who has produced a valid Florida driver's license as identification
(X) who produced VALID IL DL as identification

Jennifer L. Hoppis
Notary Public at Large, State of ILLINOIS
(SEAL)

5920b



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1737711 1 PG
2001 FEB 28 09:34 AM BK 2340 PG 238
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#043966
Doc Stamp-Deed: 0.70
By: Sebn Mar Eln D.C.

WARRANTY DEED

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

This document prepared by and to be returned to:

Gary D. Grunder
Gary D. Grunder Attorney at Law, P. A.
1025-5 North Main Street
High Springs, Florida, 32643

Tax Parcel Number:
03047-001-002

Grantee's Tax Identification Number:
Martha Kay Monaghan / 267-82-5604

THIS INDENTURE made January 24, 2001,

BETWEEN Lillie Belle Jeffords, a single person, whose post office address is 16615 NW Belle's Rd., Alachua, Florida, 32615, herein called Grantor, and

Martha Kay Monaghan, whose post office address is 10102 Cherry Hills Ave. Cir., Bradenton, Florida, 34202, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said 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 the county(ies) of Alachua state of Florida, to wit:

The South 1/2 of the Northwest 1/4 of the following described lands:

A parcel of land located in Section 8, Township 8 South, Range 18 East, more particularly described as follows:

Commence at the Northwest corner of said Section 8, for a point of reference; thence run South 06 deg. 15 min. 45 sec. East along the west line of said Section 8, a distance of 803.13 feet; thence North 87 deg. 18 min. 09 sec. East, 50.10 feet to the point of beginning. Thence continue North 87 deg. 18 min. 09 sec. East, 1193.99 feet; thence South 01 deg. 03 min. 49 sec. East, 778.48 feet; thence South 87 deg. 19 min. 35 sec. West, 1123.34 feet; thence North 06 deg. 15 min. 45 sec. West, 779.20 feet to the point of beginning. ☉

The legal description has been supplied by Grantor. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the 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:

Amy L. Kenner
Witness: Print Name Amy L. Kenner
Sarah J. Nystrom
Witness: Print Name Sarah J. Nystrom

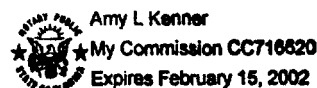
Lillie Belle Jeffords
Lillie Belle Jeffords

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me Jan. 24, 2001 by Lillie Belle Jeffords who

- (☒) is personally known to me
() who has produced a valid Florida driver's license as identification
() who produced _____ as identification

Amy L. Kenner
Notary Public at Large, State of Florida



(SEAL)
5920

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1737710 1 PG
2001 FEB 28 09:34 AM BK 2340 PG 237
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#043966
Doc. Stamp-Deed: 0.70
By: Diane Sheldon D.C.

WARRANTY DEED

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

This document prepared by and to be returned to:

Gary D. Grunder
Gary D. Grunder Attorney at Law, P. A.
1025-5 North Main Street
High Springs, Florida, 32643

Tax Parcel Number:
03047-001-001

Grantee's Tax Identification Number:
Diane Jeffords-Lund / [REDACTED]

THIS INDENTURE made January 24, 2001,

BETWEEN Lillie Belle Jeffords, a single person, whose post office address is 16615 NW Belle's Rd., Alachua, Florida, 32615, herein called Grantor, and

Diane Jeffords-Lund, whose post office address is 2115 Bouquet Ct., Apt. 204, Orlando, Florida, 32804, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said 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 the county(ies) of Alachua state of Florida, to wit:

The South 1/2 of the Northwest 1/4 of the following described lands:

A parcel of land located in Section 8, Township 8 South, Range 18 East, more particularly described as follows:

Commence at the Northwest corner of said Section 8, for a point of reference; thence run South 06 deg. 15 min. 45 sec. East, along the West line of said Section 8, a distance of 67.31 feet; thence North 87 deg. 18 min. 09 sec. East, 50.10 feet, to the point of beginning; thence continue North 87 deg. 18 min. 09 sec. East, 1260.69 feet; thence South 01 deg. 03 min. 49 sec. East, 734.69 feet; thence South 87 deg. 18 min. 09 sec. West, 1193.99 feet; thence North 06 deg. 15 min. 45 sec. West, 735.82 feet to the point of beginning. ☉

The legal description has been supplied by Grantor. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.

Diane Jeffords-Lund, f/k/a Diane Sheldon. The Grantee is the same Grantee in that Warranty Deed recorded at Official Records Book 1648 at Page 178 of the Public Records of Alachua County, Florida

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the 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:

Amy L. Kenner
Witness: Print Name Amy L. Kenner
Diane A. Nystrom
Witness: Print Name Diane A. Nystrom

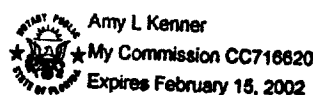
Lillie Belle Jeffords
Lillie Belle Jeffords

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me Jan. 24, 2001 by Lillie Belle Jeffords who

- (☒) is personally known to me
() who has produced a valid Florida driver's license as identification
() who produced _____ as identification

Amy L. Kenner
Notary Public at Large, State of Florida



(SEAL)
5920a



Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 3/27/2018 at 1:14:37 PM

Printer Friendly Page

Parcel: 03024-000-000 [GIS Map](#)

Taxpayer:	JEFFORDS, LILLIE BELLE TRUSTEE	Legal:	S1/4 LESS E 50 FT R/W OR 1015/52-59 LESS W 50 FT R/W PER OR 1348/766 (LESS COM SE COR S 87 DEG W 50.09 FT TO W R/W SR 235A POB S 87 DEG W 2957.85 FT N 2 DEG W 1326.85 FT N 87 DEG E 2868.04 FT TO W R/W SR 235A S 6 DEG E ALG R/W 1328.81 FT TO POB PER OR 1670/2710)(LESS THE SW 1/4 OF THE FOLLOWING DESC:COM SW COR SEC E 50 FT POB N 630.32 FT E 1294.45 FT S 630.06 FT W 30 FT S 67.21 FT W 1260.69 FT N 67.31 FT POB PER OR 1648/184)(LESS THE SW1/4 OF THE FOLLOWING DESC:COM SW COR SEC E 50.02 FT N 630.32 FT POB N 697.11 FT E 1291.77 FT S 697.08 FT W 1294.45 FT POB PER OR 1648/182)ALSO LESS THE S1/2 OF THE NW1/4 OF THE PRECEDING DESC PER OR 2340/0236) ALSO LESS THE S1/2 OF THE NW1/4 OF THE PRECEDING DESC PER OR 2340/0235) OR 2274/0158
Mailing:	2910 LASSITER MANOR DR MARIETTA, GA 30062		
9-1-1 Address:			
Sec-Twn-Rng:	05-08-18		
Property Use:	06100 - Grzgsoil Class2		
Tax			
Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzgsoil Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2016	Grzgsoil Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2015	Grzgsoil Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2014	Grzgsoil Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2013	Grzgsoil Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2012	Grzgsoil Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2011	Grzgsoil Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2010	Grzgsoil Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2009	Grzgsoil Class2	7100	147500	0	0	147500	0	7100	7100	0	0	7100	7100

2008	Grzgsol Class2	7100	147500	0	0	147500	0	7100	0	0	0	0	7100	0
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Land

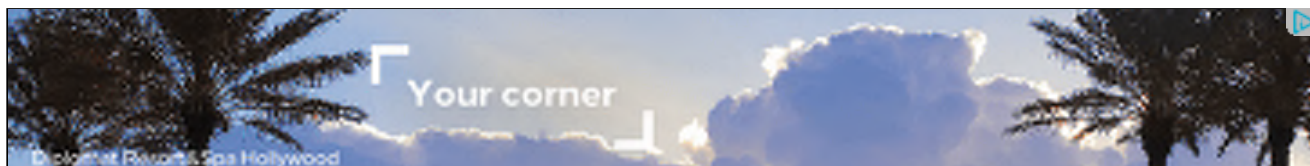
Use	Zoning Type	Zoning Desc	Unit Type	Units
Pasture 2	A		Acre	50.86

Sale

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
01/28/2000	100	I	U	2274	158	MS	Official Public Record

[Link to TaxCollector Record](#)



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Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:15:42 PM ' '

Printer Friendly Page

Parcel: 03024-001-000 [GIS Map](#)

Taxpayer:	LEMLEY, BARBARA ANN	Legal:	THE SW1/4 OF THE FOLLOWING DESC: COM SW
Mailing:	393 NW FAIRWAY DR		COR E 50.02 FT N 630.32 FT TO POB N 697.11 FT E
	LAKE CITY, FL 32055		1291.77 FT S 697.08 FT W 1294.45 FT TO POB OR
			1648/0182
9-1-1 Address:			
Sec-Twn-Rng:	05-08-18		
Property Use:	05200 - Cropsoil Class2		
Tax Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Cropsoil Class2	1400	18600	0	0	18600	0	1400	1400	0	0	1400	1400
2016	Cropsoil Class2	1400	18600	0	0	18600	0	1400	1400	0	0	1400	1400
2015	Cropsoil Class2	1400	18600	0	0	18600	0	1400	1400	0	0	1400	1400
2014	Cropsoil Class2	1100	18600	0	0	18600	0	1100	1100	0	0	1100	1100
2013	Cropsoil Class2	1100	18600	0	0	18600	0	1100	1100	0	0	1100	1100
2012	Cropsoil Class2	1100	18600	0	0	18600	0	1100	1100	0	0	1100	1100
2011	Cropsoil Class2	1100	18600	0	0	18600	0	1100	1100	0	0	1100	1100
2010	Cropsoil Class2	1100	18600	0	0	18600	0	1100	1100	0	0	1100	1100
2009	Cropsoil Class2	1000	18600	0	0	18600	0	1000	1000	0	0	1000	1000
2008	Cropsoil Class2	1000	18600	0	0	18600	0	1000	0	0	0	1000	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Cropland 2	A		Acre	5.16

Sale

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
12/01/1986	100	V	U	1648	182	WD	Official Public Record

[Link to TaxCollector Record](#)



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352-374-5278



Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 3/27/2018 at 1:16:28 PM

Printer Friendly Page

Parcel: 03024-002-000 [GIS Map](#)

Taxpayer:	SCHENCK, JANET M	Legal:	THE SW1/4 OF THE FOLLOWING DESC: COM SW COR SEC E 50
Mailing:	2910 LASSITER MANOR DR		FT POB N 630.32 FT E 1294.45 FT S 630.06 FT W 30 FT S 67.21 FT
	MARIETTA, GA 30062-8725		W 1260.69 FT N 67.31 FT POB (LESS MINERAL RIGHTS OR
9-1-1 Address:			1033/284 & 2609/412) OR 1648/184
Sec-Twn-Rng:	05-08-18		
Property Use:	05200 - Cropsoil Class2		
Tax Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	PlaceHolder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Cropsoil Class2	1400	18400	0	0	18400	0	1400	1400	0	0	1400	1400
2016	Cropsoil Class2	1400	18400	0	0	18400	0	1400	1400	0	0	1400	1400
2015	Cropsoil Class2	1400	18400	0	0	18400	0	1400	1400	0	0	1400	1400
2014	Cropsoil Class2	1100	18400	0	0	18400	0	1100	1100	0	0	1100	1100
2013	Cropsoil Class2	1100	18400	0	0	18400	0	1100	1100	0	0	1100	1100
2012	Cropsoil Class2	1100	18400	0	0	18400	0	1100	1100	0	0	1100	1100
2011	Cropsoil Class2	1100	18400	0	0	18400	0	1100	1100	0	0	1100	1100
2010	Cropsoil Class2	1100	18400	0	0	18400	0	1100	1100	0	0	1100	1100
2009	Cropsoil Class2	1000	18400	0	0	18400	0	1000	1000	0	0	1000	1000
2008	Cropsoil Class2	1000	18400	0	0	18400	0	1000	0	0	0	1000	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Cropland 2	A		Acre	5.11

Sale

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.

Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
12/01/1986	100	V	U	1648	184	WD	Official Public Record

[Link to TaxCollector Record](#)



The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and /



Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:17:05 PM ' '

Printer Friendly Page

Parcel: 03024-003-000 [GIS Map](#)

Taxpayer:	LEMLEY, BARBARA ANN	Legal:	THE S1/2 OF THE NW1/4 OF THE FOLLOWING
Mailing:	393 NW FAIRWAY DR		DESC: COM SW COR SEC N 87 DEG 18 MIN 09 SEC
	LAKE CITY, FL 32055		E 50.02 FT N 01 DEG 53 MIN 20 SEC W 630.32 FT
9-1-1 Address:			POB N 01 DEG 53 MIN 20 SEC W 697.11 FT N 87
Sec-Twn-Rng:	05-08-18		DEG 18 MIN 46 SEC E 1291.77 FT S 02 DEG 06 MIN
Property Use:	06100 - Grzgsoil Class2		32 SEC E 697.08 FT S 87 DEG 18 MIN 46 SEC W
Tax Jurisdiction:	Alachua 1700		1294.45 FT POB DEED APPEARS IN ERROR PER OR
Area:	8-18 Rural		2340/0235
Subdivision:	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2016	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2015	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2014	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2013	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2012	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2011	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2010	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2009	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2008	Grzgsoil Class2	400	12900	0	0	12900	0	400	0	0	0	400	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Pasture 2	A		Acre	2.58

Sale

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.

Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
01/24/2001	100	V	U	2340	235	WD	Official Public Record

[Link to TaxCollector Record](#)



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Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX)
352-374-5278



Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:17:38 PM ' '

Printer Friendly Page

Parcel: 03024-004-000 [GIS Map](#)

Taxpayer:	SCHENCK, JANET M	Legal:	THE S1/2 OF THE NW1/4 OF THE FOLLOWING
Mailing:	2910 LASSITER MANOR DR		DESC: COM SW COR SEC N 87 DEG 18 MIN 09 SEC
	MARIETTA, GA 30062-8725		E 50.02 FT POB N 01 DEG 53 MIN 20 SEC W 630.32
9-1-1 Address:			FT N 87 DEG 18 MIN 46 MIN E 1294.45 FT S 02 DEG
Sec-Twn-Rng:	05-08-18		06 MIN 32 SEC E 630.06 FT S 87 DEG 18 MIN 09 SEC
Property Use:	06100 - Grzgsoil Class2		W 30 FT S 01 DEG 03 MIN 49 SEC E 67.21 FT S 87
Tax Jurisdiction:	Alachua 1700		DEG 18 MIN 09 SEC W 1260.09 FT N 06 DEG 15 MIN
Area:	8-18 Rural		45 SEC W 67.31 FT POB DEED APPEARS IN ERROR
Subdivision:	Placeholder		PER OR 2340/0236

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzgsoil Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2016	Grzgsoil Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2015	Grzgsoil Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2014	Grzgsoil Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2013	Grzgsoil Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2012	Grzgsoil Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2011	Grzgsoil Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2010	Grzgsoil Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2009	Grzgsoil Class2	300	11700	0	0	11700	0	300	300	0	0	300	300
2008	Grzgsoil Class2	300	11700	0	0	11700	0	300	0	0	0	300	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Pasture 2	A		Acre	2.34

Sale

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.

Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
01/24/2001	100	V	U	2340	236	WD	Official Public Record

[Link to TaxCollector Record](#)



The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

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Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 3/27/2018 at 1:18:27 PM

Printer Friendly Page

Parcel: 03045-000-000 [GIS Map](#)

Taxpayer:	MONAGHAN & SCHENCK TRUSTEES	Legal:	N1/4 OF SE1/4 OF NW1/4 (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 1015/52-59 & OR 2274/158
Mailing:	2910 LASSITER MANOR DR MARIETTA, GA 30062		
9-1-1 Address:	16615 NW US HWY 441 ALACHUA		
Sec-Twn-Rng:	08-08-18		
Property Use:	06100 - Grzsoil Class2		
Tax Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzsoil Class2	5000	36000	114000	20400	170400	11720	127680	139400	0	0	127680	139400
2016	Grzsoil Class2	5000	36000	90800	20400	147200	0	116200	116200	0	0	116200	116200
2015	Grzsoil Class2	5000	36000	92900	20400	149300	0	118300	118300	0	0	118300	118300
2014	Grzsoil Class2	5000	36000	93500	20400	149900	0	118900	118900	0	0	118900	118900
2013	Grzsoil Class2	5000	36000	95600	20400	152000	0	121000	121000	0	0	121000	121000
2012	Grzsoil Class2	5000	36000	97700	20400	154100	0	123100	123100	0	0	123100	123100
2011	Grzsoil Class2	5000	36000	103400	20400	159800	0	128800	128800	0	0	128800	128800
2010	Grzsoil Class2	5000	36000	114900	20400	171300	0	140300	140300	0	0	140300	140300
2009	Grzsoil Class2	4900	36000	142500	20400	198900	0	167800	167800	0	0	167800	167800
2008	Grzsoil Class2	4900	36000	151500	20400	207900	0	176800	0	0	0	176800	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Pasture 2	A		Acre	9
SFR Acreage			Acre	1

Building

Actual Year Built	1962	
Effective Year Built	1962	
Building Quality	Average	
Building Style	01	
Building Use	0100 - Single Family	
Bed rooms	4	
Baths	2.5	
Stories	1.0	
Exterior Wall 1	Concrete Block	
Exterior Wall 2	N/A	
Interior Wall 1	Drywall	
Interior Wall 2	N/A	
Floor Cover 1	Terrazzo	
Floor Cover 2	Vinyl Tile	
Roof Cover	Asphalt	
Roof Structure	Gable/Hip	
AC	Central	
Heating Type	Forced - No Dt	
Heating System	Gas	
Total Square Feet	3766	
Heated Square Feet	3532	
-----	-----	
-----	-----	
-	-----	

	----- ----- ----- -----
Area Type	Square Footage
BAS (BASE AREA)	2746
FEP (FINISHED ENCL PORCH)	786
FOP (FINISHED OPEN PORCH)	234

Miscellaneous

Description	Unit Type	Units
0800 - Drive/Walk	SF	5571
0959 - FP 2	UNITS	1
0222 - Barn 2	SF	2600
1601 - OP 1	SF	350
1643 - Patio 3	SF	504
2480 - Wood Stove	UNITS	1
2221 - Stg 1	SF	220

Sale

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.

Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
01/28/2000	100	I	U	2274	158	MS	Official Public Record

[Link to TaxCollector Record](#)



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Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 3/27/2018 at 1:19:17 PM

Printer Friendly Page

Parcel: 03046-000-000

[GIS Map](#)

Taxpayer:	JEFFORDS, LILLIE BELLE TRUSTEE	Legal:	S1/2 OF NW1/4 S OF OLD SR 20 AND SW1/4 N/LY OF RR LESS SR 20 LESS COUNTY RD NW 15) ALSO N/LY 100 FT OF ABANDONED RR PER OR 767/366) & LESS THAT PART OF E1/2 OF SW1/4 LYING S OF US 441 PER OR 886/144 OR 1015/52-59) LESS W 50 FT R/W LYING BETWEEN NEW SR 25 & OLD SR 25 LESS THAT PART LYING S OF US 441) LESS ELY 210 FT PER OR 1283/409) LESS ABND R.W PER OR 2138/0286) LESS NE 1/4 OF SW1/4 & SE1/4 OF NW1/4 ALL LYING BETWEEN OLD SR-20 & US 441 LESS ELY 210 FT M/L PER OR 2270/757 & OR 2271/1900) OR 2274/158 ALSO R/W PER RES 85-78 OR 1597/2103 OR 1765/2622
Mailing:	2910 LASSITER MANOR DR MARIETTA, GA 30062		
9-1-1 Address:			
Sec-Twn-Rng:	08-08-18		
Property Use:	06500 - Grzgsoil Class6		
Tax Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	PlaceHolder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzgsoil Class6	3500	58300	0	0	58300	0	3500	3500	0	0	3500	3500
2016	Grzgsoil Class6	3500	58300	0	0	58300	0	3500	3500	0	0	3500	3500
2015	Grzgsoil Class6	3500	58300	0	0	58300	0	3500	3500	0	0	3500	3500
2014	Grzgsoil Class6	3300	58300	0	0	58300	0	3300	3300	0	0	3300	3300
2013	Grzgsoil Class6	3300	58300	0	0	58300	0	3300	3300	0	0	3300	3300
2012	Grzgsoil Class6	3300	58300	0	0	58300	0	3300	3300	0	0	3300	3300
2011	Grzgsoil Class6	3300	58300	0	0	58300	0	3300	3300	0	0	3300	3300
2010	Grzgsoil Class6	3300	58300	0	0	58300	0	3300	3300	0	0	3300	3300
2009	Grzgsoil Class6	3400	58300	0	0	58300	0	3400	3400	0	0	3400	3400
2008	Grzgsoil Class6	3400	58300	0	0	58300	0	3400	0	0	0	3400	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Hay	A		Acre	9.72

Sale

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
01/28/2000	100	I	U	2274	158	MS	Official Public Record
01/12/2000	100	V	U	2271	1900	MS	Official Public Record
12/31/1999	100	V	U	2270	757	MS	Official Public Record
03/13/1990	100	V	U	1765	2622	QD	Official Public Record

[Link to TaxCollector Record](#)



Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 3/27/2018 at 1:19:59 PM

Printer Friendly Page

Parcel: 03046-005-000

[GIS Map](#)

Taxpayer:	JEFFORDS, LILLIE BELLE LIFE ES	Legal:	NE1/4 OF SW1/4 & SE1/4 OF NW1/4 LYING N OF US 441 AND S OF C/L OF OLD SR 20 LESS THE ELY 210 FT (LESS MINERAL RIGHTS) OR 2270/757 & OR 2271/1900 & OR 2911/1395
Mailing:	2910 LASSITER MANOR DR MARIETTA, GA 30062		
9-1-1 Address:			
Sec-Twn-Rng:	08-08-18		
Property Use:	06500 - Grzgsol Class6		
Tax Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzgsol Class6	3100	85200	0	0	85200	0	3100	3100	0	0	3100	3100
2016	Grzgsol Class6	3100	85200	0	0	85200	0	3100	3100	0	0	3100	3100
2015	Grzgsol Class6	3100	85200	0	0	85200	0	3100	3100	0	0	3100	3100
2014	Grzgsol Class6	2900	85200	0	0	85200	0	2900	2900	0	0	2900	2900
2013	Grzgsol Class6	2900	85200	0	0	85200	0	2900	2900	0	0	2900	2900
2012	Grzgsol Class6	2900	85200	0	0	85200	0	2900	2900	0	0	2900	2900
2011	Grzgsol Class6	2900	85200	0	0	85200	0	2900	2900	0	0	2900	2900
2010	Grzgsol Class6	2900	85200	0	0	85200	0	2900	2900	0	0	2900	2900
2009	Grzgsol Class6	3000	85200	0	0	85200	0	3000	3000	0	0	3000	3000
2008	Grzgsol Class6	3000	85200	0	0	85200	0	3000	0	0	0	3000	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Hay			Acre	8.52

Sale

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
05/01/2004	100	V	U	2911	1389	MS	Official Public Record
03/19/2004	100	V	U	2911	1395	MS	Official Public Record
02/19/2004	100	V	U	2911	1393	MS	Official Public Record
02/18/2004	100	V	U	2911	1391	MS	Official Public Record
01/12/2000	100	V	U	2271	1900	MS	Official Public Record
12/31/1999	100	V	U	2270	757	MS	Official Public Record

[Link to TaxCollector Record](#)



Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:20:48 PM ' '

Printer Friendly Page

Parcel: 03047-000-000 [GIS Map](#)

Taxpayer:	MONAGHAN, M P & MARTHA	Legal:	COM WHERE W LINE OF SECTION INTERSECTS N
Mailing:	10102 CHERRY HILLS AVENUE		R/W OF OLD SR 20 RUN N 236.64 FT S 87 DEG E
	CIR		1173.44 FT S 573.52 FT TO N R/W OLD SR 20 NW
	BRADENTON, FL 34202-4064		ALONG R/W TO POB OR 835/152 & OR 888/524-26
9-1-1 Address:			OR 925/851 LESS W 50 FT R/W PER OR 1348/753 &
Sec-Twn-Rng:	08-08-18		LESS OR 1386/971 OR 1572/305 ALSO N 33 FT OF CR
Property Use:	06100 - Grzsoil Class2		NW-18 ADJ TO S LINE PER (LESS MINERAL
Tax			RIGHTS OR 1033/284 & OR 2609/412) OR 1765/2624
Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzsoil Class2	1600	37900	0	1100	39000	0	2700	2700	0	0	2700	2700
2016	Grzsoil Class2	1600	37900	0	1100	39000	0	2700	2700	0	0	2700	2700
2015	Grzsoil Class2	1600	37900	0	1100	39000	0	2700	2700	0	0	2700	2700
2014	Grzsoil Class2	1600	37900	0	1100	39000	0	2700	2700	0	0	2700	2700
2013	Grzsoil Class2	1600	37900	0	1100	39000	0	2700	2700	0	0	2700	2700
2012	Grzsoil Class2	1600	37900	0	1100	39000	0	2700	2700	0	0	2700	2700
2011	Grzsoil Class2	1600	37900	0	1100	39000	0	2700	2700	0	0	2700	2700
2010	Grzsoil Class2	1600	37900	0	1100	39000	0	2700	2700	0	0	2700	2700
2009	Grzsoil Class2	1500	37900	0	1100	39000	0	2600	2600	0	0	2600	2600
2008	Grzsoil Class2	1500	37900	0	1100	39000	0	2600	0	0	0	2600	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Pasture 2	A		Acre	10.54

Miscellaneous

Description	Unit Type	Units
2400 - Well	UNITS	1

Sale

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.

Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
03/13/1990	100	I	U	1765	2624	QD	Official Public Record
08/01/1984	35600	V	Q	1572	305	WD	Official Public Record

[Link to TaxCollector Record](#)



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Property Search Results

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Search Date: 3/27/2018 at 1:21:58 PM

Printer Friendly Page

Parcel: 03047-001-000 [GIS Map](#)

Taxpayer:	JEFFORDS, LILLIE BELLE TRUSTEE	Legal:	NW1/4 OF NW1/4 & SE1/4 OF NW1/4 LYING N OF OLD SR-20 LESS N 10 ACRES & SW1/4 OF NW1/4 LYING N OF OLD SR 20 LESS W 1173.44 FT MEAS ON N/L OF S 572.81 FT MEAS ON E/L OR 246/238 & 888/524 OR 1015/52-59 LESS W 50 FT R/W AS PER OR 1348/766 ALSO N 33 FT OF CR NW-18 ADJ TO S LINE PER OR 1765/2622(LESS THE SW 1/4 OF THE FOLLOWING:COM NW COR SEC S 67.31 FT E 50 FT POB E 1260.69 FT S 734.69 FT W 1193.99 FT N 735.82 FT POB PER OR 1648/178)(LESS THE SW1/4 OF THE FOLLOWING DESC:COM NW COR SEC S 803.13 FT E 50.10 FT POB E 1193.99 FT S 778.48 FT W 1123.34 FT N 779.20 FT POB PER OR 1648/180)(LESS THE SW1/4 OF THE FOLLOWING DESC:COM SW COR SEC 5 E 50 FT POB N 630.32 FT E 1294.45 FT S 630.06 FT W 30 FT S 67.21 FT W 1260.69 FT N 67.31 FT POB PER OR 1648/184)(LESS ABND R/W PER OR 2138/286)(LESS THE SE1/4 OF THE NW1/4 LYING N OF OLD SR 20 LESS THE N1/4 PER OR 2270/757 & OR 2271/1900)ALSO LESS THE S1/2 OF THE NW1/4 OF THE PRECEDING DESC PER OR 2340/0237) ALSO LESS THE S1/2 OF THE NW1/4 OF THE PRECEDING DESC PER OR 2340/0238) (LESS MINERAL RIGHTS OR 1033/284 & 2609/412) OR 1765/2632 & 2274/158
Mailing:	2910 LASSITER MANOR DR MARIETTA, GA 30062		
9-1-1 Address:			
Sec-Twn-Rng:	08-08-18		
Property Use:	06500 - Grzgsoil Class6		
Tax Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	PlaceHolder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzgsoil Class6	10200	93800	0	0	93800	0	10200	10200	0	0	10200	10200
2016	Grzgsoil Class6	10200	93800	0	0	93800	0	10200	10200	0	0	10200	10200
2015	Grzgsoil Class6	10200	93800	0	0	93800	0	10200	10200	0	0	10200	10200
2014	Grzgsoil Class6	8900	93800	0	0	93800	0	8900	8900	0	0	8900	8900
2013	Grzgsoil Class6	8900	93800	0	0	93800	0	8900	8900	0	0	8900	8900

2012	Grzgsoil Class6	8900	93800	0	0	93800	0	8900	8900	0	0	8900	8900
2011	Grzgsoil Class6	8900	93800	0	0	93800	0	8900	8900	0	0	8900	8900
2010	Grzgsoil Class6	8900	93800	0	0	93800	0	8900	8900	0	0	8900	8900
2009	Grzgsoil Class6	8600	93800	0	0	93800	0	8600	8600	0	0	8600	8600
2008	Grzgsoil Class6	8600	93800	0	0	93800	0	8600	0	0	0	8600	0

Land

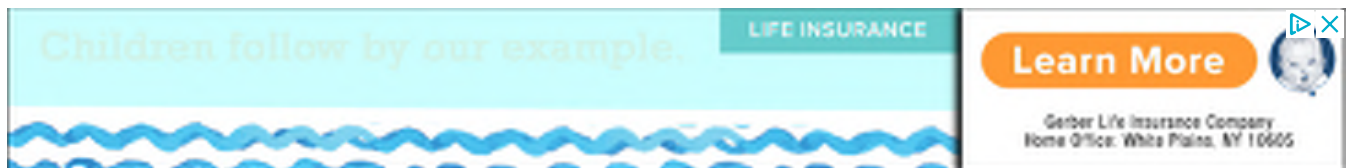
Use	Zoning Type	Zoning Desc	Unit Type	Units
Hay	A		Acre	14.67
Cropland 2			Acre	17.68

Sale

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
01/28/2000	100	I	U	2274	158	MS	Official Public Record
03/13/1990	100	V	U	1765	2622	QD	Official Public Record

[Link to TaxCollector Record](#)



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Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 3/27/2018 at 1:22:37 PM

Printer Friendly Page

Parcel: 03047-001-001 [GIS Map](#)

Taxpayer:	WHITE, DIANE	Legal:	THE SW1/4 OF THE FOLLOWING DESC:COM NW
Mailing:	375 TIMBERWOOD TRAIL		COR OF SEC S 67.31 FT E 50 FT POB E 1260.69 FT S
	OVIDO, FL 32765-8999		734.69 FT W 1193.99 FT N 735.82 FT POB (LESS
9-1-1 Address:			MINERAL RIGHTS OR 1033/284 & 2609/412) OR
Sec-Twn-Rng:	08-08-18		1648/178
Property Use:	06100 - Grzgsoil Class2		
Tax Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzgsoil Class2	800	19100	0	0	19100	0	800	800	0	0	800	800
2016	Grzgsoil Class2	800	19100	0	0	19100	0	800	800	0	0	800	800
2015	Grzgsoil Class2	800	19100	0	0	19100	0	800	800	0	0	800	800
2014	Grzgsoil Class2	800	19100	0	0	19100	0	800	800	0	0	800	800
2013	Grzgsoil Class2	800	19100	0	0	19100	0	800	800	0	0	800	800
2012	Grzgsoil Class2	800	19100	0	0	19100	0	800	800	0	0	800	800
2011	Grzgsoil Class2	800	19100	0	0	19100	0	800	800	0	0	800	800
2010	Grzgsoil Class2	800	19100	0	0	19100	0	800	800	0	0	800	800
2009	Grzgsoil Class2	700	19100	0	0	19100	0	700	700	0	0	700	700
2008	Grzgsoil Class2	700	19100	0	0	19100	0	700	0	0	0	700	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Pasture 2	A		Acre	5.31

Sale

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.

Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
12/01/1986	100	V	U	1648	178	WD	Official Public Record

[Link to TaxCollector Record](#)



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Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 3/27/2018 at 1:23:08 PM

Printer Friendly Page

Parcel: 03047-001-002 [GIS Map](#)

Taxpayer: MONAGHAN, MARTHA K Mailing: 10102 CHERRY HILLS AVENUE CIR BRADENTON, FL 34202-4064 9-1-1 Address: Sec-Twn-Rng: 08-08-18 Property Use: 06500 - Grzgsoil Class6 Tax Jurisdiction: Alachua 1700 Area: 8-18 Rural Subdivision: Placeholder	Legal: THE SW1/4 OF THE FOLLOWING DESC:COM NW COR SEC S 803.13 FT E 50.10 FT POB E 1193.99 FT S 778.48 FT W 1123.34 FT N 779.20 FT POB (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 1648/180
--	--

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzgsoil Class6	1900	19200	0	0	19200	0	1900	1900	0	0	1900	1900
2016	Grzgsoil Class6	1900	19200	0	0	19200	0	1900	1900	0	0	1900	1900
2015	Grzgsoil Class6	1900	19200	0	0	19200	0	1900	1900	0	0	1900	1900
2014	Grzgsoil Class6	1800	19200	0	0	19200	0	1800	1800	0	0	1800	1800
2013	Grzgsoil Class6	1800	19200	0	0	19200	0	1800	1800	0	0	1800	1800
2012	Grzgsoil Class6	1800	19200	0	0	19200	0	1800	1800	0	0	1800	1800
2011	Grzgsoil Class6	1800	19200	0	0	19200	0	1800	1800	0	0	1800	1800
2010	Grzgsoil Class6	1800	19200	0	0	19200	0	1800	1800	0	0	1800	1800
2009	Grzgsoil Class6	1900	19200	0	0	19200	0	1900	1900	0	0	1900	1900
2008	Grzgsoil Class6	1900	19200	0	0	19200	0	1900	0	0	0	1900	0

Land

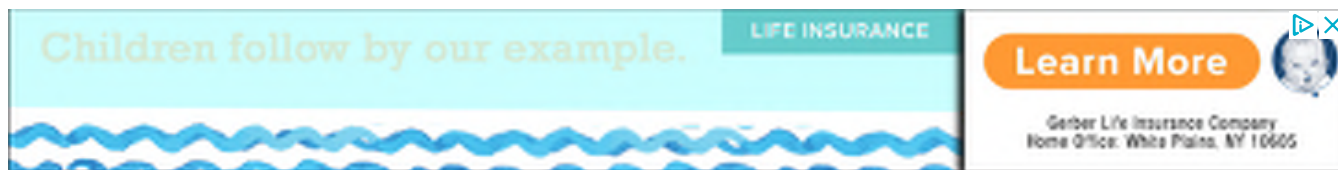
Use	Zoning Type	Zoning Desc	Unit Type	Units
Hay	A		Acre	5.33

Sale

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.

Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
12/01/1986	100	V	U	1648	180	WD	Official Public Record

[Link to TaxCollector Record](#)



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352-374-5278



Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:23:52 PM ' '

Printer Friendly Page

Parcel: 03047-001-003 [GIS Map](#)

Taxpayer:	JEFFORDS, LILLIE BELLE LIFE ES	Legal:	THE SE1/4 OF THE NW1/4 LYING N OF C/L OF OLD SR 20 LESS THE N 1/4 (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 2270/757 & 2271/1900 & OR 2911/1389
Mailing:	2910 LASSITER MANOR DR MARIETTA, GA 30062		
9-1-1 Address:			
Sec-Twn-Rng:	08-08-18		
Property Use:	06500 - Grzgsoil Class6		
Tax Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzgsoil Class6	8600	68900	0	0	68900	0	8600	8600	0	0	8600	8600
2016	Grzgsoil Class6	8600	68900	0	0	68900	0	8600	8600	0	0	8600	8600
2015	Grzgsoil Class6	8600	68900	0	0	68900	0	8600	8600	0	0	8600	8600
2014	Grzgsoil Class6	8100	68900	0	0	68900	0	8100	8100	0	0	8100	8100
2013	Grzgsoil Class6	8100	68900	0	0	68900	0	8100	8100	0	0	8100	8100
2012	Grzgsoil Class6	8100	68900	0	0	68900	0	8100	8100	0	0	8100	8100
2011	Grzgsoil Class6	8100	68900	0	0	68900	0	8100	8100	0	0	8100	8100
2010	Grzgsoil Class6	8100	68900	0	0	68900	0	8100	8100	0	0	8100	8100
2009	Grzgsoil Class6	8300	68900	0	0	68900	0	8300	8300	0	0	8300	8300
2008	Grzgsoil Class6	8300	68900	0	0	68900	0	8300	0	0	0	8300	0

Land

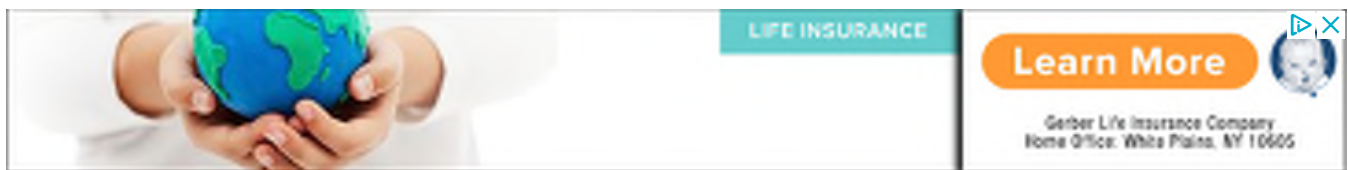
Use	Zoning Type	Zoning Desc	Unit Type	Units
Hay	A		Acre	23.77

Sale

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.

Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
05/01/2004	100	V	U	2911	1389	MS	Official Public Record
03/19/2004	100	V	U	2911	1395	MS	Official Public Record
02/18/2004	100	V	U	2911	1393	MS	Official Public Record
02/18/2004	100	V	U	2911	1391	MS	Official Public Record
01/12/2000	100	V	U	2271	1900	MS	Official Public Record
12/31/1999	100	V	U	2270	757	MS	Official Public Record

[Link to TaxCollector Record](#)



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352-374-5278



Property Search Results

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Search Date: 3/27/2018 at 1:24:27 PM ' '

Printer Friendly Page

Parcel: 03047-001-004 [GIS Map](#)

Taxpayer:	MONAGHAN, MARTHA KAY	Legal:	THE S1/2 OF THE N1/4 OF THE FOLLOWING DESC:
Mailing:	10102 CHERRY HILLS AVE CIR BRADENTON, FL 34202		COM NW COR SEC S 06 DEG 15 MIN 45 SEC E
9-1-1 Address:			803.13 FT N 87 DEG 18 MIN 09 SEC E 50.10 FT POB
Sec-Twn-Rng:	08-08-18		N 87 DEG 18 MIN 09 SEC E 1193.99 FT S 01 DEG 03
Property Use:	06500 - Grzsoil Class6		MIN 49 SEC E 778.48 FT S 87 DEG 19 MIN 35 SEC W
Tax			1123.34 FT N 06 DEG 15 MIN 45 SEC W 779.20 FT
Jurisdiction:	Alachua 1700		POB (LESS MINERAL RIGHTS OR 1033/284 & OR
Area:	8-18 Rural		2609/412) DEED APPEARS IN ERROR PER OR
Subdivision:	Placeholder		2340/238

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzsoil Class6	1000	13400	0	0	13400	0	1000	1000	0	0	1000	1000
2016	Grzsoil Class6	1000	13400	0	0	13400	0	1000	1000	0	0	1000	1000
2015	Grzsoil Class6	1000	13400	0	0	13400	0	1000	1000	0	0	1000	1000
2014	Grzsoil Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2013	Grzsoil Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2012	Grzsoil Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2011	Grzsoil Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2010	Grzsoil Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2009	Grzsoil Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2008	Grzsoil Class6	900	13400	0	0	13400	0	900	0	0	0	900	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Hay	A		Acre	2.67

Sale

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.

Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
01/24/2001	100	V	U	2340	238	WD	Official Public Record

[Link to TaxCollector Record](#)



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Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 3/27/2018 at 1:25:05 PM

Printer Friendly Page

Parcel: 03047-001-005 [GIS Map](#)

Taxpayer:	WHITE, DIANE	Legal:	THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM NW COR SEC S 06 DEG 15 MIN 45 SEC E 67.31 FT N 87 DEG 18 MIN 09 SEC E 50.10 FT POB N 87 DEG 18 MIN 09 SEC E 1260.69 FT S 01 DEG 03 MIN 49 SEC E 734.69 FT S 87 DEG 18 MIN 09 SEC W 1193.99 FT N 06 DEG 15 MIN 45 SEC W 735.82 FT POB (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 2340/237
Mailing:	375 TIMBERWOOD TRAIL OVIEDO, FL 32765		
9-1-1 Address:			
Sec-Twn-Rng:	08-08-18		
Property Use:	06500 - Grzgsol Class6		
Tax Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	PlaceHolder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzgsol Class6	1000	13300	0	0	13300	0	1000	1000	0	0	1000	1000
2016	Grzgsol Class6	1000	13300	0	0	13300	0	1000	1000	0	0	1000	1000
2015	Grzgsol Class6	1000	13300	0	0	13300	0	1000	1000	0	0	1000	1000
2014	Grzgsol Class6	900	13300	0	0	13300	0	900	900	0	0	900	900
2013	Grzgsol Class6	900	13300	0	0	13300	0	900	900	0	0	900	900
2012	Grzgsol Class6	900	13300	0	0	13300	0	900	900	0	0	900	900
2011	Grzgsol Class6	900	13300	0	0	13300	0	900	900	0	0	900	900
2010	Grzgsol Class6	900	13300	0	0	13300	0	900	900	0	0	900	900
2009	Grzgsol Class6	900	13300	0	0	13300	0	900	900	0	0	900	900
2008	Grzgsol Class6	900	13300	0	0	13300	0	900	0	0	0	900	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Hay	A		Acre	2.66

Sale

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
01/24/2001	100	V	U	2340	237	WD	Official Public Record

[Link to TaxCollector Record](#)



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Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 3/27/2018 at 1:25:46 PM

Printer Friendly Page

Parcel: 03048-002-000 [GIS Map](#)

Taxpayer:	JEFFORDS, LILLIE BELLE TRUSTEE	Legal:	NE1/4 OF NW1/4 (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 1015/52-59 & OR 2274/158
Mailing:	2910 LASSITER MANOR DR MARIETTA, GA 30062		
9-1-1 Address:			
Sec-Twn-Rng:	08-08-18		
Property Use:	06100 - Grzgsol Class2		
Tax Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	PlaceHolder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzgsol Class2	6200	119200	0	1200	120400	0	7400	7400	0	0	7400	7400
2016	Grzgsol Class2	6200	119200	0	1300	120500	90	7410	7500	0	0	7410	7500
2015	Grzgsol Class2	6200	119200	0	1100	120300	0	7300	7300	0	0	7300	7300
2014	Grzgsol Class2	6200	119200	0	1100	120300	0	7300	7300	0	0	7300	7300
2013	Grzgsol Class2	6200	119200	0	1100	120300	0	7300	7300	0	0	7300	7300
2012	Grzgsol Class2	6200	119200	0	1100	120300	0	7300	7300	0	0	7300	7300
2011	Grzgsol Class2	6200	119200	0	1100	120300	0	7300	7300	0	0	7300	7300
2010	Grzgsol Class2	6200	119200	0	1100	120300	0	7300	7300	0	0	7300	7300
2009	Grzgsol Class2	5800	119200	0	1100	120300	0	6900	6900	0	0	6900	6900
2008	Grzgsol Class2	5800	119200	0	1100	120300	0	6900	0	0	0	6900	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Pasture 2	A		Acre	41.12

Miscellaneous

Description	Unit Type	Units
2400 - Well	UNITS	1

Sale

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.

Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
01/28/2000	100	I	U	2274	158	MS	Official Public Record

[Link to TaxCollector Record](#)



2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03024 000 000

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-08 \$168.88
Receipt # 17-0007755

Owner: JEFFORDS, LILLIE BELLE TRUSTEE
2910 LASSITER MANOR DR
MARIETTA, GA 30062
Situs : Unassigned Location RE

Account number : 03024 000 000
Alternate Key : 1011051
Millage code : 1700
Millage rate : 23.1480

Assessed value : 7,600
School assessed value : 7,600
Unimproved land value : 7,600

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$175.92
Non-ad valorem : \$0.00
Total Discountable : 175.92
No Discount NA VA: 0.00
Total tax :

Legal description

S1/4 LESS E 50 FT R/W OR 1015/52-59 LESS W 50 FT R/W PER OR 1348/766 (LESS COM SE COR S 87 DEG W 50.09 FT TO W R/W SR 235A - POB S 87 DEG W 2957.85 FT N 2 DEG W 1326.85 FT N 87 DEG E 2868.04 FT TO W R/W SR 235A S 6 DEG E ALG R/W 1328.81 - FT TO POB PER OR 1670/2710)(LESS THE SW 1/4 OF THE FOLLOWING DESC:COM SW COR SEC E 50 FT POB N 630.32 FT E 1294.45 FT S - 630.06 FT W 30 FT S 67.21 FT W 1260.69 FT N 67.31 FT POB PER OR 1648/184)(LESS THE SW1/4 OF THE FOLLOWING DESC:COM SW - COR SEC E 50.02 FT N 630.32 FT POB N 697.11 FT E 1291.77 FT S 697.08 FT W 1294.45 FT POB PER OR 1648/182)ALSO LESS - THE S1/2 OF THE NW1/4 OF THE PRECEDING DESC PER OR 2340/0236) ALSO LESS THE S1/2 OF Location

Book, page, item : 2274-158-
Geo number : 05-08-18-03024000000
Range: 18
Township : 08
Section : 05
Neighborhood : 233200.00
Use code: 06100
Total acres : 50.860





2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03024 001 000

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2018-02-22 \$32.09
Receipt # 17-0112832

Owner: LEMLEY, BARBARA ANN
393 NW FAIRWAY DR
LAKE CITY, FL 32055
Situs : Unassigned Location RE

Account number : 03024 001 000
Alternate Key : 1011052
Millage code : 1700
Millage rate : 23.1480

Assessed value : 1,400
School assessed value : 1,400
Unimproved land value : 1,400

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$32.41
Non-ad valorem : \$0.00
Total Discountable : 32.41
No Discount NA VA: 0.00
Total tax :

Legal description

THE SW1/4 OF THE FOLLOWING DESC: COM SW COR E 50.02 FT N 630.32 FT TO POB N 697.11 FT E 1291.77 FT S 697.08 FT W - 1294.45 FT TO POB OR 1648/0182

Location

Book, page, item : 1648-182-
Geo number : 05-08-18-03024001000
Range: 18
Township : 08
Section : 05
Neighborhood : 233200.00
Use code: 05200
Total acres : 5.160





2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03024 002 000

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2017-11-10 \$31.11
Receipt # 17-0011295

Owner: SCHENCK, JANET M
2910 LASSITER MANOR DR
MARIETTA, GA 30062-8725
Situs : Unassigned Location RE

Account number : 03024 002 000
Alternate Key : 1011053
Millage code : 1700
Millage rate : 23.1480

Assessed value : 1,400
School assessed value : 1,400
Unimproved land value : 1,400

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$32.41
Non-ad valorem : \$0.00
Total Discountable : 32.41
No Discount NA VA: 0.00
Total tax :

Legal description

THE SW1/4 OF THE FOLLOWING DESC: COM SW COR SEC E 50 FT POB N 630.32 FT E 1294.45 FT S 630.06 FT W 30 FT S 67.21 - FT
W 1260.69 FT N 67.31 FT POB (LESS MINERAL RIGHTS OR 1033/284 & 2609/412) OR 1648/184
Location

Book, page, item : 1648-184-
Geo number : 05-08-18-03024002000
Range: 18
Township : 08
Section : 05
Neighborhood : 233200.00
Use code: 05200
Total acres : 5.110





2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03024 003 000

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2018-02-22 \$9.18
Receipt # 17-0112832

Owner: LEMLEY, BARBARA ANN
393 NW FAIRWAY DR
LAKE CITY, FL 32055
Situs: Unassigned Location RE

Account number : 03024 003 000
Alternate Key : 1011054
Millage code : 1700
Millage rate : 23.1480

Assessed value : 400
School assessed value : 400
Unimproved land value : 400

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$9.27
Non-ad valorem : \$0.00
Total Discountable : 9.27
No Discount NA VA: 0.00
Total tax :

Legal description

THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM SW COR SEC N 87 DEG 18 MIN 09 SEC E 50.02 FT N 01 DEG 53 MIN 20 SEC W - 630.32 FT POB N 01 DEG 53 MIN 20 SEC W 697.11 FT N 87 DEG 18 MIN 46 SEC E 1291.77 FT S 02 DEG 06 MIN 32 SEC E - 697.08 FT S 87 DEG 18 MIN 46 SEC W 1294.45 FT POB DEED APPEARS IN ERROR PER OR 2340/0235

Location

Book, page, item : 2340-235-
Geo number : 05-08-18-03024003000
Range: 18
Township : 08
Section : 05
Neighborhood : 233200.00
Use code : 06100
Total acres : 2.580





2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03024 004 000

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2017-11-10 \$8.90
Receipt # 17-0011295

Owner: SCHENCK, JANET M
2910 LASSITER MANOR DR
MARIETTA, GA 30062-8725
Situs : Unassigned Location RE

Account number : 03024 004 000
Alternate Key : 1011055
Millage code : 1700
Millage rate : 23.1480

Assessed value : 400
School assessed value : 400
Unimproved land value : 400

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$9.27
Non-ad valorem : \$0.00
Total Discountable : 9.27
No Discount NA VA: 0.00
Total tax :

Legal description

THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM SW COR SEC N 87 DEG 18 MIN 09 SEC E 50.02 FT POB N 01 DEG 53 MIN 20
- SEC W 630.32 FT N 87 DEG 18 MIN 46 MIN E 1294.45 FT S 02 DEG 06 MIN 32 SEC E 630.06 FT S 87 DEG 18 MIN 09 SEC W 30
FT - S 01 DEG 03 MIN 49 SEC E 67.21 FT S 87 DEG 18 MIN 09 SEC W 1260.09 FT N 06 DEG 15 MIN 45 SEC W 67.31 FT POB DEED
- APPEARS IN ERROR PER OR 2340/0236

Location

Book, page, item : 2340-236-
Geo number : 05-08-18-03024004000
Range: 18
Township : 08
Section : 05
Neighborhood : 233200.00
Use code: 06100
Total acres : 2.340





2017 Roll Details — Real Estate Account At 16615 NW US HWY 441

Print this page

Real Estate Account #03045 000 000

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-08 \$3,209.38
Receipt # 17-0007755

Owner: MONAGHAN & SCHENCK TRUSTEES
2910 LASSITER MANOR DR
MARIETTA, GA 30062
Situs : 16615 NW US HWY 441

Account number : 03045 000 000
Alternate Key : 1011452
Millage code : 1700
Millage rate : 23.1480

Assessed value : 127,680
School assessed value : 139,400
Unimproved land value : 5,000

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$3,044.91
Non-ad valorem : \$298.19
Total Discountable : 3343.10
No Discount NA VA: 0.00
Total tax :

Legal description

N1/4 OF SE1/4 OF NW1/4 (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 1015/52-59 & OR 2274/158
Location

Book, page, item : 2274-158-
Geo number : 08-08-18-03045000000
Range: 18
Township : 08
Section : 08
Neighborhood : 233200.00
Use code : 06100
Total acres : 10.000





2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03046 000 000

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2017-11-08 \$77.79
Receipt # 17-0007755

Owner: JEFFORDS, LILLIE BELLE TRUSTEE
2910 LASSITER MANOR DR
MARIETTA, GA 30062
Situs : Unassigned Location RE

Account number : 03046 000 000
Alternate Key : 1011453
Millage code : 1700
Millage rate : 23.1480

Assessed value : 3,500
School assessed value : 3,500
Unimproved land value : 3,500

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$81.03
Non-ad valorem : \$0.00
Total Discountable : 81.03
No Discount NA VA: 0.00
Total tax :

Legal description

S1/2 OF NW1/4 S OF OLD SR 20 AND SW1/4 N/LY OF RR LESS SR 20 LESS COUNTY RD NW 15) ALSO N/LY 100 FT OF ABANDONED RR PER - OR 767/366) & LESS THAT PART OF E1/2 OF SW1/4 LYING S OF US 441 PER OR 886/144 OR 1015/52-59) LESS W 50 FT R/W LYING - BETWEEN NEW SR 25 & OLD SR 25 LESS THAT PART LYING S OF US 441) LESS ELY 210 FT PER OR 1283/409) - LESS ABND R.W PER OR 2138/0286) LESS NE 1/4 OF SW1/4 & SE1/4 OF NW1/4 ALL LYING BETWEEN OLD SR-20 & US 441 LESS ELY 210 - FT M/L PER OR 2270/757 & OR 2271/1900) OR 2274/158 ALSO R/W PER RES 85-78 OR 1597/2103 OR - 1765/2622

Location

Book, page, item : 2274-158-
Geo number : 08-08-18-03046000000
Range: 18
Township : 08
Section : 08
Neighborhood : 233200.00
Use code : 06500
Total acres : 9.720





2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03046 005 000

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2017-11-08 \$68.89
Receipt # 17-0007755

Owner: JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062
Situs : Unassigned Location RE

Account number : 03046 005 000
Alternate Key : 1011463
Millage code : 1700
Millage rate : 23.1480

Assessed value : 3,100
School assessed value : 3,100
Unimproved land value : 3,100

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$71.76
Non-ad valorem : \$0.00
Total Discountable : 71.76
No Discount NA VA: 0.00
Total tax :

Legal description

NE1/4 OF SW1/4 & SE1/4 OF NW1/4 LYING N OF US 441 AND S OF C/L OF OLD SR 20 LESS THE ELY 210 FT (LESS MINERAL RIGHTS)
OR - 2270/757 & OR 2271/1900 & OR 2911/1395
Location

Book, page, item : 2911-1389-
Geo number : 08-08-18-03046005000
Range: 18
Township : 08
Section : 08
Neighborhood : 233200.00
Use code: 06500
Total acres : 8.520





2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03047 000 000

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2017-11-21 \$60.00
Receipt # 17-0028442

Owner: MONAGHAN, M P & MARTHA
10102 CHERRY HILLS AVENUE CIR
BRADENTON, FL 34202-4064
Situs : Unassigned Location RE

Account number : 03047 000 000
Alternate Key : 1011464
Millage code : 1700
Millage rate : 23.1480

Assessed value : 2,700
School assessed value : 2,700
Unimproved land value : 1,600

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$62.50
Non-ad valorem : \$0.00
Total Discountable : 62.50
No Discount NA VA: 0.00
Total tax :

Legal description

COM WHERE W LINE OF SECTION INTERSECTS N R/W OF OLD SR 20 RUN N 236.64 FT S 87 DEG E 1173.44 FT S 573.52 FT TO N R/W
- OLD SR 20 NW ALONG R/W TO POB OR 835/152 & OR 888/524-26 OR 925/851 LESS W 50 FT R/W PER OR 1348/753 & LESS OR
1386/971 - OR 1572/305 ALSO N 33 FT OF CR NW-18 ADJ TO S LINE PER (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR
1765/2624

Location

Book, page, item : 1765-2624-
Geo number : 08-08-18-03047000000
Range: 18
Township : 08
Section : 08
Neighborhood : 233200.00
Use code: 06100
Total acres : 10.540





2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03047 001 000

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-08 \$226.68
Receipt # 17-0007755

Owner: JEFFORDS, LILLIE BELLE TRUSTEE
2910 LASSITER MANOR DR
MARIETTA, GA 30062
Situs : Unassigned Location RE

Account number : 03047 001 000
Alternate Key : 1011465
Millage code : 1700
Millage rate : 23.1480

Assessed value : 10,200
School assessed value : 10,200
Unimproved land value : 10,200

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$236.12
Non-ad valorem : \$0.00
Total Discountable : 236.12
No Discount NA VA: 0.00
Total tax :

Legal description

NW1/4 OF NW1/4 & SE1/4 OF NW1/4 LYING N OF OLD SR-20 LESS N 10 ACRES & SW1/4 OF NW1/4 LYING N OF OLD SR 20 LESS W - 1173.44 FT MEAS ON N/L OF S 572.81 FT MEAS ON E/L OR 246/238 & 888/524 OR 1015/52-59 LESS W 50 FT R/W AS PER - OR 1348/766 ALSO N 33 FT OF CR NW-18 ADJ TO S LINE PER OR 1765/2622(LESS THE SW 1/4 OF THE FOLLOWING:COM NW COR SEC S - 67.31 FT E 50 FT POB E 1260.69 FT S 734.69 FT W 1193.99 FT N 735.82 FT POB PER OR 1648/178)(LESS THE SW1/4 OF THE - FOLLOWING DESC:COM NW COR SEC S 803.13 FT E 50.10 FT POB E 1193.99 FT S 778.48 FT W 1123.34 FT N 779.20 FT POB PER OR - 1648/180)(LESS THE SW1/4 OF THE FOLLOWING DESC:COM SW COR SEC 5 E 50 FT POB N 630.32 FT E 1294.45 Location

Book, page, item : 2274-158-
Geo number : 08-08-18-03047001000
Range: 18
Township : 08
Section : 08
Neighborhood : 233200.00
Use code: 06500
Total acres : 32.350





2017 Roll Details — Real Estate Account At Unassigned Location RE

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Real Estate Account #03047 001 001

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2017-12-25 \$17.95
Receipt # 17-0069844

Owner: WHITE, DIANE
375 TIMBERWOOD TRAIL
OVIEDO, FL 32765-8999
Situs : Unassigned Location RE

Account number : 03047 001 001
Alternate Key : 1011466
Millage code : 1700
Millage rate : 23.1480

Assessed value : 800
School assessed value : 800
Unimproved land value : 800

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$18.51
Non-ad valorem : \$0.00
Total Discountable : 18.51
No Discount NA VA: 0.00
Total tax :

Legal description

THE SW1/4 OF THE FOLLOWING DESC:COM NW COR OF SEC S 67.31 FT E 50 FT POB E 1260.69 FT S 734.69 FT W 1193.99 FT N - 735.82 FT POB (LESS MINERAL RIGHTS OR 1033/284 & 2609/412) OR 1648/178
Location

Book, page, item : 1648-178-
Geo number : 08-08-18-03047001001
Range : 18
Township : 08
Section : 08
Neighborhood : 233200.00
Use code : 06100
Total acres : 5.310





2017 Roll Details — Real Estate Account At Unassigned Location RE

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Real Estate Account #03047 001 002

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2017-11-21 \$42.22
Receipt # 17-0028442

Owner: MONAGHAN, MARTHA K
10102 CHERRY HILLS AVENUE CIR
BRADENTON, FL 34202-4064
Situs : Unassigned Location RE

Account number : 03047 001 002
Alternate Key : 1011467
Millage code : 1700
Millage rate : 23.1480

Assessed value : 1,900
School assessed value : 1,900
Unimproved land value : 1,900

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$43.98
Non-ad valorem : \$0.00
Total Discountable : 43.98
No Discount NA VA: 0.00
Total tax :

Legal description

THE SW1/4 OF THE FOLLOWING DESC:COM NW COR SEC S 803.13 FT E 50.10 FT POB E 1193.99 FT S 778.48 FT W 1123.34 FT N - 779.20 FT POB (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 1648/180
Location

Book, page, item : 1648-180-
Geo number : 08-08-18-03047001002
Range : 18
Township : 08
Section : 08
Neighborhood : 233200.00
Use code : 06500
Total acres : 5.330





2017 Roll Details — Real Estate Account At Unassigned Location RE

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Real Estate Account #03047 001 003 Parcel details Latest bill Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-08 \$191.10
Receipt # 17-0007755

Owner: JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062
Situs : Unassigned Location RE

Account number : 03047 001 003
Alternate Key : 1011468
Millage code : 1700
Millage rate : 23.1480

Assessed value : 8,600
School assessed value : 8,600
Unimproved land value : 8,600

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$199.06
Non-ad valorem : \$0.00
Total Discountable : 199.06
No Discount NA VA: 0.00
Total tax :

Legal description

THE SE1/4 OF THE NW1/4 LYING N OF C/L OF OLD SR 20 LESS THE N 1/4 (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR
- 2270/757 & 2271/1900 & OR 2911/1389

Location

Book, page, item : 2911-1389-
Geo number : 08-08-18-03047001003
Range: 18
Township : 08
Section : 08
Neighborhood : 233200.00
Use code : 06500
Total acres : 23.770





2017 Roll Details — Real Estate Account At Unassigned Location RE

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Real Estate Account #03047 001 004

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2017-11-21 \$22.22
Receipt # 17-0028442

Owner: MONAGHAN, MARTHA KAY
10102 CHERRY HILLS AVE CIR
BRADENTON, FL 34202
Situs : Unassigned Location RE

Account number : 03047 001 004
Alternate Key : 1011469
Millage code : 1700
Millage rate : 23.1480

Assessed value : 1,000
School assessed value : 1,000
Unimproved land value : 1,000

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$23.15
Non-ad valorem : \$0.00
Total Discountable : 23.15
No Discount NA VA: 0.00
Total tax :

Legal description

THE S1/2 OF THE N1/4 OF THE FOLLOWING DESC: COM NW COR SEC S 06 DEG 15 MIN 45 SEC E 803.13 FT N 87 DEG 18 MIN 09 SEC E - 50.10 FT POB N 87 DEG 18 MIN 09 SEC E 1193.99 FT S 01 DEG 03 MIN 49 SEC E 778.48 FT S 87 DEG 19 MIN 35 SEC W - 1123.34 FT N 06 DEG 15 MIN 45 SEC W 779.20 FT POB (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) DEED APPEARS IN - ERROR PER OR 2340/238

Location

Book, page, item : 2340-238-
Geo number : 08-08-18-03047001004
Range: 18
Township : 08
Section : 08
Neighborhood : 233200.00
Use code: 06500
Total acres : 2.670





2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03047 001 005

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2017-12-25 \$22.46
Receipt # 17-0069844

Owner: WHITE, DIANE
375 TIMBERWOOD TRAIL
OVIEDO, FL 32765
Situs: Unassigned Location RE

Account number : 03047 001 005
Alternate Key : 1011470
Millage code : 1700
Millage rate : 23.1480

Assessed value : 1,000
School assessed value : 1,000
Unimproved land value : 1,000

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$23.15
Non-ad valorem : \$0.00
Total Discountable : 23.15
No Discount NA VA: 0.00
Total tax :

Legal description

THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM NW COR SEC S 06 DEG 15 MIN 45 SEC E 67.31 FT N 87 DEG 18 MIN 09 SEC E - 50.10 FT POB N 87 DEG 18 MIN 09 SEC E 1260.69 FT S 01 DEG 03 MIN 49 SEC E 734.69 FT S 87 DEG 18 MIN 09 SEC W - 1193.99 FT N 06 DEG 15 MIN 45 SEC W 735.82 FT POB (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 2340/237

Location

Book, page, item : 2340-237-
Geo number : 08-08-18-03047001005
Range: 18
Township : 08
Section : 08
Neighborhood : 233200.00
Use code : 06500
Total acres : 2.660





2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03048 002 000

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-08 \$164.45
Receipt # 17-0007755

Owner: JEFFORDS, LILLIE BELLE TRUSTEE
2910 LASSITER MANOR DR
MARIETTA, GA 30062
Situs : Unassigned Location RE

Account number : 03048 002 000
Alternate Key : 1011473
Millage code : 1700
Millage rate : 23.1480

Assessed value : 7,400
School assessed value : 7,400
Unimproved land value : 6,200

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$171.30
Non-ad valorem : \$0.00
Total Discountable : 171.30
No Discount NA VA: 0.00
Total tax :

Legal description

NE1/4 OF NW1/4 (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 1015/52-59 & OR 2274/158
Location

Book, page, item : 2274-158-
Geo number : 08-08-18-03048002000
Range: 18
Township : 08
Section : 08
Neighborhood : 233200.00
Use code : 06100
Total acres : 41.120



Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavits
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
- 6. Neighborhood Workshop Materials**
7. Justification Report
8. Attachments
 - a. School Concurrency Form
 - b. Map Set

Mailed Memorandum



MEMORANDUM

To: The Neighbors of 16615 NW U.S. Highway 441 17-0490
From: Ryan Thompson, AICP, Project Manager
Date: Friday, March 9, 2018
RE: Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a Large-scale Comprehensive Plan Amendment on ±218.04-acres (Alachua County Tax Parcels 03024-000-000, 03024-001-000 through 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001 through 03047-001-005, and 03048-002-000) within the City of Alachua located around the intersection of US 441 and NW 188th Street. The amendment will change the property's Future Land Use Designation from Agriculture (A) to Commercial and Moderate Density Residential.

Date: Monday, March 26, 2018

Time: 6:00 p.m.

Place: CHW
11801 Research Dr.
Alachua, FL 32615

Contact: Ryan Thompson, AICP, Project Manager
(352) 331-1976

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

Directions to Workshop: From the Project Site, head east on US 441. Turn right on Progress Boulevard, then left onto Research Drive. CHW is the second building on the right.

Mailing Labels

03024-000-000
JEFFORDS, LILLIE BELLE TRUSTEE
2910 LASSITER MANOR DR
MARIETTA GA 30062

03024-001-000
LEMLEY, BARBARA ANN
393 NW FAIRWAY DR
LAKE CITY FL 32055

03024-002-000
SCHENCK, JANET M
2910 LASSITER MANOR DR
MARIETTA GA 30062-8725

03024-003-000
LEMLEY, BARBARA ANN
393 NW FAIRWAY DR
LAKE CITY FL 32055

03024-004-000
SCHENCK, JANET M
2910 LASSITER MANOR DR
MARIETTA GA 30062-8725

03024-010-013
CARMICHAEL LAMAR & J
MARILYN
17579 NW 181ST ST
ALACHUA FL 32615

03024-020-013
BOYLE NEIL ANTHONY & SUSAN
ANNE
17994 NW 177TH AVE
ALACHUA FL 32615-4769

03024-020-015
DEPAOLA JOHN VINCENT &
LAUREN WHITEHEAD
17698 NW 181ST ST
ALACHUA FL 32615

03024-020-016
TAYLOR KENNETH T & BEVERLY A
17983 NW 177TH AVE
ALACHUA FL 32615-4770

03024-020-032
WOODLAND III LTD
PO BOX 357845
GAINESVILLE FL 32635-7845

03025-000-000
SPENCER, ARTHUR PRESCOTT JR
TR
4145 STATE RD 11
DELAND FL 32724

03026-000-000
MCGEHEE, CAROLYN S
26317 NW 78TH AVE
HIGH SPRINGS FL 32643-9768

03033-000-000
WHITE, I L & JOAN
115 COUNTRY CLUB RD
ARDMORE OK 73401

03035-003-001
LEVOCZ JOSEPH RUDOLPH
137 HIGHLANDS LAKE DR
LAKE PLACID FL 33852-9022

03035-003-003
CASON BART E
18832 NW 170TH LN
HIGH SPRINGS FL 32643

03035-003-004
BANK OF AMERICA
PO BOX 31785
TAMPA FL 33631-3785

03042-006-001
GONZALES, P S & ROSA LEE
16806 NW 175TH TER
ALACHUA FL 32615

03042-008-000
BRYAN, TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND FL 33813-5211

03042-050-003
ALACHUA FARM & LUMBER INC
PO BOX 2290
ALACHUA FL 32616

03042-050-004
CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA FL 33626

03042-050-010
GERARD, GREGORY S
440 JEFF CLEMENTS RD
MARION KY 42064-7512

03042-051-001
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE FL 32635

03044-010-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE FL 32635-7133

03044-010-003
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE FL 32635

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE FL 32635-7133

03044-012-005
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE FL 32635-7133

03045-000-000
MONAGHAN & SCHENCK
TRUSTEES
2910 LASSITER MANOR DR
MARIETTA GA 30062

03046-000-000
JEFFORDS, LILLIE BELLE TRUSTEE
2910 LASSITER MANOR DR
MARIETTA GA 30062

03046-003-000
CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA FL 33626

03046-004-000
NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA FL 32615-5924

03046-005-000
JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA GA 30062

03047-000-000
MONAGHAN, M P & MARTHA
10102 CHERRY HILLS AVENUE CIR
BRADENTON FL 34202-4064

03047-001-000
JEFFORDS, LILLIE BELLE TRUSTEE
2910 LASSITER MANOR DR
MARIETTA GA 30062

03047-001-001
WHITE, DIANE
375 TIMBERWOOD TRAIL
OVIEDO FL 32765-8999

03047-001-002
MONAGHAN, MARTHA K
10102 CHERRY HILLS AVENUE CIR
BRADENTON FL 34202-4064

03047-001-003
JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA GA 30062

03047-001-004
MONAGHAN, MARTHA KAY
10102 CHERRY HILLS AVE CIR
BRADENTON FL 34202

03047-001-005
WHITE, DIANE
375 TIMBERWOOD TRAIL
OVIEDO FL 32765

03047-002-000
BRAMLETT STEPHEN G
16825 NW 188TH ST
HIGH SPRINGS FL 32643

03048-002-000
JEFFORDS, LILLIE BELLE TRUSTEE
2910 LASSITER MANOR DR
MARIETTA GA 30062

03024-010-014
DOUGLAS JASON D
17598 NW 181ST ST
ALACHUA FL 32615

03024-010-016
LOFTHOUSE CARLA RAE
17502 NW 181ST ST
ALACHUA FL 32615

03024-010-017
KUNKEL, HARRY R
14416 NW 148TH PL
ALACHUA FL 32616

03024-010-018
RICH, C H & SANDRA
13704 55TH RD N
ROYAL PALM BEACH FL 33411-8354

03024-020-014
BECKER JOHN M
18028 NW 177TH AVE
ALACHUA FL 32615

03030-000-000
SUWANNEE RIVER WATER
MANAGMT
9225 COUNTY RD 49
LIVE OAK FL 32060

03030-001-001
CROY MICHAEL W & GENENE
RENE
17758 NW 188TH ST
HIGH SPRINGS FL 32643

03031-001-001
DADANT AND SON INC
PO BOX 888
HIGH SPRINGS FL 32655-0888

03038-001-000
LANG, VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY FL 32025

03042-004-000
FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA FL 32615

03042-005-000
WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE FL 32606-5947

03042-006-000
PULLIAM R L
18021 NW 164TH LN
ALACHUA FL 32615-4753

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA FL 32615

**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
PO BOX 115050
GAINESVILLE, FL 32611**

**CRAIG PARENTEAU
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
12 SE 1ST STREET
GAINESVILLE, FL 32601**

Newspaper Advertisement

NATION & WORLD

Study: False stories travel faster than truth on Twitter

By Seth Borenstein
The Associated Press

WASHINGTON — Twitter loves lies. A new study finds that false information on the social media network travels six times faster than the truth and reaches far more people.

And you can't blame bots; it's us, say the authors of the largest study of online misinformation.

Researchers at the Massachusetts Institute of Technology looked at more than 126,000 stories tweeted millions of times between 2006 and the end of 2016 — before Donald Trump took office but during the combative presidential campaign. They found that "fake news" sped through Twitter "farther, faster, deeper and more broadly than the truth in all categories of information," according to the study in Thursday's *Journal Science*.

"No matter how you slice it, falsity wins out," said co-author Deb Roy, who runs MIT's Laboratory for Social Machines and is a former chief media scientist at Twitter.

Twitter funded the study but had no say in the outcome, according to the researchers.

The scientists calculated that the average false story takes about 10 hours to reach 1,500 Twitter users, versus about 60 hours for the truth. On average, false information reaches 35 percent more people than true news.



A Twitter sign is seen outside of the company's headquarters Oct. 26, 2016, in San Francisco. A new study published Thursday in the journal *Science* shows that false information on the social media network travels six times faster than the truth and reaches far more people. [ASSOCIATED PRESS FILE PHOTO]

While true news stories almost never got retweeted to 1,000 people, the top 1 percent of the false ones got to as many as 100,000 people.

And when the researchers looked at how stories cascade — how they link from one person to another like a family tree — fake information reached as many as 24 generations, while true information maxed out at a dozen.

Concern over bogus stories online has escalated in recent months because of evidence the Russians spread disinformation on social media during the 2016 presidential campaign to sow discord in the U.S. and damage Hillary Clinton.

Social media companies have experimented with using computer algorithms and human fact-checkers to try to weed out false information

and abuse online. Twitter earlier this month said it is seeking help from outside experts to better deal with the problem. And Facebook this week announced a partnership with The Associated Press to identify and debunk false and misleading stories about the midterm elections.

"We have witnessed abuse, harassment, troll armies, manipulation through bots and human coordination, misinformation campaigns and increasingly divisive echo chambers," tweeted Twitter co-founder and CEO Jack Dorsey. "We aren't proud of how people have taken advantage of our service, or our inability to address it fast enough."

The MIT study took the 126,285 stories and checked them against six independent fact-checking sites — snopes.com, politifact.com, factcheck.org, truthorfiction.com, hoax-slayer.com and urbanlegends.about.com — to classify them as true, false or mixed. Nearly two-thirds were false, just under one-fifth were true, and the rest were mixed.

The six fact-checking websites agreed with each other on classification at least 95 percent of the time, plus two outside researchers did some independent fact-checking to make sure everything was OK, said co-author Sinan Aral, an MIT management professor.

Lead author Soroush Vosseghy, an MIT data scientist, said the three false stories that traveled the farthest and fastest were about a Muslim guard called a hero in the Paris bombings of 2015; an Iraq war veteran finishing as runner-up to Caitlyn Jenner for an ESPN courage award; and an episode of "The Simpsons" that had a story line in 2000 about a Trump presidency. (It was in 2015.)

University of Pennsylvania communications professor Kathleen Hall Jamieson, a co-founder of factcheck.org, had problems with the way the study looked at true and false stories. The MIT team characterized a story's truth on a 1-to-5 scale, with 1 being completely false. Factcheck.org, Jamieson said, looks more at context and does not label something either true or false.

UK police: 21 people sought treatment after ex-spy poisoning

By Jill Lawless,
Gregory Katz
and Danica Kirka
The Associated Press

LONDON — Around 21 people have had hospital treatment after a nerve-agent attack on an ex-Russian spy, British police said Thursday, as the U.K. vowed strong action against whoever was responsible for the "brazen and reckless" act.

Three people remain hospitalized after the poisoning Sunday in the southern English city of Salisbury — former spy Sergei Skripal, his daughter and a British police officer who tried to help them.

Health authorities say there is little risk to the wider public. But Wiltshire county acting police chief Kier Pritchard said "around 21 people" have had treatment, including the Skripals, who were found unconscious on a bench.

Pritchard said some of the 21 had had blood tests, or received support and advice. Previously, authorities had said only that "several" people had sought treatment.

The ex-spy and his daughter remain in critical condition in a Salisbury hospital. A police officer who came to their aid, Sgt. Nick Bailey, is hospitalized in a serious condition, though he is conscious and talking, officials said.

British Home Secretary Amber Rudd said enormous resources are being

devoted to determining who poisoned Skripal, 66, and his 33-year-old daughter Yulia. They were found unconscious on a bench, triggering a police inquiry headed by counterterrorism detectives.

"The use of a nerve agent on British soil is a brazen and reckless act," Rudd told Parliament. "This was attempted murder in the most cruel and public way."

Rudd said Britain would respond strongly when it is clear who is to blame.

The Russian Embassy in London, which has mocked other British politicians for suggesting Russian involvement, tweeted that it agreed with Rudd: "First evidence then conclusions on Mr. Skripal's case. Responsible political approach."

Police have refused to publicly speculate on who is behind the attack, but many experts have focused on Russia because of the similarity to the 2006 killing of another former Russian spy who was poisoned in London with radioactive polonium-210.

A public inquiry found that Russia was responsible for killing Alexander Litvinenko, and that President Vladimir Putin probably approved it.

The Russian government has denied any involvement in the Litvinenko killing or the attempted killing of Skripal, a former Russian agent who had served jail time in his homeland for spying for Britain before being freed in a spy swap.

At trial, Danish inventor denies killing journalist

By Jan M. Olsen
The Associated Press

COPENHAGEN, Denmark — The Danish inventor accused of torturing and killing Swedish journalist Kim Wall during a private submarine trip before dismembering her body strongly denied killing her, asserting at his trial Thursday that she died accidentally because of a pressure problem in the submarine.

Peter Madsen, who is accused of torturing Wall before he either cut her throat or strangled her on his submarine, also denied he was sexually attracted to her.

Sitting on his hands as he testified at the opening of his trial in Copenhagen City Court, Madsen appeared irritated at times as he brushed off any suggestion of sexual activity with Wall before or after her death.

Prosecutor Jakob Buch-Jepsen read from a psychiatric report describing Madsen as an intelligent man "with psychopathic tendencies." Madsen himself told the court Thursday that he was "a promiscuous person."

Madsen has admitted to dismembering Wall's body before he "buried her at sea," saying he could not lift her up the submarine tower in one piece to throw her overboard so he had to cut her up.

Wall, a 30-year-old freelance journalist who wrote for *The New York Times*, *The Guardian* and other publications, embarked on Madsen's submarine on Aug. 10 to interview the 47-year-old co-founder of a company that develops and builds manned spacecraft. Her remains were found in plastic bags on the Baltic Sea bed weeks later, and her torso was found stabbed multiple times.

Buch-Jepsen started the 12-day trial by reading out the charges, describing in detail how Wall's body parts were found on the ocean bed. He said Madsen has "no empathy or feelings of guilt," citing the court-ordered psychiatric evaluation.

If found guilty, Madsen faces between five years and life in prison — which in this case means 16 years that could be extended as long as Madsen is deemed dangerous — or he could be locked up in a secure mental facility if deemed necessary by psychiatrists, for as long as he's considered sick and a danger to others.

Madsen, wearing glasses, a dark shirt and jeans, listened quietly with his fists closed. Wall's parents were also present Thursday at the trial.

Testifying, Madsen repeated his claim that Wall died accidentally inside the UC3 Nautilus

See INVENTOR, A6

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PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a Large-scale Comprehensive Plan Amendment on 12/18/18 (Alachua County Tax Parcel 03024-000-000, 03024-001-000 through 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001 through 03047-001-005, and 03048-002-000) within the City of Alachua located around the intersection of US 441 and NW 188th Street. The application will change the FLU from Agriculture to Commercial and Moderate Density Residential.

This is not public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments. Time: 6:00pm on Monday, March 26, 2018.

Location: CH2M, 11801 Research Dr., Alachua, FL 32615. Contact: Ryan Thompson, ACP. Phone Number: (352) 331-1576.

CH2M
Hatch Mott MacDonald

Workshop Presentation



Professional Consultants

Jeffords Farm
**Large-scale Comprehensive
Plan Amendment (Ls-CPA)**

Neighborhood Workshop
March 26, 2018

Meeting Overview



The purpose of the neighborhood meeting:

- City of Alachua requires all Ls-CPA applicants to host a neighborhood meeting;
- The purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process; and
- This meeting provides the applicant with an opportunity to mitigate concerns prior to the application's submission.

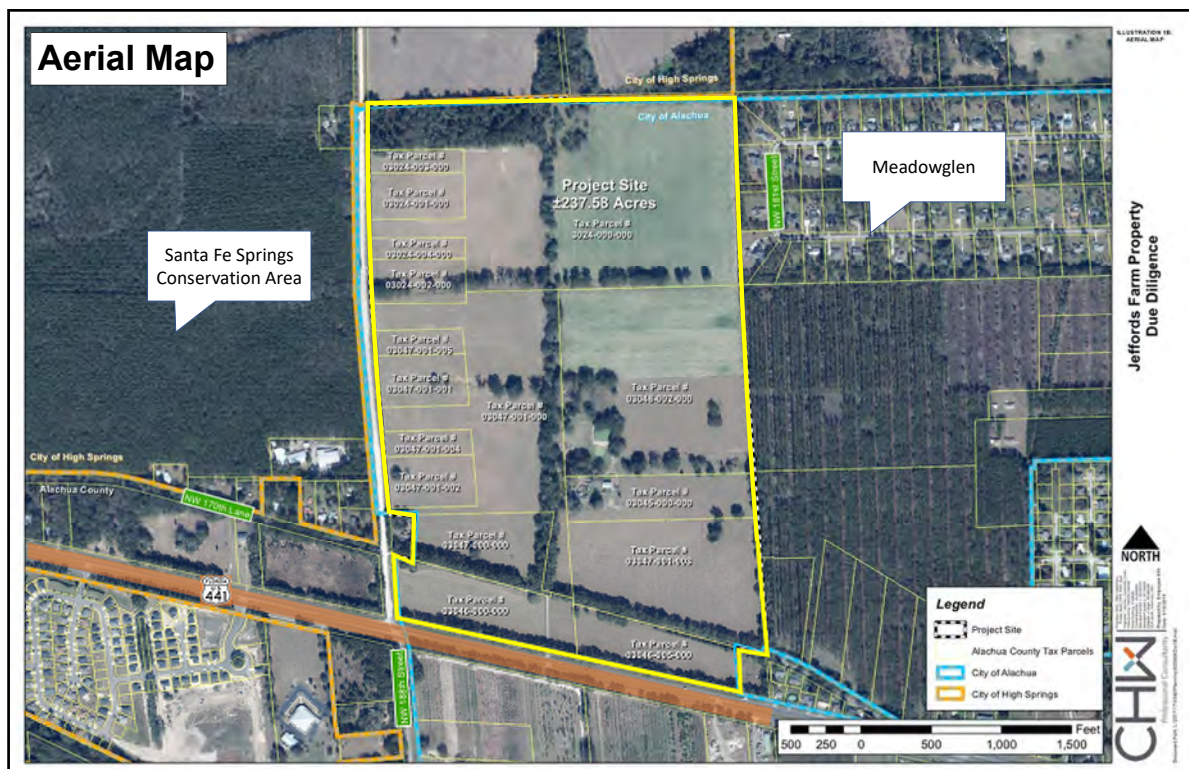
Application Summary



- Request:
 - To change the ±237.58-acre site's existing Agriculture Future Land Use (FLU) designation to **Community Commercial (CC) and Moderate Density Residential**.
- Intent:
 - To allow for commercial and low-density residential development on the project site to future growth needs within the City of Alachua.

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Current Conditions



Site from US 441

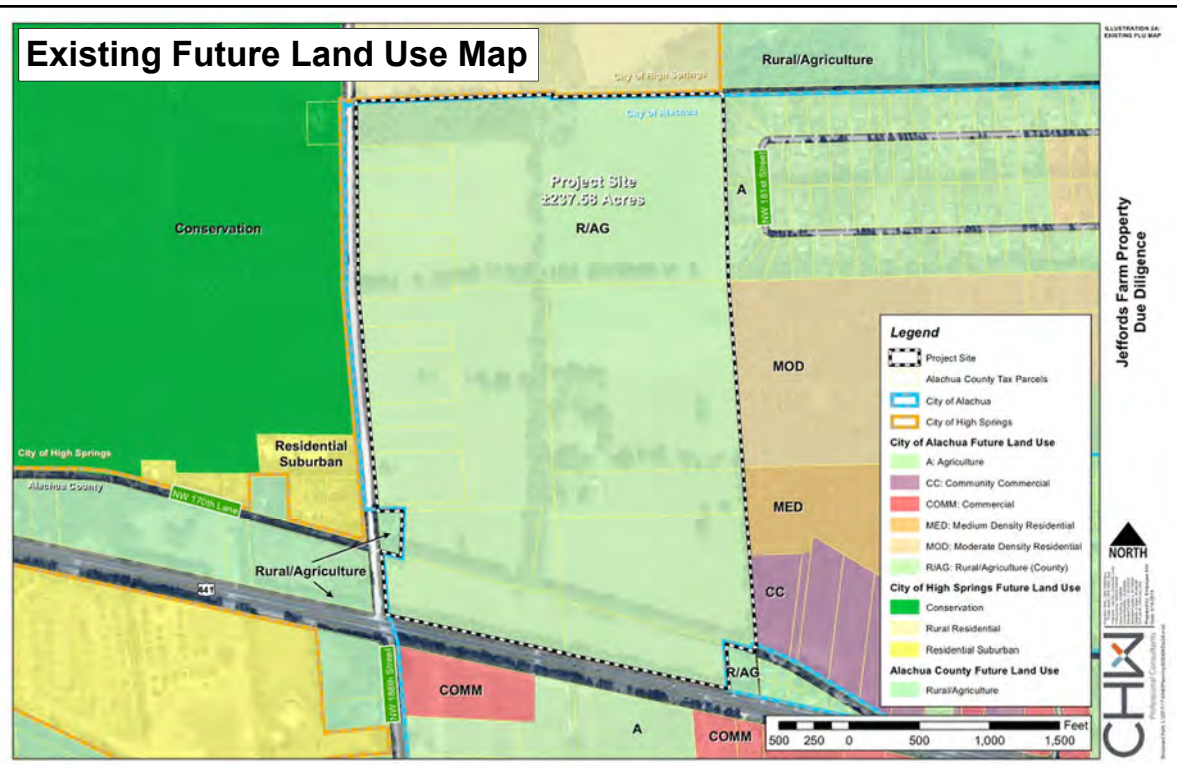
Site from NW 188 St

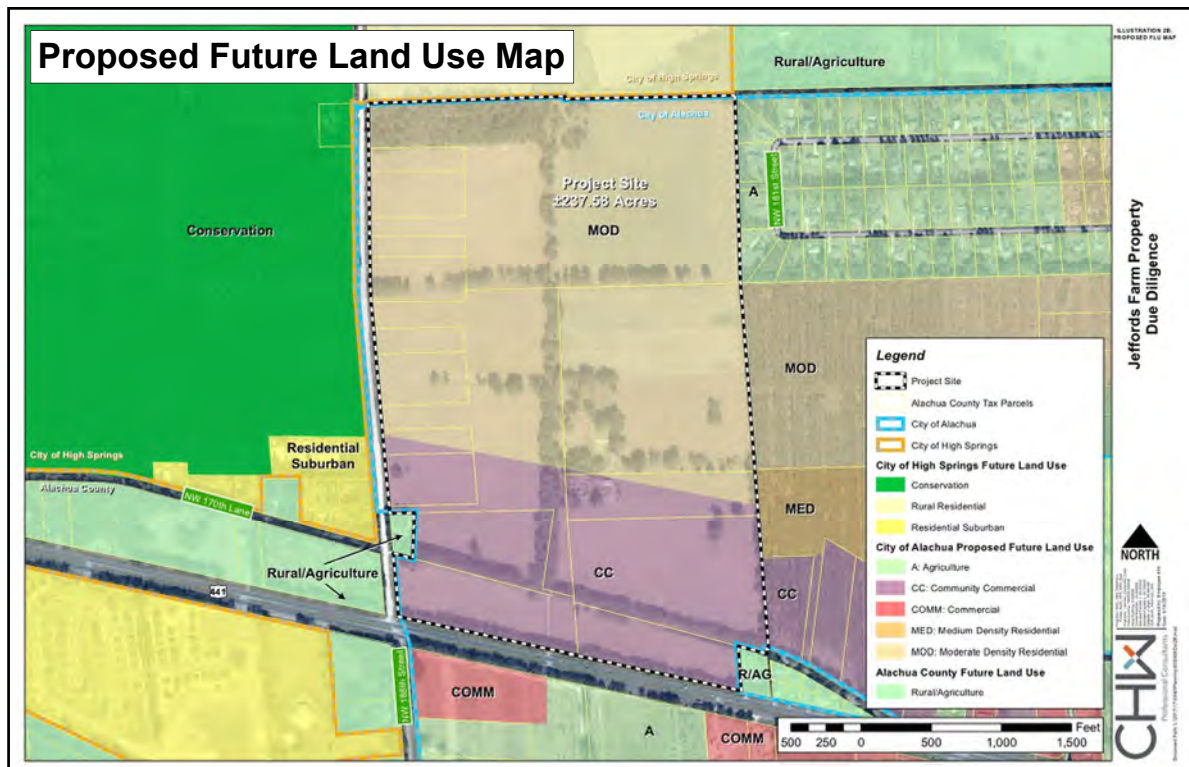
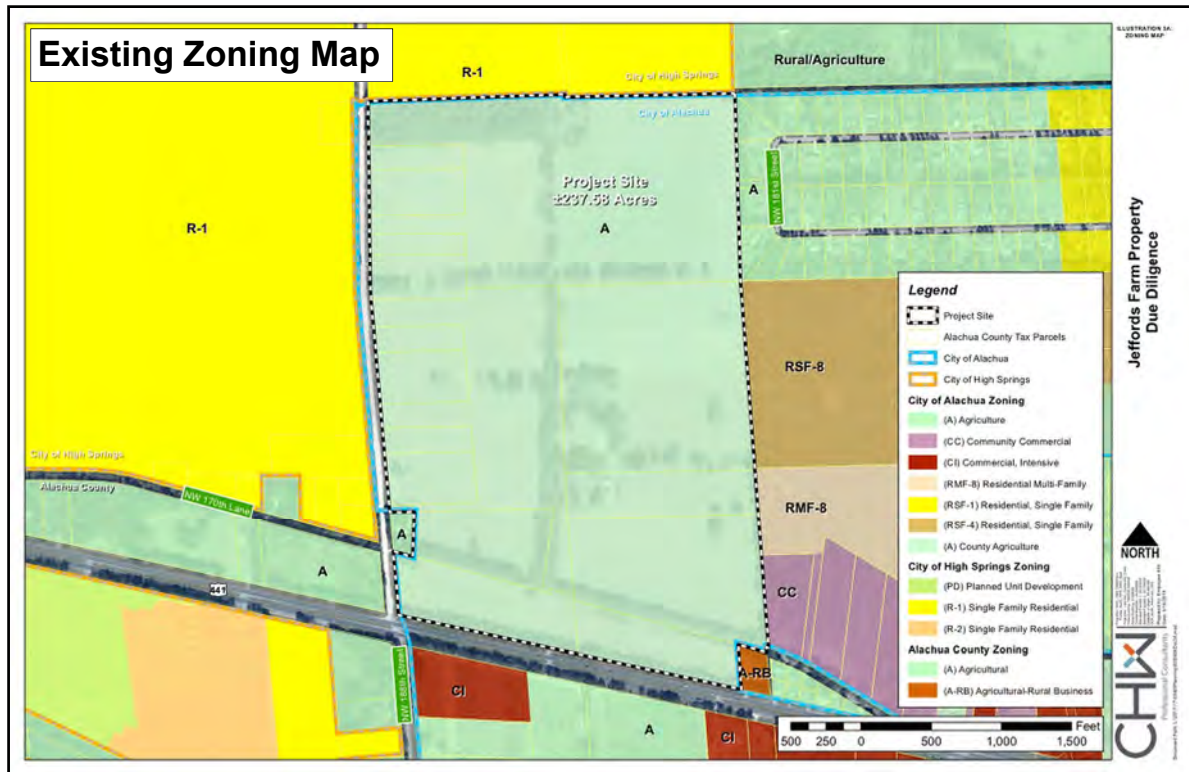


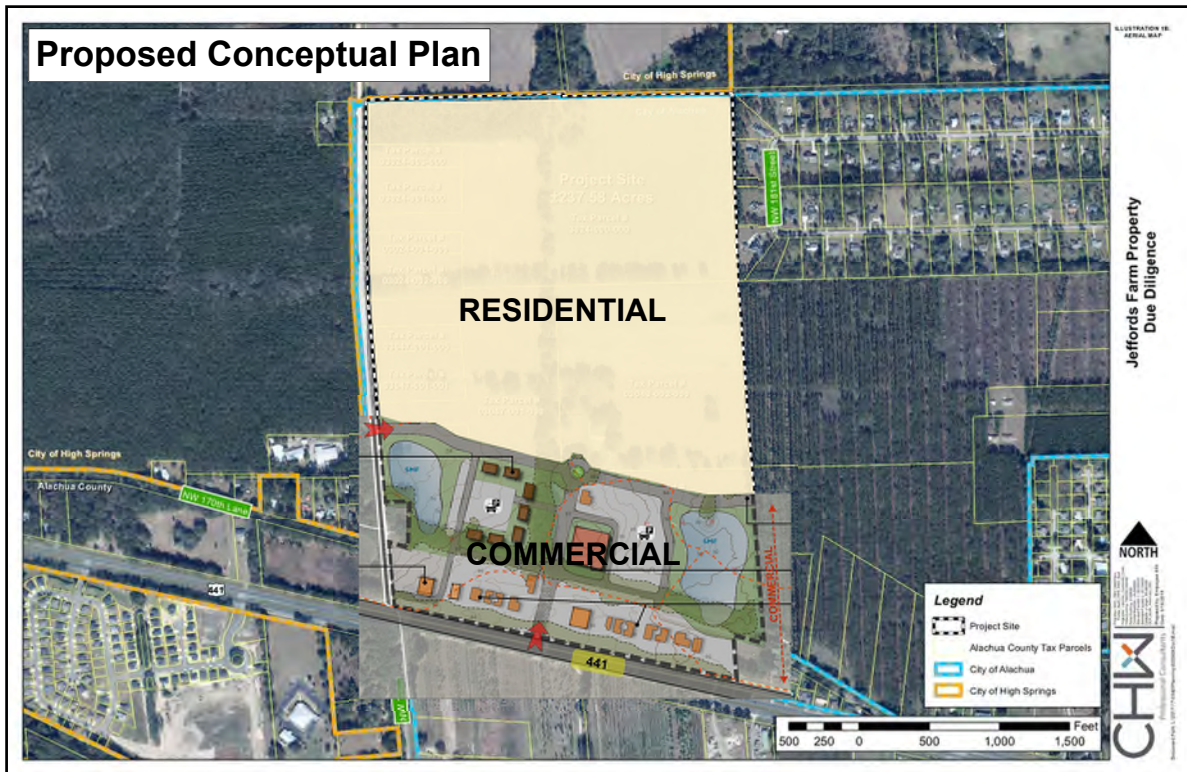
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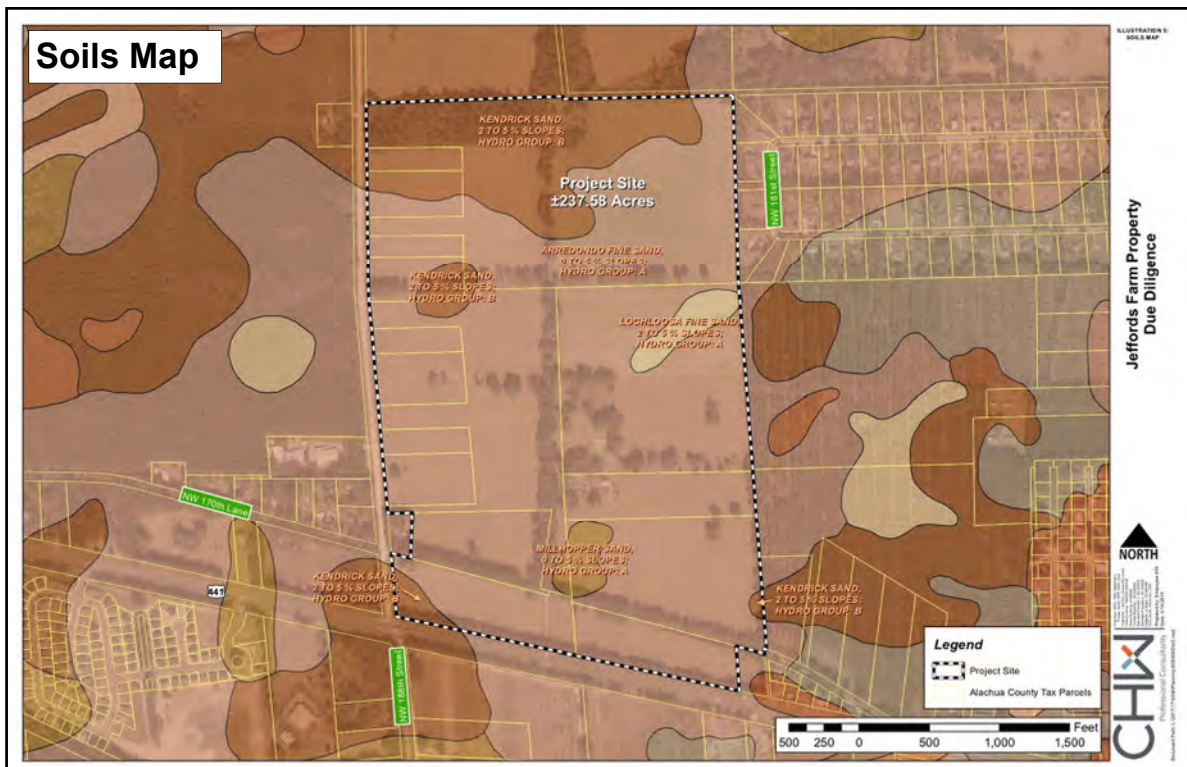
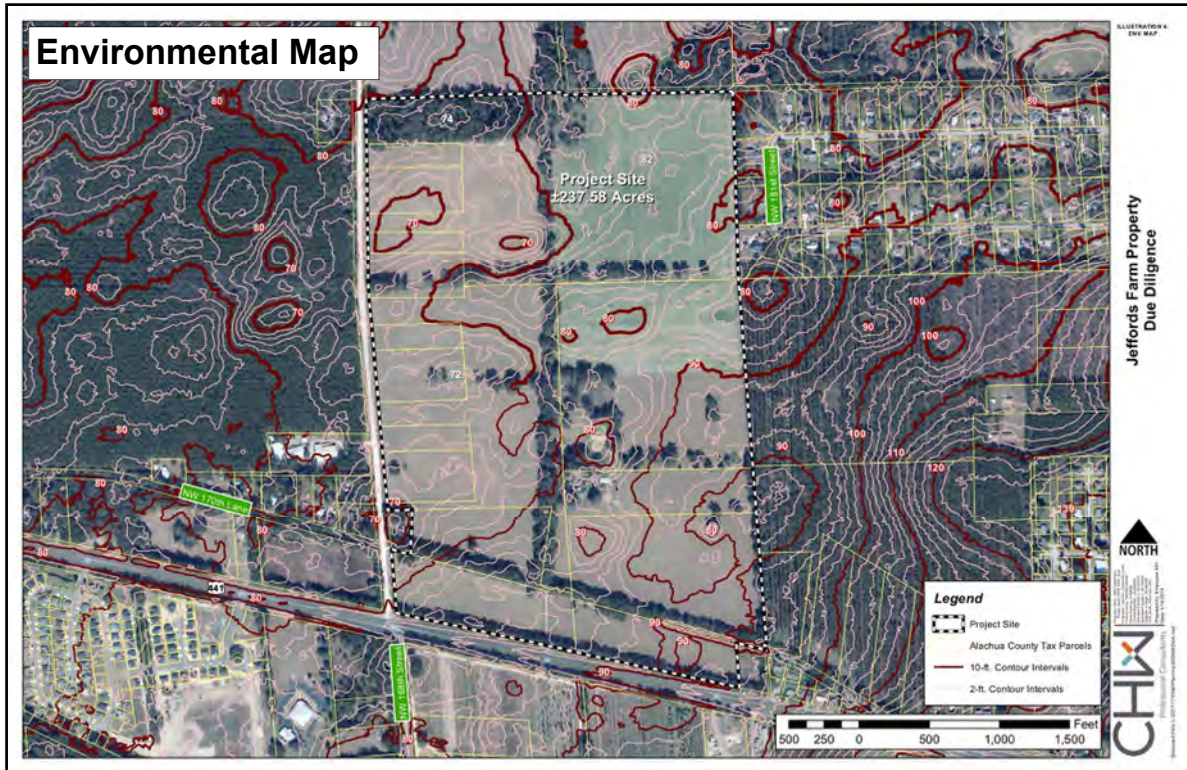
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Existing Future Land Use Map









Sign-In Sheet

SIGN-IN SHEET

Event: Neighborhood Meeting
Date/Time: March 26, 2018 at 6:00pm
Place: CHW, 11801 Research Drive, Alachua, FL
Re: Jeffords Farm - Large-scale Comprehensive Plan Amendment

No.	Print Name	Street Address	Signature
1	Zelma Lang	17453 NW 177th Ave Alachua, FL	Zelma Lang
2	Ronald LANG	SAME AS ABOVE	Ronald G. Lang
3	Barbara Lemley	LC	Barbara Lemley
4	Steve LANG	16320 NW 188TH ST ALACHUA, FL 32615	Steve Lang
5	Noble Craig	17005 NW 171st PL	Noble Craig
6	Tom Buchanan	17626 NW 175 AVE	Tom Buchanan
7	CAROL BUCHANAN	SAME AS ABOVE	Carol Buchan
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Jeffords Farm

Large-Scale Comprehensive Plan Amendment

March 26, 2018 AT 6:00 PM

CHW Office

Recorded and transcribed by CHW staff.

CHW Attendees – Ryan Thompson, AICP; Celeste Lau

Community Members in Attendance: Seven, including three households from Willowglen Subdivision

CHW Planning Staff hosted the required Neighborhood Meeting for a Large-scale Comprehensive Plan Amendment application to amend the project site's Future Land Use designation from Rural/Agriculture to Community Commercial and Moderate Density Residential. During the meeting, CHW staff gave a brief presentation covering: the purpose of the meeting, the application's request and intent, public notification information, the application review process, various maps illustrating the project site's location and characteristics, and a partial conceptual plan. The following is a recount, prepared by CHW staff, of the discussions that occurred throughout the meeting:

Question: What type of commercial uses will there be?

Response: [CHW showed a conceptual plan for the commercial portion.] Currently, there are no end-users in mind or specifically lined up for the future development. Our efforts to date were limited to identifying types of uses that may be appropriate for the site and context area. This effort's intent was specifically to determine the delineation between commercial and residential Future Land Use (FLU) categories.

The concept plan consists of standalone quick-service, automobile-oriented uses along the US-441 frontage, a larger-scale retailer to the rear, and an office park. The concept was derived based on the existing development pattern along this segment of US-441 and looks at a combination of neighborhood, community, and regional needs, due to the site's proximity to I-75.

Question: Will there be Big Box commercial stores there, like Wal-Mart?

Response: A large-scale retailer, such as Wal-Mart would be permitted within the proposed Community Commercial category. We know that Walmart was interested in developing in the area at one time. We have no idea if they would be interested in this location. Again, the property owner has not indicated any potential end-users.

Question: Is the main road proposed the only access for the residential portion of the site?

Response: What you are looking at is conceptual and will not be considered by the City Commission as part of our application. Because we went through the effort to prepare the concept for determining the Commercial/Residential boundaries, we felt it helpful to share at this meeting. However, it is likely that the residential area will be accessible both through the commercial development (and US-441) and the dirt road along the west property boundary, at least in one location.

Questions: What about connection to Willowglen?

Response: Since Willowglen is a completed subdivision that does not have an existing roadway stub-out to the west, there is no opportunity to connect to that development specifically. Depending on the Benton Hills layout, a connection will be made.

The City of Alachua requires development applicants to provide future connections to future development. This allows vehicle operators to seek alternate routes during heavy traffic to minimize the impacts on any one roadway. The City will require us to provide a connection to the north as well. However, these details won't be addressed until we submit a site plan for that portion of development.

Question/Comment: My concern with Meadowglen is that our water runs along 235A and the proposed subdivision south of us, Bentley Hills, will be sharing our infrastructure and affect our water pressure. Will the Jeffords Farm project affect us too?

Response: Our firm is currently working with the City to both understand and recommend improvements to water pressure issues in this portion of the City. So, I am aware of the water pressure issues you may have. This application is for an amendment to the Future Land Use Map, which requires a preliminary evaluation of water capacity based on the site's maximum potential development. No capacity will be reserved based on this application, if approved. The landowner will have to apply for a Rezoning on the property as well, so that they correspond. Then, they will have to submit a site plan application, at which time specific infrastructure improvements will be evaluated.

Comment: The church located on US-441, Impact Family Church, is in High Springs but uses City of Alachua's water.

Question: Will there be a traffic signal for the site's proposed entrance?

Response: US-441 is a Florida Department of Transportation's (FDOT) highway. A traffic light could be considered. At this early stage, it is underdetermined whether it would meet FDOT's numerous criteria needed to warrant a traffic signal. This will be evaluated during site plan application.

Question/Comment: One of our concerns is drainage. Currently, our neighborhood, Meadowglen, doesn't have any drainage issues. But with all the new development and impervious structures, our concern is that we will begin to have drainage issues.

Response: Both the City of Alachua and Water Management District have strict policies regulating stormwater run-off. The site currently may have some level of run-off. The City/WMD will not allow any additional run-off following development. You can see that the concept shows stormwater basins. We are typically conservative at this stage and dedicate a minimum 15-20% of the site to SMF to ensure we are able to meet City/WMD standards.

Question: Who is the developer? Did Belle Jeffords already sell the property?

Response: We do not know who the developer is or if a developer has been hired. We're unsure if the property has been sold yet.

Question/Comment: Another one of our concerns is traffic. We moved here 20 years ago and there was barely any traffic. Now it is bumper to bumper on US 441.

Response: Detailed traffic analyses will be provided with all development plans that are submitted. Connections to adjacent properties will help provide alternative routes to U.S. 441 and improvements to impacted roadways will be constructed as deemed necessary by the traffic analyses.

The meeting concluded at 6:45pm.

Application Package
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1. Cover Letter
2. Application
3. Property Owner Affidavits
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
- 7. Justification Report**
8. Attachments
 - a. School Concurrency Form
 - b. Map Set



JEFFORDS FARM

**Large-scale Comprehensive Plan
Amendment (Ls-CPA) –
Justification Report
March 29, 2018
REVISED May 29, 2018**

Prepared for:
City of Alachua Planning & Zoning Department

Prepared on behalf of:
The Lillie Belle Jeffords Revocable Living Trust

Prepared by:
CHW

PN# 17-0490
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1. Executive Summary

To: Kathy Winburn, AICP
City of Alachua Planning Director
From: C. Ryan Thompson, AICP, Project Manager
Date: ~~March 29, 2018~~ REVISED May 29, 2018
Re: Jeffords Farm – Ls-CPA Application

PN #17-0490

<u>Jurisdiction:</u> City of Alachua	<u>Intent of Application:</u> To permit Moderate Density Residential and Community Commercial FLU designations.
<u>Physical Address:</u> 16615 NW U.S. Highway 441	
<u>Parcel Number:</u> 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2	<u>Acres:</u> ±237.58 acres (ac) (Source: CHW Sketch and Legal Descriptions)
<u>Existing Future Land Use (FLU) Classification:</u> <i>Rural/Agriculture (±237.58 ac)</i> This FLU category is established to maintain agriculture operations within the city limits as well as preserved the rural character and small-town charm of Alachua.	<u>Proposed Future Land Use (FLU) Classification:</u> <i>Moderate Density Residential (0-4 du/ac) (±161.14 ac)</i> The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development. The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre.
	<u>Proposed Future Land Use (FLU) Classification:</u> <i>Community Commercial (0.5 FAR)(±76.44 ac)</i> The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.
<u>Density/Intensity:</u> Changes in maximum density and intensity are being requested as part of this Moderate Density Residential and Community Commercial Ls-CPA application. Existing Maximum Density - Residential: 47 dwelling units ±237.58-acres x 1 dwelling unit per 5-acres = 47.52 dwelling units Proposed Maximum Density/Intensity - Residential: 644 dwelling units ±161.14-acres x 4 du/ac = 644.56 dwelling units - Commercial: 1,664,863 sq. ft. 43,560 sq. ft. x ±76.44-acres x 0.5 FAR = 1,664,863.2 sq. ft. Realistic Maximum Density/Intensity - Residential: ±450 dwelling units - Commercial: ±150,000 sq. ft.	

2. STATEMENT OF PROPOSED CHANGE

This Large-scale Comprehensive Plan Amendment (Ls-CPA) application requests to amend the City of Alachua Future Land Use Map (FLUM) on ± 237.58 acres (Alachua County Tax Parcels 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2). The subject property is located along US 441 and NW 188th Street. Tax Parcel 03046-000-000 on the western boundary extends west to the section line, as illustrated on an attached sketch of the legal description. The Right-of-Way shall be deeded to the City of Alachua or other appropriate jurisdiction prior to the site plan application for the subject property. An aerial of the site's location can be found in Figure 1.

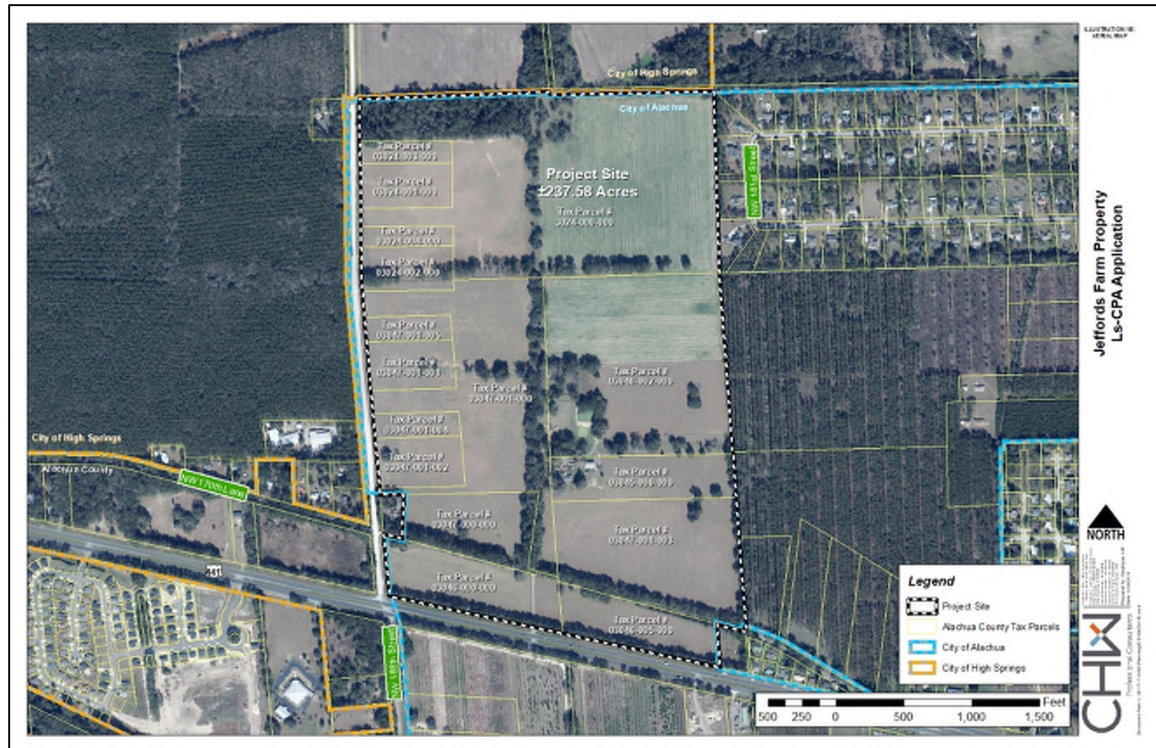


Figure 1: Aerial Map

This submittal is a result of amending the City of Alachua Comprehensive Plan to allow for future commercial and residential development. The project site currently retains Alachua County Rural/Agriculture Future Land Use (FLU) and Agricultural (A) Zoning designations. This Ls-CPA application requests Community Commercial and Moderate Density Residential (0-4 du/ac) FLU, which would allow for commercial development along US 441 and single-family residential towards the northern portion of the project site. The intent is to permit commercial and residential uses that will be compatible to and support the surrounding existing commercial and residential development. This report is consistent with City of Alachua Comprehensive Plan goals, objectives, and policies. Adjacent FLU and Zoning designations are identified in Table 1 and Figures 2-4.

At this time, the only application being submitted is the Ls-CPA. A Zoning application will follow when utilities are available or can be provided. In order for a private developer to consider extending the utilities, it must be financially feasible for the project. Therefore, a large-scale non-residential, residential, or mixed-use project will be required to carry the

burden of the utility infrastructure improvements. Smaller projects will be unable to absorb these costs. The proposed Ls-CPA lets potential developers know the level of development they need to make the project financially feasible will be permitted.

A proposed development of this size is supported by the “Identifying Growth Trends” Report published in September 2016. According to the report, the City of Alachua’s population is expected to grow by approximately 10,000 people by the year 2040. Additionally, the City is currently at varying stages for two new subdivisions that would add 273 single-family lots. The proposed plan for this site will support the growing economic, commercial, retail, office, and social needs of the growing population in the City of Alachua.

Table 1: Adjacent Future Land Use and Zoning Designations

Direction	FLU Designation	Zoning Designation
North	<u>City of High Springs:</u> Rural Residential	<u>City of High Springs:</u> R-1
East	A/MOD/MED/CC <u>Alachua County:</u> R/AG	A/RSF-8/RMF-8/CC <u>Alachua County:</u> A-RB
South	A/COMM	A/CI
West	<u>Alachua County:</u> R/AG <u>City of High Springs:</u> Residential Suburban/Conservation	<u>Alachua County:</u> A <u>City of High Springs:</u> R-1

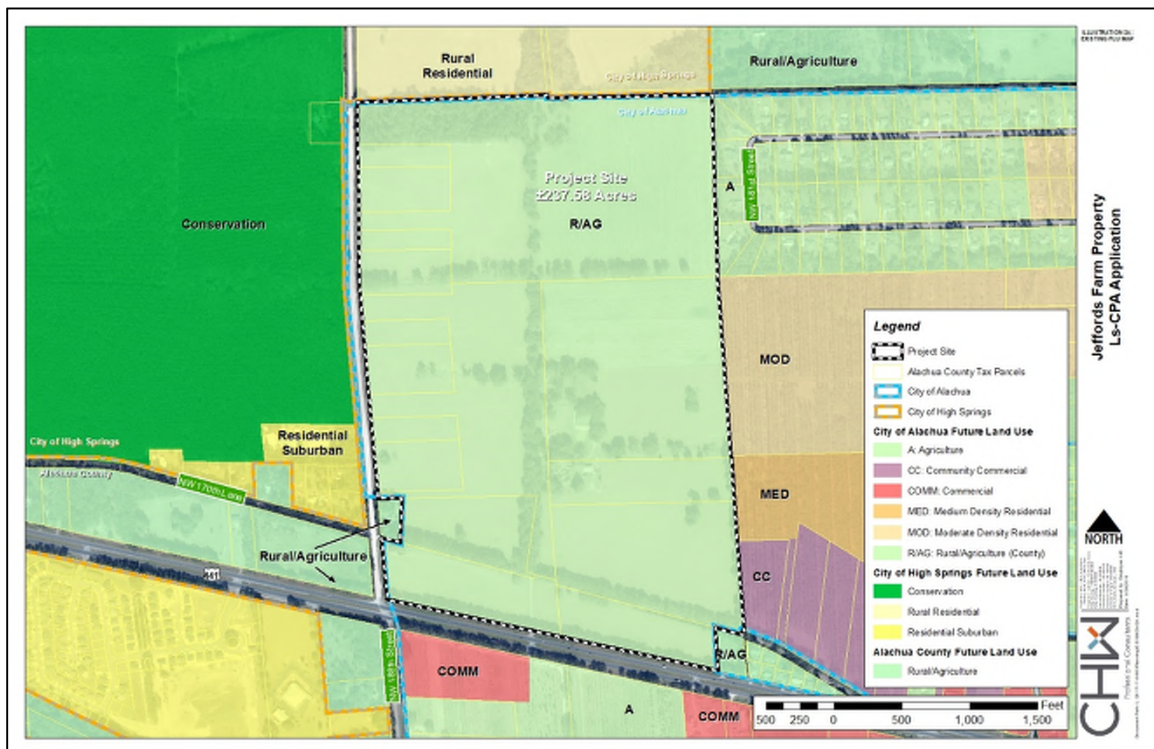


Figure 2: Existing Future Land Use Map

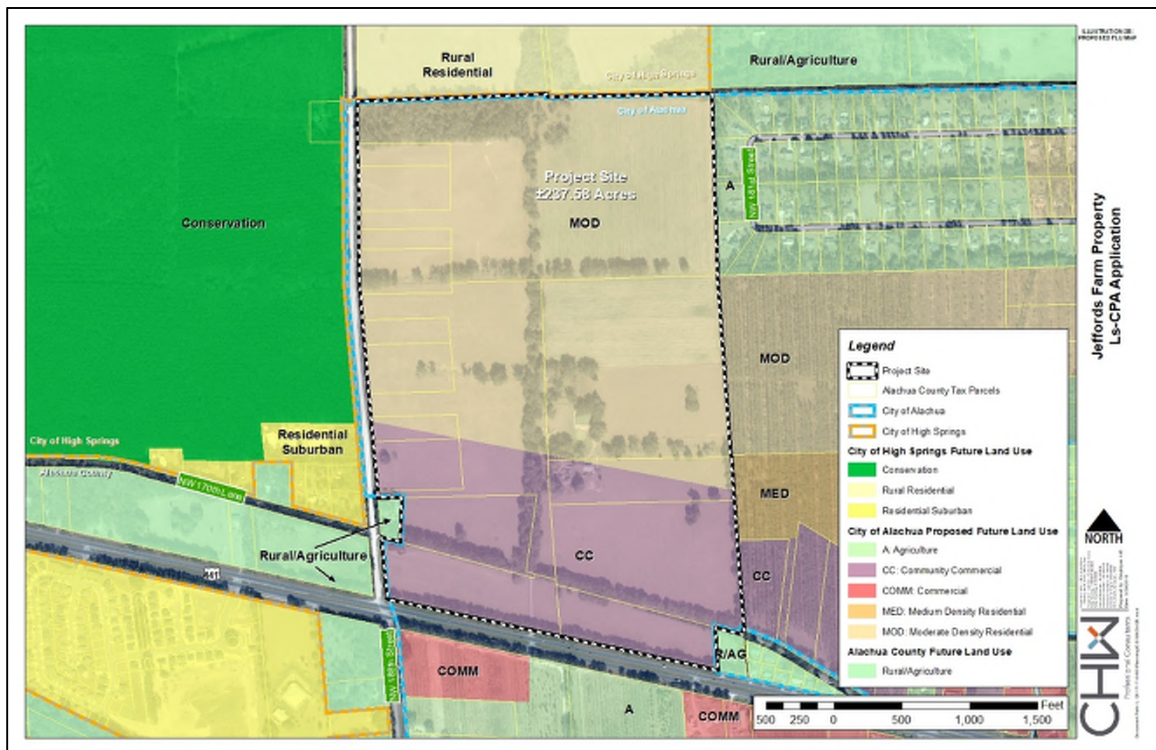


Figure 3: Proposed Future Land Use Map

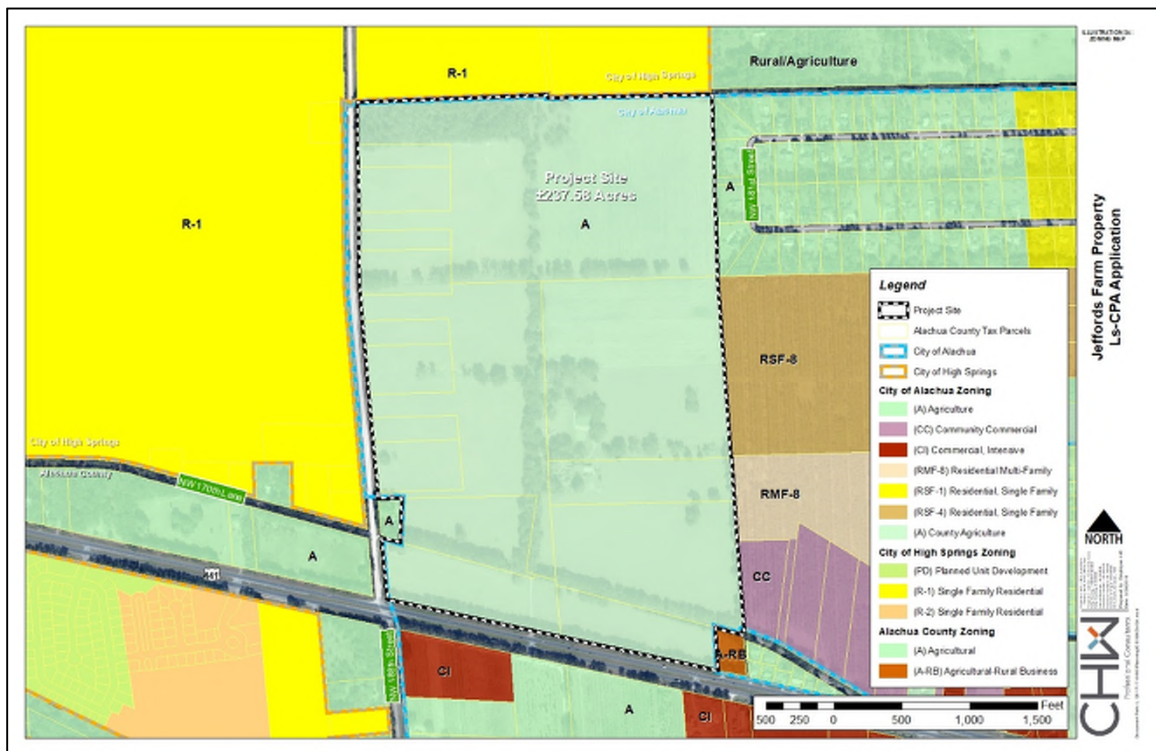


Figure 4: Existing Zoning Map

3. IMPACT ANALYSIS

IMPACT ON RESIDENTIAL STREETS

The site is located on US 441 and NW 188th Street. Adjacent properties include rural-scale residential, agricultural land, and agricultural businesses. No existing residential streets are anticipated to be impacted by the project site. The main access point on US 441 and internal vehicular system will lessen the impact on existing residential streets.

IMPACT ON NOISE AND LIGHTING

This application is being submitted to allow for the site to have commercial and residential development. The commercial portion of the site will run along US 441 and the residential portion is on the northern side of the site. The residential part of the site is not anticipated to significantly increase noise and lighting. The commercial portion of the site will run along US 441, a major commercial corridor, and is also not anticipated to significantly increase noise and lighting.

ENVIRONMENTAL FEATURES

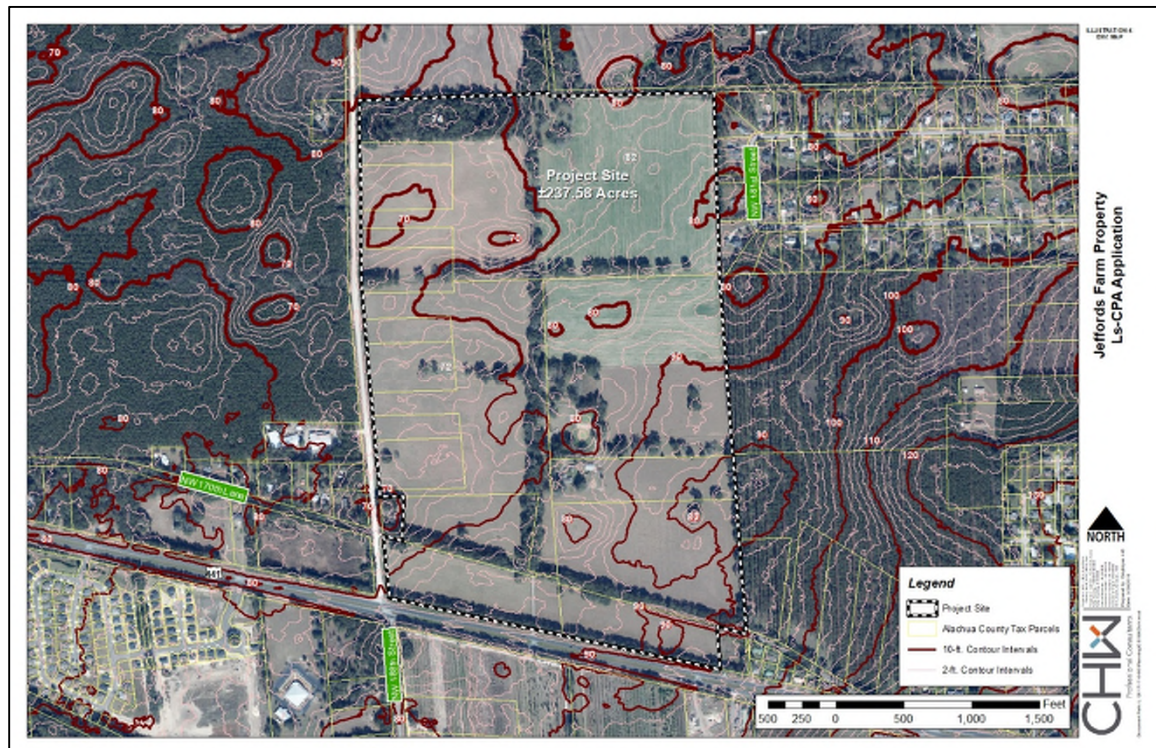


Figure 5: Topography, Wetlands, and FEMA Floodplain Map

No environmental features that require protection have been identified on the ±237.58-acre site. The site's topography slopes up from west to east and again from north to south with elevations ranging from 70' to 90' (see Figure 5). The onsite surface-water runoff derived from future redevelopment will be conveyed to onsite SMF is located in the site's lowest area(s). The SMF will be dry basins with gentle slopes while existing invasive onsite flora shall be removed and new landscaping will enhance the quality of existing site features.

Onsite soils are suitable for the proposed development and associated infrastructure include:

- Arredondo Fine Sand, 0 to 5% slopes
- Kendrick Sand, 2 to 5% slopes
- Lochloosa Fine Sand, 2 to 5% slopes
- Millhopper Sand, 0 to 5% slopes

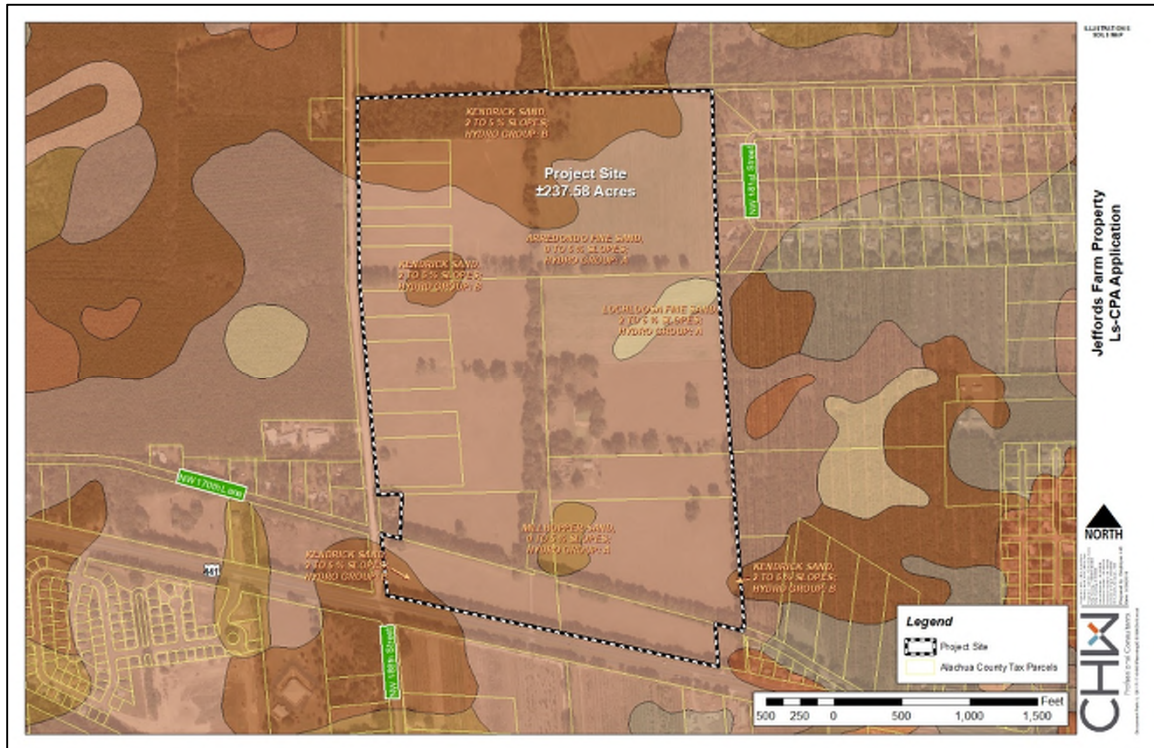


Figure 6: Natural Resources Conservation Service (NRCS) Soils Map

HISTORIC AND ARCHEOLOGICAL RESOURCES

The site is not located within, nor does it possess, historical sites or structures. If any items of historical significance are discovered within the project site during any phase of permit approval or development, it will be immediately reported to the appropriate governmental body for historical analysis and preservation.

COMMUNITY CONTRIBUTIONS

The residential uses permitted as a result of this application's approval will provide a variety of residential options to Alachua County residents. Commercial uses and development on the site will further support the residential developments in the surrounding areas. Onsite natural features shall be protected to the maximum extent practicable.

POTENTIAL LONG-TERM ECONOMIC BENEFITS

The site's intended residential uses will provide long-term economic benefits to the surrounding community. The proposed residential units will provide a variety of housing options within the County. Future residents will contribute to the County's and City's tax rolls through property taxes and by patroning local non-residential uses to meet daily

needs. The commercial development will further support the community by providing a variety of goods, services, and employment to Alachua County and City of Alachua residents.

LEVEL OF SERVICE (LOS)

This Ls-CPA application requests to change the site's existing FLU designation from City of Alachua Rural/Agriculture to City of Alachua Community Commercial and Moderate Density Residential with the intent to develop commercial uses along US 441 and residential uses towards the northern portion of the site. This impact analysis is based on the net difference between the existing and proposed impacts to transportation and public facility infrastructure. Existing, proposed, and realistic density/intensity for the project site are as follows:

Existing Maximum Density

- *Residential: 47 dwelling units*
 - $\pm 237.58\text{-acres} \times 1 \text{ dwelling unit per } 5\text{-acres} = \mathbf{47.52 \text{ dwelling units}}$

Proposed Maximum Density/Intensity

- *Residential: 644 dwelling units*
 - $\pm 161.14\text{-acres} \times 4 \text{ du/ac} = \mathbf{644.56 \text{ dwelling units}}$
- *Commercial: 1,664,863 sq. ft.*
 - $43,560 \text{ sq. ft.} \times \pm 76.44\text{-acres} \times 0.5 \text{ FAR} = \mathbf{1,664,863.2 \text{ sq. ft.}}$

Realistic Maximum Density/Intensity

- *Residential: **±450 dwelling units***
- *Commercial: **±150,000 sq. ft.***

The .045 FAR used in the realistic intensities calculations was derived based on a conceptual layout for the project site and incorporates the site's specific characteristics and context to adjacent uses. Although other FAR measures have been appropriate for other sites. The proposed realistic FAR is appropriate for this site.

The realistic densities proposed in this report is based on the 1-4 du/ac permitted density of the Moderate Density Residential FLU designation. The realistic density of ±450 dwelling units was based on an actual conceptual layout that incorporates the site's unique features, supporting infrastructure (e.g. stormwater management, rights-of-way, etc.) and required regulations, such as minimum lot size and width.

Following approval of this application, a Rezoning is required to ensure the site has a compatible zoning district designation. Only during site plan or subdivision plat approval shall public facility capacity be reserved for the site. To ensure of a development plan approval, the proposed development will not cause the cities public facilities and services to operate below the adopted LOS in the Comprehensive Plan. In addition, the requirements will be met to obtain a Certificate of Concurrency Compliance, as outlined in the City of Alachua LDR §2.4.14.

Trip Generation Analysis

Table 2a: Proposed Maximum Density/Intensity Potential Net Trip Generation

Land Use	Units	Daily		AM Peak		PM Peak	
(ITE) ¹		Rate ¹	Trips	Rate ¹	Trips	Rate ¹	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	644	9.44	6,080	.76	489	1.00	644
Shopping Center (ITE 820) ^{2,3}	1,665	37.75	62,854	3.00	4,995	4.21	7,010
Existing							
Single-Family Detached Housing (ITE 210)	47	9.44	444	.76	36	1.00	47
Net Trip Generation	-	-	68,490	-	5,448	-	7,607

1. Source: ITE Trip Generation 10th Edition

2. Units = (±76.44-acres x 43,560 sq. ft. x 0.5 FAR)/1,000 sq. ft.

3. There are no development plans for the project site being submitted at this time. As a result, ITE category 820 was chosen due to its flexible definition for onsite commercial uses.

Table 2b: Realistic Density/Intensity Potential Net Trip Generation

Land Use	Units	Daily		AM Peak		PM Peak	
(ITE) ¹		Rate ¹	Trips	Rate ¹	Trips	Rate ¹	Trips
Realistic							
Single-Family Detached Housing (ITE 210)	350	9.44	3,304	.76	266	1.00	350
Multifamily Housing (Low-Rise) (ITE 220)	100	7.32	732	0.56	560	0.67	670
Shopping Center (ITE 820) ^{2,3}	150	37.75	5,663	3.00	450	4.21	632
Existing							
Single-Family Detached Housing (ITE 210)	47	9.44	444	.76	36	1.00	47
Net Trip Generation	-	-	9,255	-	1,240	-	1,605

1. Source: ITE Trip Generation 10th Edition

2. Units = 150,000 sq. ft./1,000 sq. ft.

3. There are no development plans for the project site being submitted at this time. As a result, ITE category 820 was chosen due to its flexible definition for onsite commercial uses.

Conclusion: Approval of this Ls-CPA application will result in an increase of the site's potential maximum daily trips. However, the project site's maximum permitted footprint and resulting trips will be significantly reduced if stormwater, parking, and roadway infrastructure are considered in trip generation calculations. Therefore, Table 2 shows the proposed maximum permitted density/intensity by the requested Community Commercial and Moderate Density Residential FLU designations while Table 2a illustrates a more realistic portrayal of what could feasibly be built within the subject property upon approval.

Table 3a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment 5

	AADT	PM
Traffic System Category	Segment 5: U.S. Hwy 441	
	(From SR 235 to NCL of Alachua)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	25,926	2,463
Reserved Trips ¹	4,892	479
Available Capacity	4,682	258
Projected Trip Generation ²	68,934	7,654
Available Capacity w/ Application approval	-64,252	-7,396

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be **100%** for Segment 5.

Table 3b: Realistic Density/Intensity Potential Impacts on Roadways, Segment 5

	AADT	PM
Traffic System Category	Segment 5: U.S. Hwy 441	
	(From SR 235 to NCL of Alachua)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	25,926	2,463
Reserved Trips ¹	4,892	479
Available Capacity	4,682	258
Projected Trip Generation ²	9,255	1,605
Available Capacity w/ Application approval	-4,573	-1,347

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be **100%** for Segment 5.

Table 4a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment 8

	AADT	PM
Traffic System Category	Segment 8: SR 235	
	(From 235/241 Intersection to US 441)	
Maximum Service Volume ¹	13,300	1,200
Existing Traffic ¹	10,305	979
Reserved Trips ¹	0	0
Available Capacity	2,995	221
Projected Trip Generation ²	3,447	383
Available Capacity w/ Application approval	-452	-162

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment 8.

Table 4b: Realistic Density/Intensity Potential Impacts on Roadways, Segment 8

	AADT	PM
Traffic System Category	Segment 8: SR 235	
	(From 235/241 Intersection to US 441)	
Maximum Service Volume ¹	13,300	1,200
Existing Traffic ¹	10,305	979
Reserved Trips ¹	0	0
Available Capacity	2,995	221
Projected Trip Generation ²	462	80
Available Capacity w/ Application approval	2,532	141

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment 8.

Table 5a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment CR 235A South

	AADT	PM
Traffic System Category	Segment: CR 235A South	
	(South of US 441)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	3,780	359
Reserved Trips ¹	217	30
Available Capacity	10,583	925
Projected Trip Generation ²	13,787	1,531
Available Capacity w/ Application approval	-3,204	606

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 20% for Segment CR 235A South.

Table 5b: Realistic Density/Intensity Potential Impacts on Roadways, Segment CR 235A South

	AADT	PM
Traffic System Category	Segment: CR 235A South	
	(South of US 441)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	3,780	359
Reserved Trips ¹	217	30
Available Capacity	10,583	925
Projected Trip Generation ²	1,851	321
Available Capacity w/ Application approval	8,732	604

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 20% for Segment CR 235A South.

Table 6a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment 2

	AADT	PM
Traffic System Category	Segment 2: I-75	
	(From US 441 to SCL of Alachua)	
Maximum Service Volume ¹	85,600	7,710
Existing Traffic ¹	59,457	6,243
Reserved Trips ¹	152	17
Available Capacity	25,991	1,450
Projected Trip Generation ²	24,127	2,679
Available Capacity w/ Application approval	1,864	-1,229

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 35% for Segment 2.

Table 6b: Realistic Density/Intensity Potential Impacts on Roadways, Segment 2

	AADT	PM
Traffic System Category	Segment 2: I-75	
	(From US 441 to SCL of Alachua)	
Maximum Service Volume ¹	85,600	7,710
Existing Traffic ¹	59,457	6,243
Reserved Trips ¹	152	17
Available Capacity	25,991	1,450
Projected Trip Generation ²	3,239	561
Available Capacity w/ Application approval	22,752	889

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 35% for Segment 2.

Table 7a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, CR 2054 West

	AADT	PM
Traffic System Category	Segment: CR 2054 West	
	(From West of SR 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	1,686	160
Reserved Trips ¹	1,338	133
Available Capacity	11,556	1,021
Projected Trip Generation ²	6,893	765
Available Capacity w/ Application approval	4,663	256

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be **10%** for Segment CR 2054 West.

Table 7b: Realistic Density/Intensity Potential Impacts on Roadways, CR 2054 West

	AADT	PM
Traffic System Category	Segment: CR 2054 West	
	(From West of SR 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	1,686	160
Reserved Trips ¹	1,338	133
Available Capacity	11,556	1,021
Projected Trip Generation ²	925	160
Available Capacity w/ Application approval	10,631	861

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be **10%** for Segment CR 2054 West.

Table 8a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, CR 235A North

	AADT	PM
Traffic System Category	Segment: CR 235A North	
	(From North of US 441)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	1,436	180
Reserved Trips ¹	180	26
Available Capacity	12,964	1,152
Projected Trip Generation ²	3,447	383
Available Capacity w/ Application approval	9,517	769

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be **5%** for Segment CR 235A North.

Table 8b: Realistic Density/Intensity Potential Impacts on Roadways, CR 235A North

	AADT	PM
Traffic System Category	Segment: CR 235A North	
	(From North of US 441)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	1,436	180
Reserved Trips ¹	180	26
Available Capacity	12,964	1,152
Projected Trip Generation ²	462	80
Available Capacity w/ Application approval	12,502	1,072

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment CR 235A North.

Table 9a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment 1

	AADT	PM
Traffic System Category	Segment 1: I-75	
	(From NCL of Alachua to US 441)	
Maximum Service Volume ¹	85,600	7,710
Existing Traffic ¹	36,000	3,780
Reserved Trips ¹	346	55
Available Capacity	49,254	3,875
Projected Trip Generation ²	3,447	383
Available Capacity w/ Application approval	45,807	3,492

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment 1.

Table 9b: Realistic Density/Intensity Potential Impacts on Roadways, Segment 1

	AADT	PM
Traffic System Category	Segment 1: I-75	
	(From NCL of Alachua to US 441)	
Maximum Service Volume ¹	85,600	7,710
Existing Traffic ¹	36,000	3,780
Reserved Trips ¹	346	55
Available Capacity	49,254	3,875
Projected Trip Generation ²	462	80
Available Capacity w/ Application approval	48,792	3,795

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment 1.

Table 10a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, CR 235

	AADT	PM
Traffic System Category	Segment: CR 235	
	(From SCL to CR 241)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	5,165	491
Reserved Trips ¹	0	0
Available Capacity	9,415	823
Projected Trip Generation ²	3,447	383
Available Capacity w/ Application approval	5,968	440

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment CR 235.

Table 10b: Realistic Density/Intensity Potential Impacts on Roadways, CR 235

	AADT	PM
Traffic System Category	Segment: CR 235	
	(From SCL to CR 241)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	5,165	491
Reserved Trips ¹	0	0
Available Capacity	9,415	823
Projected Trip Generation ²	462	80
Available Capacity w/ Application approval	8,953	743

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment CR 235.

Table 11a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment 9

	AADT	PM
Traffic System Category	Segment 9: SR 235	
	(From US 441 to NCL of Alachua)	
Maximum Service Volume ¹	13,300	1,200
Existing Traffic ¹	7,537	716
Reserved Trips ¹	0	0
Available Capacity	5,763	484
Projected Trip Generation ²	3,447	383
Available Capacity w/ Application approval	2,316	101

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment 9.

Table 11b: Realistic Density/Intensity Potential Impacts on Roadways, Segment 9

	AADT	PM
Traffic System Category	Segment 9: SR 235	
	(From US 441 to NCL of Alachua)	
Maximum Service Volume ¹	13,300	1,200
Existing Traffic ¹	7,537	716
Reserved Trips ¹	0	0
Available Capacity	5,763	484
Projected Trip Generation ²	462	80
Available Capacity w/ Application approval	5,301	404

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment 9.

Table 12a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment 3/4

	AADT	PM
Traffic System Category	Segment 3/4: U.S. Hwy 441	
	(From NW 126 th to SR 235)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	18,579	1,765
Reserved Trips ¹	1,848	264
Available Capacity	15,073	1,171
Projected Trip Generation ²	3,447	383
Available Capacity w/ Application approval	11,626	788

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment 3/4.

Table 12b: Realistic Density/Intensity Potential Impacts on Roadways, Segment 3/4

	AADT	PM
Traffic System Category	Segment 3/4: U.S. Hwy 441	
	(From NW 126 th to SR 235)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	18,579	1,765
Reserved Trips ¹	1,848	264
Available Capacity	15,073	1,171
Projected Trip Generation ²	462	80
Available Capacity w/ Application approval	14,611	1,091

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment 3/4.

Table 13a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment 6

	AADT	PM
Traffic System Category	Segment 6: U.S. Hwy 441 (From CR 25A to NW 126 th Ave)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	18,579	1,765
Reserved Trips ¹	23	2
Available Capacity	16,898	1,433
Projected Trip Generation ²	1,379	153
Available Capacity w/ Application approval	15,519	1,280

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 2% for Segment 6.

Table 13b: Realistic Density/Intensity Potential Impacts on Roadways, Segment 6

	AADT	PM
Traffic System Category	Segment 6: U.S. Hwy 441 (From CR 25A to NW 126 th Ave)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	18,579	1,765
Reserved Trips ¹	23	2
Available Capacity	16,898	1,433
Projected Trip Generation ²	185	32
Available Capacity w/ Application approval	16,713	1,401

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 2% for Segment 6.

Table 14a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, CR 2054 East

	AADT	PM
Traffic System Category	Segment: CR 2054 East (From East of SR 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	2,161	205
Reserved Trips ¹	560	75
Available Capacity	11,859	1,034
Projected Trip Generation ²	1,379	153
Available Capacity w/ Application approval	10,480	881

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 2% for Segment CR 2054 East.

Table 14b: Realistic Density/Intensity Potential Impacts on Roadways, CR 2054 East

	AADT	PM
Traffic System Category	Segment: CR 2054 East	
	(From East of SR 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	2,161	205
Reserved Trips ¹	560	75
Available Capacity	11,859	1,034
Projected Trip Generation ²	185	32
Available Capacity w/ Application approval	11,674	1,002

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 2% for Segment CR 2054 East.

Table 15a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, CR 241

	AADT	PM
Traffic System Category	Segment: CR 241	
	(From SCL to CR 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	8,710	827
Reserved Trips ¹	9	1
Available Capacity	5,861	486
Projected Trip Generation ²	689	77
Available Capacity w/ Application approval	5,172	409

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 1% for Segment CR 241.

Table 15b: Realistic Density/Intensity Potential Impacts on Roadways, CR 241

	AADT	PM
Traffic System Category	Segment: CR 241	
	(From SCL to CR 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	8,710	827
Reserved Trips ¹	9	1
Available Capacity	5,861	486
Projected Trip Generation ²	92	16
Available Capacity w/ Application approval	5,769	470

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 1% for Segment CR 241.

Table 16a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment 7

	AADT	PM
Traffic System Category	Segment 7: U.S. Hwy 441 (From MPO Boundary to CR 25A)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	21,000	1,890
Reserved Trips ¹	5	1
Available Capacity	14,495	1,309
Projected Trip Generation ²	689	77
Available Capacity w/ Application approval	13,806	1,232

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 1% for Segment 7.

Table 16b: Realistic Density/Intensity Potential Impacts on Roadways, Segment 7

	AADT	PM
Traffic System Category	Segment 7: U.S. Hwy 441 (From MPO Boundary to CR 25A)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	21,000	1,890
Reserved Trips ¹	5	1
Available Capacity	14,495	1,309
Projected Trip Generation ²	185	32
Available Capacity w/ Application approval	14,310	1,277

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 1% for Segment 7.

Conclusion: Approval of this Ls-CPA application *will* result in an increase of the site's potential impact to the County's roadway system. Two tables are shown for each roadway segment. The first table uses the figures of the proposed maximum density/intensity, while the second table uses realistic figures to calculate the impact. Furthermore, any proposed development on the site will be phased and will not occur simultaneously. Traffic analyses will be provided with each phase of development roadway improvements will be constructed, as necessary, to ensure that the County's roadways do not operate below the adopted level of service (LOS).

Potable Water Analysis

Potable water and sanitary sewer calculations are based on the site's maximum development potential, existing maximum development potential, and the realistic development potential of the site. One table will illustrate the proposed maximum development potential and the other table will illustrate the realistic development potential and more feasible option.

Table 17a: Proposed Maximum Density/Intensity Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,301,000
Reserved Capacity ¹	61,382
Residual Capacity ¹	937,618
Percentage of Permitted Design Capacity Utilized ¹	59.23%
Projected Potable Water Demand from Proposed Project ²	343,586
Residual Capacity after Proposed Project	594,032,

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: $(1,664,863 \text{ ft}^2 \times 0.1 \text{ gal.}) + (644 \text{ du} \times 275 \text{ gal. per unit})$

Table 17b: Realistic Density/Intensity Potential Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,301,000
Reserved Capacity ¹	60,524
Residual Capacity ¹	938,476
Percentage of Permitted Design Capacity Utilized ¹	59.20%
Projected Potable Water Demand from Proposed Project ²	172,300
Residual Capacity after Proposed Project	766,176

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: $(217,582 \text{ ft}^2 \times 0.1 \text{ gal.}) - (1 \text{ du} \times 275 \text{ gal. per unit})$

Conclusion: Approval of this Ls-CPA application will result in an increase of the site's theoretical impact to the County's potable water system. However, as shown in Table 17b, the Projected Potable Water Demand illustrates a more realistic portrayal of what could be built upon approval of the subject property than Table 17a, which shows the proposed maximum density/intensity of the site. Therefore, the site will not cause the County's potable water system to operate below the adopted level of service (LOS).

Table 18a: Proposed Maximum Density/Intensity Potential Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less actual Treatment Plant Flows ¹	654,000
Reserved Capacity ¹	57,094
Residual Capacity ¹	788,906
Percentage of Permitted Design Capacity Utilized ¹	47.41%
Projected Sanitary Sewer Demand from Proposed Project ²	327,486
Residual Capacity after Proposed Project	461,420

1. Source: City of Alachua August 2017 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: $(1,664,863 \text{ ft}^2 \times 0.1 \text{ gal.}) + (644 \text{ du} \times 250 \text{ gal. per unit})$

Table 18b: Realistic Density/Intensity Potential Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less actual Treatment Plant Flows ¹	654,000
Reserved Capacity ¹	57,094
Residual Capacity ¹	788,906
Percentage of Permitted Design Capacity Utilized ¹	47.41%
Projected Sanitary Sewer Demand from Proposed Project ²	127,500
Residual Capacity after Proposed Project	661,406

1. Source: City of Alachua August 2017 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: $(150,000 \text{ ft}^2 \times 0.1 \text{ gal.}) + (450 \text{ du} \times 250 \text{ gal. per unit})$

Conclusion: Approval of this Ls-CPA application will result in an increase of the site's theoretical impact to the County's sanitary sewer system. However, as shown in Table 18b, the Projected Sanitary Sewer Demand illustrates a more realistic portrayal of what could be built upon approval of the subject property than Table 18a, which shows the proposed maximum density/intensity of the site. Therefore, the site will not cause the County's sanitary sewer system to operate below the adopted level of service (LOS).

Solid Waste Analysis

Table 19a: Proposed Maximum Density/Intensity Potential Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ¹	5,287.39	964.95
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated By Proposed Project²		4,868

1. Source: City of Alachua May 2017 Development Monitoring Report.

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996. Formula used: $((12 \text{ lbs.} / 1,000 \text{ ft}^2/\text{day} \times 1,664,863 \text{ ft}^2) \times 365/2,000) + (644 \text{ du} \times 2.6 \text{ persons per du} \times .73 \text{ per capita})$

Table 19b: Realistic Maximum Density/Intensity Potential Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,568.00	7,221.16
Reserved Capacity ¹	5,280.27	963.65
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated By Proposed Project ²		1,184

1. Source: City of Alachua May 2017 Development Monitoring Report.

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996. Formula used: $((12 \text{ lbs.} / 1,000 \text{ ft}^2/\text{day} \times 150,000 \text{ ft}^2) \times 365/2,000) + (450 \text{ du} \times 2.6 \text{ persons per du} \times .73 \text{ per capita})$

Conclusion: Approval of this Ls-CPA application will increase the site's theoretical impact to the County's solid waste system. However, any proposed development on the site will be phased and will not occur simultaneously. As shown in Table 19a and more realistically, Table 19b, the New River Solid Waste Facility Capacity has the capacity to process various components of the solid waste stream for the next 50 years. Therefore, this facility has adequate capacity to meet the site's theoretical demand and will not cause it to operate below the adopted LOS.

Education Facilities Analysis

The City of Alachua requires all Ls-CPA applications to evaluate public school concurrency based on the site's maximum permitted density, existing permitted density, and realistic permitted density. Therefore, the site's theoretical impact on Alachua County's Public School System is evaluated in the Public School Generation form included with this application and in Table 20a and 20b of this document:

Table 20a: Proposed Maximum Density/Intensity Potential Public School Demand

Land Use	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Single-Family	644	.15	96	.07	45	.09	57
Existing							
Single-Family	47	.15	7	.07	3	.09	4
Net Generation	-	-	89	-	42	-	53

1. Source: City of Alachua March 2018 Development Monitoring Report.

Table 20b: Realistic Maximum Density/Intensity Potential Public School Demand

Land Use	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Realistic							
Single-Family	350	.15	53	.07	25	.09	32
Multi-Family	100	.08	8	.03	3	.03	3
Existing							
Single-Family	47	.15	7	.07	3	.09	4
Net Generation	-	-	54	-	25	-	31

1. Source: City of Alachua March 2018 Development Monitoring Report.

Conclusion: Approval of this Ls-CPA application *will* result in an increase of the site's theoretical impact to the County's Public School System, but it will not cause it to operate below the adopted LOS. Table 20a shows the proposed maximum density where the numbers are significantly higher than Table 20b, which illustrates a more realistic portrayal of what could be built within the subject property. During development plan review, these values may be updated to reflect the development's actual number of proposed single-family residential units.

Table 21: Recreational Impact Table

System Category	Acreage
Existing City of Alachua Acreage ¹	117.65
Acreage Required to Serve Existing Population ¹	49.68
Reserved Capacity ¹	.60
Available Recreation Acreage ¹	67.37

2. Source: City of Alachua March 2018 Development Monitoring Report.

Conclusion: The City of Alachua currently possesses considerable excess acreage for local recreation activities. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

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 Ls-CPA application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold** font.

Future Land Use Element

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

This application seeks to amend the project site from Rural/Agriculture to Community Commercial and Moderate Density Residential. This request is compatible with surrounding development and is consistent with surrounding FLU and Zoning patterns.

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 proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area. Judging the suitability of a location for an extension of commercial land uses shall be based upon the following minimum criteria:

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

The block for the project site is defined between NW 188th Street and NW 173rd Street (CR 235A). The subject property's block face, when including the subject property, is ±62% Commercial and Community Commercial FLU designation. The

block face south of US 441 has $\pm 80\%$ of its block face with a Commercial FLU designation.

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

The project site will have a minimum of 10% open space.

Conservation and Open Space Element

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

There are no onsite species or habitats that require protections.

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 four types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5% slopes**
- **Kendrick Sand, 2 to 5% slopes**
- **Lochloosa Fine Sand, 2 to 5% slopes**
- **Millhopper Sand, 0 to 5% slopes**

According to NRCS soil database, each of the four soils mentioned above are conducive to developments of this nature with no severe limitations.

OBJECTIVE 1.10: Wetlands

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

The ± 237.58 -acre site does not contain any onsite wetlands or environmental features that require protection.

Transportation Element

GOAL 1: Provide for a traffic circulation system, which serves existing and future land uses.

The site's proposed development ensures the City's motorized and non-motorized transportation systems continue to meet adopted Level of Service standards. Section 3 within this report examines proposed development impacts to transportation facilities.

Objective 1.2: Access Management

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

The site is accessed by US 441 and any future development will meet the City's access management standards as outlined in the Comprehensive Plan and LDR requirements.

Community Facilities and Natural Groundwater Aquifer Recharge Element

GOAL 1: Wastewater

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

Any future development on the project site will connect and utilize the City's wastewater systems and continue to meet the adopted level of service (LOS) standards. Section 3 of this report examines development impacts to wastewater facilities.

GOAL 2: Solid Waste

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

Any future development on the project site will connect and utilize the City's solid waste disposal services and continue to meet the adopted level of service (LOS) standards. Section 3 of this report examines development impacts to solid waste facilities.

OBJECTIVE 1.7: Geological Resources

The City shall identify, protect and conserve significant geological resources and their natural functions.

Any significant geological resources and their natural functions found on the project site will be protected and conserved.

GOAL 3: Stormwater

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.

Any future development will 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.

GOAL 4: Potable water

Provide an adequate supply of high quality potable water to customers throughout the water service area.

Any future development on the project site will connect and utilize the City's potable water services and continue to meet the adopted level of service (LOS)

standards. Section 3 of this report examines development impacts to potable water facilities.

Policy 4.1.d: A wellfield protection area shall be established as a minimum of 500' around a community potable water facility wellhead, as shown on the City of Alachua Existing and Planned Water Wells Map.

Any future development on the project site will adhere to this policy and establish a minimum of 500' around a community potable water facility wellhead.

Goal 5: Natural Groundwater Aquifer Recharge

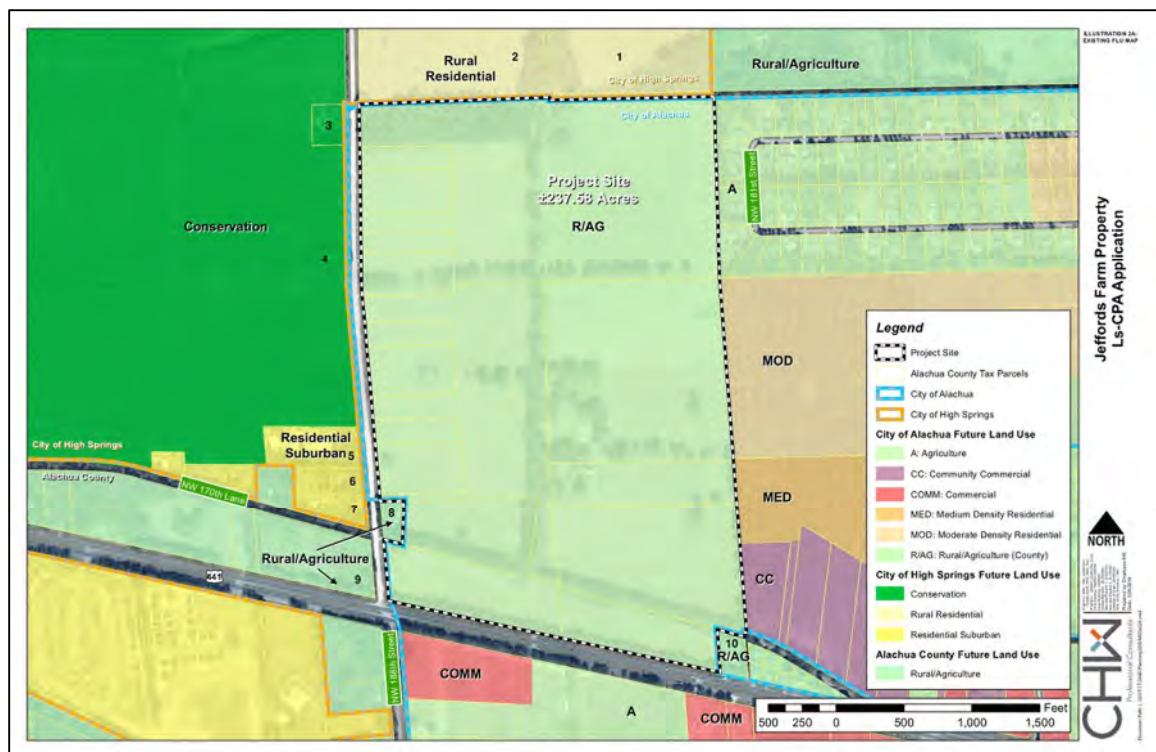
Objective 5.1:

The City of Alachua recognizes protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protections for groundwater resources.

As illustrated in Figure 5, the developed site does not contain flood-prone areas, wetlands, and other sensitive natural features that require protection per City of Alachua and Suwannee River Water Management District design standards.

Intergovernmental Coordination Element

Policy 1.2.b: The City shall, as part of the development review process, review the relationship of proposed development provided for in the Comprehensive Plan to the existing Comprehensive Plan of adjacent local governments.



#	Jurisdiction	Tax Parcel	FLU	Acres	Max. Density	Permitted Density	Max. Intensity (ISR)	Permitted Intensity
1	High Springs	03026-000-000	Rural Residential	±75.46	1 du/5 ac	15 du	0.7	52.8 acres
2	High Springs	03026-000-000	Rural Residential	±75.46	1 du/5 ac	15 du	0.7	52.8 acres
3	High Springs	03030-001-001	Conservation	±2.06	1 du/10 ac	0.2 du	0.1	0.4 acres
4	High Springs	03030-000-000	Conservation	±372.13	1 du/10 ac	37 du	0.1	37 acres
5	High Springs	03031-001-001	Residential Suburban	±5.03	1 - 4 du/ac	1 - 5 du	0.7	3.5 acres
6	High Springs	03035-003-001	Residential Suburban	±1.11	1 - 4 du/ac	1 du	0.7	0.7 acres
7	High Springs	03035-003-004	Residential Suburban	±1.39	1 - 4 du/ac	1 du	0.7	0.9 acres
8	Alachua County	03047-002-000	Rural/Agriculture	±1.13	1 du/5 ac	0.2 du	N/A	N/A
9	Alachua County	03033-000-000	Rural/Agriculture	±8.4	1 du/5 ac	1 du	N/A	N/A
10	Alachua County	03046-004-000	Rural/Agriculture	±1.35	1 du/5 ac	0.2 du	N/A	N/A

The proposed plan for the project site is to have residential development towards the northern portion of the site and commercial development along US 441. As shown in the FLU map above, the development pattern is consistent with the adjacent development patterns. Additionally, any future development will be consistent and compatible with the surrounding FLU designations and their corresponding densities and intensities.

Economic Element

Policy 1.8.f: Identify land with an Agricultural land use designation that is not being used for an active agri-business activity that may be converted to residential or commercial use and consider providing incentives to owners to convert these identified parcels to the residential or commercial designation.

Currently, the project site is not being used for agri-business with a FLU designation of Rural/Agriculture. Submitting this application allows for future residential and non-residential development on the project site that would support the growth and needs of City of Alachua residents.

5. URBAN SPRAWL ANALYSIS

The approval of this Ls-CPA does not constitute urban sprawl. As defined in Florida Statutes, '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)).

The thirteen (13) indicators of urban sprawl formerly identified in Chapter 163.3177(6)(a)9.a, Florida Statutes states:

"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..."

As demonstrated by the following analysis, the proposed Ls-CPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Gainesville and Alachua County. All indicators will be shown in normal font, while consistency statements will be provided in **bold**.

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

The proposed Community Commercial and Moderate Density Residential FLU designation allows for the site to develop as a mixed-use development with residential and non-residential uses.

2. 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.

The project site is located in the City of Alachua and not in the rural area of unincorporated Alachua County. This application is being submitted to amend the FLU designation to Community Commercial and Moderate Density Residential, which is consistent with surrounding FLU and Zoning designations and is compatible with the surrounding development pattern. The site will be served by City of Alachua utilities.

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

The site is adjacent to developed urban areas and within close proximity to the City of High Springs. It will also follow the same development pattern as other urban developments by having commercial uses along US 441 and residential uses farther from state route. There is also potential for mixed-use development that links residential and non-residential uses, provides for common access points, and promotes non-strip development patterns.

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.

Figure 6 does not illustrate any wetlands or floodplains on the project site. No other onsite environmental features that require protection have been identified. During the development plan review for each phase of the development, natural features that require preservation will be accurately delineated by a professional environmental scientist and site layout will address these features accordingly. Furthermore, development on the project site, which is located within the City of Alachua and its urban areas, will reduce development pressure in the rural areas of unincorporated Alachua County.

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 farmlands and soils.

The property bordering the northern border of the site is designated for residential development, the eastern properties are designated for residential and non-residential development, and the western properties are owned by Suwannee River Water Management District (SRWMD) for future wellfields. Therefore, no agricultural lands will be impacted from the project site.

6. Fails to maximize use of existing public facilities and services.

City of Alachua utilities will be extended to serve this site.

7. Fails to maximize use of future public facilities and services.

City of Alachua utilities will be extended to serve this site.

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, education, health care, fire and emergency response, and general government.

The project site is adjacent to existing residential and commercial developments. Sufficient public facilities and services are available and will serve this project site.

9. Fails to provide a clear separation between rural and urban uses.

The project site is located within the City of Alachua. The city limits between Alachua and High Springs provide a clear separation between lands designated for rural and urban uses.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The proposed development is considered infill development, as it is located to developed residential and commercial uses. The site is also conveniently located proximate to city centers (Alachua and High Springs) and major roadways (US 441 and I-75).

11. Fails to encourage a functional mix of uses.

Approval of this Ls-CPA application will further diversify the residential and

commercial uses within this area, allowing residents to have more housing options and variety of goods and services.

12. Results in poor accessibility among linked or related land uses.

Future development will be required to include connections to existing uses and future stubs for future connections by the City of Alachua Comprehensive Plan and LDR.

13. Results in the loss of significant amounts of functional open space.

Currently, the site is privately owned, and does not function as public open space. Future development plans for the project site incorporate natural areas while enhancing native landscaping and removing invasive exotics. Common open spaces shall be easily accessible by community residents.

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is 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), (III), and (VII).

1. Sec. (163.3177(6)(a)9.b(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 project site is located in an area that already has residential and commercial development. By placing a variety of residential and commercial options within close proximity to these new/expanded developments will reduce development pressure on lands less suitable for development.

2. Sec. (163.3177(6)(a)9.b(II)): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The site is adjacent to developed residential and commercial uses. Those areas are served by City of Alachua public facilities and City of Alachua and/or Alachua County services. The project site will ensure future phases will also make efficient use of public facilities and services.

3. Sec. (163.3177(6)(a)9.b(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.

This Community Commercial and Moderate Density Residential application is requested to allow a variety of uses while maintaining a moderate density and intensity. The proposed amendment will allow for development in a compact efficient manner that maximizes onsite natural features, provides interconnectivity for multiple transportation modes, and a variety of housing options.

4. Sec. (163.3177(6)(a)9.b(VII)): Creates a balance of uses based upon demands of the residential population for the nonresidential needs of an area.

The site is located along US 441, which is characterized as a major commercial corridor. Within walking or biking distance to this site are developed commercial and residential areas. Approval of this Ls-CPA application will diversify the commercial uses and provide more housing options to the residents of the City.

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavits
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- 8. Attachments**
 - a. School Concurrency Form**
 - b. Map Set**

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # 17-0490

APPLICATION DATE March 29, 2018

NAME & DESCRIPTION OF PROJECT

Jeffords Farm Large-scale Comprehensive Plan

Amendment

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

16615 NW U.S. Highway 441

Tax Parcel Numbers

03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1,

03047-1-1 through 03047-1-5, and 03048-2

Acreage

±237.58-acres

DEVELOPMENT DATA (check all that apply)

☒ Single Family

☐ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units 597

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 can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

http://growth-management.alachuacounty.us/gis_services/map_gallery/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Alachua CSA

Middle Mebane

High Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	597	units X 0.15 Elementary School Multiplier	89	Student Stations
MIDDLE	597	units X 0.07 Middle School Multiplier	42	Student Stations
HIGH	597	units X 0.09 High School Multiplier	53	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		units X 0.08 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 2015-2016 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

City of Alachua

School Board Staff Certification

A complete application for the development project was accepted on

Date:

Vicki McGrath

Community Planning Director
School Board of Alachua County
352.955.7400 x 1423

Signed:

Printed Name:

Date:

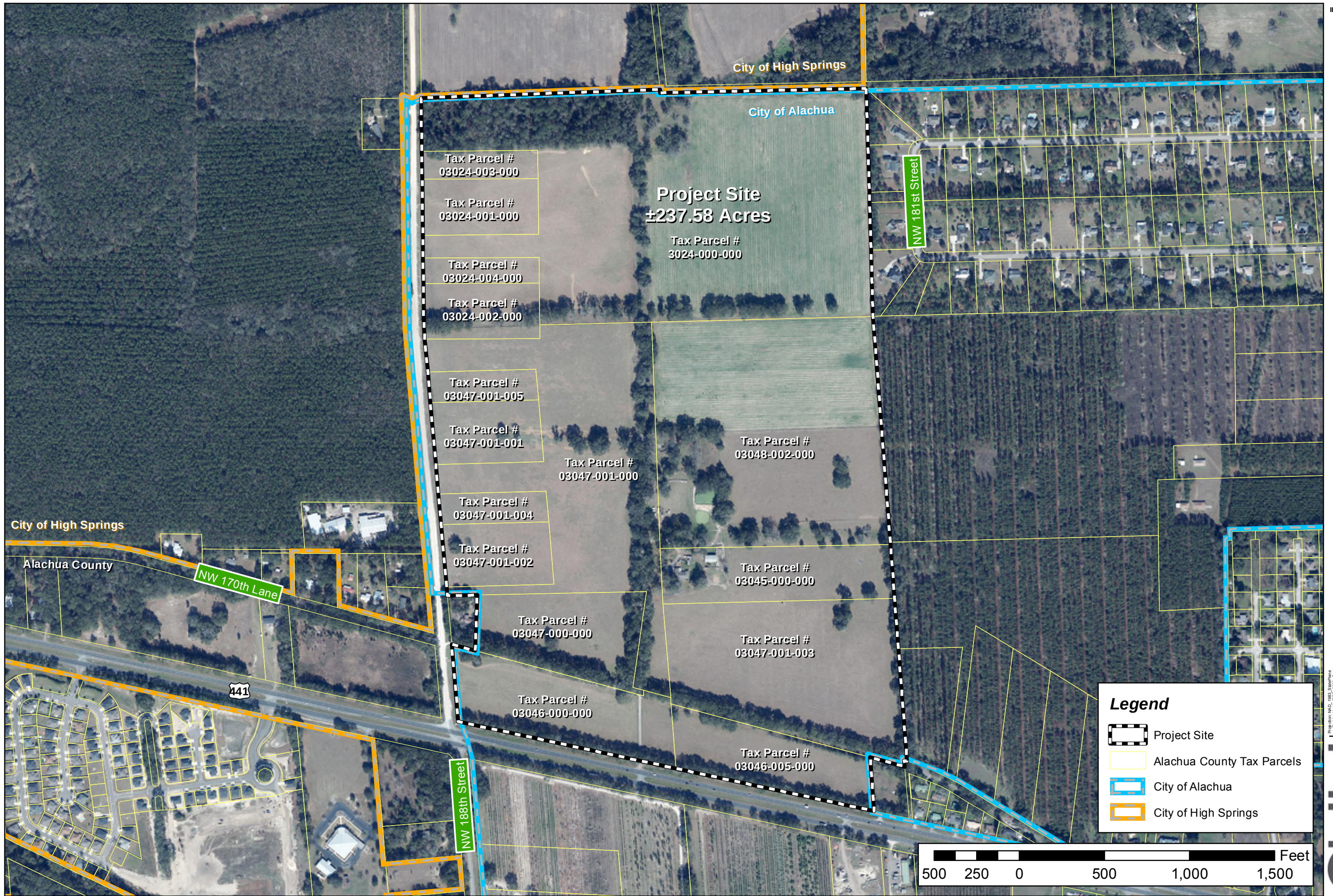
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Jeffords Farm Property
Ls-CPA Application



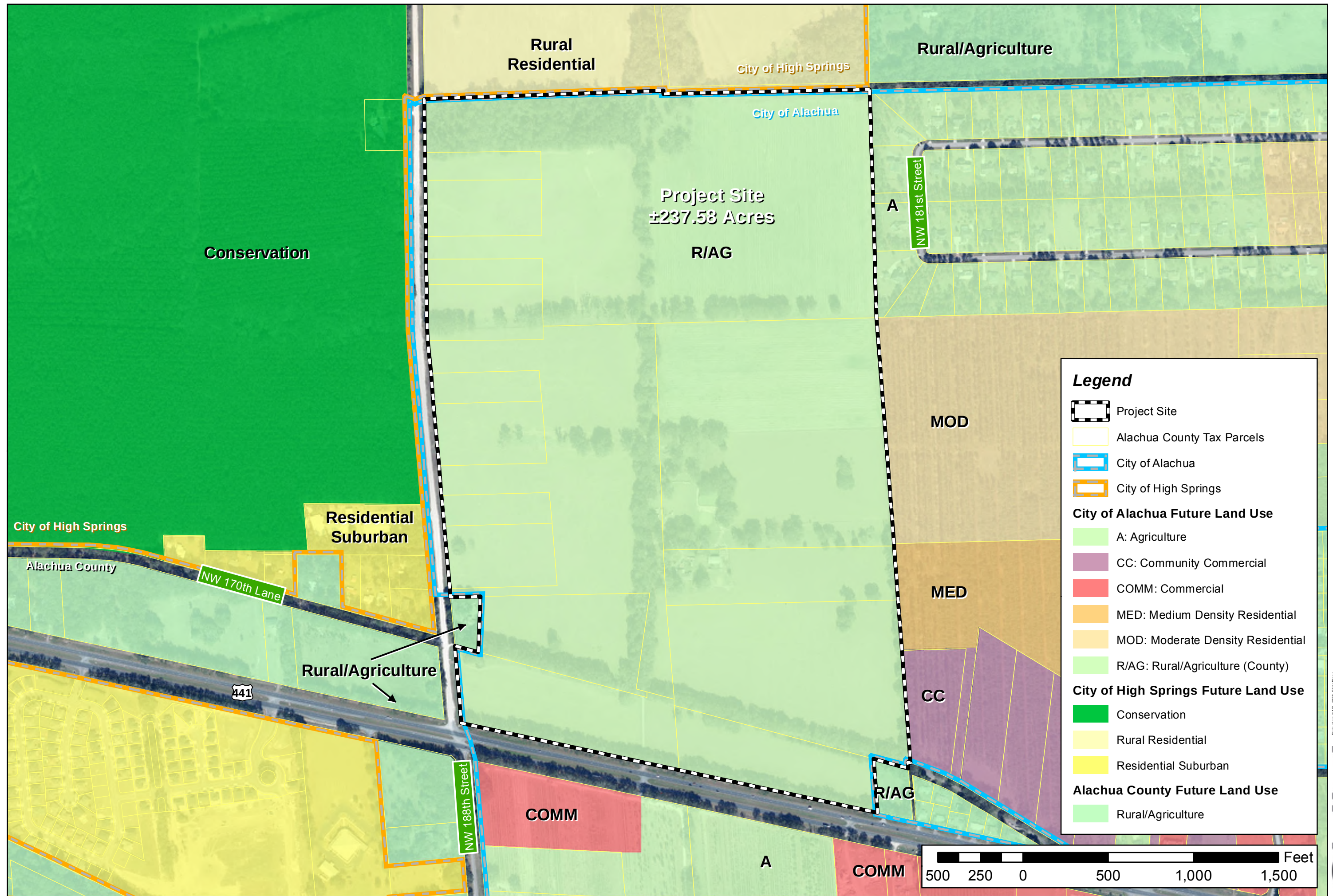
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Standard Parallel 2: 29.583333
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Datum: GCS_North_American_1983
Prepared by: Employee 446
Date: 3/28/2018



Jeffords Farm Property
Ls-CPA Application



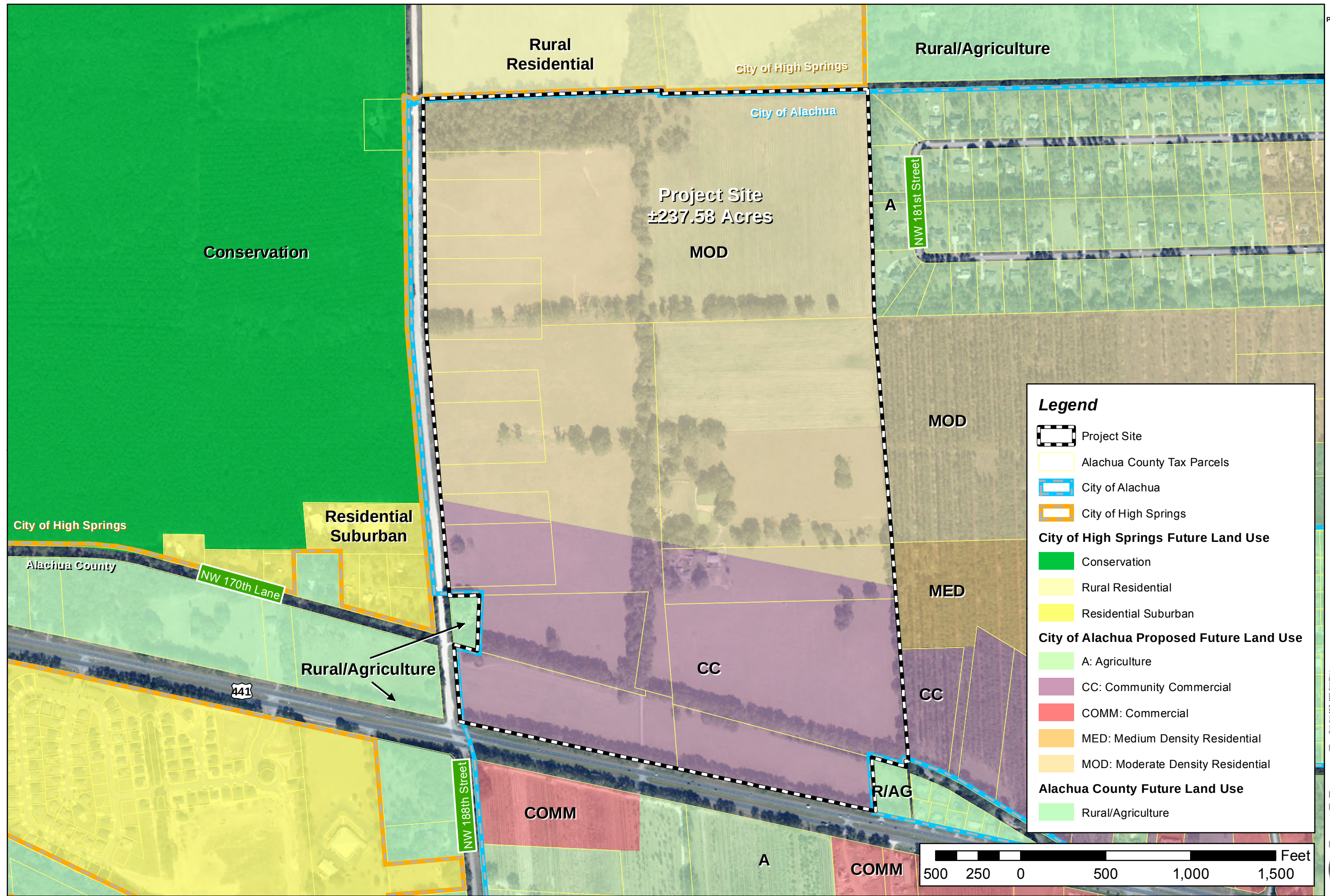
Projection: NAD 1983, StatePlane
Florida, North, FIPS 3100, Feet
Datum: North American 1983
False Easting: 1166500.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.533333
Standard Parallel 2: 25.766667
Latitude of Origin: 29.000000
GCS: North_American_1983
Prepared by: Employee 446
Date: 3/28/2018



Jeffords Farm Property
Ls-CPA Application



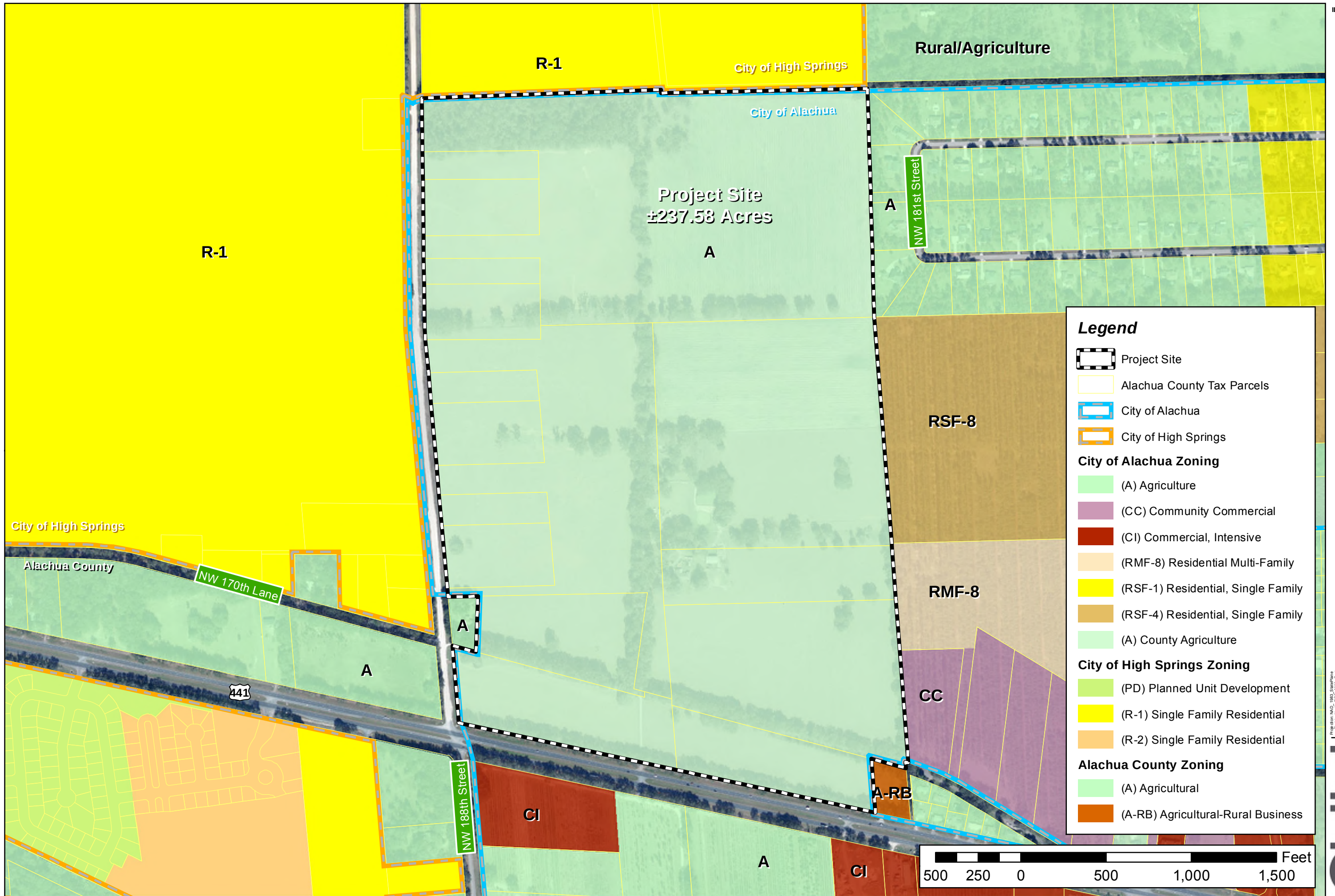
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Plane Northing: 1545000.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.533333
Standard Parallel 2: 29.533333
Latitude of Origin: 29.000000
Datum: North_American_1983
Units: Feet
Prepared by: Employee 446
Date: 3/28/2018



Jeffords Farm Property
Ls-CPA Application



Projection: NAD 1983, StatePlane
Florida, North, FIPS 3100, Feet
Datum: North American 1983
False Easting: 1568500.0000 00
False Northing: 1650000.0000 00
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.583333
Latitude of Origin: 29.000000
GCS: North_American_1983
Prepared by: Employee 446
Date: 3/28/2018



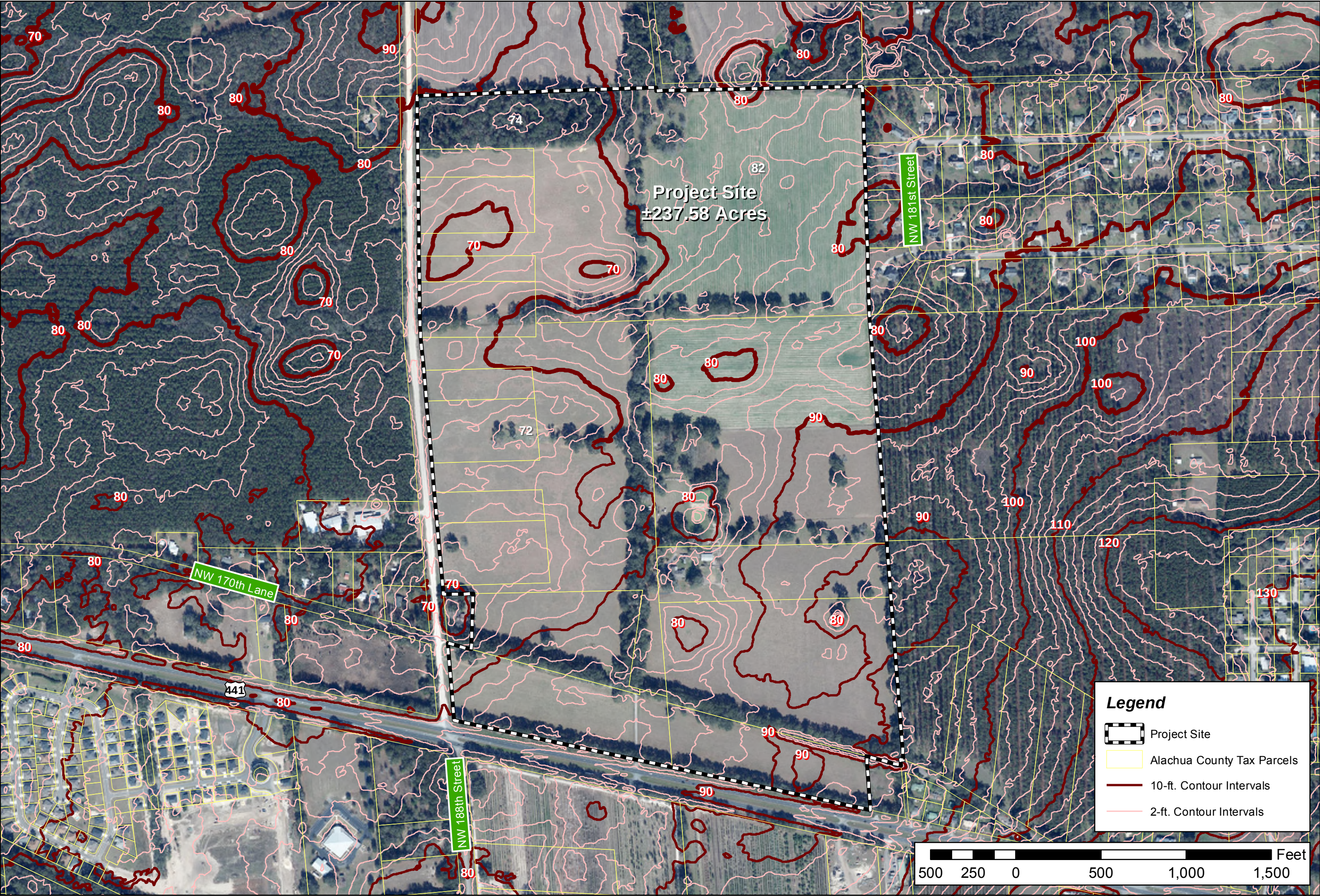


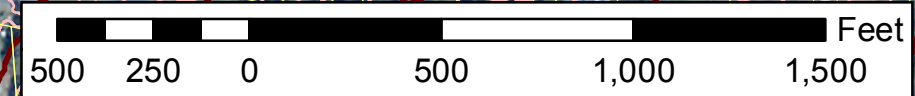
ILLUSTRATION 4:
ENV. MAP

Jeffords Farm Property Ls-CPA Application



Legend

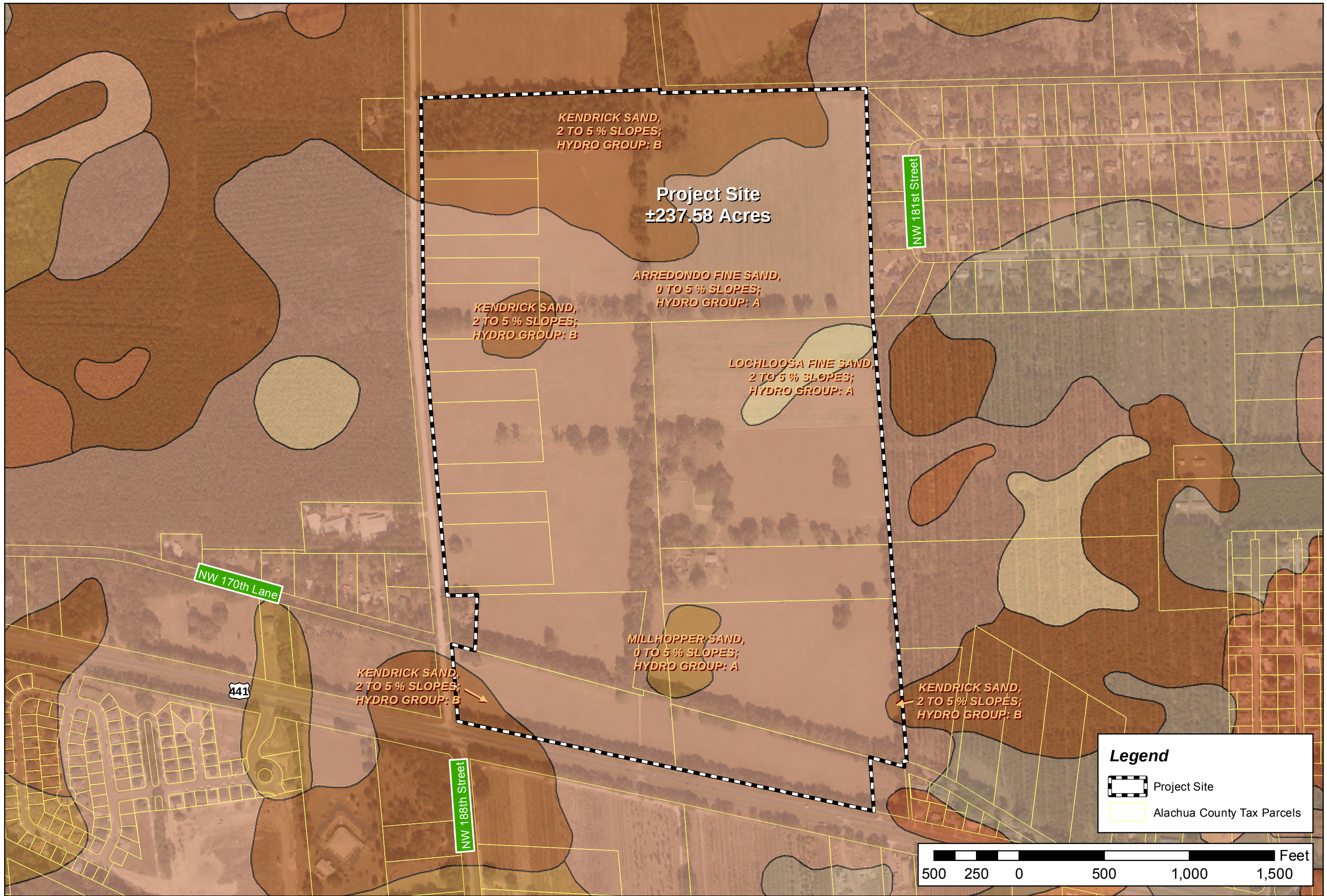
- Project Site
- Alachua County Tax Parcels
- 10-ft. Contour Intervals
- 2-ft. Contour Intervals



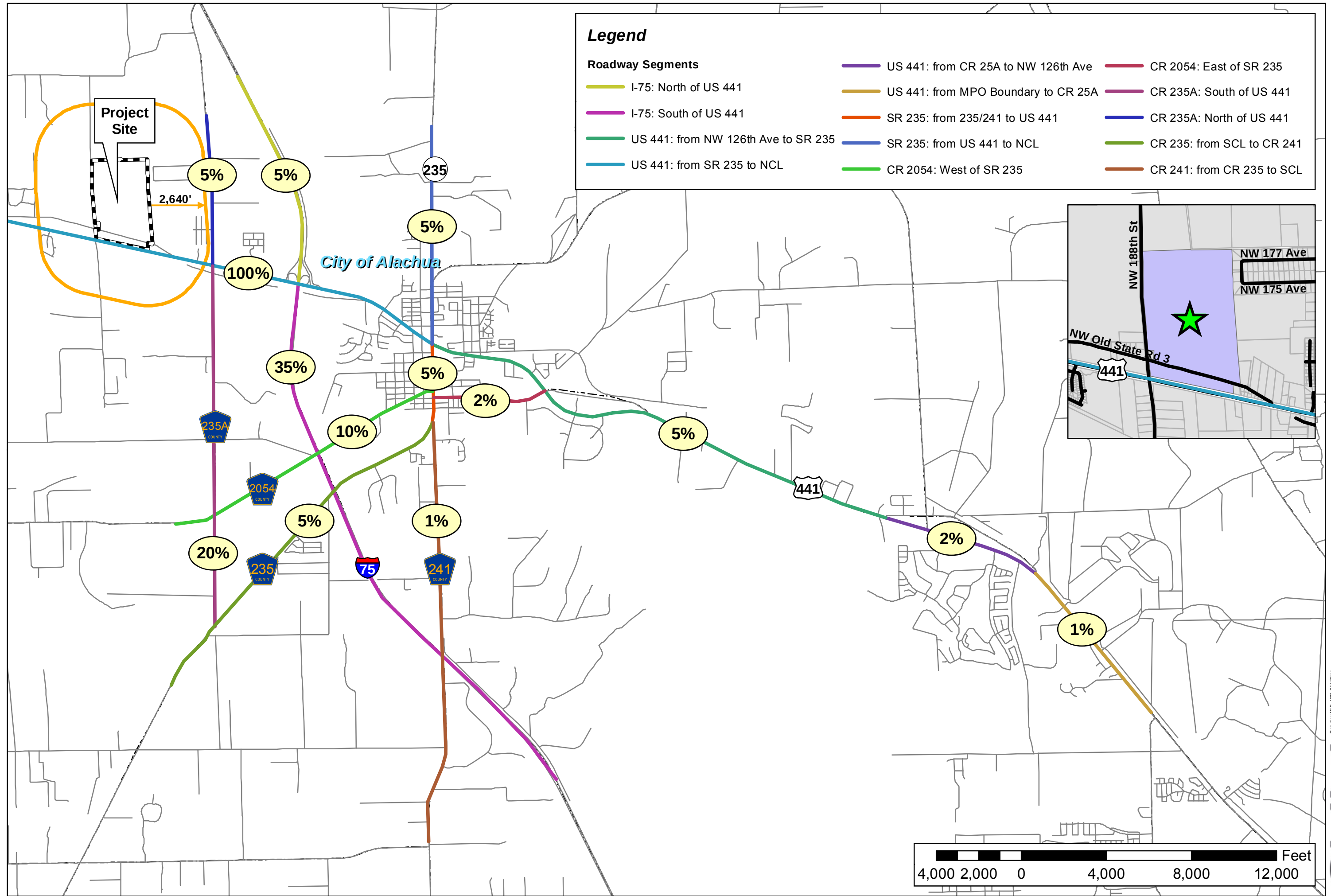
Projection: NAD_1983_StatePlane_Florida_North_FPS_5000_Feet
Datum: North American 1983
Datum Shift: 11668000.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.533333
Standard Parallel 2: 29.533333
Latitude of Origin: 29.000000
False Easting: 11668000.000000
False Northing: 0.000000
Units: Feet
Created by: Employee 446
Date: 3/28/2018



Jeffords Farm Property
Ls-CPA Application



Projection: NAD_1983_StatePlane_Florida_North_FPS_5000_Feet
Datum: North American 1983
False Easting: 1568500.000000
False Northing: 1655000.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.533333
Standard Parallel 2: 29.533333
Latitude of Origin: 29.000000
Units: US_Foot
Datum: North American 1983
Prepared by: Employee 446
Date: 3/28/2018



Jeffords Farm Property
Ls-CPA Application



Projection: NAD_1983_StatePlane_Florida_North_Arrow_CoordinateSystem
Datum: North American 1983
Spheroid: GRS80
Semi-Major Axis: 6378137.0
Semi-Minor Axis: 6356755.38
Prime Meridian: -84.5
Central Meridian: -84.5
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Standard Parallel 2: 29.583333
Latitude of Origin: 29.000000
False Easting: 1568500.000000
False Northing: 0.000000
Units: Feet
Created By: Employee 481
Date: 3/29/2018

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavits
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
- 8. Attachments**
 - a. School Concurrency Form
 - b. Map Set
 - c. Response to Development Review Team (DRT) Comments**

RESPONSE TO COMMENTS

To: Adam Hall, AICP, City of Alachua Planning & Community Development 17-0490
From: Ryan Thompson, AICP, Project Manager
Date: Thursday, May 3, 2018
RE: Jeffords Ls-CPA – Response to DRT Comments Received April 23rd, 2018

A. Land Rights

1. Please verify western property line at south end. Property line appears to extend into street, but is 100' wide to the north.

Response: Tax Parcel 03046-000-000 western boundary does extend west to the section line, as illustrated on the sketch of legal description. The Right-of-Way shall be deeded to the City of Alachua or other appropriate jurisdiction prior to site plan application for the subject property.

B. Comprehensive Plan Consistency Analysis

1. Page 27 of Justification Report states that the adjacent lands are planned for wellfield development. Please address Policy 4.1.d of the CFNGR Element.

Response: The Justification Report (page 26) has been revised to address Policy 4.1.d of the CFNGR Element.

2. GIS Analysis indicates potential presence of a karst feature on property. Please address Objective 1.7 of the Conservation and Open Space Element.

Response: The Justification Report (page 25) has been revised to address Objective 1.7 of the Conservation and Open Space Element.

3. Please address Policy 1.2.b of the Intergovernmental Coordination Element, Please provide description and maximum intensities and densities of adjacent lands in unincorporated Alachua County and City of High Springs.

Response: The Justification Report (page 26-27) has been revised to address Policy 1.2.b of the Intergovernmental Coordination Element. A map and chart has been provided to illustrate the maximum densities and intensities of adjacent lands in both unincorporated Alachua County and City of High Springs.

4. Please address Policy 1.3.e of FLUE. Demonstrate that at least 50% of block face is either currently developed with commercial land uses or is designated for

Response: The Justification Report (page 23) has been revised to address Policy 1.3.e of the FLUE.

C. Concurrency Impact Analysis

1. "Realistic FAR" used for concurrency analysis is not similar to FAR trends within the City of Alachua. Proposed FAR of .045 is less than half of recent average FAR of .104. As a note, the realistic FAR for Alachua Commerce was .15.

Response: The Justification Report (page 7) has been revised to justify the 0.045 realistic FAR, which was derived based on a conceptual layout for the project site and incorporates the site's specific characteristics and context to adjacent uses. Although other FAR measures have been appropriate for other sites. The proposed realistic FAR is appropriate for this site.

2. Please provide justification for realistic densities for areas proposed for the Moderate Density Residential designation.

Response: The Justification Report (page 7) has been revised to justify the realistic density proposed, which was based on an actual conceptual layout that incorporates the site's unique features, supporting infrastructure (e.g. stormwater management, rights-of-way, etc.) and required regulations, such as minimum lot size and width.

3. Justification Report indicates rezoning will not be applied for until utilities are available. Please refer to Section 2.4.14 for all public facilities that are monitored for concurrency and for which capacity would need to be available before issuance of a Certificate of Concurrency Compliance.

Response: The Justification Report (page 7-8) has been revised to address public facilities, and references Section 2.4.14 of the City of Alachua LDR.

D. Miscellaneous/General Issues

1. Suggest reviewing "Identifying Growth Trends" (September 2016) Report issued by Planning and Community Development Department for additional data and analysis related to the proposed amendment. This report can be found here: http://www.cityofalachua.com/images/Report_Identifying_Growth_Trends_and_Population_Statistics.pdf

Response: The report has been reviewed and relevant information has been added as support for the justification report.

2. Typo on Page 2 of Justification Report (second line from bottom of page).

Response: The typo on Justification Report page 2 has been corrected.

ORDINANCE 18-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 FROM RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL ON A ±161.14 ACRE PORTION OF THE SUBJECT PROPERTY AND FROM RURAL/AGRICULTURE (ALACHUA COUNTY) TO COMMUNITY COMMERCIAL ON A ±76.44 ACRE PORTION OF THE SUBJECT PROPERTY (± 237.58 ACRES IN TOTAL) ; LOCATED NORTHEAST OF THE INTERSECTION US HIGHWAY 441 AND NW 188TH STREET, WEST OF THE MEADOWGLEN SUBDIVISION; TAX PARCEL NUMBERS 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 AND 03048-002-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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 10, 2018 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 _____, 2018, 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 _____, 2018, 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 from Rural/Agriculture (Alachua County) to Moderate Density Residential and Community Commercial on Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000 in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of 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 _____, 2018.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2018.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000

LEGAL DESCRIPTION FOR PORTION TO BE AMENDED FROM RURAL/AGRICULTURE (ALACHUA COUNTY) TO COMMUNITY COMMERCIAL:

THE SOUTHERLY 1250 FEET (AS MEASURED PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 20 & 25) OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 87°18'09" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 50.02 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 1648, PAGE 184 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 01°53'20" WEST, ALONG SAID WEST LINE AND THE WEST LINE O.R.B. 2340, PAGE 236, O.R.B. 1648, PAGE 182, AND O.R.B. 2340, PAGE 235 OF SAID PUBLIC RECORDS, A DISTANCE OF 1327.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 OF SAID PUBLIC RECORDS; THENCE NORTH 87°18'46" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5, A DISTANCE OF 1291.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5; THENCE NORTH 86°47'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 AND ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5, A DISTANCE OF 1326.39 FEET TO THE NORTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1 AND NOELLE ESTATES REPLAT PHASE 2 RECORDED IN PLAT BOOK "S", PAGE 55 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°58'54" EAST, ALONG THE WEST LINES OF SAID NOELLE ESTATES, A DISTANCE OF 1338.34 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 5 AND THE SOUTHWEST CORNER OF SAID NOELLE ESTATES REPLAT PHASE 1; THENCE SOUTH 05°34'24" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 8, A DISTANCE OF 2621.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD 20 & 25 (66 FOOT RIGHT OF WAY); THENCE NORTH 76°12'05" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 8.79 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 237, PAGE 347 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 34.97 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID OLD STATE ROAD 20 & 25; THENCE RUN NORTH 76°12'05" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 203.29 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION AND ALONG SAID WEST LINE, A DISTANCE OF 318.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 & 25 (200 FOOT RIGHT OF WAY); THENCE NORTH 79°05'43" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2567.55 FEET TO THE WEST LINE

OF SAID SECTION 8; THENCE NORTH 06°15'45" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 421.65 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 53.22 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN O.R.B. 2101, PAGE 1397 OF SAID PUBLIC RECORDS; THENCE NORTH 06°15'45" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 70.30 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00°31'15" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 294.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 87°18'29" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.99 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. NW 15 (100 FOOT RIGHT OF WAY); THENCE NORTH 06°15'45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1582.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 76.443 ACRES MORE OR LESS.

-EXHIBIT "A" CONTINUES ON NEXT PAGE-

EXHIBIT “A” (CONTINUED)

LEGAL DESCRIPTION FOR PORTION TO BE AMENDED FROM RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL:

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 87°18'09" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 50.02 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 1648, PAGE 184 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 01°53'20" WEST, ALONG SAID WEST LINE AND THE WEST LINE O.R.B. 2340, PAGE 236, O.R.B. 1648, PAGE 182, AND O.R.B. 2340, PAGE 235 OF SAID PUBLIC RECORDS, A DISTANCE OF 1327.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 OF SAID PUBLIC RECORDS; THENCE NORTH 87°18'46" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF AFOREMENTIONED SECTION 5, A DISTANCE OF 1291.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5; THENCE NORTH 86°47'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 AND ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5, A DISTANCE OF 1326.39 FEET TO THE NORTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1 AND NOELLE ESTATES REPLAT PHASE 2 RECORDED IN PLAT BOOK "S", PAGE 55 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°58'54" EAST, ALONG THE WEST LINES OF SAID NOELLE ESTATES, A DISTANCE OF 1338.34 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 5 AND THE SOUTHWEST CORNER OF SAID NOELLE ESTATES REPLAT PHASE 1; THENCE SOUTH 05°34'24" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 8, A DISTANCE OF 2621.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD 20 & 25 (66 FOOT RIGHT OF WAY); THENCE NORTH 76°12'05" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 8.79 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 237, PAGE 347 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 34.97 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID OLD STATE ROAD 20 & 25; THENCE RUN NORTH 76°12'05" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 203.29 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION AND ALONG SAID WEST LINE, A DISTANCE OF 318.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 & 25 (200 FOOT RIGHT OF WAY); THENCE NORTH 79°05'43" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2567.55 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE NORTH 06°15'45" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 421.65 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG SAID SOUTHERLY RIGHT OF

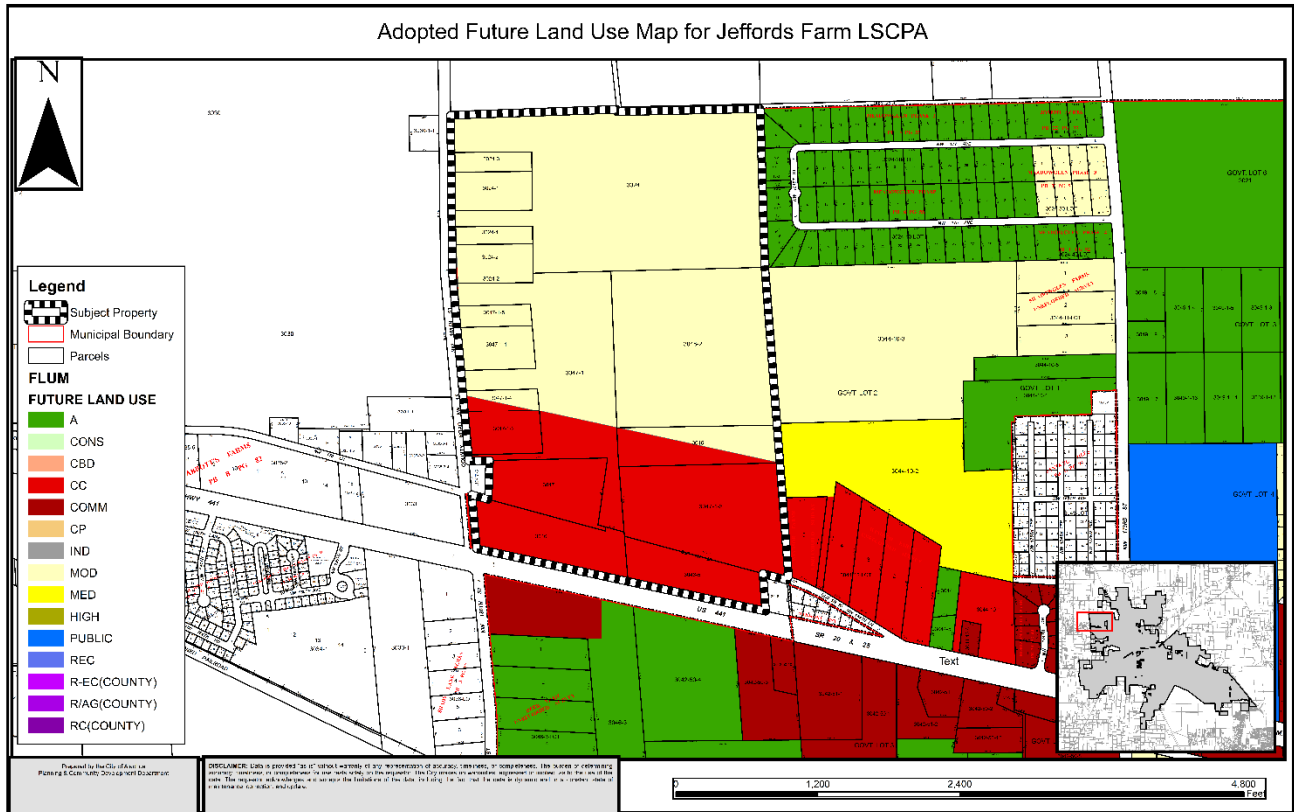
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LESS AND EXCEPT: THE SOUTHERLY 1250 FEET (AS MEASURED PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 20 & 25) .

THE ABOVE DESCRIBED LAND CONTAINS 161.129 ACRES MORE OR LESS.

DRAFT

EXHIBIT “B”



said. "The point is, however, many are not. A random name drawn from a list of Facebook `friends' probably belongs to casual friend; an acquaintance; an old classmate; a person with whom the member shares a common hobby; a `friend of a friend;' or even a local celebrity like a coach.

An assumption that all Facebook `friends' rise to the level of a close relationship that warrants disqualification simply does not reflect the current nature of this type of electronic social networking."

As it stands now, the water level at the monitoring point is 19 inches below the level when it was closed last year, said district spokesman Troy Roberts.

GF-GH039871

As it stands now, the water level at the monitoring point is 19 inches below the level when it was closed last year, said district spokesman Troy Roberts.

GF-GH042598

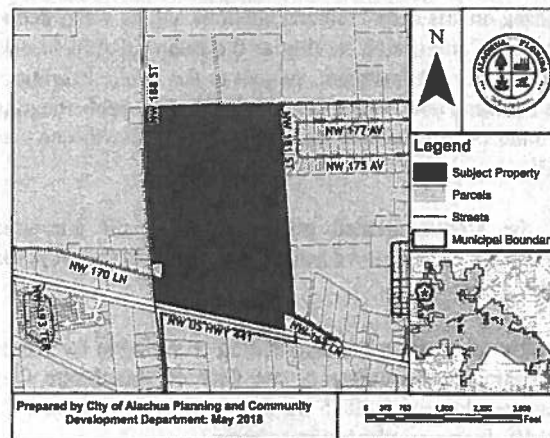
**GET YOUR MEDICAL MARIJUANA CARD
TODAY FOR ANY OF THE FOLLOWING CONDITIONS:**
HIV/AIDS, Crohn's Disease, Cancer, Parkinson's Disease, Multiple Sclerosis, Epilepsy, PTSD, Glaucoma,
and any medical conditions of the comparable to those listed above.



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

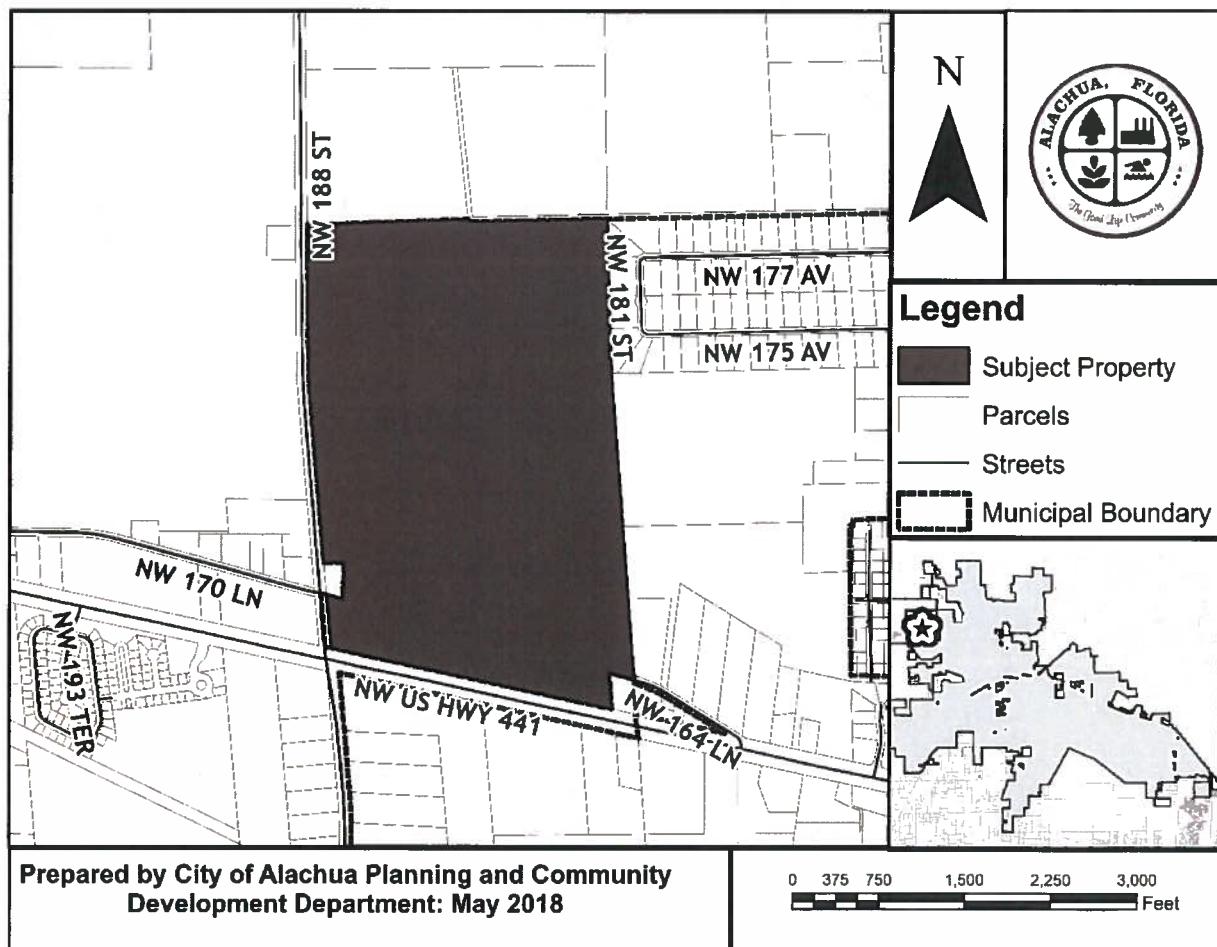
Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on June 12, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent, for Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White, property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/ Agriculture (County) to Moderate Density Residential on a ± 161.14 acre portion of the subject property and from Rural/Agriculture (County) to Community Commercial on a ± 76.44 acre portion of the subject property. The ± 237.58 acre property subject to the proposed amendment is located northeast of the intersection US Highway 441 and NW 188th Street, west of the Meadowglen Subdivision, consisting of Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000; Existing FLUM: Rural/Agriculture (County); Existing Zoning: Agricultural (A) (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 101 at least 48 hours prior to the public hearing.

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 10, 2018 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 Ryan Thompson, AICP, of CHW, Inc., applicant and agent, for Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White, property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/ Agriculture (County) to Moderate Density Residential on a ± 161.14 acre portion of the subject property and from Rural/Agriculture (County) to Community Commercial on a ± 76.44 acre portion of the subject property. The ± 237.58 acre property subject to the proposed amendment is located northeast of the intersection US Highway 441 and NW 188th Street, west of the Meadowglen Subdivision, consisting of Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000; Existing FLUM: Rural/Agriculture (County); Existing Zoning: Agricultural (A) (County).



(Notice continues on next page)



03024-000-000
JEFFORDS, LILLIE BELLE TRUSTEE
2910 LASSITER MANOR DR
MARIETTA GA 30062

03024-001-000
LEMLEY, BARBARA ANN
393 NW FAIRWAY DR
LAKE CITY FL 32055

03024-002-000
SCHENCK, JANET M
2910 LASSITER MANOR DR
MARIETTA GA 30062-8725

03024-003-000
LEMLEY, BARBARA ANN
393 NW FAIRWAY DR
LAKE CITY FL 32055

03024-004-000
SCHENCK, JANET M
2910 LASSITER MANOR DR
MARIETTA GA 30062-8725

03024-010-013
CARMICHAEL LAMAR & J
MARILYN
17579 NW 181ST ST
ALACHUA FL 32615

03024-020-013
BOYLE NEIL ANTHONY & SUSAN
ANNE
17994 NW 177TH AVE
ALACHUA FL 32615-4769

03024-020-015
DEPAOLA JOHN VINCENT &
LAUREN WHITEHEAD
17698 NW 181ST ST
ALACHUA FL 32615

03024-020-016
TAYLOR KENNETH T & BEVERLY A
17983 NW 177TH AVE
ALACHUA FL 32615-4770

03024-020-032
WOODLAND III LTD
PO BOX 357845
GAINESVILLE FL 32635-7845

03025-000-000
SPENCER, ARTHUR PRESCOTT JR
TR
4145 STATE RD 11
DELAND FL 32724

03026-000-000
MCGEHEE, CAROLYN S
26317 NW 78TH AVE
HIGH SPRINGS FL 32643-9768

03033-000-000
WHITE, I L & JOAN
115 COUNTRY CLUB RD
ARDMORE OK 73401

03035-003-001
LEVOCZ JOSEPH RUDOLPH
137 HIGHLANDS LAKE DR
LAKE PLACID FL 33852-9022

03035-003-003
CASON BART E
18832 NW 170TH LN
HIGH SPRINGS FL 32643

03035-003-004
BANK OF AMERICA
PO BOX 31785
TAMPA FL 33631-3785

03042-006-001
GONZALES, P S & ROSA LEE
16806 NW 175TH TER
ALACHUA FL 32615

03042-008-000
BRYAN, TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND FL 33813-5211

03042-050-003
ALACHUA FARM & LUMBER INC
PO BOX 2290
ALACHUA FL 32616

03042-050-004
CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA FL 33626

03042-050-010
GERARD, GREGORY S
440 JEFF CLEMENTS RD
MARION KY 42064-7512

03042-051-001
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE FL 32635

03044-010-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE FL 32635-7133

03044-010-003
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE FL 32635

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE FL 32635-7133

03044-012-005
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE FL 32635-7133

03045-000-000
MONAGHAN & SCHENCK
TRUSTEES
2910 LASSITER MANOR DR
MARIETTA GA 30062

03046-000-000
JEFFORDS, LILLIE BELLE TRUSTEE
2910 LASSITER MANOR DR
MARIETTA GA 30062

03046-003-000
CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA FL 33626

03046-004-000
NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA FL 32615-5924

03046-005-000

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA GA 30062

03047-000-000

MONAGHAN, M P & MARTHA
10102 CHERRY HILLS AVENUE CIR
BRADENTON FL 34202-4064

03047-001-000

JEFFORDS, LILLIE BELLE TRUSTEE
2910 LASSITER MANOR DR
MARIETTA GA 30062

03047-001-001

WHITE, DIANE
375 TIMBERWOOD TRAIL
OVIEDO FL 32765-8999

03047-001-002

MONAGHAN, MARTHA K
10102 CHERRY HILLS AVENUE CIR
BRADENTON FL 34202-4064

03047-001-003

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA GA 30062

03047-001-004

MONAGHAN, MARTHA KAY
10102 CHERRY HILLS AVE CIR
BRADENTON FL 34202

03047-001-005

WHITE, DIANE
375 TIMBERWOOD TRAIL
OVIEDO FL 32765

03047-002-000

BRAMLETT STEPHEN G
16825 NW 188TH ST
HIGH SPRINGS FL 32643

03048-002-000

JEFFORDS, LILLIE BELLE TRUSTEE
2910 LASSITER MANOR DR
MARIETTA GA 30062

03024-010-014

DOUGLAS JASON D
17598 NW 181ST ST
ALACHUA FL 32615

03024-010-016

LOFTHOUSE CARLA RAE
17502 NW 181ST ST
ALACHUA FL 32615

03024-010-017

KUNKEL, HARRY R
14416 NW 148TH PL
ALACHUA FL 32616

03024-010-018

RICH, C H & SANDRA
13704 55TH RD N
ROYAL PALM BEACH FL 33411-8354

03024-020-014

BECKER JOHN M
18028 NW 177TH AVE
ALACHUA FL 32615

03030-000-000

SUWANNEE RIVER WATER
MANAGMT
9225 COUNTY RD 49
LIVE OAK FL 32060

03030-001-001

CROY MICHAEL W & GENENE
RENE
17758 NW 188TH ST
HIGH SPRINGS FL 32643

03031-001-001

DADANT AND SON INC
PO BOX 888
HIGH SPRINGS FL 32655-0888

03038-001-000

LANG, VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY FL 32025

03042-004-000

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA FL 32615

03042-005-000

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE FL 32606-5947

03042-006-000

PULLIAM R L
18021 NW 164TH LN
ALACHUA FL 32615-4753

03042-007-000

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA FL 32615

03042-009-000

Howard & Howard Trustees
Po Box 20263
Tampa, FL 33622



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
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
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
12 SE 1st Street
Gainesville, FL 32601

AFFIDAVIT FOR POSTED LAND USE SIGN

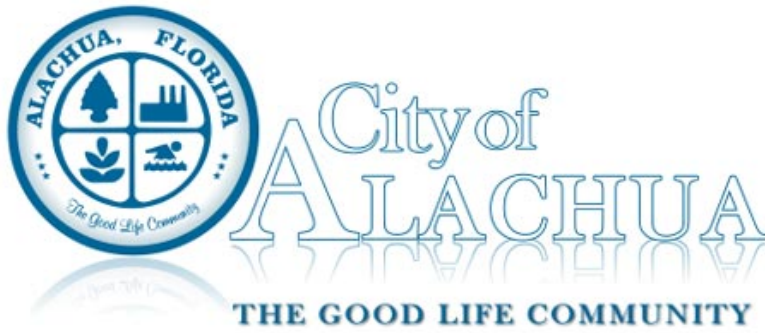
I Adam Hall, POSTED THE LAND USE
(Name)
SIGN ON 06/05/18 FOR THE LSCPA- Jeffords Farm
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CU 2/11
(Signature)

6
(Number of signs)



Board/Committee Agenda Item

MEETING DATE: 7/10/2018

SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Waco of Alabama, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Planned Unit Development ("PUD") to Planned Development – Residential (PD-R) on a ±45.14 acre subject property. Consisting of Portions of Parcel Numbers 03980-002-001 and 03905-002-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, 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 25 conditions provided in Exhibit "A" of the July 10, 2018, 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 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 25 conditions provided in Exhibit "A" and located on page 34 of the July 10, 2018, 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 Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Waco of Alabama, Inc., property owner, for the consideration of the rezoning of the subject property from Planned Unit Development ("PUD") to Planned Development – Residential ("PD-R").

The subject property is comprised of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000, and is approximately 45.14 acres in size. The subject property is located to the north of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235. The subject property is currently undeveloped.

The subject property presently has a Moderate Density Residential Future Land Use Map (FLUM) Designation. The Moderate Density Residential FLUM Designation would permit a density of 0 – 4 dwellings per acre (a maximum of 180 dwelling units for the subject property). The proposed PD-R zoning district would permit a maximum of 180 single-family residential units on the subject property, which is consistent with the maximum density of the proposed FLUM Designation.

Development of the subject property would place residential areas throughout the site, with common area, open space, and stormwater management facilities located primarily in three areas. Two of these areas would be located at perimeter of development site and one located in the interior. Access to the proposed development would be provided at five locations. Three connections would be made to the existing Savannah Station development (Phase I), one new connection to County Road 235 would be made, and one new, limited access connection would be made to NW 157th Street. The limited access connection to NW 157th Street would be for emergency vehicle access only.

The proposed development would be constructed in one phase. This phase would include associated infrastructure, stormwater management facilities for the entire project, open space, and recreation uses, and would be required to commence construction within one (1) year of the approval of Construction Plans.

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.

While Section 3.6.1(B)(1) permits commercial uses within the PD-R zoning district, the Savannah Station Phase II PD-R does ***NOT*** propose any commercial uses. Such areas must be shown on the PD Master Plan for a PD-R, and no such areas are shown/proposed on the PD Master Plan for the Savannah Station Phase II PD-R.

ATTACHMENTS:

Description

- ▢ Staff Report
- ▢ Exhibit "B" to Staff Report: Staff Supporting Application Materials
- ▢ Savannah Station Phase II (2018) PD-R PD Master Plan
- ▢ Draft Savannah Station Phase II (2018) PD-R PD Ordinance
- ▢ Draft Planned Development Agreement for Savannah Station Phase II (2018) PD-R Project
- ▢ Application and Supporting Materials- Part I
- ▢ Application and Supporting Materials- Part II
- ▢ Application and Supporting Materials- Part III
- ▢ Public Notice Materials for 07/10/18 PZB Hearing
- ▢ Staff Report (Revised)
- ▢ Savannah Station Phase II (2018) PD-R PD Master Plan (Revised)



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

July 10, 2018

SUBJECT:	A request to amend the Official Zoning Atlas from Planned Unit Development ("PUD") to Planned Development – Residential ("PD-R")
APPLICANT/AGENT:	Ryan Thompson, AICP of CHW, Inc.
PROPERTY OWNER:	Waco of Alabama, Inc.
LOCATION:	North of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235
PARCEL ID NUMBERS:	Portions of Parcel Numbers 03980-002-001 and 03905-002-000
ACREAGE:	±45.1 acres
PROJECT PLANNER:	Adam Hall, AICP
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 25 conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	<i>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 25 conditions provided in Exhibit "A" and located on page 34 of July 10, 2018, Staff Report to the Planning & Zoning Board.</i>

SUMMARY

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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.

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While Section 3.6.1(B)(1) permits commercial uses within the PD-R zoning district, the Savannah Station Phase II PD-R does ***NOT*** propose any commercial uses. Such areas must be shown on the PD Master Plan for a PD-R, and no such areas are shown/proposed on the PD Master Plan for the Savannah Station Phase II PD-R.

EXISTING USES

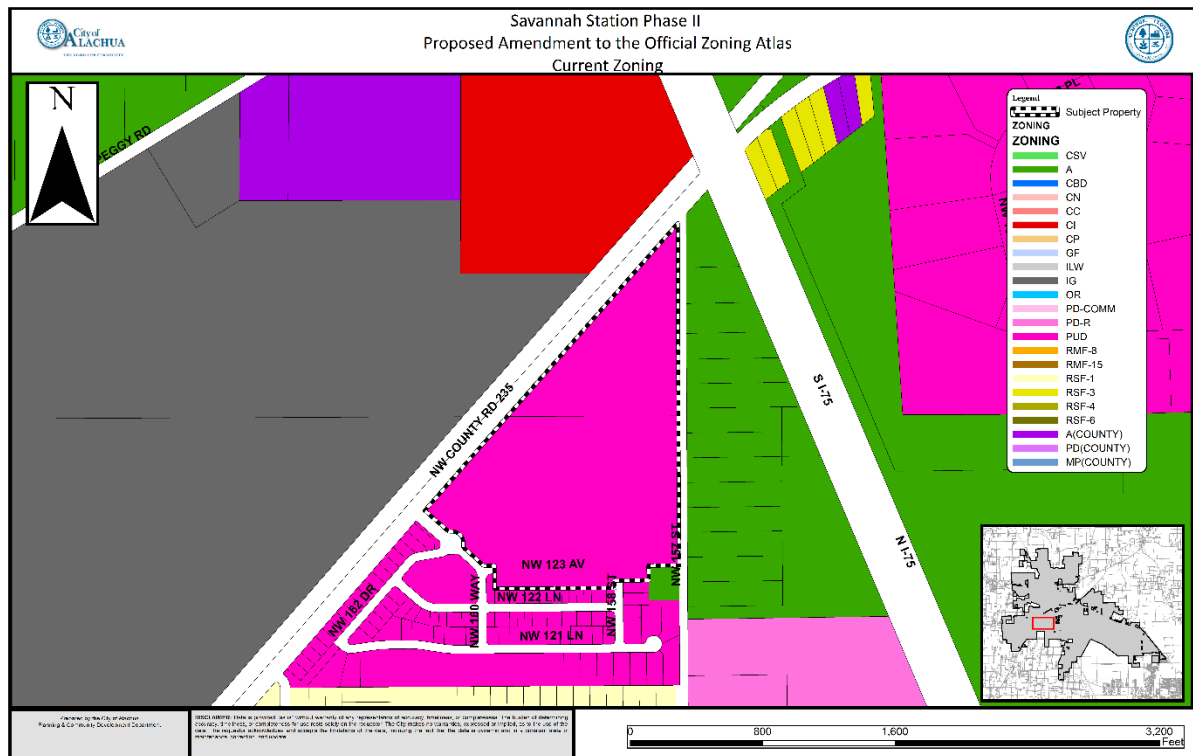
The subject property is currently undeveloped.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

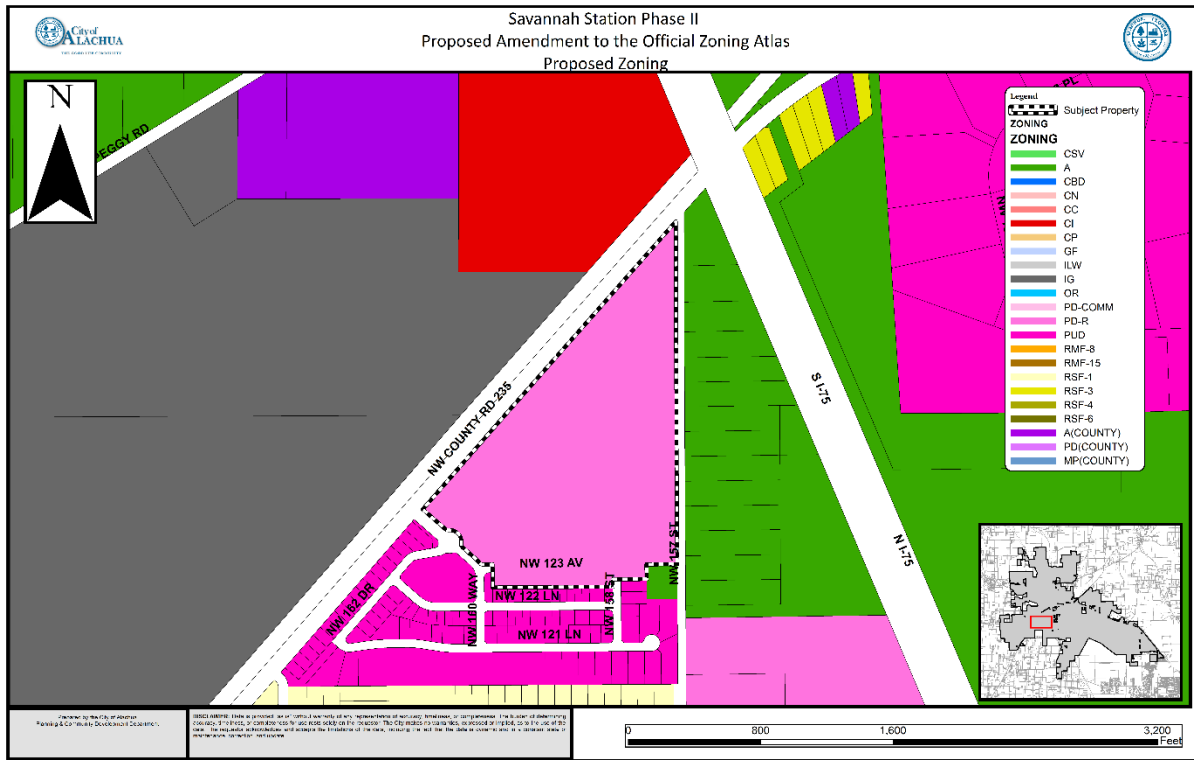
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District
Zoning District:	Planned Unit Development (PUD) – Expired	Planned Development – Residential (PD-R)
Max. Gross Density:	4 dwelling units per acre <i>Maximum 286 dwelling units on the subject property</i>	Established by PD Master Plan <i>180 dwelling units for entire development</i>
Floor Area Ratio:	N/A	N/A
Permitted Uses:	Multiple-Family Dwellings; Single-Family Detached Dwellings; General Commercial (66,000 square feet)	Single Family Detached Dwellings; Recreational Uses as Further Specified on PD Master Plan

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 to the north of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235.

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 Lands	Industrial; Commercial	General Industrial (IG); Commercial Intensive (CI)
South	Single Family Residential	Moderate Density Residential	PUD
West	Vacant Lands; Industrial	Industrial	General Industrial (IG)
East	Single Family Residential	Agricultural	Agriculture (A);

Map 3. Vicinity Map

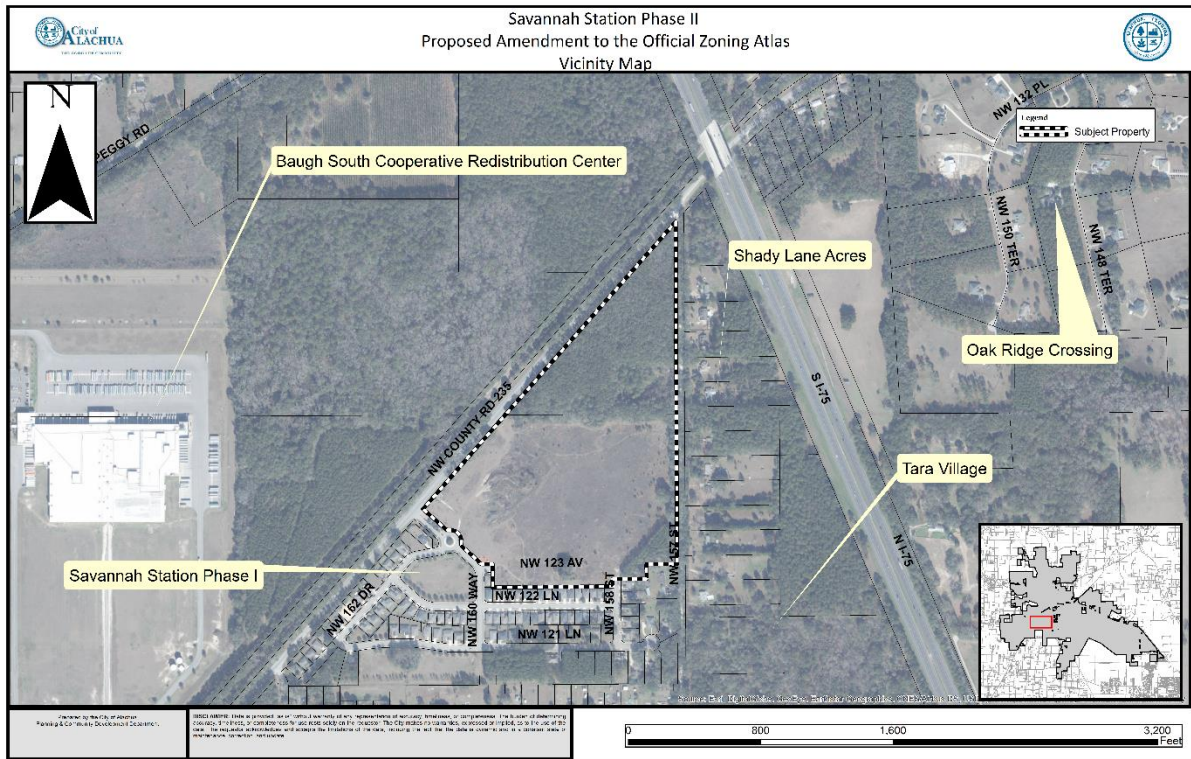


Table 2. Parcels Subject to this Rezoning

Parcel No.	Existing Use(s)	Existing FLUM Designation	Acreage
Portion of 03980-002-001	Vacant	Moderate Density Residential	±31.2
Portion of 03905-002-000	Vacant	Moderate Density Residential	±13.9

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 January 3, 2018, at the CHW, Inc. offices located in Progress Park, 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 8 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 of Alachua 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.

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

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 Goal 1, Objective 1.2, and Policy 1.2.a: The proposed rezoning would comply with this Policy as the maximum number of dwelling units per acre would not be exceeded, and the uses proposed are consistent with the uses allowed under this policy.

GOAL 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

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 district established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, and Policy

2.1.a 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 applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent

Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

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

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

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: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

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. The proposed rezoning would not result in a failure of the City's adopted level of service for recreation and park area.

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. The proposed amendment would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

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 ¼ 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 the wastewater system.

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

FACILITY TYPE
Solid Waste Landfill

LEVEL OF SERVICE STANDARD
.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 not result in a decrease in the level of service for solid waste disposal 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 $\frac{1}{4}$ 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 the 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, and 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: The applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the 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; 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.

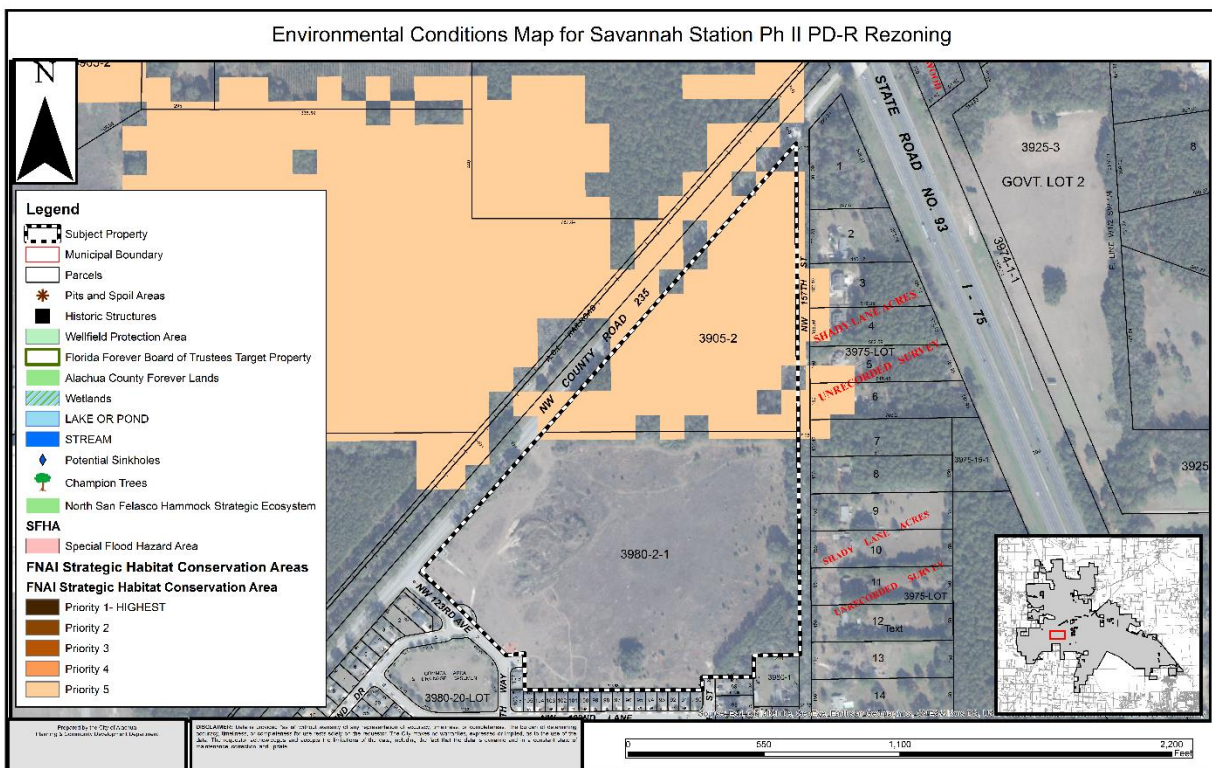
Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

Evaluation: Staff has proposed a condition (Condition #3 of Exhibit "A" to this report) that would require, prior to the submittal for Final PD plan (Preliminary Plat) occurring, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

Map 4. Environmental Features



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.

Kendrick Sand (2% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. Surface runoff is moderately slow. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

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.

Pits and Dumps

Hydrologic Soil Group: N/A

This soil type is found in areas where surface mining has taken place or where overburden material from associated mining operations have been placed. Also known as borrow pits, these areas are not generally suitable for urban or agricultural uses without reshaping and/or revegetating.

Gainesville Sand(0% to 5% slopes)

Hydrologic Soil Group: B

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

Evaluation: Except for area designated as Pits and Dumps soil, the soil types located within the subject property do not pose any significant limitations for development. The location of the borrow pit has been set aside as open space and no residential uses or roads will be located on the area with this soil classification. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

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 contains areas with Flood Zone "X" designations (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, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

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

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.

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.

- (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 development of similar density (Savannah Station Phase I) and in proximity to major employment centers (distribution centers and Progress Park).

- (d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: Areas immediately to the east and south of the subject property are developed with residential uses. Lands to the west and north include developed and undeveloped industrial and commercial areas.

- (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 proposed PD-R zoning district are comparable to those presently located on nearby properties. Areas immediately to the east and south of the subject property are developed with residential uses. The industrial and commercial lands located proximate to the property will provide employment opportunities for the residents of the proposed development.

- (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 use on the subject property. The use on properties within the surrounding area is primarily single-family residential. The proposed amendment, therefore, would result in similar impacts to traffic, densities, building height, noise, lights, and other physical effects to those generated by existing uses within the area. The location of proposed ingress/egress to County Road 235 is subject to review and approval by Alachua County Public Works.

- (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: The use proposed by the PD-R zoning designation is single-family residential dwellings, which is a use that is consistent with development located to the east and south of the subject property.

- (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 Statutes, 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 proximate to lands zoned PUD (Savannah Station Phase I) and Agricultural (“A”) (Shady Lane Acres). These properties, however, are primarily single-family residential in use. . The primary use proposed by the requested PD-R zoning is also single-family residential use.

The subject property is located proximate to existing water and wastewater facilities. Existing water and wastewater mains are located along the subject property’s frontage of County Road 235 and along NW 157th Street. In addition to the availability of potable water and sanitary sewer, the subject property is located along a road classified as a collector road by the Transportation Element of the City’s Comprehensive Plan.

The single-family residential use proposed by the PD-R is consistent with surrounding area, which consists primarily of residential and commercial/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 south are zoned PUD and were developed under the PUD ordinance that was approved for the subject property. However, since this property was not developed before the PUD agreement expired, it is necessary for the property owners to rezone the property. The proposed PD-R zoning classification is similar to the original PUD in terms of number of units and lot sizes, however, there are no commercial associated with the proposed PD-R zoning. The previous PUD had approved the construction of 66,000 square feet of commercial 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: The subject property is located proximate to existing water and wastewater facilities. Existing water and wastewater mains are located along the subject property's frontage of County Road 235 and NW 157th Street. In addition to the availability of potable water and sanitary sewer, the subject property is located along a road classified as a collector road by the Transportation Element of the City's Comprehensive Plan.

- (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: The applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

Staff has proposed a condition (Condition #3 of Exhibit "A" to this report) that would require, prior to any construction activity occurring on site, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

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 five (5) development areas: Single-Family, Detached Area A; Single-Family, Detached Area B; Single-Family, Detached Area C; Single-Family, Detached Area D; and Common Area. The allowable uses within each development area have been defined on the PD Master Plan, and the permitted land uses are stated on the PD Master Plan.

- (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 residential densities for the PD-R 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: The applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

- (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. No roads within the proposed development are classified as arterial or collector roads. In accordance with the provisions of Section 7.2.5(D), the proposed development provides for a future access to the lands west of the subject property.

- (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 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. The building setbacks for Development Area B are larger to more closely match the building setbacks provided in Savannah Station Phase 1.

The lot sizes for Development Area D have been increased to provide for compatibility with the lots in Phase One of Savannah Station that Development Area D is adjacent to. The proposed lot sizes in Development Area C are 50% larger than the interior lots so as to provide compatibility with the lots in the Shady Lane Acres unrecorded subdivision.

(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 would be constructed in one phase. This phase would include associated infrastructure, stormwater management facilities for the entire project, open space, and recreation uses, and would be required to commence construction within one (1) year of the approval of Construction Plans.

(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: The applicant has not proposed the utilization of a conversion schedule.

(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 (CR 235A, south of US 441; CR 235, from SCL to CR 241; and CR 2054 West, west of SR 235). The analysis of the project's impacts upon the affected roadway segments indicates that the project's impacts are acceptable, and would not degrade the Level of Service (LOS) Standard for transportation 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.

- (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 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: The applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD

rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

Staff has proposed a condition (Condition #3 of Exhibit "A" to this report) that would require, prior to any construction activity occurring on site, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

- (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 45.14 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 Map Designation concurrently proposed with this amendment.

(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.

(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 a 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.

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). Design standards regarding block length have been modified due to the constraints of the property including the portion of the property with the “pits and dumps” soil classification and shape of parcel. Block lengths may exceed 600’ if there are mid-block pedestrian cuts connected with each other through traffic calming measures such as raised pedestrian crossings, change in materials, bulb-outs, etc.

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

	Existing Zoning District	Proposed Zoning District
Zoning District:	Planned Development Residential (PUD)- Expired	Planned Development – Residential (PD-R)
Max. Gross Density:	-	4 du/acre
Floor Area Ratio:	-	N/A
Maximum Density:	0 dwelling units	180 dwelling units

The analysis of each public facility provided below represents an analysis of the gross impacts (180 dwelling units) generated by the proposed FLUM Designation. Existing and proposed impacts are based upon the maximum development potential.

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.

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235A South (CR 235A South of US 441)	2U	County Maintained Major Collector	N/A	D
NA	CR 235 (from South City Limits to CR 241)	2U	County Maintained Major Collector	NA	D
NA	CR 2054 West (west of SR 235)	2U	County Maintained Major Collector	NA	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 ½ 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 Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed PD-R Zoning	Single- Family, Detached ² (ITE Code 230)	1,714 (831/831)	139 (24/115)	184 (123/61)

¹ Source: ITE Trip Generation, 9th Edition.

² Formulas: AADT – 9.52 trips per dwelling unit x 180 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling unit x 180 dwelling units (17% entering/83% exiting); PM Peak Hour – 1.02 trips per dwelling unit x 180 dwelling units (67% entering/33% exiting).

Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	CR 235 (from SCL to CR 241) ¹	CR 235A South (South of US 441) ¹	CR 2054 West (west of SR 235) ¹
Maximum Service Volume ²	15,120	15,120	15,120
Existing Traffic ³	6,341	3,780	1,774
Reserved Trips ⁴	0	217	1,338
Available Capacity ⁴	8,779	11,123	12,008
Potential Impact Generated by Proposed FLUM Designation	1,714	857	86
Residual Capacity after Proposed Amendment⁵	7,065	10,266	11,922
PM Peak Hour Traffic Analysis	CR 235 (from SCL to CR 241) ¹	CR 235A South (South of US 441) ¹	CR 2054 West (west of SR 235) ¹
Maximum Service Volume ²	1,359	1,359	1,359
Existing Traffic ³	602	359	169
Reserved Trips ⁴	0	30	133
Available Capacity ⁴	757	970	1,057
Potential Impact Generated by Proposed FLUM Designation	184	92	9
Residual Capacity after Proposed Amendment⁵	573	878	1,048

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.

³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).

⁴ Source: City of Alachua May 2018 Development Monitoring Report.

⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segments, and the potential impact of 180 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 180 single-family residential dwellings. Concurrency and impacts to the City’s transportation network will be reevaluated at the Final PD Plan review stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	52,485
Potential Potable Water Demand from Proposed Amendment **	49,500
Residual Capacity	962,015
Percentage of Permitted Design Capacity Utilized	58.17%
<i>Sources:</i> <i>* City of Alachua March 2018 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day</i>	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 49,500 gallons per day. This analysis is based on the maximum development potential of 180 single-family 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 Final PD Plan 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*	687,000
Reserved Capacity*	48,457
Projected Potential Wastewater Demand from Proposed Amendment **	45,000
Residual Capacity	719,543
Percentage of Permitted Design Capacity Utilized	52.03%
<i>Sources:</i> <i>* City of Alachua March 2018 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day</i>	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 45,000 gallons per day. This analysis is based on the maximum development potential of 180 single-family 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 Final PD Plan 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	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.62
Potential Demand Generated by Development ³	2.34
Residual Recreational Capacity After Impacts	65.01
Sources: ¹ City of Alachua May 2018 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,936 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 180 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	10.06 acres
Acreage Required to Serve Demand Generated by Development ²	0.47 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.53 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	30.24%
Sources: ¹ Source: City of Alachua May 2018 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (2.34 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 acres by 2.34 acres, and for passive park space by 0.47 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the Final PD Plan 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	39,744.00	7,253.28
Reserved Capacity ²	4,016.77	733.06
Projected Solid Waste Demand from Application ³	1,874.00	342.00
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per year) ² City of Alachua May 2018 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 180 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, April 2018		

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 342 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the Final PD Plan 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.

Public School Impact

A School Capacity Review has been 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, but a formal determination has not yet been received by the City of Alachua.

If a determination concludes that the students generated by the proposed amendment cannot be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels, then the policies governing proportionate fair share and payments by the developer for additional student stations will be triggered. City Staff does not anticipate this to be necessary.

Upon submittal of a 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
WACO OF ALABAMA, INC.

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

SAVANNAH STATION PHASE II DEVELOPMENT – RESIDENTIAL (PD-R)
STAFF REPORT

- The development shall consist of single-family residential development, 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	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Areas ‘A’ – ‘D’ 4du/acre	Single Family Residential; Trails, and Recreational Stormwater Management Facilities	180 dwelling units	±29.7	<i>Minimum Lot Area</i> 5,000 square feet (Areas ‘A’ & ‘B’) 7,500 square feet (Area ‘C’) 10,000 square feet (Area ‘D’) <i>Minimum Lot Width</i> 50 feet (Areas ‘A’, ‘B’ & ‘C’) 75 feet (Area ‘D’) <i>Setbacks</i> Front (Primary) = 10’ Front (Secondary) = 10’ Side = 5’ Rear=5’ (Areas ‘A’ & ‘C’) Rear = 10’ (Area ‘B’) Rear= 15’ (Area ‘D’) <i>Maximum Building Height</i> 45 feet <i>Maximum Lot Coverage</i> 60% <i>Arterial Street Building Setback</i> 75’ from ROW Centerline of CR 235 <i>Minimum Living Area</i> 750 square feet (per dwelling unit)	±66%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Common Area ('E') N/A	Recreational Trails, Parks, and Stormwater Management Facilities	N/A	±7.2	N/A	±16%
Buffer ('F') N/A	Recreational Trails, Parks, and Stormwater Management Facilities	N/A	±0.5	N/A	1%
Rights-of-Way ('G') N/A	Roadways, Parking, Driveways, Bicycle & Pedestrian Pathways, and Supportive Infrastructure Improvements	N/A	±7.7	Streets with Curb and Gutter Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet Streets with Swales Minimum Right-of-Way Width - 60 feet Minimum Wearing Surface - 24 feet	17%

2. The Project shall be developed in one (1) phase: Construction of the Phase shall commence within one (1) year of the approval of Construction Plans for the Project.
3. The applicant shall provide a listed species and habitat survey as part of the Final PD Plan for the Project. The updated 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.
4. If any wetlands are identified on the Property defined 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.
5. The Final PD Plan shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, 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 defined 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. The Final PD Plan consists of development requiring Preliminary Plat review (single-family detached residential development). The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision.
 10. Development on the Property defined in Exhibit "A" shall include the following requirements:
 - a. The ingress/egress points to the Property defined 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). 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. The ingress/egress point at NW 157th Street as depicted on the PD Master Plan shall meet the following minimum standards:
 - i. A gate shall be provided permitting access only to emergency vehicles.
 - ii. The gate shall be located at least 15' from the eastern property line as depicted in PD Master Plan.
 - iii. No portion of the gate shall consist of chain link, barbed wire, or similar materials.
 - b. The Owner, or its successors and/or assigns, shall design, permit, 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 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 its sole discretion.

- 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 to connect 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 to connect to the City's potable water 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, except that the City shall design, permit, and construct an improvement to Lift Station Number 23.
- b. The Owner, or its successors and/or assigns, shall contribute funding in the amount of \$37,500 ("Contribution") for the improvement to Lift Station Number 23, or other improvements to the wastewater system as deemed necessary to serve the development by the City of Alachua Public Services Department. The Owner, or its successors and/or assigns, shall provide the Contribution to the City upon the earliest of the following events:
 - i. Prior to the Submission of Construction Plans pursuant to the Section 2.4.10 (G)(3) of the LDRs
 - ii. Two (2) months after the City Commission's final adoption of this Ordinance.

14. Pedestrian and Street Improvements:

- a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, 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 except that block lengths may exceed 600 feet when all of the following conditions are met:

- i. An easement intended for pedestrian access through blocks longer than 600 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.
 - ii. 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.
 - iii. Where these pedestrian access easements intersect with any common area, a trail or path must be provided that connects in at least one location with another pedestrian access easement or sidewalk located in the right-of-way.
 - iv. In no instance, shall a block length exceed 800 feet.
- 15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of the 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. A landscape and buffering plan shall not be required if no landscaping required is required by Section 6.2.2 of the City's LDRs. The 15' buffer located in Area 'F' as shown on the PD Master Plan shall consist of a completely opaque fence at least 6 feet in height and constructed of wood, vinyl, or masonry. The fence may be partially opaque for any portion of fence higher than 6 feet. In no instance shall the fence or portions of the fence, including any gates, include chain link fencing, barbed wire, or similar type fencing.
- 16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of the 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.
- 17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.
- 18. 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.
- 19. The Final PD Plan shall be a Preliminary Plat for single-family detached residential development, and shall adhere to all requirements of this PD Ordinance, 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.
- 20. The 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.
- 21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.
- 22. The development parameters defined herein do not inordinately burden the development of the Property defined in Exhibit "A".

23. The rezoning of the Property defined in Exhibit “A” does not reserve concurrency for the Project.
24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
25. All development, including but not limited to the 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
WACO OF ALABAMA, INC.**

**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
SAVANNAH STATION PHASE II DEVELOPMENT – RESIDENTIAL (PD-R)
STAFF REPORT**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 19, 2018

Ryan Thompson, AICP
Project Manager
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also submitted electronically to ryant@chw-inc.com.

RE: Hearing to be scheduled for Savannah Station Phase II PD-R Rezoning Application
(Portions of Parcel Numbers 03905-002-000 and 03980-002-001)

Dear Mr Thompson:

On June 19, 2018 the City of Alachua received your updated application for the above referenced application.

Based on review of the materials submitted, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD *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 10, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Monday, June 25, 2018**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 14, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Outstanding Development Review Team (DRT) Comments for Savannah Station Phase II Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr Thompson:

On June 7, 2018, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from PUD (expired) to PD-R on a ±45.1 acre property, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000. The application was first submitted on February 20, 2018 and a DRT meeting was held to address compliance with the City's Land Development Regulations and Comprehensive Plan was held on March 22, 2018. An additional meeting was held on Monday, June 4, 2018 to review outstanding DRT comments.

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 10:00 AM on Tuesday, June 19, 2018, in order to be scheduled for the July 10, 2018 meeting of the Planning and Zoning Board. If submitted after this date, but before 5:00 PM on Thursday, July 5, 2018, the project would be eligible to be heard before the August 14, 2018 Planning and Zoning Board meeting. 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 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:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

1. PD Master Plan: Compliance with Applicable LDR Provisions

- f. Section 3.6.2(A)(3) states, “[d]evelopment along the perimeter of a PD district (shall be) 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. Complementary character shall be identified based on densities/intensities; lot size and dimensions...” Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must establish a Residential Development Area/Pod which provides for larger lot sizes along the project’s eastern boundary to provide complementary character to the lands located east of the project site. Page 15 of Justification Report must also be updated to address any changes proposed.
- As previously stated in DRT comments issued on March 22, 2018, the proposed minimum lot size (5,000 square feet) does not adequately provide compatibility enough with 2 acre parcels located to east of subject property. To address, either a more substantial natural buffer would be required or minimum lot sizes for this area would need to be increased. Depending on proposed minimum lot size for this area, the 15’ buffer may or may not be required.
- *New comment: Proposed minimum lot sizes do adequately provide compatibility and/or buffering with 2 acre parcels to east of subject property. Please review required minimum lot sizes for Phase 1 lots adjacent to development with larger lots sizes. Also, please ensure that any proposed buffer is provided for entire length of appropriate property line.*
 - i. The block located in the central portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, “*block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length.*”
- *New Comment: Proposed General Note on Master Plan cites Section 7.3.2 (B) (2), but Staff believe this was intended to be 7.2.3(B) (2). Please verify. Additionally, specify that this shall be a 10’ easement for a pedestrian way through the block and identify those traffic calming measures that may be used to connect these midblock cuts with each other or other elements of the pedestrian circulation network, such as raised pedestrian crossings, change in materials, bulb-outs, etc. Also, please note that unless a separate understanding has been reached with Public Services, these pedestrian ways will be privately maintained.*

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 17, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Outstanding Development Review Team (DRT) Comments for Savannah Station Phase II Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr Thompson:

On May 3, 2018, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from PUD (expired) to PD-R on a ±45.1 acre property, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000. The application was first submitted on February 20, 2018 and a DRT meeting was held to address compliance with the City's Land Development Regulations and Comprehensive Plan was held on March 22, 2018.

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 5:00 PM on Monday, June 4, 2018. 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 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.

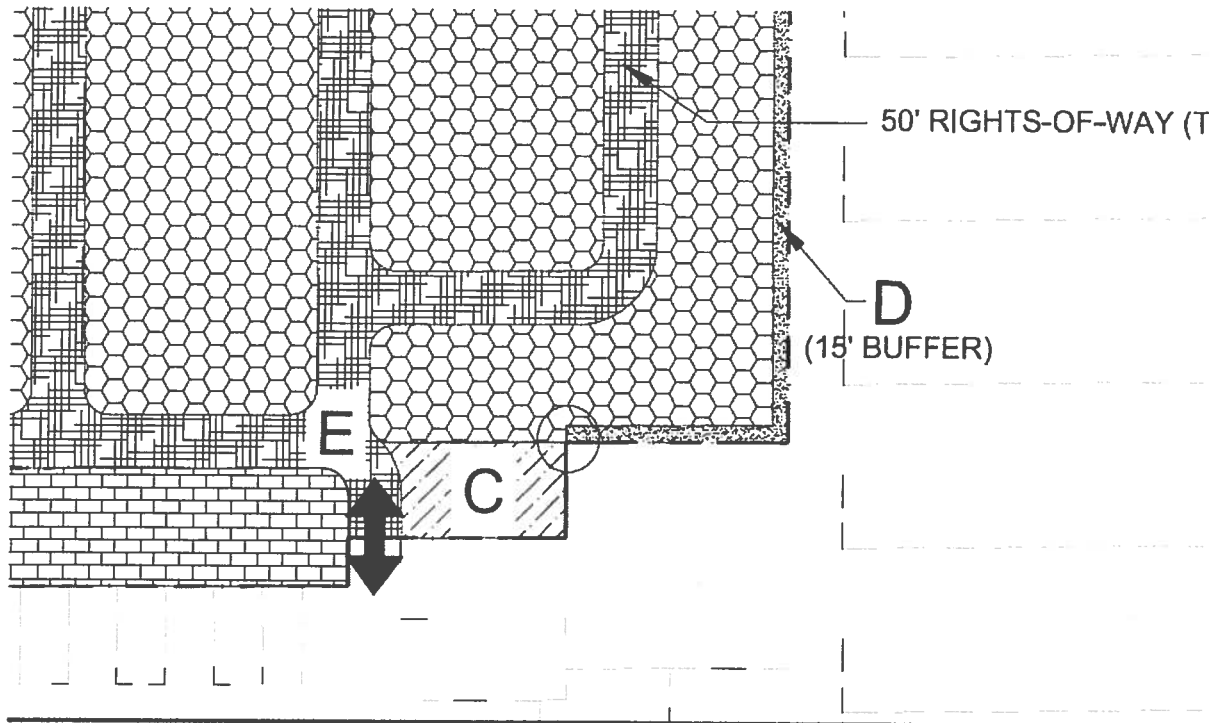
Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

1. PD Master Plan: Compliance with Applicable LDR Provisions

- b. Per Section 3.6.2 (A)(1)(a), general location of land uses with development areas must be identified. Currently, plan identifies three areas associated with development: A- "developable area", B- "buffers/open space", and C- "rights-of-way". General Note 1 states that the following uses are allowed in areas A and B: "Community Center, Public Safety Uses, Recreational Trails, Parks, and Storm water Management Facilities". Residential uses are not identified as a proposed use in any Development Area.
- Allowable uses in Areas A and B are stated as "Residential Units". This description is not specific enough. Please refer to Table 4.1-1, Table of Allowed Uses, for allowable residential uses permitted in the PD-R Zoning Category and identify any and all residential use types being proposed for Areas A and B (e.g., "Single family detached dwellings").
- f. Section 3.6.2(A)(3) states, "[d]evelopment along the perimeter of a PD district (shall be) 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. Complementary character shall be identified based on densities/intensities; lot size and dimensions..." Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must establish a Residential Development Area/Pod which provides for larger lot sizes along the project's eastern boundary to provide complementary character to the lands located east of the project site. Page 15 of Justification Report must also be updated to address any changes proposed.
- As previously stated in DRT comments issued on March 22, 2018, the proposed minimum lot size (5,000 square feet) does not adequately provide compatibility enough with 2 acre parcels located to east of subject property. To address, either a more substantial natural buffer would be required or minimum lot sizes for this area would need to be increased. Depending on proposed minimum lot size for this area, the 15' buffer may or may not be required. Also, any proposed buffer for the area shown below should be measured from property line (developable area corner should not adjacent property corner line.



- i. The block located in the central portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, *"block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length."*
- Proposed block lengths appear to exceed 600' in length. Please address.
 - l. Address compliance with Section 7.3.2 of the City of Alachua Land Development Regulations regarding internal sidewalk locations.
- Sidewalks may be required along right of way of CR 235 per standards found in Article 7 and Transportation Element of the City's Comprehensive Plan.

5. Public Services Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director in attached memorandum dated March 20, 2018.
- Prior to proceeding to a public hearing on this application, an indication from the Developer regarding this requirement will be needed.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Savannah Station Phase II

APPLICATION TYPE: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

APPLICANT/AGENT: Ryan Thompson, AICP, CHW, Inc.

PROPERTY OWNER: Waco of Alabama, Inc./ Waco Properties, Inc.

DRT MEETING DATE: March 22, 2018

DRT MEETING TYPE: Applicant

CURRENT FLUM DESIGNATION: Moderate Density Residential (0 – 4 units/acre)

CURRENT ZONING: PUD (Expired)

PROPOSED ZONING: Planned Development – Residential (PD-R)

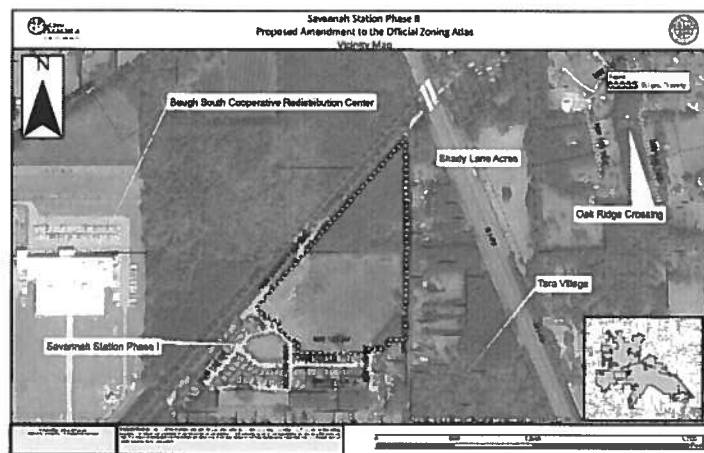
OVERLAY: N/A

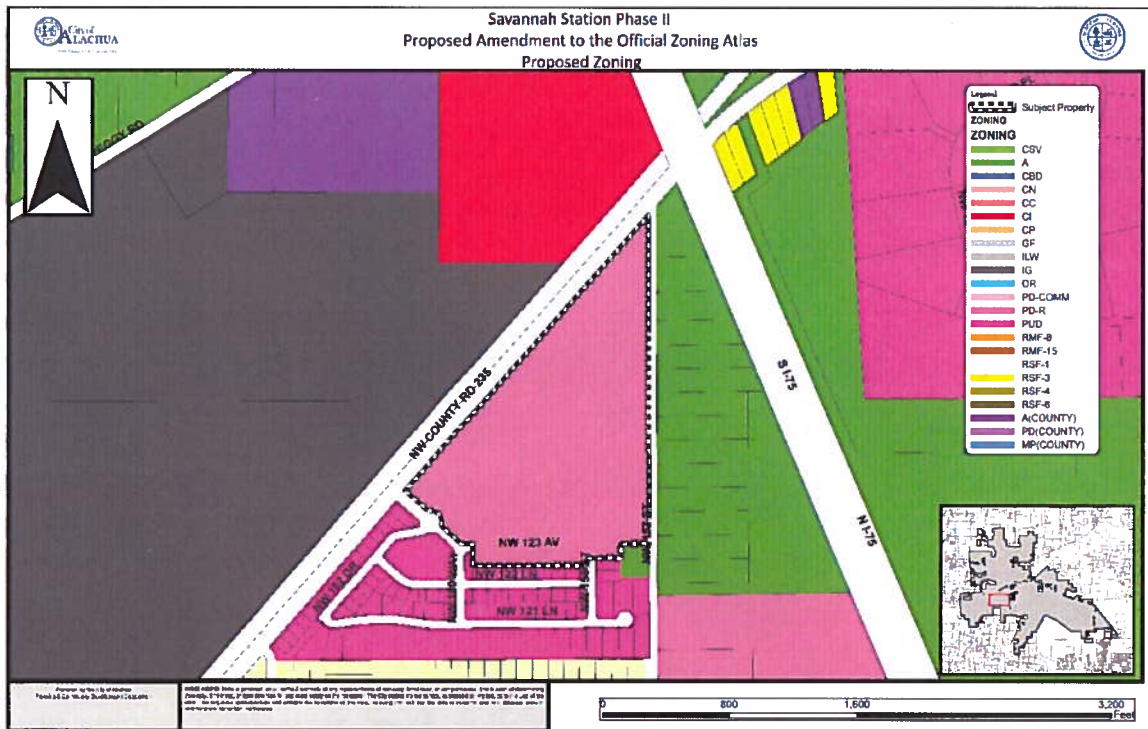
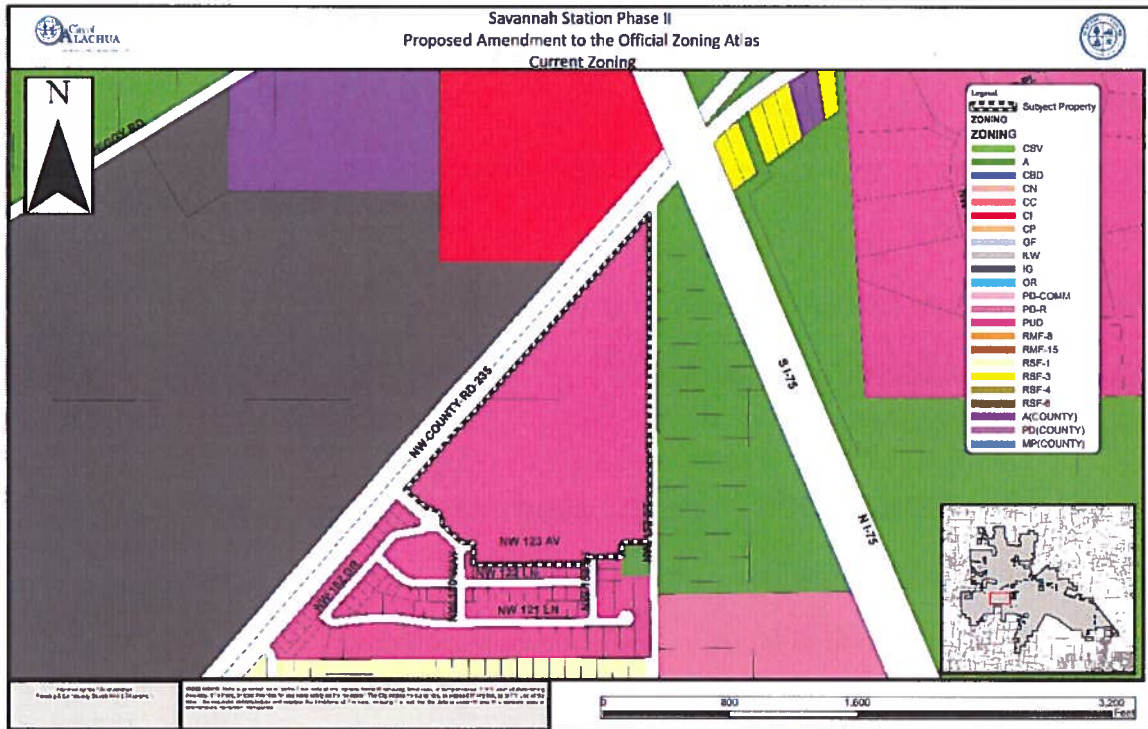
ACREAGE: ±45.1 acres

PARCELS: Portions of Parcel Nos. 03980-002-001 and 03905-002-000

PROJECT SUMMARY: Site-Specific Amendment to the Official Zoning Atlas (Rezoning), to amend the zoning of the subject property from PUD (expired) to Planned Development – Residential (PD-R) (180 units maximum)

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 4:00 PM on Wednesday, April 4, 2018.





Deficiencies to be Addressed

1. PD Master Plan: Compliance with Applicable LDR Provisions

- a. Per Section 3.6.2(A)(1)(f), the PD Master Plan must identify on-site potable water and wastewater facilities. In addition, Section 3.6.3(A)(5)(b)(i) and (ii) require the PD Master Plan to establish the general location of on-site potable water/wastewater facilities, how they will connect to the City's systems consistent with City laws, and how construction of facilities/improvements will occur in a manner that complies with City laws. Revise the PD Master Plan to identify the location of:
 - i. All on-site potable water mains;
 - ii. All on-site sanitary sewer mains;
- b. Per Section 3.6.2 (A)(1)(a), general location of land uses with development areas must be identified. Currently, plan identifies three areas associated with development: A- "developable area", B- "buffers/open space", and C- "rights-of-way". General Note 1 states that the following uses are allowed in areas A and B: "Community Center, Public Safety Uses, Recreational Trails, Parks, and Storm water Management Facilities". Residential uses are not identified as a proposed use in any Development Area.
- c. Per Section 3.6.2 (A)(1)(b), the total number of allowed units must be clearly stated on PD Master Plan.
- d. Per Section 3.6.2 (A)(1)(b), the total amount of non-residential uses must be clearly stated (i.e., maximum square footage for community center).
- e. Per Section 3.6.2 (A)(1)(e), transportation circulation system in the PD Master Plan must be identified with all proposed rights-of-way. Currently, proposed master plan indicates that not all road ways have been identified on Plan.
- f. Section 3.6.2(A)(3) states, "[d]evelopment along the perimeter of a PD district (shall be) 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. Complementary character shall be identified based on densities/intensities; lot size and dimensions..." Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must establish a Residential Development Area/Pod which provides for larger lot sizes along the project's eastern boundary to provide complementary character to the lands located east of the project site. Page 15 of Justification Report must also be updated to address any changes proposed.
- g. Section 3.6.2(A)(3) states, "[d]evelopment along the perimeter of a PD district (shall be) 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." Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must create separate areas intended for B-"buffers/open space" in areas proximate to low density single residential uses, as all uses currently proposed in Area B - buffers/open space (e.g., community centers) may not be appropriate areas for such uses or may require substantial buffering.
- h. Section 3.6.2(A)(3) states, "[d]evelopment along the perimeter of a PD district (shall be) 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. Complementary character shall be identified based on densities/intensities; lot size and

dimensions..." Lots in the existing Phase I of Savannah Station have a rear minimum building setback of 15'. The proposed rear setback of 5' is incompatible with existing setbacks. Potential solutions include creating minimum 15' setback for all residential areas within Phase II or creating separate development pod for those lots immediately adjacent to Phase I, and a proposed rear setback similar to existing adjacent development.

- i. The block located in the central portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, "*block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length.*"
- j. Identify on the PD Master Plan the dimensional standards for nonresidential uses (i.e., setbacks, minimum lot area, minimum lot width, maximum lot coverage, and maximum building height) proposed.
- k. Identify on the PD Master Plan parking requirements for proposed residential and non-residential uses. Parking standards are provided in Table 6.1-1 of the LDRs.
- l. Address compliance with Section 7.3.2 of the City of Alachua Land Development Regulations regarding internal sidewalk locations.
- m. Right-of-way width must be dimensioned and basic profile and geometric design information must be provided.
- n. Section 6.2.5 (H) mandates a maximum cul-de-sac length of 600'. Proposed cul-de-sac appears to exceed this maximum.
- o. Section 5.2.2 (B)(2) mandates a minimum 75' setback from the centerline of arterial and collector roads. This required setback may impact the minimum setbacks for lots adjacent to CR 235 on the north west side of project area. Please dimension and acknowledge that this required setback has been considered.

2. Comprehensive Plan Consistency Analysis

- a. The applicant should provide a response to the following Goals, Objectives, and Policies of the Future Land Use Element: Goal 5, Objective 5.1 and related policies; Goal 5, Objective 5.2 and related policies.
- b. Multiple locations within Justification report state that no non-residential uses are being proposed, however, Master Plan identifies Community Center and Public Safety as allowed uses. Please clarify.
- c. P 12 of Justification report references 20' natural buffer adjacent to commercially zoned properties. This does not appear to be illustrated on Master Plan. Please clarify.

3. Concurrency Analysis

- a. Provided concurrency analysis does not calculate recreation impacts from proposed development. Please provide impact to recreational facilities and demonstrate sufficient capacity exists.
- b. Student generation form must be updated and resubmitted.
- c. PD Master Plan states that proposed development would result in decrease in student stations to the Alachua County Public School system. Please clarify.
- d. March 2018 Development Monitoring Report data is available. Please update Concurrency Analysis.

- e. CR235A South is monitored for concurrency. Please update analysis to include this segment and verify Level of Service will not be reduced. CR235 A South and CR 235 is nearest major intersection to proposed development. See Section 2.4.14(H)(2)(b)(ii).

4. Miscellaneous

- a. Property taxes appear to be outstanding on both tax parcels. Prior to scheduling of any public hearing, evidence that all taxes have been paid must be provided.
- b. Please confirm property owner name (Waco Properties, Inc vs Waco of Alabama, Inc). Revise application as necessary to reflect current ownership and corporate information.
- c. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of the Final PD Plan (preliminary plat). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.
- d. Land Use Data Table does not include any acreage for rights-of-way.
- e. Planned Development Agreement and Ordinance to be prepared by City Staff and provided for review and agreement by the applicant upon satisfaction of review comments.
- f. Multiple references to "Pilot Village" should be changed to "Pilot Forest".

5. Public Services Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director in attached memorandum dated March 20, 2018.

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM ON THE RESUBMISSION DATE OF WEDNESDAY, APRIL 4, 2018.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: March 20, 2018

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E. *RV*
Public Services Director

RE: Savannah Station Phase II

Public Services have reviewed the Savannah Station Phase II Site Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>Wastewater.</u> Given the submitted projected sanitary sewer impact, improvements are necessary within the City collection system. Developer shall make a onetime payment of \$37,500 dollars to the City that will address the required upgrades to allow for build out of the PD. Upon receipt, the City will utilize the funds for improvements to the system at a time determined by the City as necessary to guarantee system capacity for the project. Funds are due as stipulated within the Planned Development Agreement.
END OF COMMENTS	

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

cc: Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician

Project Name: Savannah Station Ph 2

Meeting Date: March 22, 2018 (Applicant)

Name

Email

Mailing Address

Phone

[illegible]



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 28, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Savannah Station Phase II Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr. Thompson:

On March 6, 2018, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from PUD (expired) to PD-R on a ±45.1 acre property, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000.

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 **complete**. Detailed comments will be provided at a later date by separate cover or at a DRT Meeting.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 28, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Savannah Station Phase II Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr. Thompson:

On February 20, 2018, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from PUD (expired) to PD-R on a ±45.1 acre property, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000.

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 following information is needed.

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

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 Development Review Team (DRT) Meeting. A DRT Meeting will be scheduled upon satisfaction of the application's completeness review deficiencies, as indicated below.

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

Rezoning Attachment #D.3

Concurrency Impact Analysis showing impact on public facilities shows net impacts to public facilities based on the difference between development potential of the expired PUD and proposed development.

Action Needed to Address Deficiency: Please provide an updated concurrency impact analysis showing actual projected impacts to public facilities based on number of residential dwelling units proposed.

Rezoning Attachment #D.5

Analysis of compliance with Section 3.6.2 (A)(1) of the City's Land Development Regulations does not include the following information:

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools.

Action Needed to Address Deficiency: Please provide an updated master plan addressing the general location of all public facilities listed in Section 3.6.2 (A)(1)(g) of the City's Land Development Regulations.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 19, 2018

Ryan Thompson, AICP
Project Manager
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also submitted electronically to ryant@chw-inc.com.

RE: Hearing to be scheduled for Savannah Station Phase II PD-R Rezoning Application
(Portions of Parcel Numbers 03905-002-000 and 03980-002-001)

Dear Mr Thompson:

On June 19, 2018 the City of Alachua received your updated application for the above referenced application.

Based on review of the materials submitted, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD *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 10, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Monday, June 25, 2018**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
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City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 14, 2018

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11801 Research Drive
Alachua, FL 32615

RE: Outstanding Development Review Team (DRT) Comments for Savannah Station Phase II Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr Thompson:

On June 7, 2018, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from PUD (expired) to PD-R on a ±45.1 acre property, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000. The application was first submitted on February 20, 2018 and a DRT meeting was held to address compliance with the City's Land Development Regulations and Comprehensive Plan was held on March 22, 2018. An additional meeting was held on Monday, June 4, 2018 to review outstanding DRT comments.

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 10:00 AM on Tuesday, June 19, 2018, in order to be scheduled for the July 10, 2018 meeting of the Planning and Zoning Board. If submitted after this date, but before 5:00 PM on Thursday, July 5, 2018, the project would be eligible to be heard before the August 14, 2018 Planning and Zoning Board meeting. 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 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:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

1. PD Master Plan: Compliance with Applicable LDR Provisions

- f. Section 3.6.2(A)(3) states, “[d]evelopment along the perimeter of a PD district (shall be) 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. Complementary character shall be identified based on densities/intensities; lot size and dimensions...” Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must establish a Residential Development Area/Pod which provides for larger lot sizes along the project’s eastern boundary to provide complementary character to the lands located east of the project site. Page 15 of Justification Report must also be updated to address any changes proposed.
- As previously stated in DRT comments issued on March 22, 2018, the proposed minimum lot size (5,000 square feet) does not adequately provide compatibility enough with 2 acre parcels located to east of subject property. To address, either a more substantial natural buffer would be required or minimum lot sizes for this area would need to be increased. Depending on proposed minimum lot size for this area, the 15’ buffer may or may not be required.
- *New comment: Proposed minimum lot sizes do adequately provide compatibility and/or buffering with 2 acre parcels to east of subject property. Please review required minimum lot sizes for Phase 1 lots adjacent to development with larger lots sizes. Also, please ensure that any proposed buffer is provided for entire length of appropriate property line.*
 - i. The block located in the central portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, “*block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length.*”
- *New Comment: Proposed General Note on Master Plan cites Section 7.3.2 (B) (2), but Staff believe this was intended to be 7.2.3(B) (2). Please verify. Additionally, specify that this shall be a 10’ easement for a pedestrian way through the block and identify those traffic calming measures that may be used to connect these midblock cuts with each other or other elements of the pedestrian circulation network, such as raised pedestrian crossings, change in materials, bulb-outs, etc. Also, please note that unless a separate understanding has been reached with Public Services, these pedestrian ways will be privately maintained.*

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 17, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Outstanding Development Review Team (DRT) Comments for Savannah Station Phase II Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr Thompson:

On May 3, 2018, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from PUD (expired) to PD-R on a ±45.1 acre property, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000. The application was first submitted on February 20, 2018 and a DRT meeting was held to address compliance with the City's Land Development Regulations and Comprehensive Plan was held on March 22, 2018.

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 5:00 PM on Monday, June 4, 2018. 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 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.

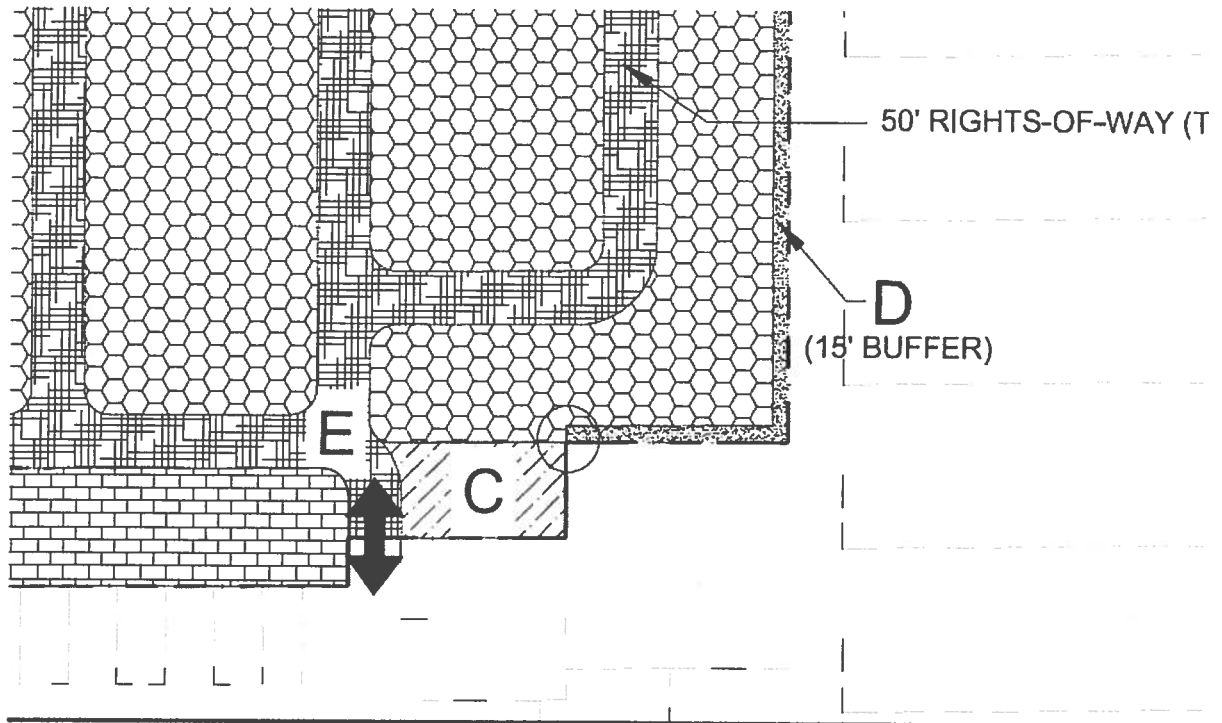
Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

1. PD Master Plan: Compliance with Applicable LDR Provisions

- b. Per Section 3.6.2 (A)(1)(a), general location of land uses with development areas must be identified. Currently, plan identifies three areas associated with development: A- "developable area", B- "buffers/open space", and C- "rights-of-way". General Note 1 states that the following uses are allowed in areas A and B: "Community Center, Public Safety Uses, Recreational Trails, Parks, and Storm water Management Facilities". Residential uses are not identified as a proposed use in any Development Area.
- Allowable uses in Areas A and B are stated as "Residential Units". This description is not specific enough. Please refer to Table 4.1-1, Table of Allowed Uses, for allowable residential uses permitted in the PD-R Zoning Category and identify any and all residential use types being proposed for Areas A and B (e.g., "Single family detached dwellings").
- f. Section 3.6.2(A)(3) states, "[d]evelopment along the perimeter of a PD district (shall be) 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. Complementary character shall be identified based on densities/intensities; lot size and dimensions..." Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must establish a Residential Development Area/Pod which provides for larger lot sizes along the project's eastern boundary to provide complementary character to the lands located east of the project site. Page 15 of Justification Report must also be updated to address any changes proposed.
- As previously stated in DRT comments issued on March 22, 2018, the proposed minimum lot size (5,000 square feet) does not adequately provide compatibility enough with 2 acre parcels located to east of subject property. To address, either a more substantial natural buffer would be required or minimum lot sizes for this area would need to be increased. Depending on proposed minimum lot size for this area, the 15' buffer may or may not be required. Also, any proposed buffer for the area shown below should be measured from property line (developable area corner should not adjacent property corner line.



- i. The block located in the central portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, *"block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length."*
- Proposed block lengths appear to exceed 600' in length. Please address.
 - l. Address compliance with Section 7.3.2 of the City of Alachua Land Development Regulations regarding internal sidewalk locations.
- Sidewalks may be required along right of way of CR 235 per standards found in Article 7 and Transportation Element of the City's Comprehensive Plan.

5. Public Services Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director in attached memorandum dated March 20, 2018.
- Prior to proceeding to a public hearing on this application, an indication from the Developer regarding this requirement will be needed.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Savannah Station Phase II

APPLICATION TYPE: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

APPLICANT/AGENT: Ryan Thompson, AICP, CHW, Inc.

PROPERTY OWNER: Waco of Alabama, Inc./ Waco Properties, Inc.

DRT MEETING DATE: March 22, 2018

DRT MEETING TYPE: Applicant

CURRENT FLUM DESIGNATION: Moderate Density Residential (0 – 4 units/acre)

CURRENT ZONING: PUD (Expired)

PROPOSED ZONING: Planned Development – Residential (PD-R)

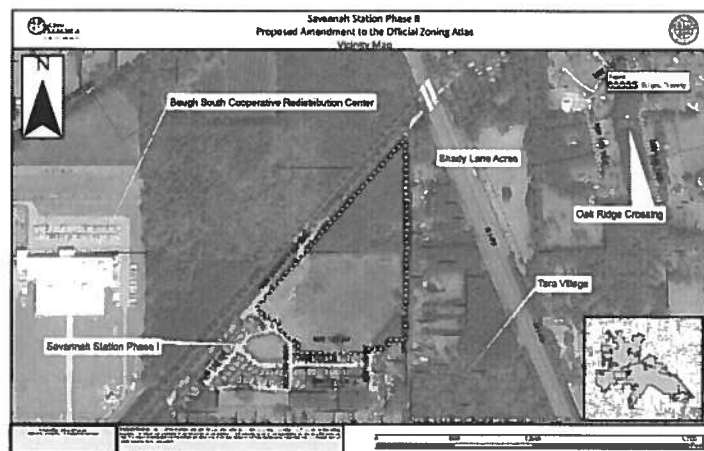
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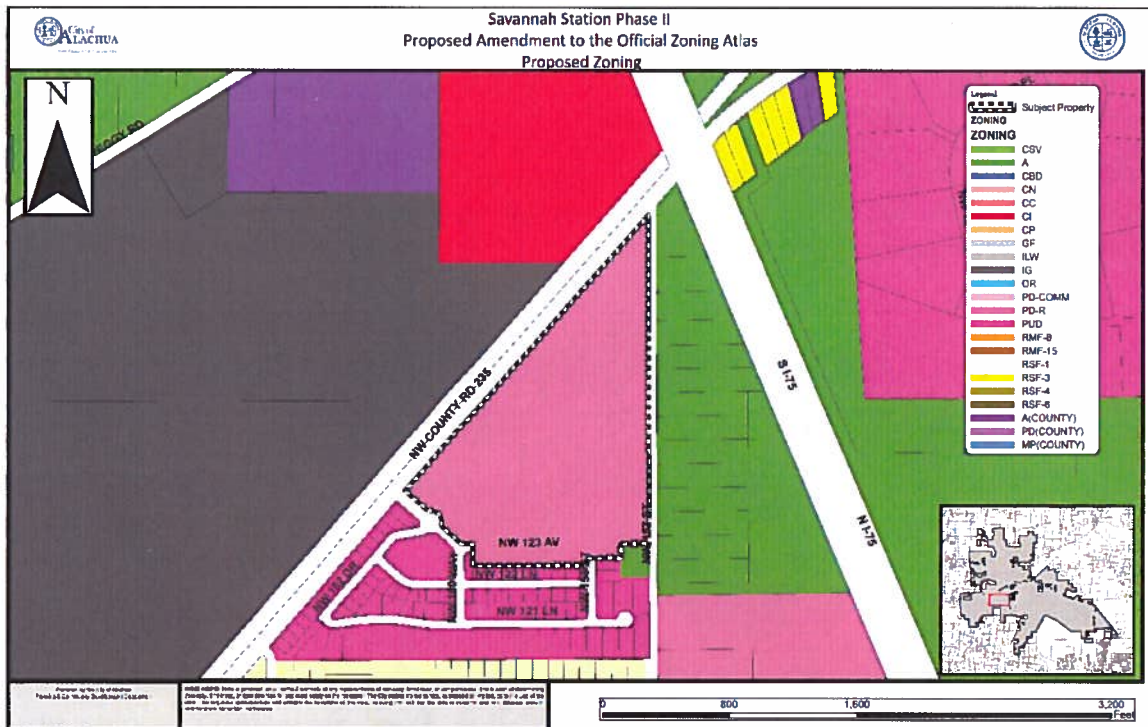
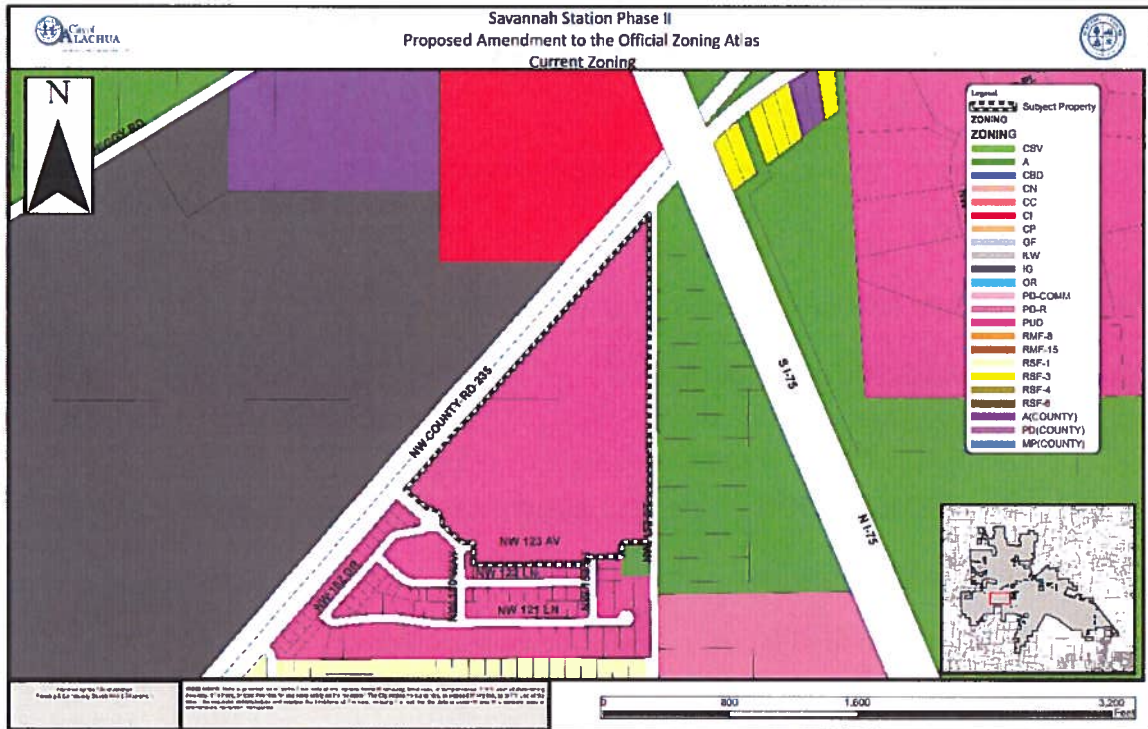
ACREAGE: ±45.1 acres

PARCELS: Portions of Parcel Nos. 03980-002-001 and 03905-002-000

PROJECT SUMMARY: Site-Specific Amendment to the Official Zoning Atlas (Rezoning), to amend the zoning of the subject property from PUD (expired) to Planned Development – Residential (PD-R) (180 units maximum)

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 4:00 PM on Wednesday, April 4, 2018.





Deficiencies to be Addressed

1. PD Master Plan: Compliance with Applicable LDR Provisions

- a. Per Section 3.6.2(A)(1)(f), the PD Master Plan must identify on-site potable water and wastewater facilities. In addition, Section 3.6.3(A)(5)(b)(i) and (ii) require the PD Master Plan to establish the general location of on-site potable water/wastewater facilities, how they will connect to the City's systems consistent with City laws, and how construction of facilities/improvements will occur in a manner that complies with City laws. Revise the PD Master Plan to identify the location of:
 - i. All on-site potable water mains;
 - ii. All on-site sanitary sewer mains;
- b. Per Section 3.6.2 (A)(1)(a), general location of land uses with development areas must be identified. Currently, plan identifies three areas associated with development: A- "developable area", B- "buffers/open space", and C- "rights-of-way". General Note 1 states that the following uses are allowed in areas A and B: "Community Center, Public Safety Uses, Recreational Trails, Parks, and Storm water Management Facilities". Residential uses are not identified as a proposed use in any Development Area.
- c. Per Section 3.6.2 (A)(1)(b), the total number of allowed units must be clearly stated on PD Master Plan.
- d. Per Section 3.6.2 (A)(1)(b), the total amount of non-residential uses must be clearly stated (i.e., maximum square footage for community center).
- e. Per Section 3.6.2 (A)(1)(e), transportation circulation system in the PD Master Plan must be identified with all proposed rights-of-way. Currently, proposed master plan indicates that not all road ways have been identified on Plan.
- f. Section 3.6.2(A)(3) states, "[d]evelopment along the perimeter of a PD district (shall be) 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. Complementary character shall be identified based on densities/intensities; lot size and dimensions..." Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must establish a Residential Development Area/Pod which provides for larger lot sizes along the project's eastern boundary to provide complementary character to the lands located east of the project site. Page 15 of Justification Report must also be updated to address any changes proposed.
- g. Section 3.6.2(A)(3) states, "[d]evelopment along the perimeter of a PD district (shall be) 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." Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must create separate areas intended for B-"buffers/open space" in areas proximate to low density single residential uses, as all uses currently proposed in Area B - buffers/open space (e.g., community centers) may not be appropriate areas for such uses or may require substantial buffering.
- h. Section 3.6.2(A)(3) states, "[d]evelopment along the perimeter of a PD district (shall be) 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. Complementary character shall be identified based on densities/intensities; lot size and

dimensions..." Lots in the existing Phase I of Savannah Station have a rear minimum building setback of 15'. The proposed rear setback of 5' is incompatible with existing setbacks. Potential solutions include creating minimum 15' setback for all residential areas within Phase II or creating separate development pod for those lots immediately adjacent to Phase I, and a proposed rear setback similar to existing adjacent development.

- i. The block located in the central portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, "block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length."
- j. Identify on the PD Master Plan the dimensional standards for nonresidential uses (i.e., setbacks, minimum lot area, minimum lot width, maximum lot coverage, and maximum building height) proposed.
- k. Identify on the PD Master Plan parking requirements for proposed residential and non-residential uses. Parking standards are provided in Table 6.1-1 of the LDRs.
- l. Address compliance with Section 7.3.2 of the City of Alachua Land Development Regulations regarding internal sidewalk locations.
- m. Right-of-way width must be dimensioned and basic profile and geometric design information must be provided.
- n. Section 6.2.5 (H) mandates a maximum cul-de-sac length of 600'. Proposed cul-de-sac appears to exceed this maximum.
- o. Section 5.2.2 (B)(2) mandates a minimum 75' setback from the centerline of arterial and collector roads. This required setback may impact the minimum setbacks for lots adjacent to CR 235 on the north west side of project area. Please dimension and acknowledge that this required setback has been considered.

2. Comprehensive Plan Consistency Analysis

- a. The applicant should provide a response to the following Goals, Objectives, and Policies of the Future Land Use Element: Goal 5, Objective 5.1 and related policies; Goal 5, Objective 5.2 and related policies.
- b. Multiple locations within Justification report state that no non-residential uses are being proposed, however, Master Plan identifies Community Center and Public Safety as allowed uses. Please clarify.
- c. P 12 of Justification report references 20' natural buffer adjacent to commercially zoned properties. This does not appear to be illustrated on Master Plan. Please clarify.

3. Concurrency Analysis

- a. Provided concurrency analysis does not calculate recreation impacts from proposed development. Please provide impact to recreational facilities and demonstrate sufficient capacity exists.
- b. Student generation form must be updated and resubmitted.
- c. PD Master Plan states that proposed development would result in decrease in student stations to the Alachua County Public School system. Please clarify.
- d. March 2018 Development Monitoring Report data is available. Please update Concurrency Analysis.

- e. CR235A South is monitored for concurrency. Please update analysis to include this segment and verify Level of Service will not be reduced. CR235 A South and CR 235 is nearest major intersection to proposed development. See Section 2.4.14(H)(2)(b)(ii).

4. Miscellaneous

- a. Property taxes appear to be outstanding on both tax parcels. Prior to scheduling of any public hearing, evidence that all taxes have been paid must be provided.
- b. Please confirm property owner name (Waco Properties, Inc vs Waco of Alabama, Inc). Revise application as necessary to reflect current ownership and corporate information.
- c. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of the Final PD Plan (preliminary plat). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.
- d. Land Use Data Table does not include any acreage for rights-of-way.
- e. Planned Development Agreement and Ordinance to be prepared by City Staff and provided for review and agreement by the applicant upon satisfaction of review comments.
- f. Multiple references to "Pilot Village" should be changed to "Pilot Forest".

5. Public Services Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director in attached memorandum dated March 20, 2018.

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM ON THE RESUBMISSION DATE OF WEDNESDAY, APRIL 4, 2018.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: March 20, 2018

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E. *RV*
Public Services Director

RE: Savannah Station Phase II

Public Services have reviewed the Savannah Station Phase II Site Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>Wastewater.</u> Given the submitted projected sanitary sewer impact, improvements are necessary within the City collection system. Developer shall make a onetime payment of \$37,500 dollars to the City that will address the required upgrades to allow for build out of the PD. Upon receipt, the City will utilize the funds for improvements to the system at a time determined by the City as necessary to guarantee system capacity for the project. Funds are due as stipulated within the Planned Development Agreement.
END OF COMMENTS	

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

cc: Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician

Project Name: Savannah Station Ph 2

Meeting Date: March 22, 2018 (Applicant)

Meeting Date: March 22, 2018 (Applicant)

Name

Email

Mailing Address

Phone

[illegible]



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 28, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Savannah Station Phase II Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr. Thompson:

On March 6, 2018, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from PUD (expired) to PD-R on a ±45.1 acre property, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000.

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 **complete**. Detailed comments will be provided at a later date by separate cover or at a DRT Meeting.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 28, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Savannah Station Phase II Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr. Thompson:

On February 20, 2018, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from PUD (expired) to PD-R on a ±45.1 acre property, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000.

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 following information is needed.

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

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 Development Review Team (DRT) Meeting. A DRT Meeting will be scheduled upon satisfaction of the application's completeness review deficiencies, as indicated below.

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

Rezoning Attachment #D.3

Concurrency Impact Analysis showing impact on public facilities shows net impacts to public facilities based on the difference between development potential of the expired PUD and proposed development.

Action Needed to Address Deficiency: Please provide an updated concurrency impact analysis showing actual projected impacts to public facilities based on number of residential dwelling units proposed.

Rezoning Attachment #D.5

Analysis of compliance with Section 3.6.2 (A)(1) of the City's Land Development Regulations does not include the following information:

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools.

Action Needed to Address Deficiency: Please provide an updated master plan addressing the general location of all public facilities listed in Section 3.6.2 (A)(1)(g) of the City's Land Development Regulations.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

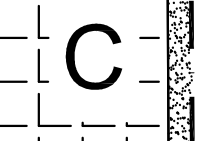
Sincerely,



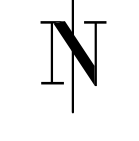
Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

Tech/ RyanT Plot Date: Jun 19, 2018 9:00am Filename: L:\2017\17-0293\Planning\Dwg\Base Files\ZMP_SavStation2_PD_REV_180619.dwg

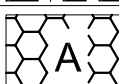
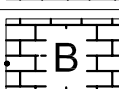
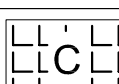


F
(15' BUFFER WITH
OPAQUE FENCE)



GENERAL NOTES

1. **LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING LAND USES ARE ALLOWED IN DEVELOPMENT AREAS A - F: RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED DWELLINGS MAY BE ALLOWED WITHIN LAND USE AREAS A, B, C, AND D.
2. **PHASING.** THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS.
3. **LOT SETBACK AND SEPARATIONS.** HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPMENT AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
4. **OPEN SPACE.** OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRS AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT, INCLUSIVE OF THE BORROW PIT. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
5. **CIRCULATION.** THE CIRCULATION CONFIGURATION IS IDENTIFIED AS AREA G 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 LDRS DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR §3.6.3 (A)(5)(B)(III). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. **LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/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 TO THE NEAREST TENTH OF AN ACRE.
8. **BLOCK FACES.** BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK, CONSISTENT WITH LDR §7.2.3(B)(2) AND §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 PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.

LAND USE DATA			
HATCH PATTERN	LAND USE AREA	AREA	
		(AC)	(%)
	PROJECT SITE	45.1	100%
	DEVELOPABLE AREA 'A'	23.9	53%
	DEVELOPABLE AREA 'B'	1.7	04%
	DEVELOPABLE AREA 'C'	3.8	08%
	DEVELOPABLE AREA 'D'	0.3	01%
	COMMON AREA	7.2	16%
	BUFFER	0.5	01%
	RIGHTS-OF-WAY	7.7	17%

DEVELOPMENT STANDARDS	A	B	C	D
DENSITY, MAX. (UNITS/ACRE)	4			
DENSITY, MAX. (UNITS)	180			
LOT AREA, MIN. (SF)	5,000	7,500	10,000	
LOT WIDTH, MIN. (FT)	50	50	75	
SETBACKS:				
FRONT, MIN. (FT)	10	10	10	
REAR, MIN. (FT)	5	10	5	15
SIDE, MIN. (FT)	5	5	5	
BUILDING STANDARDS:				
BUILDING HEIGHT, MAX. (FT)				45
LOT COVERAGE, MAX. (% of lot)				60
NUMBER OF PHASES				1
PARKING, MIN. OFF-STREET (SPACES PER UNIT)				2



SAVANNAH STATION, PHASE 2 PLANNED DEVELOPMENT UTILITY PLAN

GENERAL NOTES

- POTABLE WATER.** AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY, AND A 6-INCH POTABLE WATER MAIN RUNS ALONG NW 157TH STREET. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
- SANITARY SEWER.** AN 8-INCH SEWER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
- STORMWATER MANAGEMENT FACILITIES (SMF)** ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
- PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. THE FOLLOWING IMPACT CALCULATIONS HAVE BEEN PREPARED TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.

ROADWAYS / TRANSPORTATION. Approval of this Rezoning application would reduce the subject property's maximum development potential and thus, result in a potential net reduction of daily vehicle trips generated by the site. Therefore, approval of this application will *not* negatively impact the adopted LOS for adjacent and nearby roadways.

Table 3: Projected Trip Generation						
Land Use ¹ (ITE)	Units	Daily Rate	Trips	AM Peak Rate	Trips	PM Peak Rate
Proposed Single-Family Detached Housing (ITE 210)	180	9.52	1,714	0.77	139	1.02

¹ Source: ITE Trip Generation 9th Edition

ROADWAYS / TRANSPORTATION. The only affected roadways are CR 235, which the project site is directly fronting and CR 2054, which is estimated to receive only 5% of the total projected AADT. Tables 5a and 5b demonstrate that each affected roadway segment will continue to retain sufficient roadway capacity during both AADT and PM Peak. In fact, none of the affected roadway segments will experience a falling roadway LOS because of this Rezoning application's approval.

Table 5a: Projected Impacts on Roadways, CR 235

Traffic System Category	AADT	PM
	CR 235 (SCL to CR 241)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	5,165	491
Reserved Trips ¹		
Available Capacity	9,415	823
Projected Trip Generation ²	1,714	184
Available Capacity w/ Application Approval	7,701	639

¹ Source: City of Alachua August 2017 Development Monitoring Report

² NOTE: Projected trip distribution percentage is estimated to be 100%

Table 5b: Projected Impacts on Roadways, CR 2054 West

Traffic System Category	AADT	PM
	CR 2054 (West of SR 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	4,336	411
Reserved Trips ¹	1,338	133
Available Capacity	8,916	770
Projected Trip Generation ²	86	9
Available Capacity w/ Application Approval	8,830	761

¹ Source: City of Alachua August 2017 Development Monitoring Report

² NOTE: Projected trip distribution percentage is estimated to be 5%

Table 6a: Projected Impacts on Roadways, CR 235A South

Traffic System Category	AADT	PM
	CR 235A South (South of US 441)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	3,780	359
Reserved Trips ¹	217	30
Available Capacity	10,583	925
Projected Trip Generation ²	0	0
Available Capacity w/ Application Approval	10,583	925

¹ Source: City of Alachua March 2018 Development Monitoring Report

² NOTE: Projected trip distribution percentage is estimated to be 50%

Table 6b: Projected Impacts on Roadways, CR 235A South

Traffic System Category	AADT	PM
	CR 235A South (South of US 441)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	3,780	359
Reserved Trips ¹	217	30
Available Capacity	10,583	925
Projected Trip Generation ²	857	92
Available Capacity w/ Application Approval	9,726	833

¹ Source: City of Alachua March 2018 Development Monitoring Report

² NOTE: Projected trip distribution percentage is estimated to be 50%

POTABLE WATER. The project site will be served by existing City of Alachua potable water infrastructure. The potential net impacts from the intended residential development will not negatively impact the City's adopted LOS for potable water.

Table 6: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,301,000
Reserved Capacity ¹	60,524
Residual Capacity ¹	939,476
Percentage of Permitted Design Capacity Utilized ¹	59.20%
Projected Potable Water Demand from Proposed Project ²	46,800
Residual Capacity after Proposed Project	891,676

¹ Source: City of Alachua August 2017 Development Monitoring Report

² Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (180 du x 2.6 bedrooms per unit x 100 GPD)

SANITARY SEWER. The project site will be served by existing City of Alachua wastewater infrastructure. The potential net impacts from the intended residential development will not negatively impact the City's adopted LOS for sanitary sewer.

Table 7: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less actual Treatment Plant Flows ¹	654,000
Reserved Capacity ¹	57,954
Residual Capacity ¹	788,036
Percentage of Permitted Design Capacity Utilized ¹	47.48%
Projected Sanitary Sewer Demand from Proposed Project ²	46,800
Residual Capacity after Proposed Project	741,236

¹ Source: City of Alachua August 2017 Development Monitoring Report

² Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (180 du x 2.6 bedrooms per unit x 100 GPD)

SOLID WASTE. As calculated in Table 9, solid waste facility capacity exists to adequately serve the intended residential development for the subject property. Thus, approval of this rezoning application will not negatively impact the City's adopted LOS for this system.

Table 9: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,568.00	7,221.16
Reserved Capacity ¹	5,280.27	963.65
New Residential Waste Facility Capacity ¹	50 years	
Solid Waste Generated by Proposed Project ²		342

¹ Source: City of Alachua August 2017 Development Monitoring Report

² Source: Sincero and Sincero: Environmental Engineering, A Design Approach, Prentice Hall, New Jersey, 1998. Formula used: (180 du x 2.6 persons per du x 75 per capita)

PUBLIC SCHOOLS. If the project were to be developed utilizing the site's maximum development potential, this Rezoning application's approval would result in a potential decrease in student stations to the City's Public School system.

Table 11: Projected Public School Demand

Land Use (ITE)	Units	Elem. Rate ¹	Middle Total	High Rate ¹	Total
Proposed Single-Family Residential	180	.15	.07	.13	.09

¹ Source: City of Alachua School Concurrence Form

RECREATION. The City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, both Phases of Savannah Station will have recreational facilities onsite including, but not limited to, outdoor workout facilities and passive trails. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

Table 12: Recreational Impact Table

System Category	System Acreage
Existing City of Alachua Acreage ¹	38.63
Acreage Required to Serve Existing Population ¹	49.46
Reserved Capacity ¹	.60
Available Recreation Acreage ¹	38.64

¹ Source: City of Alachua August 2017 Development Monitoring Report

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 Terrace.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
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est. 1988
FLORIDA
CA-5075

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0' 1" 2"
IF NOT ONE INCH ON
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SCALES ACCORDINGLY

CONSTRUCTION/PHASE REVISIONS

SUBMITTALS
SUBMITTAL - PD REZONING, FEBRUARY 20, 2018
REVISED - PER DRT COMMENTS, JUNE 7, 2018

CLIENT: SAVANNAH STATION, PHASE 2
PROJECT: PLANNED DEVELOPMENT
SHEET NUMBER: 17-0293

DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHER
PROJECT NUMBER: 17-0293

SHEET NO.:
2 of 3



SAVANNAH STATION, PHASE 2

PLANNED DEVELOPMENT

EXISTING CONDITIONS PLAN

GENERAL NOTES

1. NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.
2. THERE IS A TOPOGRAPHIC FEATURE ALONG THE NW 157TH STREET RIGHT-OF-WAY THAT APPEARS TO BE EXCAVATED TO CONSTRUCT THE US 441 OVERPASS TO THE EAST, OVER CR 235.

11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chiv-inc.com est. 1988 FLORIDA CA-5075	
CHIV Professional Consultants	
SCALE 1" = 120' USPS SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
SUBMITTALS SUBMITTAL - PD REZONING, FEBRUARY 20, 2018 CONSTRUCTION/AS-BUILT REASONS	
CLIENT SAVANNAH STATION, PHASE 2	PROJECT PLANNED DEVELOPMENT
DESIGNER R. THOMPSON	QUALITY CONTROL C. BRASHER
PROJECT NUMBER 17-0293	SHEET TITLE PD EXISTING CONDITIONS PLAN
SHEET NO.: 3 of 3	

ORDINANCE 18-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM PLANNED UNIT DEVELOPMENT (“PUD”) TO PLANNED DEVELOPMENT – RESIDENTIAL (“PD-R”) ON APPROXIMATELY 45.14 ACRES; LOCATED NORTH OF SAVANNAH STATION PHASE I, EAST OF COUNTY ROAD 235, AND WEST OF NW 157TH STREET; A PORTION OF TAX PARCEL NUMBER 03905-002-000 AND A PORTION OF TAX PARCEL NUMBER 03980-002-001; 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 the Waco of Alabama, Inc., a Florida corporation (“Owner”); and

WHEREAS, the Owner desires to obtain approval for a Planned Development (“PD”) in the City known as Savannah Station Phase II Planned Development – Residential (“PD-R” or “Project”); and

WHEREAS, the Owner wishes to construct the Project, consisting of a 180 lot residential development 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 28, 2018; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on July 10, 2018, 2017, 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 July 13, 2017, and on August 3, 2017; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on July 24, 2017, and August 14, 2017, 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 Residential Multiple Family – 8 (“RMF-8”) to Planned Development–Residential (“PD-R”) for Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006 (“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, 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:

1. The development shall consist of single-family residential development, 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	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Areas ‘A’ – ‘D’ 4du/acre	Single Family Residential; Recreational Trails, Parks, and Stormwater Management Facilities	180 dwelling units	±29.7	<i>Minimum Lot Area</i> 5,000 square feet (Areas ‘A’ & ‘B’) 7,500 square feet (Area ‘C’) 10,000 square feet (Area ‘D’) <i>Minimum Lot Width</i> 50 feet (Areas ‘A’, ‘B’ & ‘C’) 75 feet (Area ‘D’) <i>Setbacks</i> Front (Primary) = 10’ Front (Secondary) = 10’ Side = 5’ Rear=5’ (Areas ‘A’ & ‘C’) Rear = 10’ (Area ‘B’) Rear= 15’ (Area ‘D’)	±66%

Maximum Development Area & Density/Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				<i>Maximum Building Height</i> 45 feet <i>Maximum Lot Coverage</i> 60% <i>Arterial Street Building Setback</i> 75' from ROW Centerline of CR 235 <i>Minimum Living Area</i> 750 square feet (per dwelling unit)	
Common Area ('E') N/A	Recreational Trails, Parks, and Stormwater Management Facilities	N/A	±7.2	N/A	±16%
Buffer ('F') N/A	Recreational Trails, Parks, and Stormwater Management Facilities	N/A	±0.5	N/A	1%
Rights-of-Way ('G') N/A	Roadways, Parking, Driveways, Bicycle & Pedestrian Pathways, and Supportive Infrastructure Improvements	N/A	±7.7	Streets with Curb and Gutter Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet Streets with Swales Minimum Right-of-Way Width - 60 feet Minimum Wearing Surface - 24 feet	17%

2. The Project shall be developed in one (1) phase: Construction of the Phase shall commence within one (1) year of the approval of Construction Plans for the Project.
3. The applicant shall provide a listed species and habitat survey as part of the Final PD Plan for the Project. The updated 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.

4. If any wetlands are identified on the Property defined 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.
5. The Final PD Plan shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, 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 defined 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. The Final PD Plan consists of development requiring Preliminary Plat review (single-family detached residential development). The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision.
10. Development on the Property defined in Exhibit “A” shall include the following requirements:
 - a. The ingress/egress points to the Property defined 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). 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. The ingress/egress point at NW 157th Street as depicted on the PD Master Plan shall meet the following minimum standards:
 - i. A gate shall be provided permitting access only to emergency vehicles.
 - ii. The gate shall be located at least 15’ from the eastern property line as depicted in PD Master Plan.
 - iii. No portion of the gate shall consist of chain link, barbed wire, or similar materials.

- b. The Owner, or its successors and/or assigns, shall design, permit, 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 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 its sole discretion.
 - 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 to connect 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 to connect to the City's potable water 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, except that the City shall design, permit, and construct an improvement to Lift Station Number 23.
 - b. The Owner, or its successors and/or assigns, shall contribute funding in the amount of \$37,500 ("Contribution") for the improvement to Lift Station Number 23, or other improvements to the wastewater system as deemed necessary to serve the development by the City of Alachua Public Services Department. The Owner, or its successors and/or assigns, shall provide the Contribution to the City upon the earliest of the following events:

- i. Prior to the Submission of Construction Plans pursuant to the Section 2.4.10 (G)(3) of the LDRs
 - ii. Two (2) months after the City Commission's final adoption of this Ordinance.
- 14. Pedestrian and Street Improvements:
 - a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, 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 except that block lengths may exceed 600 feet when all of the following conditions are met:
 - i. An easement intended for pedestrian access through blocks longer than 600 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.
 - ii. 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.
 - iii. Where these pedestrian access easements intersect with any common area, a trail or path must be provided that connects in at least one location with another pedestrian access easement or sidewalk located in the right-of-way.
 - iv. In no instance, shall a block length exceed 800 feet.
- 15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of the 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. A landscape and buffering plan shall not be required if no landscaping required is required by Section 6.2.2 of the City's LDRs. The 15' buffer located in Area 'F' as shown on the PD Master Plan shall consist of a completely opaque fence at least 6 feet in height and constructed of wood, vinyl, or masonry. The fence may be partially opaque for any portion of fence higher than 6 feet. In no instance shall the fence or portions of the fence, including any gates, include chain link fencing, barbed wire, or similar type fencing.
- 16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of the 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.
- 17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.
- 18. 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.

19. The Final PD Plan shall be a Preliminary Plat for single-family detached residential development, and shall adhere to all requirements of this PD Ordinance, 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.
20. The 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.
21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.
22. The development parameters defined herein do not inordinately burden the development of the Property defined in Exhibit "A".
23. The rezoning of the Property defined in Exhibit "A" does not reserve concurrency for the Project.
24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
25. All development, including but not limited to the 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 ____, 2018.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this ____th day of ____, 2018.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari , City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT "A"

A PORTION OF TAX PARCEL NUMBER 03905-002-000 AND A PORTION OF TAX PARCEL NUMBER 03980-002-001

LEGAL DESCRIPTION:

A portion of Sections 21 and 28, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Begin at a concrete monument at the northeast corner of Section 28, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North $00^{\circ}36'37''$ East, along the east boundary of Section 21, Township 8 South, Range 18 East, Alachua County, Florida, a distance of 1209.25 feet to a point on the southeasterly right-of-way line of County Road No. 235 (100 foot right-of-way); thence South $41^{\circ}53'43''$ West, along said southeasterly right-of-way line, 3,672.79 feet to a nail and cap at the northerly most corner of Pilot Forest, a subdivision as per Plat Book "J", page 92 of the Public Records of Alachua County, Florida; thence run South $48^{\circ}06'17''$ East, along a boundary line of said Pilot Forest, a distance of 15.00 feet to a nail and cap at the beginning of curve concave to the southwest, said curve having a radius of 99.65 feet; thence run southeasterly, along said boundary line of Pilot Forest and with said curve, through an arc angle of $49^{\circ}08'06''$, an arc distance of 85.46 feet (chord bearing and distance of South $23^{\circ}32'14''$ East, 82.86 feet respectively) to a steel rod and cap at the northwest corner of Lot 54 of said Pilot Forest; thence run South $89^{\circ}34'18''$ East, along the north boundary line of said lot 54 and along the north line of Pilot Forest Unit 2, a subdivision as per plat thereof recorded in Plat Book "R", page 44 of the Public Records of Alachua County, Florida, a distance of 2381.83 feet to a steel rod and cap at the northeast corner of said Pilot Forest Unit 2; thence run North $00^{\circ}28'52''$ East, along the east boundary of said Section 28, a distance of 514.28 feet to an iron pipe; thence run North $89^{\circ}30'42''$ West, a distance of 210.00 feet to an iron pipe; thence run North $00^{\circ}28'52''$ East, a distance of 210.00 feet to an iron pipe; thence run South $89^{\circ}30'42''$ East, a distance of 210.00 feet to an iron pipe on said east boundary of Section 28; thence run North $00^{\circ}28'52''$ East, along said east boundary, a distance of 904.29 feet to the Point of Beginning.

Containing 80.31 acres, more or less.

Subject to the maintained right of way for County Road N.W. 157th Street (Formerly known as County Road N.W. 19)

LESS AND ACCEPT:

A PORTION OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A STEEL ROD AND CAP AT THE NORTHEAST CORNER OF PILOT FOREST UNIT 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "R", PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 00°28'52" EAST, ALONG THE EAST BOUNDARY OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, 513.98 FEET TO AN IRON PIPE; THENCE NORTH 89°31'33" WEST, 209.92 FEET TO AN IRON PIPE; THENCE NORTH 00°29'23" EAST, 121.25 FEET; THENCE NORTH 89°31'08" WEST, 205.10 FEET; THENCE SOUTH 00°28'52" WEST, 45.05 FEET; THENCE NORTH 89°34'37" WEST, 726.58 FEET; THENCE NORTH 00°25'23" EAST, 140.00 FEET; THENCE NORTH 89°34'37" WEST, 59.81 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°58'30" AN ARC DISTANCE OF 23.55 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 62°35'22" WEST, 22.69 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°30'10" AN ARC DISTANCE OF 32.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 41°51'12" WEST, 32.67 FEET; THENCE NORTH 48°06'17" WEST, 104.15 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°14'35" AN ARC DISTANCE OF 25.41 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 18°58'59" WEST, 24.33 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°04'11" AN ARC DISTANCE OF 128.37 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 42°23'47" WEST, 111.12 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°49'35" AN ARC DISTANCE OF 20.43 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 71°31'05" WEST, 19.87 FEET; THENCE NORTH 48°06'17" WEST, 183.12 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE SOUTH 41°53'43" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 1307.62 FEET TO A NAIL AND CAP AT THE MOST NORTHERLY CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 48°06'17" EAST, ALONG A BOUNDARY LINE OF SAID PILOT FOREST, A DISTANCE OF 15.00 FEET TO A NAIL AND CAP AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 99.65 FEET; THENCE SOUTHEASTERLY, ALONG SAID BOUNDARY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°05'51" AN ARC DISTANCE OF 85.39 FEET TO A STEEL ROD AND CAP AT THE NORTHWEST CORNER OF LOT 54 OF SAID PILOT FOREST, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°33'22" EAST, 82.80 FEET; THENCE SOUTH 89°34'37" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 54 AND ALONG THE NORTH BOUNDARY LINE OF SAID PILOT FOREST UNIT 2, A DISTANCE OF 1111.63 FEET TO A 4"x 4" CONCRETE MONUMENT (SAPP, LS 4946) AT THE NORTHEAST CORNER OF LOT 13 OF SAID PILOT FOREST UNIT 2 AND THE NORTHWEST CORNER OF LOT 12 OF SAID PILOT FOREST UNIT 2; THENCE SOUTH 89°33'11" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID PILOT FOREST UNIT 2, A DISTANCE OF 1270.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.17 ACRES, MORE OR LESS

PLANNED DEVELOPMENT AGREEMENT FOR SAVANNAH STATION PHASE II (2018) PD-R PROJECT

THIS PLANNED DEVELOPMENT AGREEMENT ("PD Agreement") is made as of _____, 2018, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **Waco of Alabama, Inc.**, a Florida corporation, its 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 **Savannah Station Phase II Planned Development – Residential ("PD-R" or "Project")**, which is proposed to consist of ±45.14 acres;

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD-R, the legal description for which is attached hereto as Exhibit "A," which is incorporated herein by reference ("Property");

WHEREAS, as part of the approval process for the PD-R, an application to rezone the Property from Planned Unit Development ("PUD") 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 Planned Unit Development ("PUD") to Planned Development – Residential ("PD-R") at a quasi-judicial public hearing held on July 10, 2018;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on _____, 2018, to consider the proposed rezoning of the Property pursuant to Ordinance Number 18-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 18-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 into 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 18-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 residential development or a **Site Plan** for non-residential development) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 18-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 a zoning district of RSF-3.
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 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, 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 further agrees that the Owner/Developer 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 shall remain liable to the City notwithstanding any attempt by the Owner/Developer 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. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 18-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/Developer:

Waco of Alabama, Inc.
569 S. Edgewood Avenue
Jacksonville, FL 32205

11. 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 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 Alachua County, Florida.
15. 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 and thereafter shall be limited only to 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.

16. 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.
17. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.
18. 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.
19. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 18-XX do not inordinately burden the Property described in Exhibit "A."
20. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written.

Witnesses:

OWNER/DEVELOPER:
Waco of Alabama, Inc.

By: _____

(NAME) (NAME) (TITLE)
of Waco of Alabama, Inc.

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.

(SEAL)

Notary Public, State of Florida at large
Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

Attest:

CITY OF ALACHUA

Adam Boukari
City Manager

By: _____
Gib Coerper, Mayor

Approved as to Form:

Marian B. Rush, City Attorney

State of Florida
County of Alachua

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EXHIBIT "A"

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Begin at a concrete monument at the northeast corner of Section 28, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North $00^{\circ}36'37''$ East, along the east boundary of Section 21, Township 8 South, Range 18 East, Alachua County, Florida, a distance of 1209.25 feet to a point on the southeasterly right-of-way line of County Road No. 235 (100 foot right-of-way); thence South $41^{\circ}53'43''$ West, along said southeasterly right-of-way line, 3,672.79 feet to a nail and cap at the northerly most corner of Pilot Forest, a subdivision as per Plat Book "J", page 92 of the Public Records of Alachua County, Florida; thence run South $48^{\circ}06'17''$ East, along a boundary line of said Pilot Forest, a distance of 15.00 feet to a nail and cap at the beginning of curve concave to the southwest, said curve having a radius of 99.65 feet; thence run southeasterly, along said boundary line of Pilot Forest and with said curve, through an arc angle of $49^{\circ}08'06''$, an arc distance of 85.46 feet (chord bearing and distance of South $23^{\circ}32'14''$ East, 82.86 feet respectively) to a steel rod and cap at the northwest corner of Lot 54 of said Pilot Forest; thence run South $89^{\circ}34'18''$ East, along the north boundary line of said lot 54 and along the north line of Pilot Forest Unit 2, a subdivision as per plat thereof recorded in Plat Book "R", page 44 of the Public Records of Alachua County, Florida, a distance of 2381.83 feet to a steel rod and cap at the northeast corner of said Pilot Forest Unit 2; thence run North $00^{\circ}28'52''$ East, along the east boundary of said Section 28, a distance of 514.28 feet to an iron pipe; thence run North $89^{\circ}30'42''$ West, a distance of 210.00 feet to an iron pipe; thence run North $00^{\circ}28'52''$ East, a distance of 210.00 feet to an iron pipe; thence run South $89^{\circ}30'42''$ East, a distance of 210.00 feet to an iron pipe on said east boundary of Section 28; thence run North $00^{\circ}28'52''$ East, along said east boundary, a distance of 904.29 feet to the Point of Beginning.

Containing 80.31 acres, more or less.

Subject to the maintained right of way for County Road N.W. 157th Street (Formerly known as County Road N.W. 19)

LESS AND ACCEPT:

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BEGN AT A STEEL ROD AND CAP AT THE NORTHEAST CORNER OF PILOT FOREST UNIT 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "R", PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 00°28'52" EAST, ALONG THE EAST BOUNDARY OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, 513.96 FEET TO AN IRON PIPE; THENCE NORTH 89°31'33" WEST, 209.92 FEET TO AN IRON PIPE; THENCE NORTH 00°29'23" EAST, 121.25 FEET; THENCE NORTH 89°31'08" WEST, 205.10 FEET; THENCE SOUTH 00°28'52" WEST, 45.05 FEET; THENCE NORTH 89°34'37" WEST, 726.58 FEET; THENCE NORTH 00°25'23" EAST, 140.00 FEET; THENCE NORTH 89°34'37" WEST, 59.81 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°58'30" AN ARC DISTANCE OF 23.55 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 62°35'22" WEST, 22.69 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°30'10" AN ARC DISTANCE OF 32.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 41°51'12" WEST, 32.67 FEET; THENCE NORTH 48°06'17" WEST, 104.15 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°14'35" AN ARC DISTANCE OF 25.41 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 18°58'59" WEST, 24.33 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°04'11" AN ARC DISTANCE OF 128.37 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 42°23'47" WEST, 111.12 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°49'35" AN ARC DISTANCE OF 20.43 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 71°31'05" WEST, 19.87 FEET; THENCE NORTH 48°06'17" WEST, 183.12 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE SOUTH 41°53'43" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 1307.62 FEET TO A NAIL AND CAP AT THE MOST NORTHERLY CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 48°06'17" EAST, ALONG A BOUNDARY LINE OF SAID PILOT FOREST, A DISTANCE OF 15.00 FEET TO A NAIL AND CAP AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 99.65 FEET; THENCE SOUTHEASTERLY, ALONG SAID BOUNDARY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°05'51" AN ARC DISTANCE OF 85.39 FEET TO A STEEL ROD AND CAP AT THE NORTHWEST CORNER OF LOT 54 OF SAID PILOT FOREST, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°33'22" EAST, 82.80 FEET; THENCE SOUTH 89°34'37" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 54 AND ALONG THE NORTH BOUNDARY LINE OF SAID PILOT FOREST UNIT 2, A DISTANCE OF 1111.63 FEET TO A 4"x 4" CONCRETE MONUMENT (SAPP, LS 4946) AT THE NORTHEAST CORNER OF LOT 13 OF SAID PILOT FOREST UNIT 2 AND THE NORTHWEST CORNER OF LOT 12 OF SAID PILOT FOREST UNIT 2; THENCE SOUTH 89°33'11" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID PILOT FOREST UNIT 2, A DISTANCE OF 1270.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.17 ACRES, MORE OR LESS

EXHIBIT “B”

[EXECUTED/SIGNED ORDINANCE 17-10]

EXHIBIT “C”

[PD MASTER PLAN]



Savannah Station Phase 2

Rezoning Application Package

~~December 28, 2017~~

REVISED – June 19, 2018

Prepared for:

City of Alachua Office of Planning and Zoning

Prepared on behalf of:

Waco Properties, Inc.

Prepared by:

CHW

PN# 17-0293

Application Package
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- 1. Cover Letter**
- 2. Rezoning Application**
- 3. Property Owner Affidavits**
- 4. Legal Description**
- 5. Property Appraiser Datasheets and Tax Records**
- 6. Neighborhood Workshop Materials**
- 7. Justification Report**
- 8. Attachments**
 - a. Public School Student Generation Form**
 - b. Map Set**
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JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

June 19, 2018

Adam Hall, AICP, Planner
Planning & Community Development Department
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Savannah Station Phase 2 – REVISED Rezoning Application
(Portions of Tax Parcels 03980-002-0001 and 03905-002-000)

Dear Adam,

CHW submits the revised Rezoning application package, which addresses Development Review Team (DRT) comments received June 14, 2018 for the above-referenced project. The resubmittal includes responses to the comments in an attached memorandum, as well as the entire Rezoning application package with the following revised application items:

- Justification Report; and
- PD Master Plan

We trust this submittal is sufficient for your review and subsequent approval by the City Planning & Zoning Board and City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,
CHW

A handwritten signature in blue ink, appearing to read 'Ryan Thompson', is written over a horizontal line.

Ryan Thompson, AICP
Project Manager

RESPONSE TO COMMENTS

To: Adam Hall, AICP, City of Alachua Planning & Community Development 17-0293
From: Ryan Thompson, AICP, Project Manager
Date: Tuesday, June 19, 2018
RE: Savannah Station Phase II PD Rezoning – Response to DRT Comments Received June 14, 2018

- f. Section 3.6.2(A)(3) states, “[d]evelopment along the perimeter of a PD district (shall be) 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.” Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must establish a Residential Development Area/Pod which provides for larger lot sizes along the project’s eastern boundary to provide complementary character to the lands located east of the project site. Page 15 of Justification Report must also be updated to address any changes proposed.
- As previously stated in DRT comments issued on March 22, 2018, the proposed minimum lot size (5,000 square feet) does not adequately provide compatibility enough with 2-acre parcels located to east of subject property. To address, either a more substantial natural buffer would be required or minimum lot sizes for this area would need to be increased. Depending on proposed minimum lot size for this area, the 15’ buffer may or may not be required.
 - New comment: Proposed minimum lot sizes do adequately provide compatibility and/or buffering with 2 acre parcels to east of subject property. Please review required minimum lot sizes for Phase 1 lots adjacent to development with larger lot sizes. Also, please ensure that any proposed buffer is provided for entire length of appropriate property line.

Response: The PD has been revised to ensure compatibility with adjacent 2-acre single-family parcels on the eastern site of NW 157th Street. A 15’ buffer shall be located onsite where lots are adjacent to the NW 157th Street right-of-way line. The buffer shall be landscaped and include an opaque fence to the interior of the buffer. And, the buffer has been extended the entire length of the eastern boundary line.

Also, lots located along NW 157th Street shall be 150% larger (7,500 square feet) than lots internal to the development.

- i. The block located in the central portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, “*block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length.*”
- New Comment: Proposed General Note on Master Plan cites Section 7.3.2 (B) (2), but Staff believe this was intended to be 7.2.3(B)(2). Please verify. Additionally, specify that this shall be a 10’ easement for a pedestrian way through the block and identify those traffic calming measures that may be used to connect these midblock cuts with each other or other elements of the pedestrian circulation network, such as raised pedestrian crossings, change in materials, bulb-outs, etc. Also, please note that unless a separate understanding has been reached with Public Services, these pedestrian ways will be privately maintained.

Response: Yes, the correct LDR reference is §7.2.3(B)(4). PD Master Plan General Note 8 has been amended to clarify:

- **The pedestrian way shall be a minimum 10'-wide easement;**
- **Traffic calming measures may be included to connect mid-block cuts; and**
- **Pedestrian ways will be privately maintained, unless a separate agreement is made with City of Alachua Public Services.**

L:\2017\17-0293\Planning\City-County\180619 Resubmittal\RESPONSE_SavannahStations_Comments_180619.docx

Application Package
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1. Cover Letter
- 2. Rezoning Application**
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6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
 - a. Public School Student Generation Form
 - b. Map Set
 - c. Plan Set



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: Savannah Station Phase 2
2. Address of Subject Property: _____
3. Parcel ID Number(s): portion of tax parcel 03980-002-001 and portion of tax parcel 03905-002-000
4. Existing Use of Property: vacant
5. Future Land Use Map Designation : Moderate Density Residential
6. Existing Zoning Designation: PUD
7. Proposed Zoning Designation: PD-R
8. Acreage: ±45 ac.

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Ryan Thompson Title: Project Manager
Company (if applicable): CHW
Mailing address: 11801 Research Drive, Alachua, FL 32615
City: Gainesville State: FL ZIP: 32607
Telephone: (352) 331-1976 FAX: (352) 331-2476 e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Waco Properties, Inc.
Mailing Address: 569 S. Edgewood Avenue
City: Jacksonville State: FL ZIP: 32205

* 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

Ryan Thompson, AICP

Typed or printed name and title of applicant

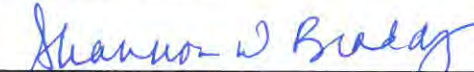
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 22nd day of December, 2017 by Ryan Thompson

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





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: _____
Parcel ID Number(s): portion of Alachua County tax parcels 03980-002-001 and 03905-002-000
Acreage: ±45 ac.

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William A. McArthur Jr. Title: President
Company (if applicable): Waco of Alabama, Inc.
Mailing Address: 569 S. Edgewood Avenue
City: Jacksonville State: FL ZIP: 32205
Telephone: 904-388-3561 FAX: _____ e-mail: office@ngwic.com

C. AUTHORIZED AGENT

Name: _____ Title: _____
Company (if applicable): CHW
Mailing address: 132 NW 76th Drive
City: Gainesville State: FL ZIP: 32607
Telephone: 352-331-1976 FAX: 352-331-2476 e-mail: tyant@chw-inc.com

D. REQUESTED ACTION:

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

William A. McArthur Jr.

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Duval

The foregoing application is acknowledged before me this 18th day of December, 2017, by William

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

Signature of Notary Public, State of Florida

RICHARD ALLEN EXLINE
Notary Public, State of Florida
My Comm. Expires 11/19/21
Commission No. GG161587

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014

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LEGAL DESCRIPTION

A portion of Sections 21 and 28, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Begin at a concrete monument at the northeast corner of Section 28, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North $00^{\circ}36'37''$ East, along the east boundary of Section 21, Township 8 South, Range 18 East, Alachua County, Florida, a distance of 1209.25 feet to a point on the southeasterly right-of-way line of County Road No. 235 (100 foot right-of-way); thence South $41^{\circ}53'43''$ West, along said southeasterly right-of-way line, 3,672.79 feet to a nail and cap at the northerly most corner of Pilot Forest, a subdivision as per Plat Book "J", page 92 of the Public Records of Alachua County, Florida; thence run South $48^{\circ}06'17''$ East, along a boundary line of said Pilot Forest, a distance of 15.00 feet to a nail and cap at the beginning of curve concave to the southwest, said curve having a radius of 99.65 feet; thence run southeasterly, along said boundary line of Pilot Forest and with said curve, through an arc angle of $49^{\circ}08'06''$, an arc distance of 85.46 feet (chord bearing and distance of South $23^{\circ}32'14''$ East, 82.86 feet respectively) to a steel rod and cap at the northwest corner of Lot 54 of said Pilot Forest; thence run South $89^{\circ}34'18''$ East, along the north boundary line of said lot 54 and along the north line of Pilot Forest Unit 2, a subdivision as per plat thereof recorded in Plat Book "R", page 44 of the Public Records of Alachua County, Florida, a distance of 2381.83 feet to a steel rod and cap at the northeast corner of said Pilot Forest Unit 2; thence run North $00^{\circ}28'52''$ East, along the east boundary of said Section 28, a distance of 514.28 feet to an iron pipe; thence run North $89^{\circ}30'42''$ West, a distance of 210.00 feet to an iron pipe; thence run North $00^{\circ}28'52''$ East, a distance of 210.00 feet to an iron pipe; thence run South $89^{\circ}30'42''$ East, a distance of 210.00 feet to an iron pipe on said east boundary of Section 28; thence run North $00^{\circ}28'52''$ East, along said east boundary, a distance of 904.29 feet to the Point of Beginning.

Containing 80.31 acres, more or less.

Subject to the maintained right of way for County Road N.W. 157th Street (Formerly known as County Road N.W. 19)

LESS AND ACCEPT:

A PORTION OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A STEEL ROD AND CAP AT THE NORTHEAST CORNER OF PILOT FOREST UNIT 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "R", PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 00°28'52" EAST, ALONG THE EAST BOUNDARY OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, 513.96 FEET TO AN IRON PIPE; THENCE NORTH 89°31'33" WEST, 209.92 FEET TO AN IRON PIPE; THENCE NORTH 00°29'23" EAST, 121.25 FEET; THENCE NORTH 89°31'08" WEST, 205.10 FEET; THENCE SOUTH 00°28'52" WEST, 45.05 FEET; THENCE NORTH 89°34'37" WEST, 726.58 FEET; THENCE NORTH 00°25'23" EAST, 140.00 FEET; THENCE NORTH 89°34'37" WEST, 59.81 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°58'30" AN ARC DISTANCE OF 23.55 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 62°35'22" WEST, 22.69 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°30'10" AN ARC DISTANCE OF 32.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 41°51'12" WEST, 32.67 FEET; THENCE NORTH 48°06'17" WEST, 104.15 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°14'35" AN ARC DISTANCE OF 25.41 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 18°58'59" WEST, 24.33 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°04'11" AN ARC DISTANCE OF 128.37 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 42°23'47" WEST, 111.12 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°49'35" AN ARC DISTANCE OF 20.43 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 71°31'05" WEST, 19.87 FEET; THENCE NORTH 48°06'17" WEST, 183.12 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE SOUTH 41°53'43" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 1307.62 FEET TO A NAIL AND CAP AT THE MOST NORTHERLY CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 48°06'17" EAST, ALONG A BOUNDARY LINE OF SAID PILOT FOREST, A DISTANCE OF 15.00 FEET TO A NAIL AND CAP AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 99.65 FEET; THENCE SOUTHEASTERLY, ALONG SAID BOUNDARY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°05'51" AN ARC DISTANCE OF 85.39 FEET TO A STEEL ROD AND CAP AT THE NORTHWEST CORNER OF LOT 54 OF SAID PILOT FOREST, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°33'22" EAST, 82.80 FEET; THENCE SOUTH 89°34'37" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 54 AND ALONG THE NORTH BOUNDARY LINE OF SAID PILOT FOREST UNIT 2, A DISTANCE OF 1111.63 FEET TO A 4"X 4" CONCRETE MONUMENT (SAPP, LS 4948) AT THE NORTHEAST CORNER OF LOT 13 OF SAID PILOT FOREST UNIT 2 AND THE NORTHWEST CORNER OF LOT 12 OF SAID PILOT FOREST UNIT 2; THENCE SOUTH 89°33'11" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID PILOT FOREST UNIT 2, A DISTANCE OF 1270.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.17 ACRES, MORE OR LESS

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15.00
1592.50

Prepared By:
Andrew M. Smulian, Esq.
Akerman, Senterfitt & Eidson, P.A.
One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1704

Folio No(s). 03982-000-000
03905-002-000
03905-001-000
03975-001-000

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 11/18/1997 10:01
Document ID 1499767
Book/Page 2140/ 1831

DTAX 1,592.50

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ____ day of November, 1997, by International Business Machines Corporation, a New York corporation, hereinafter called the Grantor, to Waco, Inc., qualified to do business in Florida as Waco of Alabama, Inc., an Alabama corporation, having an address at 569 S. Edgewood Avenue, Jacksonville, FL 32205, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain parcels of land situated in Alachua County, Florida, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

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

SUBJECT TO:

1. Taxes for the year 1998 and subsequent years not yet due and payable.
2. Easements, restrictions, reservations, limitations and conditions of record, if any, provided this shall not operate to reimpose same.
3. All applicable zoning ordinances, other land use laws and regulations, and all applicable regulations and restrictions imposed by governmental authorities.

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and none other.

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

Signed, sealed and delivered
in our presence:

INTERNATIONAL BUSINESS MACHINES
CORPORATION, a New York corporation

Robin J. Schmidt
Print Name: Robin J. Schmidt

Angela Manos
Print Name: ANGELA MANOS

By: J. Robb Mayo
Name: J. Robb Mayo
Title: Director of US Real Estate
New Orchard Road Operations and Investments
Armonk, NY 10504

STATE OF NEW YORK)
)SS:
COUNTY OF Westchester)

The foregoing instrument was acknowledged before me this 10 day of November, 1997, by X of International Business Machines Corporation, a New York corporation, on behalf of the corporation. He/~~she~~ is personally known to me.

F. Maureen Duffy
Name: _____
Notary Public
State of New York
My Commission Expires:

J. Robb Mayo
X Director of US Real Estate
Operations and Investments

F. MAUREEN DUFFY
Notary Public, State of New York
No. 02DU4915342
Qualified in Westchester County
Commission Expires November 30, 1997

ALACHUA COUNTY LAND SURVEYORS, INC.



Professional Surveying and Mapping
2512 N.E. 1st Blvd. • Suite 200 • Gainesville, FL 32609
Phone (352) 376-1180 • Fax (352) 375-0600

Stacy A. Hall, P.S.M.

OCTOBER 29, 1997
82.714 AC. TRACT

OR Book 2140 Page 1833

OVERALL TRACT "C"

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 21, 22, 27, AND 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°36'37"E., ALONG THE EAST LINE OF THE AFOREMENTIONED SECTION 21, A DISTANCE OF 907.96 FEET TO AN IRON PIPE; THENCE RUN S.89°59'57"E., A DISTANCE OF 347.51 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (LIMITED ACCESS RIGHT OF WAY); THENCE RUN N.22°11'21"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 508.62 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN S.41°53'43"W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 3900.73 FEET TO A NAIL AND CAP AT THE MOST NORTHERLY CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN S.48°06'17"E., ALONG A BOUNDARY LINE OF SAID PILOT FOREST, A DISTANCE OF 15.00 FEET TO A NAIL AND CAP AT THE BEGINNING OF CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 99.65 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID BOUNDARY LINE OF PILOT FOREST AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 49°08'06", AN ARC DISTANCE OF 85.46 FEET (CHORD BEARING AND DISTANCE OF S.23°32'14"E., 82.86 FEET RESPECTIVELY) TO A STEEL ROD AND CAP AT THE NORTHWEST CORENR OF LOT 54 OF SAID PILOT FOREST; THENCE RUN S.89°34'18"E., ALONG THE NORTH BOUNDARY LINE OF SAID LOT 54 AND ALONG THE NORTH LINE OF PILOT FOREST UNIT 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "R", PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2381.83 FEET TO A STEEL ROD AND CAP AT THE NORTHEAST CORNER OF SAID PILOT FOREST UNIT 2; THENCE RUN N.00°28'52"E., ALONG THE EAST LINE OF THE AFOREMENTIONED SECTION 28, A DISTANCE OF 514.28 FEET TO AN IRON PIPE; THENCE RUN N.89°30'42"W., A DISTANCE OF 210.00 FEET TO AN IRON PIPE; THENCE RUN N.00°28'52"E., A DISTANCE OF 210.00 FEET TO AN IRON PIPE; THENCE RUN S.89°30'42"E., A DISTANCE OF 210.00 FEET TO AN IRON PIPE ON THE AFOREMENTIONED EAST LINE OF SECTION 28; THENCE RUN N.00°28'52"E., ALONG SAID EAST LINE, A DISTANCE OF 904.29 FEET TO THE POINT OF BEGINNING, CONTAINING 82.714 ACRES MORE OR LESS.

SUBJECT TO THE MAINTAINED RIGHT OF WAY FOR COUNTY ROAD N.W. 175th STREET (FORMERLY KNOWN AS COUNTY ROAD N.W. 19)

15.00
2275.00

Prepared By:
Andrew M. Smulian, Esq.
Akerman, Senterfitt & Eidson, P.A.
One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1704

Folio No(s). 03982-000-000

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 11/18/1997 10:01
Document ID 1499768
Book/Page 2140/ 1834

DTAX 2,275.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ____ day of November, 1997, by International Business Machines Corporation, a New York corporation, hereinafter called the Grantor, to Waco, Inc., qualified to do business in Florida as Waco of Alabama, Inc., an Alabama corporation, having an address at 569 S. Edgewood Avenue, Jacksonville, FL 32205, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain parcels of land situated in Alachua County, Florida, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

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

SUBJECT TO:

1. Taxes for the year 1998 and subsequent years not yet due and payable.
2. Easements, restrictions, reservations, limitations and conditions of record, if any, provided this shall not operate to reimpose same.
3. All applicable zoning ordinances, other land use laws and regulations, and all applicable regulations and restrictions imposed by governmental authorities.

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and none other.

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

Signed, sealed and delivered
in our presence:

INTERNATIONAL BUSINESS MACHINES
CORPORATION, a New York corporation

Robin J. Schmidt
Print Name: Robin J. Schmidt

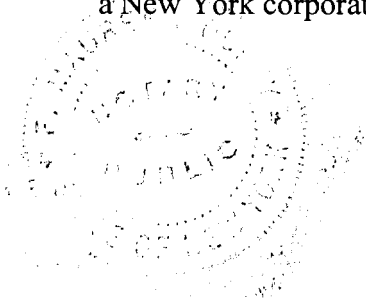
Angela Maros
Print Name: Angela Maros

By: [Signature]
Name:
Title:
New Orchard Road
Armonk, NY 10504

J. Robb Mayo
Director of US Real Estate
Operations and Investments

STATE OF NEW YORK)
)SS:
COUNTY OF Westchester)

The foregoing instrument was acknowledged before me this 19 day of November, 1997, by * of International Business Machines Corporation, a New York corporation, on behalf of the corporation. He ~~she~~ is personally known to me.



F. Maureen Duffy
Name:
Notary Public
State of New York
My Commission Expires:

* J. Robb Mayo
Director of US Real Estate
Operations and Investments

F. MAUREEN DUFFY
Notary Public, State of New York
No. 02DU4915342
Qualified in Westchester County
Commission Expires November 30, 1997

ALACHUA COUNTY LAND SURVEYORS, INC.



Professional Surveying and Mapping

2512 N.E. 1st Blvd. * Suite 200 * Gainesville, Fl. 32609
Phone (352) 376-1180 * Fax (352) 375-0600

Stacy A. Hall, P.S.M.

OCTOBER 30, 1997
118.191 ACRE TRACT

OR Book 2140 Page 1836

OVERALL TRACT "D"

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES MORE OR LESS.

SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110th AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28) ALONG THE SOUTH BOUNDARY THEREOF.



Search Criteria

Parcel From: 03905-002-000

Parcel Thru: 03905-002-000

Search Date: 12/14/2017 at 11:04:29 AM

Parcel: 03905-002-000 [GIS Map](#)

Taxpayer: WACO PROPERTIES INC Mailing: 569 EDGEWOOD AVE SOUTH JACKSONVILLE, FL 32205 9-1-1 Address: Sec-Twn-Rng: 21-08-18 Property Use: 05500 - Tmbr Si 80-89 Tax Jurisdiction: Alachua 1700 Area: Alachua Industrial Subdivision: Placeholder	Legal: SE1/4 LYING SE OF SR 235 ALSO THE E1/2 OF SE1/4 N OF ACL RR/W LESS I-75 AND THE SW1/4 OF SE1/4 LYING SE OF COUNTY - RD 2054 (LESS THAT PT OF THE FOLLOWING DESC LYING IN SEC 21-8-18: COM SW COR SEC E 50 FT POB N 378.09 FT N 59 DEG E - 2418 FT S 30 DEG E 560 FT N 58 DEG E 308.89 FT E 1338.59 FT S 440 FT E 767.84 FT S 41 DEG W 7169.94 FT N 4521.69 FT - POB PER 3297/1065) OR <u>0640/0191</u> & OR <u>1034/0551</u> & OR <u>2140/1827</u> POB PER 3297/1065) (LESS MINERAL RIGHTS - OR 1199/16) OR <u>0640/0191</u> & OR <u>1034/551</u> & OR <u>2140/1827</u>
--	---

There was 1 parcel found in this search.

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START NOW

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1. Click "Start Now"
2. Run and Install
3. Open new Tab

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230
(FAX) 352-374-5278



Search Criteria

Parcel From: 03980-002-001

Parcel Thru: 03980-002-001

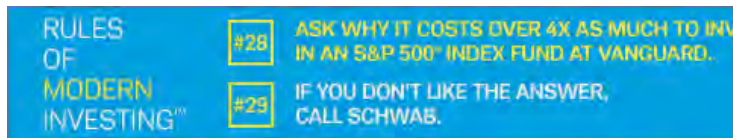
Search Date: 12/14/2017 at 11:02:21 AM

Parcel: 03980-002-001 [GIS Map](#)

Taxpayer: WACO OF ALABAMA INC Mailing: PO BOX 6937 JACKSONVILLE, FL <u>32236-6937</u> 9-1-1 Address: 11305 NW 173RD ST ALACHUA 16161 NW 123RD AV ALACHUA 16212 NW 123RD AV ALACHUA 16289 NW 123RD AV ALACHUA Sec-Twn-Rng: 28-08-18 Property Use: 05200 - Cropsoil Class2 Tax Jurisdiction: Alachua 1700 Area: Alachua Industrial Subdivision: Placeholder	Legal: W1/2 LESS R/W SR 235 & SR 235 A & SCL R/W ALSO THAT PART OF E1/2 LYING W OF ACL RR & N 1628.57 FT OF NE1/4 LYING E - OF R/R LESS 1 ACRE(LESS THAT PT OF THE FOLLOWING LYING IN SEC 28-8-18: COM SW COR SEC 21-8-18 E 50 FT POB N 378.09 FT - N 59 DEG E 2418 FT S 30 DEG E 560 FT N 58 DEG E 308.89 FT E 1338.59 FT S 440 FT E 767.84 FT S 41 DEG W 7169.94 FT N - 4521.69 FT POB PER OR 3297/1065)(LESS SAVANNAH STATION PH I PER OR 3365/1347) OR <u>2140/1827-1834</u>
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There was 1 parcel found in this search.

Create download file of selected parcels



The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278



2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #03905 002 000

[Parcel details](#)[Latest bill](#)[Full bill history](#)[Print this page](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)[Get Bills by Email](#)

PAID 2018-03-29 \$268.51
 Receipt #17-0142783

Owner: WACO PROPERTIES INC
 569 EDGEWOOD AVE SOUTH
 JACKSONVILLE, FL 32205
 Situs: Unassigned Location RE

Account number: 03905 002 000
 Alternate Key: 1014203
 Millage code: 1700
 Millage rate: 23.1480

Assessed value: 11,600
 School assessed value: 11,600
 Unimproved land value: 11,600

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem: \$268.51
 Non-ad valorem: \$0.00
 Total Discountable: 268.51
 No Discount NAVA: 0.00
 Total tax:

Legal description

SE1/4 LYING SE OF SR 235 ALSO THE E1/2 OF SE1/4 N OF ACL RR/W LESS I-75 AND THE SW1/4 OF SE1/4 LYING SE OF COUNTY - RD 2054 (LESS THAT PT OF THE FOLLOWING DESC LYING IN SEC 21-8-18: COM SW COR SEC E 50 FT POB N 378.09 FT N 59 DEG E - 2418 FT S 30 DEG E 560 FT N 58 DEG E 308.89 FT E 1338.59 FT S 440 FT E 767.84 FT S 41 DEG W 7169.94 FT N 4521.69 FT - POB PER 3297/1065) OR 0640/0191 & OR 1034/0551 & OR 2140/1827 POB PER 3297/1065) (LESS MINERAL RIGHTS - OR 1199/16) OR 0640/0191 & OR 1034/551 & OR 2140/1827

Location

Book, page, item: 2140-1831-
 Geo number: 21-08-18-03905002000
 Range: 18
 Township: 08
 Section: 21
 Neighborhood: 233200.60
 Use code: 05500
 Total acres: 70.860





2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #03980 002 001

[Parcel details](#)[Latest bill](#)[Full bill history](#)[Print this page](#)

2017	2016	2015	2014	...	2007
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)[Get Bills by Email](#)

PAID 2018-03-29 \$703.70
 Receipt #17-0142783

Owner: WACO OF ALABAMA INC
 PO BOX 8937
 JACKSONVILLE, FL 32236-6937
 Situs: Unassigned Location RE

Account number: 03980 002 001
 Alternate Key: 1014776
 Millage code: 1700
 Millage rate: 23.1480

Assessed value: 30,400
 School assessed value: 30,400
 Unimproved land value: 30,400

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem: \$703.70
 Non-ad valorem: \$0.00
 Total Discountable: 703.70
 No Discount NAVA: 0.00
 Total tax:

Legal description

W1/2 LESS R/W SR 235 & SR 235 A & SCL R/W ALSO THAT PART OF E1/2 LYING W OF ACL RR & N 1628.57 FT OF NE1/4 LYING E - OF R/R LESS 1 ACRE(LESS THAT PT OF THE FOLLOWING LYING IN SEC 28-8-18: COM SW COR SEC 21-8-18 E 50 FT POB N 378.09 FT - N 59 DEG E 2418 FT S 30 DEG E 560 FT N 58 DEG E 308.89 FT E 1338.59 FT S 440 FT E 767.84 FT S 41 DEG W 7169.94 FT N - 4521.69 FT POB PER OR 3297/1065)(LESS SAVANNAH STATION PH I PER OR 3365/1347) OR 2140/1827-1834

Location

Book, page, item: 2140-1834-
 Geo number: 28-08-18-03980002001
 Range: 18
 Township: 08
 Section: 28
 Neighborhood: 233200.60
 Use code: 05200
 Total acres: 119.240



Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
- 6. Neighborhood Workshop Materials**
7. Justification Report
8. Attachments
 - a. Public School Student Generation Form
 - b. Map Set
 - c. Plan Set

Mailed Memorandum

MEMORANDUM

To: Neighbors of Savannah Station 17-0293
From: Ryan Thompson, AICP, Planning Project Manager
Date: Tuesday, December 19, 2017
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Rezoning application on ±45 acres (A portion of Alachua County Tax Parcels 03980-002-001 and 03905-002-000) to request Planned Development (PD) Zoning District. The site is Savannah Station, Phase 2, which is located along CR 235, between NW 157th Street and NW 123rd Avenue in the City of Alachua. The intent is to continue the Savannah Station subdivision with similar single-family detached residential housing units.

Date: Wednesday, January 3, 2018
Time: 6:00 p.m.
Place: CHW office
11801 Research Drive, Alachua, FL 32615
Contact: Ryan Thompson, AICP
(352) 331-1976

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

Mailing Labels

03904-000-000

CHASTEEN & FAIRCLOTH &, MCDANI
26126 NW 182ND AVE
HIGH SPRINGS FL 32643

03905-002-001

BAUGH SOUTHEAST COOPERATIVE
ATTN TAX DEPARTMENT 1390 ENCLAVE
PARKWAY
HOUSTON TX 77077

03980-002-001

WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE FL 32236-6937

03980-003-003

CAICEDO, EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA FL32615

03980-003-006

PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA FL 32615-6459

03980-020-089

SOUTHWELL, RYAN P
12273 NW 158TH ST
ALACHUA FL 32615

03980-020-092

LUKERT MARK D
15842 NW 122ND LN
ALACHUA FL 32615-0216

03980-020-095

MOHR JENNIFER M
15882 NW 122ND LANE
ALACHUA FL 32615

03980-020-098

HANEY MICHAEL L II & JOETTA R
15946 NW 122ND LN
Alachua FL 32615

03980-020-101

LANGSTON BRUCE & STEPHENIE
15996 NW 122ND LN
ALACHUA FL 32615

03904-001-000

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE FL 32205

03905-003-000

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE FL32205

03980-003-001

MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS CO80908

03980-003-004

ESKRIDGE, MARTY R
14705 MAIN ST
ALACHUA FL 32615-8596

03980-003-007

JARMON RANDALL L
11908 NW 164TH TER
ALACHUA FL32615

03980-020-090

SUAREZ, GEORGE E & ANNE E
2088 JACKSON RIDGE COVE
KENNESAW GA 30144

03980-020-093

ZDZIARSKI CHERI L
15852 NW 122ND LN
ALACHUA FL32615

03980-020-096

PERRY LAURA
15906 NW 122ND LN
ALACHUA FL 32615-0218

03980-020-099

INFANTINO MICHAEL J & KELLY S
15956 NW 122ND LN
ALACHUA FL 32615

03980-020-102

ALLIGOOD & BEVILLE
16010 NW 122ND LN
ALACHUA FL 32615

03905-002-000

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE FL 32205

03980-001-000

CORBETT MARY SK
12220 NW 157TH ST
ALACHUA FL32615

03980-003-002

CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA FL32615

03980-003-005

BOYD CECIL KAY
11920 NW 164TH TER
ALACHUA FL 32615

03980-003-008

FREDERICK JULIE
11902 NW 164TH TER
Alachua FL 32615

03980-020-091

RAVAI & ZARRINGHALAM
1085 ROCK SPORT AVE
REDWOOD CITY CA 94065

03980-020-094

PUCKETT ANDREW
15862 NW 122ND LN
ALACHUA FL 32615

03980-020-097

BEAUCHAMP & POTTER
15926 NW 122ND LN
Alachua FL 32615

03980-020-100

WHITE BRENDA
15976 NW 122ND LN
ALACHUA FL 32615

03980-020-103

WHITE MONICA L
16030 NW 122ND LANE
Alachua FL 32615

03980-020-105
RAIFORD GEORGE
16070 NW 122ND LN
ALACHUA FL 32615

03980-020-106
TURNER JACQUELYN
16090 NW 122ND LN LOT 106
ALACHUA FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA FL 32615

03981-004-007
STREIT, W J
16414 NW 110TH AVE
ALACHUA FL 32615-6621

03981-005-001
HALBROOK JAMES RONALD JR & MELINDA
JOY
11306 NW 161ST ST
ALACHUA FL32615

03981-005-002
HARRELL, VAUGHN R
11218 NW 161ST ST
ALACHUA FL32615-6455

03981-006-000
OWENS HAROLD JAMES BOBBIE JEAN LIFE
ESTATE
11418 NW 161ST ST
ALACHUA FL 32615-6456

03981-007-000
LEWIS SHEREE WILSON
11636 NW 161ST ST
ALACHUA FL32615

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO FL32776-9654

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE FL 32202-4423

03980-020-104
PATTERSON DAKOTA RENE
16050 NW 122ND LN
ALACHUA FL 32615

03980-020-107
VIRGA, ROSE
20415 NW 113TH WAY
ALACHUA FL 32615

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
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
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
12 SE 1st Street
Gainesville, FL 32601

Newspaper Advertisement

Meeting Presentation



Savannah Station Phase II

Rezoning Application
Planned Development – Residential (PD-R)

Neighborhood Meeting
January 3, 2018

Meeting Purpose



- City of **Alachua** requires **Rezoning applicants** to host a neighborhood meeting.
- The meeting's **purpose is to inform neighbors** of the proposed development's nature **and to get feedback** early in the development process.
- This meeting provides the applicant with an **opportunity to mitigate concerns** prior to the application's submission.

Public Notification



CHW

MEMORANDUM

To: Neighbors of Savannah Station

From: Ryan Thompson, AICP, Planning Project Manager

Date: Tuesday, December 19, 2017

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Rezoning application on ±45 acres (A portion of Alachua County Tax Parcels 03980-002-001 and 03905-002-000) to request Planned Development (PD) Zoning District. The site is Savannah Station, Phase 2, which is located along CR 235, between NW 157th Street and NW 123rd Avenue in the City of Alachua. The intent is to continue the Savannah Station subdivision with similar single-family detached residential housing units.

Date: Wednesday, January 3, 2018

Time: 6:00 p.m.

Place: CHW office
11801 Research Drive, Alachua, FL 32615

Contact: Ryan Thompson, AICP
(352) 331-1976

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



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Rezoning application on ±45 acres (A portion of Alachua County Tax Parcels 03905-002-000 and 03980-002-001) to request Planned Development (PD) Zoning District. The site is Savannah Station Phase 2, which is located along CR 235, between NW 157th Street and 123rd Avenue in the City of Alachua. The intent is to continue the Savannah Station subdivision with similar single-family detached residential housing units.

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

Time: 6:00pm on Wednesday, January 3, 2018

Location: CHW office, 11801 Research Drive, Alachua, FL 32615

Contact: Ryan Thompson, AICP at (352) 331-1976



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professional consultants

Request & Intent

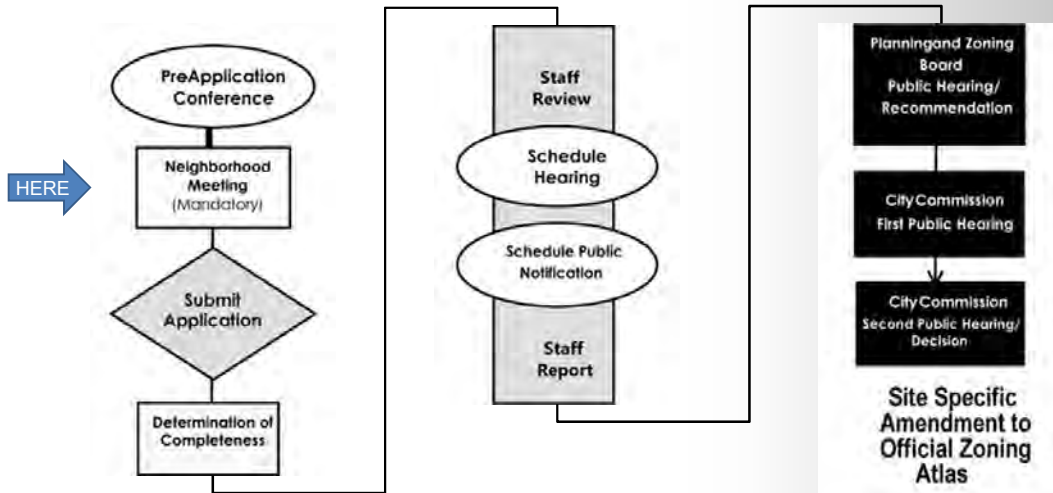


- Request:
 - To rezone a ±45-acre portion of Alachua County Tax Parcels 03980-002-001 and 03905-002-000 from Planned Unit Development (PUD) to Planned Development – Residential (PD-R).
- Intent:
 - To continue the Savannah Station subdivision with similar single-family detached residential housing units.

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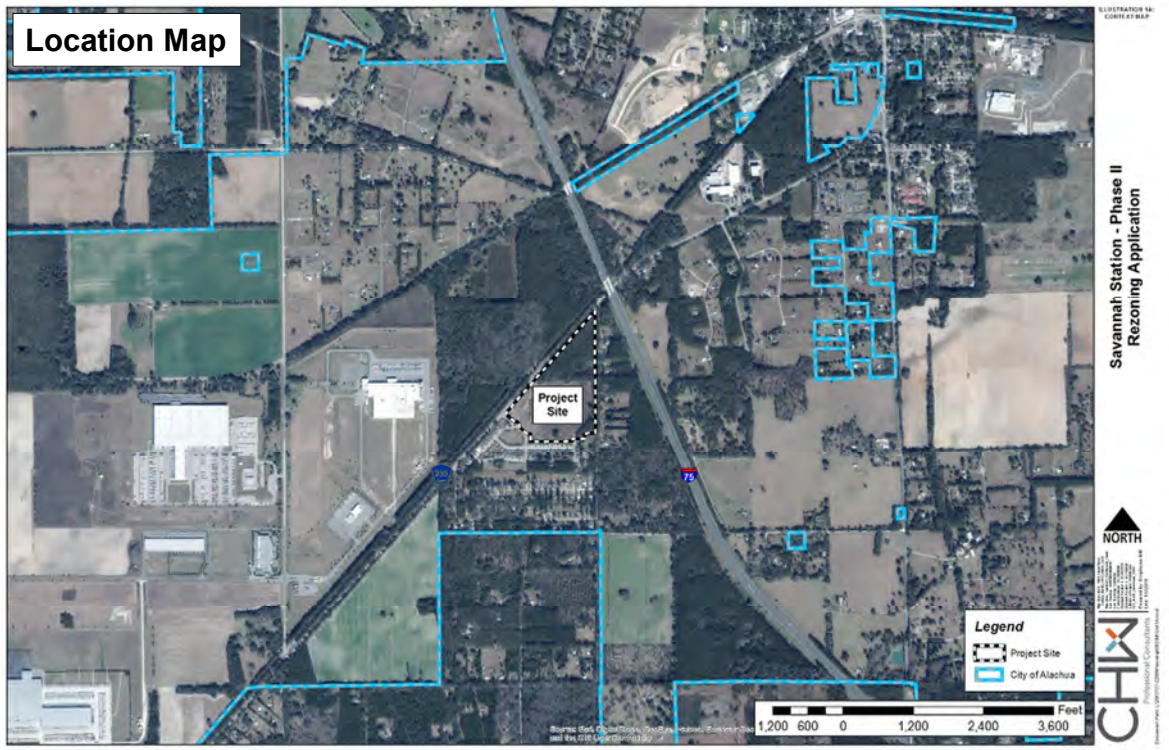
Review Process

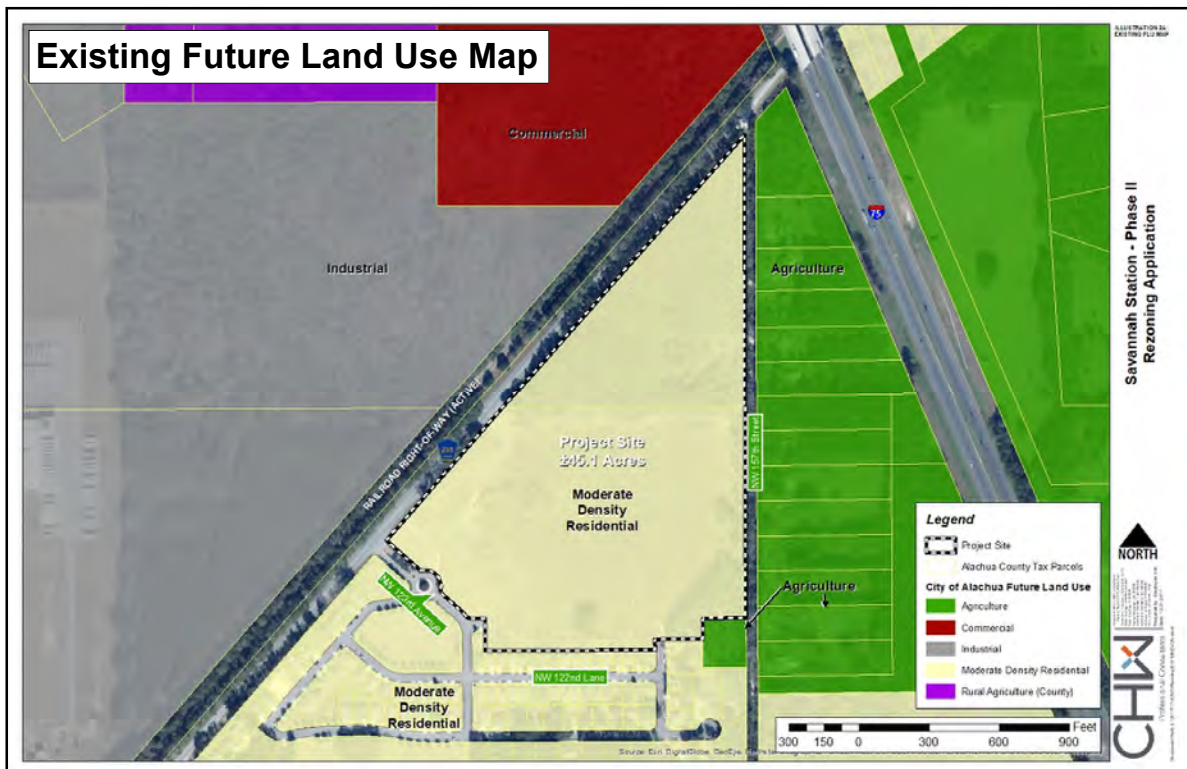


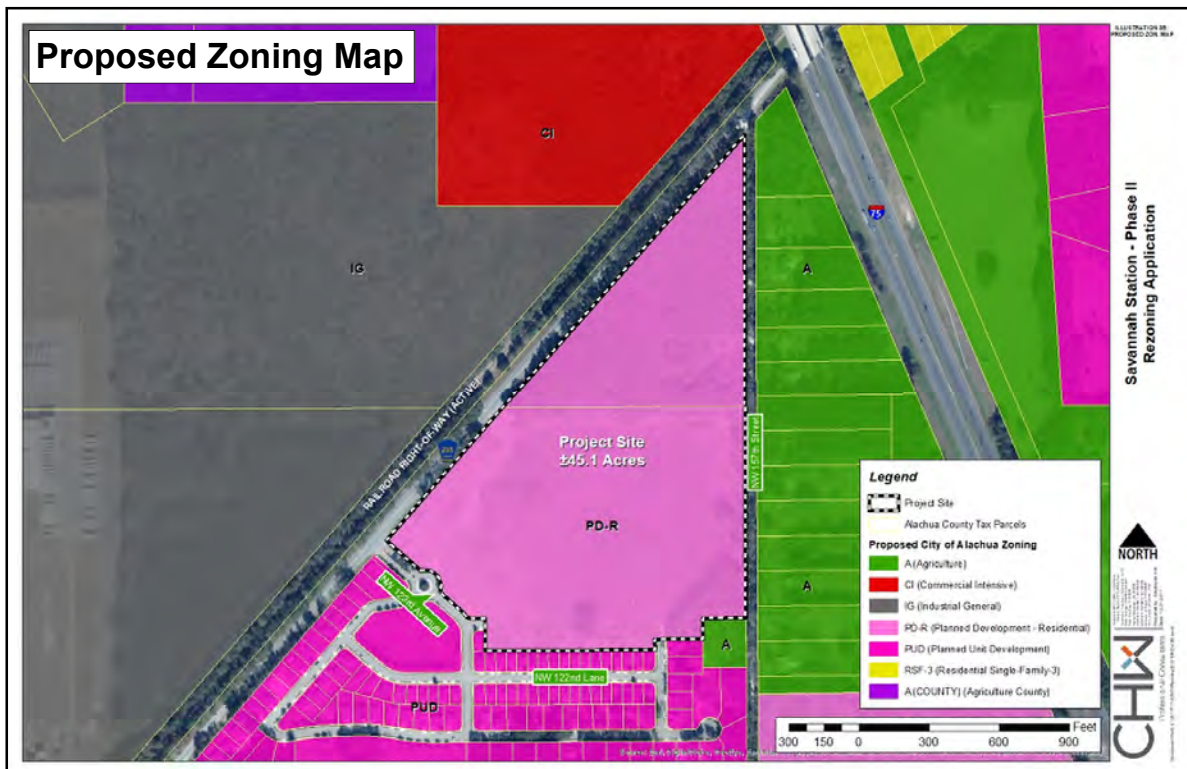
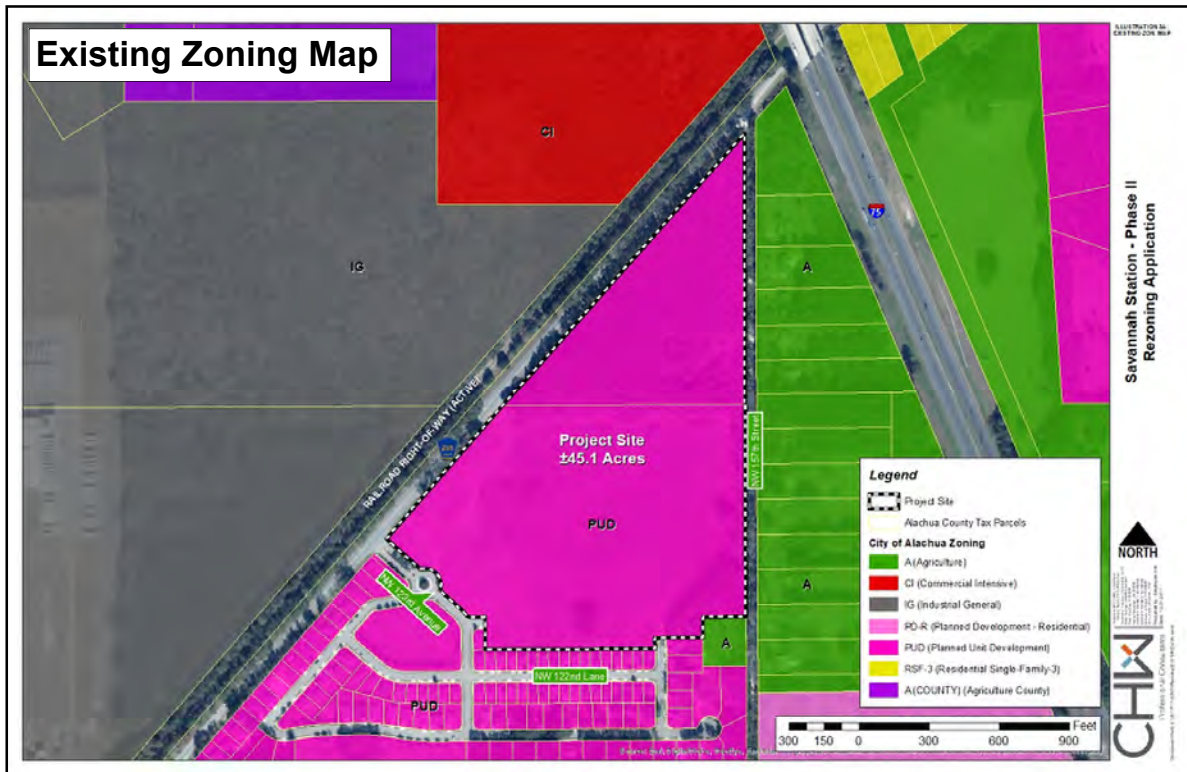
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Location Map







Adjacent Properties



Existing Savannah Station
Entrance,
CR 325 looking north

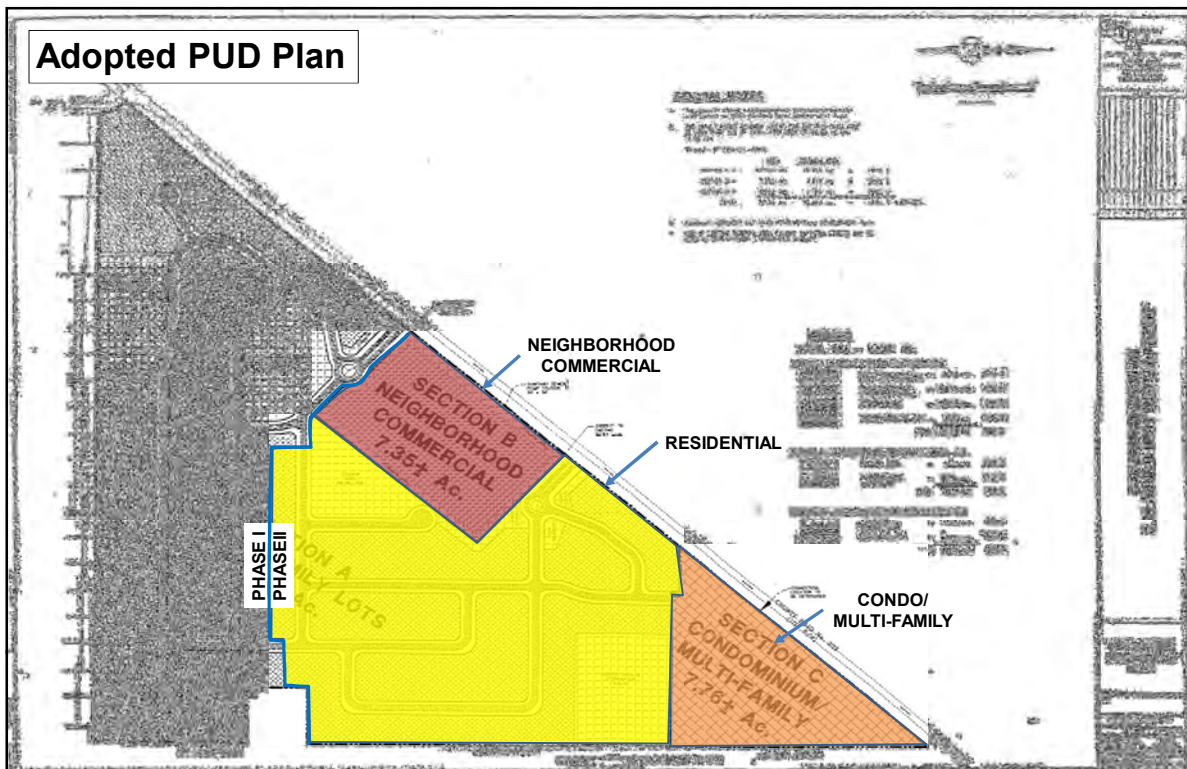


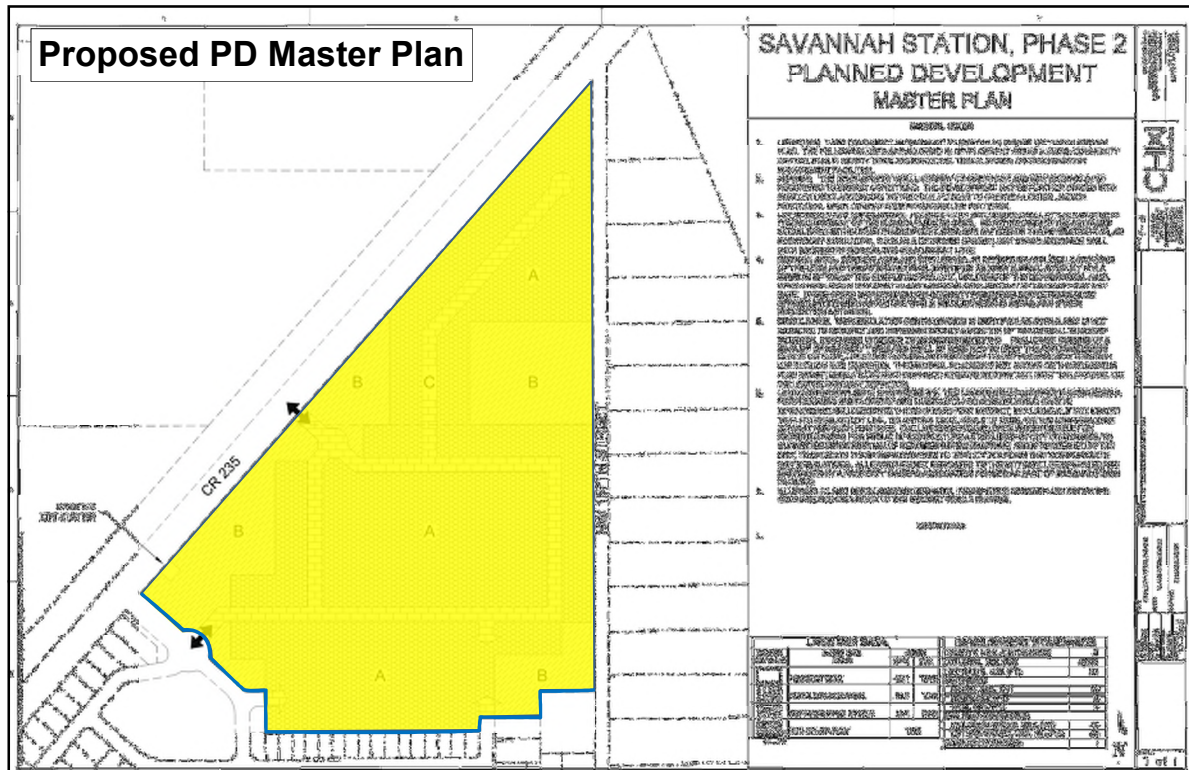
Savannah Station Phase I,
NW 162nd Drive looking
south

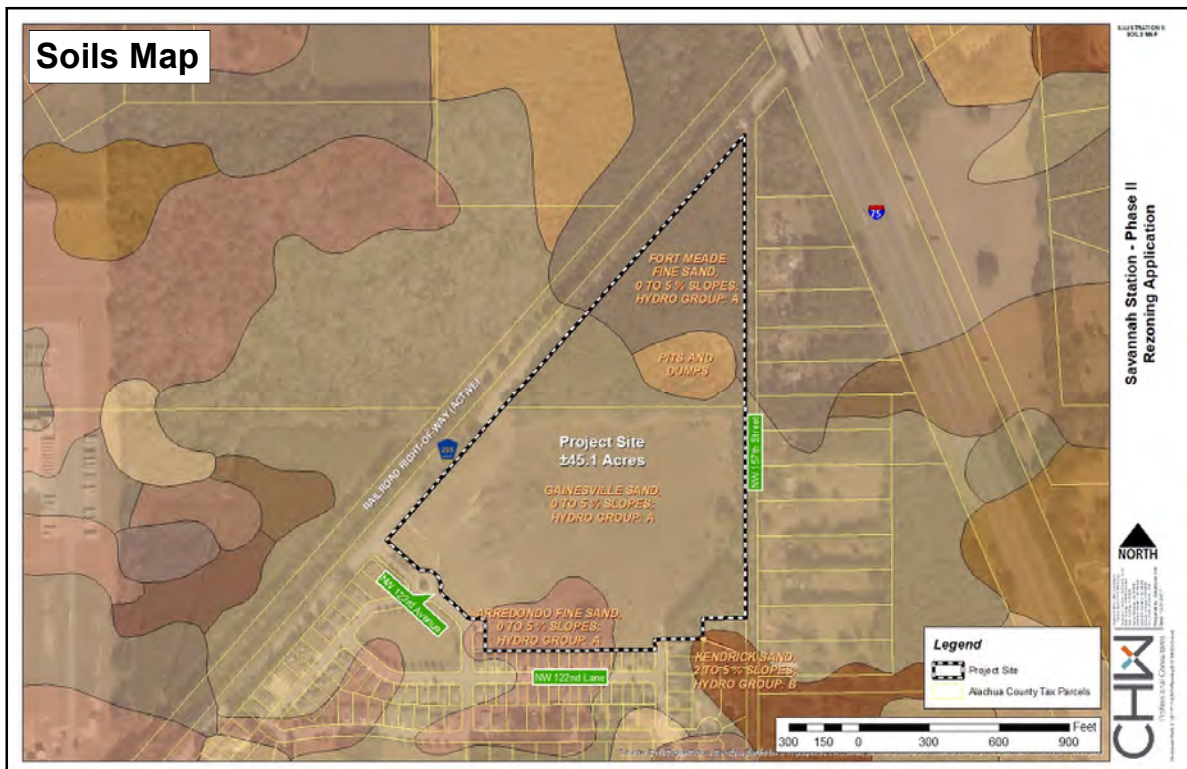
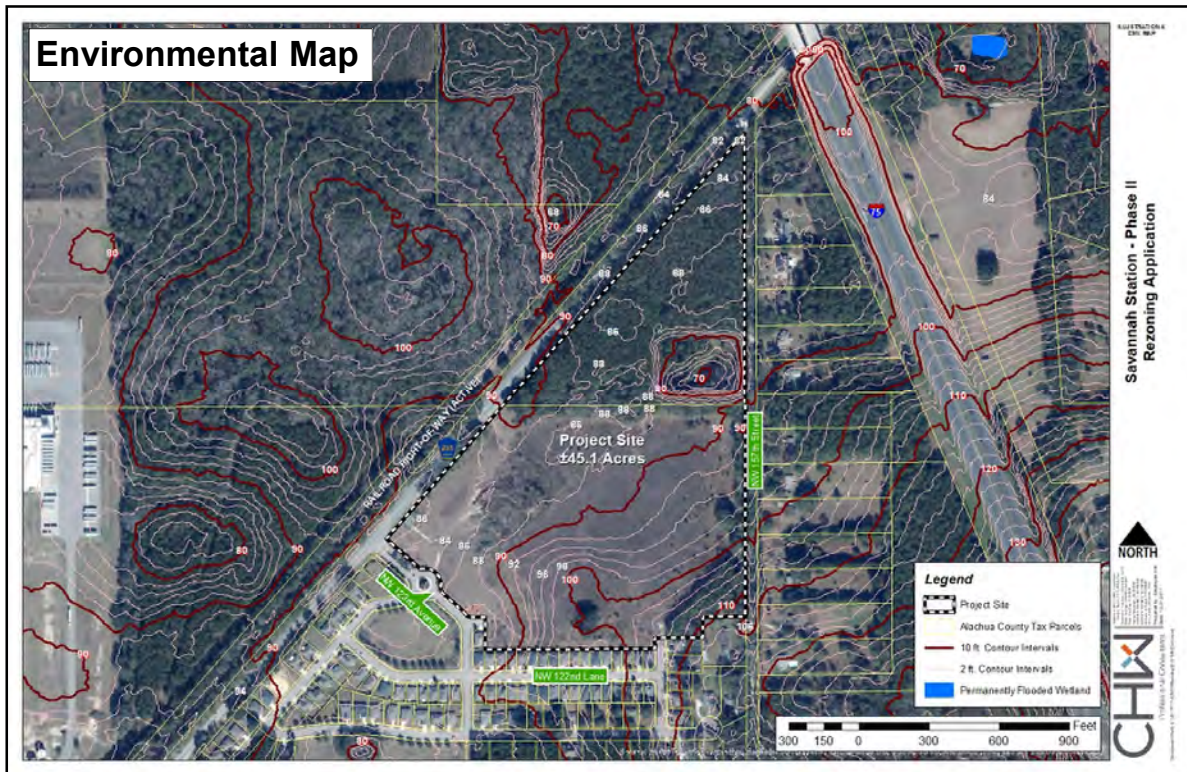
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Adopted PUD Plan







Sign-in Sheet

SIGN-IN SHEET

Project: Savannah Station, Phase II – Rezoning Application
Date/Time: January 3, 2017 / 6:00pm
Place: CHW Office, Alachua, FL
Re: Neighborhood Meeting

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Email (Optional)</u>
1	Jennifer Mohr	15882 NW 122 Lane Alachua FL 32615	jennifer_mohr@yahoo.com
2	Joe Smith	26125 NW 182nd High Springs FL 32643	
3	BRENDA WHITE	ALACHUA FL 15976 NW 122 LANE	
4	Laura Perry	15906 NW 122nd Lane Alachua	Laura.Perry25@gmail.com
5	David Perry	15995 NW 122nd Lane Alachua	tuxcal56@gmail.com
6	PAULINE AUSTIN	16011 NW 122nd Lane ALACHUA	
7	W. Jake Streit	16414 NW 110th Ave	jakeoleboy@gmail.com
8	Nichole Lewis	17903 NW 250th Terr. High Springs FL 32643	
9			
10			
11			
12			

Meeting Minutes

NEIGHBORHOOD WORKSHOP MEETING MINUTES

The Fletcher Family Companies

SUBMITTED: February 20, 2018



Date: January 3, 2017
RE: Savannah Station – Phase II PD Rezoning NHWS Meeting Minutes
Notes by: Ryan Thompson, AICP, Project Manager

CHW Attendees – Ryan Thompson, AICP, Project Manager; Nickolas Hill, Planning Technician

Community Members in Attendance: Eight (8)

CHW Planning Staff hosted the required Neighborhood Workshop at CHW Offices (11801 Research Drive, Alachua, FL 32615). The workshop presentation contained detailed information pertaining to the purpose of the workshop, the application's request and intent, public notification information, the application's estimated schedule and review process, various maps illustrating the project site's location and characteristics, and the current and proposed PD Master Plan.

CHW staff began the presentation promptly at 6:00pm. Questions were raised throughout the presentation from community members regarding the application's proposed uses, onsite drainage systems, project site boundaries, buffering, and the expected timeline for development. A summary of the evening's discussion has been recreated and reorganized below for improved readability and comprehension. All questions were fielded by Ryan Thompson (RT), CHW, Project Manager.

Question/Comment: Does your application request to rezone the southern half of Alachua County Tax Parcel 03980-002-001 as well?

Response (RT): No—In addition to a ±12-acre portion of 03905-002-000, our application requests to rezone the northern, ±30-acre portion of 03980-002-001, as illustrated on an aerial of site on Slide 7 and the proposed PD Master Plan shown on Slide 13. The southern portion of 03980-002-001 will remain zoned for agricultural activities and will not be changed as a result of this application's approval.

Question/Comment: At this time, is Phase II limited to the development of single-family homes?

Response (RT): As shown on the previously-adopted PUD Master Plan, three (3) uses were originally permitted within Phase II. These uses include: neighborhood commercial, single-family residential, and multi-family apartments or condominiums. The revised PD Master Plan submitted with this application will exclusively request single-family detached residential units for Phase II—similar to what was already built during Savannah Station – Phase I.

Question/Comment: Where would the site's stormwater runoff drain to if this site was developed?

Response (RT): Stormwater runoff that currently occurs onsite, as well as runoff that is created by future development, shall be retained/detained onsite. Stormwater basins will be located at the site's lowest elevations and primarily within the developable area. However, SMF are permitted within the onsite buffers, as long as the required vegetation is provided.

Question/Comment: Could neighbors request additional buffers between individual lots [to the rear]? We are unable to get a trailer into our back yard to remove yard debris and think it's a good idea to have a ±10-foot strip between the back of lots to access back yards.

Response (RT): There is nothing in the City's Land Development Regulations that would prevent a developer from putting a landscape strip between the rear of lots that back up to each other. It is not customary, and someone would have to be responsible for keeping the area maintained and clear for access. Where these buffer strips are provided, we tend to see residents use the area to dump trash. And, in some cases, the area has become a refuge for homeless. However, we would be happy to pass along any suggestions or comments you may have about the project. Both we and our client are committed to providing the best development possible to our community.

Question/Comment: If approved, how long will it take for [Savannah Station – Phase II] to complete development?

Response (RT): It is difficult to state with certainty when the site's development will be completed this early in the application process. Ideally, adoption of the proposed Savannah Station – Phase II PD will likely occur sometime late spring/early summer 2018. We will then submit development plan and plat applications on behalf of the developer, which may take another 4-6 months for approval. Then, the developer can start construction on the roadway, stormwater, and other required infrastructure. Depending if the developer sells lots or constructs the homes themselves, it may take up to ten (10) years to complete the project.

Question/Comment: Will the public have any opportunity for additional input besides this workshop?

Response (RT): Yes, not only is our intern transcribing an account of this workshop that will be submitted to the City, but you will also have a chance to speak to the Planning and Zoning Board public hearing and two (2) City Commission hearings.

Meeting adjourned at approximately 6:45pm.

Application Package
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2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
6. Neighborhood Workshop Materials
- 7. Justification Report**
8. Attachments
 - a. Public School Student Generation Form
 - b. Map Set
 - c. Plan Set



SAVANNAH STATION PHASE 2

Justification Report

December 28, 2017

REVISED June 19, 2018

Prepared for:

City of Alachua Office of Planning and Zoning

Prepared on behalf of:

Waco Properties, Inc.

Prepared by:

CHW

PN# 17-0293

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1. Executive Summary

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

From: Ryan Thompson, AICP, Project Manager

Date: December 28, 2017 REVISED June 19, 2018

Re: Savannah Station Phase 2 – Rezoning Application

17-0293

<u>Jurisdiction:</u> City of Alachua	<u>Intent of Application:</u> To allow Savannah Station Phase 2 to develop as a residential subdivision
<u>Description of Location:</u> Located along CR 235 between NW 157 th Street and 123 rd Avenue	
<u>Parcel Number:</u> A portion of Alachua County Tax Parcel 03905-002-000 and 03980-002-001	<u>Acres:</u> ±45.13 acres (ac) (Source: CHW)
<u>Existing Future Land Use (FLU) Classification:</u> <i>Moderate Density Residential</i> The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units (du) per acre. This FLU category permits uses such as single-family dwelling units, townhomes, and Residential Planned Developments.	
<u>Existing Zoning District:</u> <i>PUD: Planned Use District</i> The Savannah Station PUD district was previously approved for Savannah Station, which included the developed portion (Phase 1) and the subject property (Phase 2.) The PUD included 7.35-acres of neighborhood commercial, 7.76-acres of multi-family units, and 65.19-acres of single-family residential. Phase 1 is ±35.2-acres, and consists of 107 single-family dwelling units, and associated infrastructure.	<u>Proposed Zoning District:</u> <i>PD-R: Planned Development-Residential District</i> The PD-R district is established 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.
<u>Existing Max. Permitted Density (PUD):</u> Single-family residential: 292 du Constructed: 107 du Remaining: 185 du Multi-family residential: 60 du Nonresidential: 66,000 sf (Source: City of Alachua Ordinance 05 24)	<u>Proposed Max. Permitted Density (PD-R)¹:</u> ±45.13 ac x 4 du/ac = 180 du total
<u>Net Change</u> This Rezoning application will permit a decrease in 5 single-family dwelling units, 60 multi-family dwelling units, and 60,000 square feet of nonresidential.	

1. Note: The Savannah Station PD was approved for 292 single-family dwelling units, in addition to multi-family units and commercial space. During Phase I, 107 single-family units were constructed. Although there are 185 single-family lots remaining in Savannah Station, the underlying Future Land Use limits density to four (4) dwelling units per acre. Therefore, this application requests 180 units over the approximate 45 acres that remain to be developed. (See Section 2 of this report for more information).

2. STATEMENT OF PROPOSED CHANGE

This application requests to rezone a ± 45.13 -acre portion of Alachua County Tax Parcels 03905-000-000 and 03980-002-001 from Planned Use District (PUD) to Planned Development-Residential (PD-R). The subject property was originally approved as part of the Savannah Station Planned Unit Development (PUD) per City of Alachua Ordinance 05 24. However, only 107 single-family units over 35.2-acres was completed before the PUD expired. This application requests a rezoning over the remaining 45.1-acres, referred to in this application as Savannah Station Phase 2.

The subject parcel is located along CR 235 between NW 157th Street and 123rd Avenue. An aerial is provided as Figure 1 that shows the site's exact location and conditions.



Figure 1: Aerial Map

The intent of this PD-R Rezoning application is to permit the continuation of the Savannah Station subdivision over the remaining 45-acres. To reflect the existing lot sizes in Phase 1, and obtain the maximum lot yield that is consistent with the underlying Moderate Density Residential Future Land Use (FLU) category (four units per acre), a PD-R is necessary. The PD-R shall be based on the Residential Single-Family – 4 (RSF-4) zoning district with modifications to the minimum lot size and building setbacks.

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

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	CR 235 R.O.W.; Industrial; Commercial	CR 235 R.O.W.; Industrial General (IG); Commercial Intensive (CI)
East	NW 157 th Street R.O.W.; Agriculture	NW 157 th Street R.O.W.; A
South	Moderate Density Residential; Agriculture	Planned Unit Development (PUD); A
West	CR 235 R.O.W.; Industrial	CR 235 R.O.W.; IG

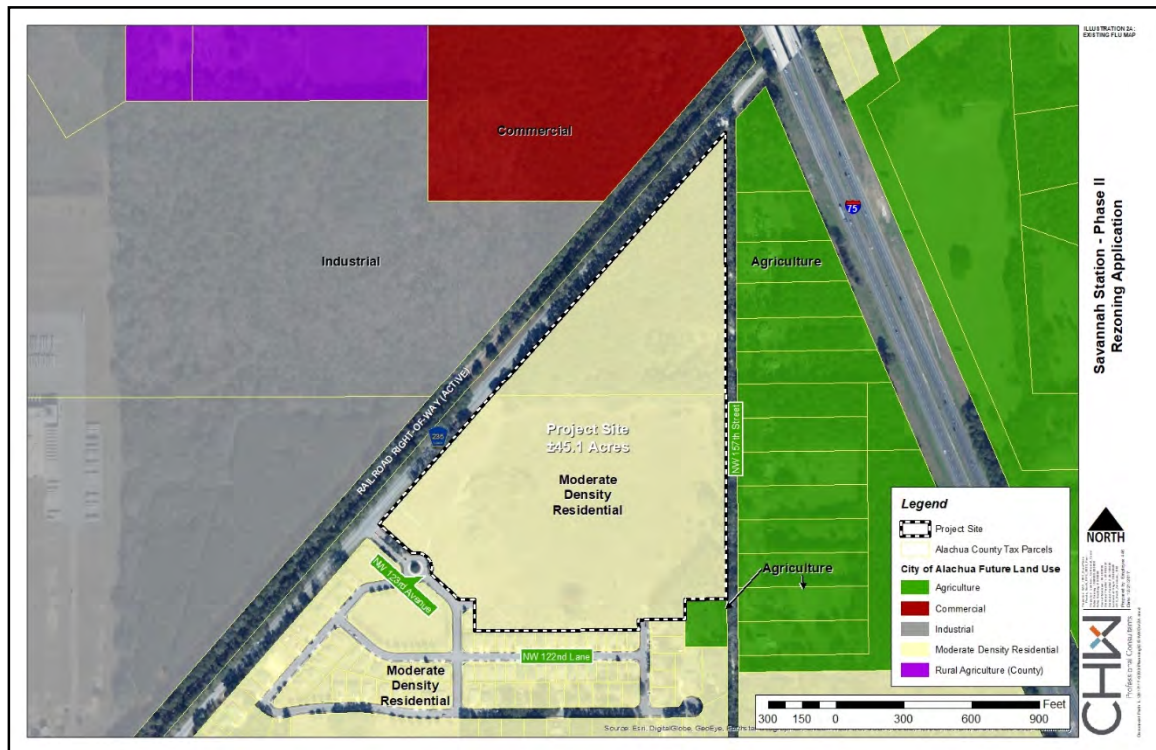


Figure 2: Existing Future Land Use Map



Figure 3: Existing Zoning Map

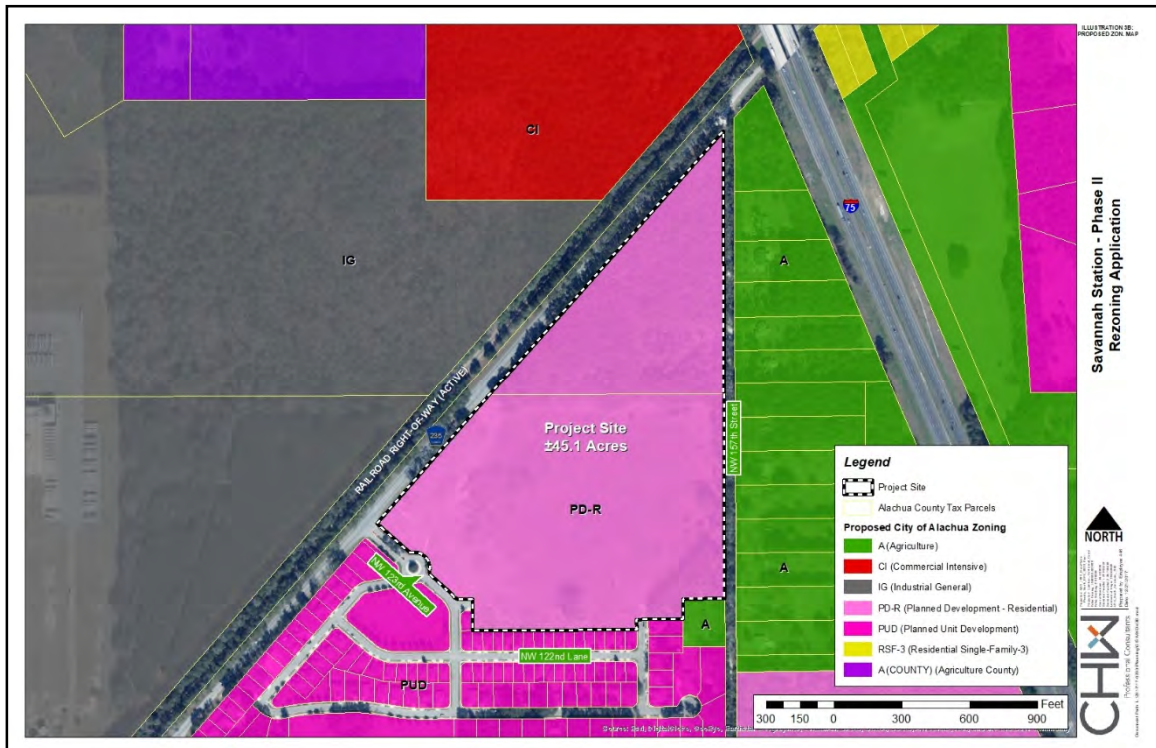


Figure 4: Proposed Zoning Map

3. IMPACT ANALYSIS

LEVEL OF SERVICE CONCURRENCY

This Rezoning application requests to change the ±45.1-acre site's existing zoning designation from PUD (Ord. 05 24) to PD-R at a density consistent with the subject parcels' underlying Moderate Density Residential FLU. This impact analysis is based on the net difference between the existing and proposed impacts to transportation and public facility infrastructure, with one exception: potable water and sanitary sewer. Existing and proposed density/intensity for the project site are as follows:

- Existing Maximum Permitted Density/Intensity ('A' Zoning district):
 - o Single-family residential: **292 dwelling units (du)** (107 units developed in Phase 1 / 185 potential units remain)
 - o Multi-family residential: **60 du**
 - o Nonresidential: **66,000 sf**
- Proposed Maximum Permitted Density ('PD-R' Zoning district):
 - o $\pm 45.13 \text{ ac} \times 4 \text{ du/ac} = \mathbf{180 \text{ du}}$

In addition, this analysis also demonstrates the estimated impacts from the project only without considering the previously approved development.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. Data for subsequent tables are from the City of Alachua August 2017 Development Monitoring Report, as well as, data obtained within the City Comprehensive Plan and Florida Administrative Code (FAC).

Roadways / Transportation

Table 2: Projected Net Trip Generation

Land Use ¹	Units	Daily		AM Peak		PM Peak	
(ITE)		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	180	9.52	1,714	0.77	139	1.02	184
Existing							
Single-Family Detached Housing (ITE 210)	185 ²	9.52	1,761	0.77	142	1.02	189
Apartments (ITE 220)	60	6.65	399	0.51	31	0.62	37
Shopping Center (ITE 820)	66	42.7	2,818	0.96	63	3.71	245
Subtotal (Existing)	-	-	4,978	-	236	-	245
Total	-	-	-3,264	-	-98	-	-287

1. Source: ITE Trip Generation 9th Edition

2. 107 SF lots developed as part of Phase 1. 185 potential lots remain.

Table 3: Projected Trip Generation

Land Use ¹	Units	Daily		AM Peak		PM Peak	
(ITE)		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	180	9.52	1,714	0.77	139	1.02	184

1. Source: ITE Trip Generation 9th Edition

Conclusion: Approval of this Rezoning application would reduce the subject property's maximum development potential and thus, result in a potential net reduction of daily vehicle trips generated by the site. Therefore, approval of this application *will not* negatively impact the adopted LOS for adjacent and nearby roadways.

Table 4a: Projected Net Impacts on Roadways, CR 235

	AADT	PM
Traffic System Category	CR 235	
	(SCL to CR 241)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	5,165	491
Reserved Trips ¹	-	-
Available Capacity	9,415	823
Projected Net Trip Generation ²	0	0
Available Capacity w/ Application Approval	9,415	823

1. Source: City of Alachua March 2018 Development Monitoring Report

2. NOTE: Projected trip distribution percentage is estimated to be 100%.

Table 4b: Projected Net Impacts on Roadways, CR 2054 West

	AADT	PM
Traffic System Category	CR 2054	
	(West of SR 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	1,686	160
Reserved Trips ¹	1,338	133
Available Capacity	11,556	1,021
Projected Net Trip Generation ²	0	0
Available Capacity w/ Application Approval	11,556	1,021

1. Source: City of Alachua March 2018 Development Monitoring Report

2. NOTE: Projected trip distribution percentage is estimated to be 5%.

Table 5a: Projected Impacts on Roadways, CR 235

	AADT	PM
Traffic System Category	CR 235	
	(SCL to CR 241)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	5,165	491
Reserved Trips ¹	-	-
Available Capacity	9,415	823
Projected Trip Generation ²	1,714	184
Available Capacity w/ Application approval	7,701	639

1. Source: City of Alachua March 2018 Development Monitoring Report

2. NOTE: Projected trip distribution percentage is estimated to be 100%.

Table 5b: Projected Impacts on Roadways, CR 2054 West

	AADT	PM
Traffic System Category	CR 2054	
	(West of SR 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	1,686	160
Reserved Trips ¹	1,338	133
Available Capacity	11,556	1,021
Projected Trip Generation ²	86	9
Available Capacity w/ Application Approval	11,470	1,012

1. Source: City of Alachua March 2018 Development Monitoring Report

2. NOTE: Projected trip distribution percentage is estimated to be 5%.

Table 6a: Projected Impacts on Roadways, CR 235A South

	AADT	PM
Traffic System Category	CR 235A South	
	(South of US 441)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	3,780	359
Reserved Trips ¹	217	30
Available Capacity	10,583	925
Projected Trip Generation ²	0	0
Available Capacity w/ Application Approval	10,583	925

1. Source: City of Alachua March 2018 Development Monitoring Report

2. NOTE: Projected trip distribution percentage is estimated to be 50%.

Table 6b: Projected Impacts on Roadways, CR 235A South

	AADT	PM
Traffic System Category	CR 235A South	
	(South of US 441)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	3,780	359
Reserved Trips ¹	217	30
Available Capacity	10,583	925
Projected Trip Generation ²	857	92
Available Capacity w/ Application Approval	9,726	833

3. Source: City of Alachua March 2018 Development Monitoring Report

4. NOTE: Projected trip distribution percentage is estimated to be 50%.

Conclusion: Per City LDR §2.4.14(H)(2), affected roadways are those within one-half mile of the subject property for developments generating 1,000 external average daily trips (ADT). The only affected roadways are CR 235, which the project site is directly fronting, CR 2054, which is estimated to receive only 5% of the total projected AADT, and CR 235A South, which is the nearest major intersection. This development will not contribute more than 5% to any other roadway's maximum service volume within the City of Alachua. Tables 4a through 6b demonstrate that each affected roadway segment will continue to retain sufficient roadway capacity during both AADT and PM Peak. In fact, none of the affected roadway segments will experience a failing roadway LOS because of this Rezoning application's approval.

Potable Water / Sanitary Sewer

Potable water and sanitary sewer calculations are based on the site's maximum development potential, rather than the net difference between the existing and proposed maximum impacts. **However, it should be noted that the maximum potential impacts resulting from the proposed PD-R Zoning District are less than what is currently permitted.**

Table 7: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,301,000
Reserved Capacity ¹	61,382
Residual Capacity ¹	937,618
Percentage of Permitted Design Capacity Utilized ¹	59.23%
Projected Potable Water Demand from Proposed Project ²	46,800
Residual Capacity after Proposed Project	890,818

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (180 du x 2.6 bedrooms per unit x 100 GPD)

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The potential net impacts from the intended residential development will not negatively impact the City's adopted LOS for potable water.

Table 8: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less actual Treatment Plant Flows ¹	654,000
Reserved Capacity ¹	57,094
Residual Capacity ¹	788,906
Percentage of Permitted Design Capacity Utilized ¹	47.41%
Projected Sanitary Sewer Demand from Proposed Project ²	46,800
Residual Capacity after Proposed Project	742,106

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (180 du x 2.6 bedrooms per unit x 100 GPD)

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for sanitary sewer.

Table 9: Projected Net Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ¹	5,287.39	964.95
New River Solid Waste Facility Capacity ¹	50 years	
Net Difference in Solid Waste Generated By Proposed Project ²		-268

1. Source: City of Alachua March 2018 Development Monitoring Report.

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996. Formula used: $(180 \text{ du} \times 2.6 \text{ persons per du} \times .73 \text{ per capita}) - [(185 \text{ du} \times 2.6 \text{ person per du} \times .73 \text{ per capita}) + (60 \text{ du} \times 2.6 \text{ persons per du} \times 0.73 \text{ per capita}) + (((12 \text{ lbs.} / 1,000 \text{ sq. ft.} / \text{day} \times 66,000 \text{ ft}^2) \times 365) / 2,000)]$

Table 10: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ¹	5,287.39	964.95
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated By Proposed Project ²		342

1. Source: City of Alachua March 2018 Development Monitoring Report.

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996. Formula used: $(180 \text{ du} \times 2.6 \text{ persons per du} \times .73 \text{ per capita})$

Conclusion: As calculated in Tables 9 and 10, solid waste facility capacity exists to adequately serve the intended residential development for the subject property. Thus, approval of this Rezoning application will not negatively impact the City's adopted LOS for this system.

Public School and Recreation Impact

The City of Alachua requires all Rezoning applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in Table 11 and 12.

Table 11: Projected Net Public School Demand

Land Use	Units	Elem.		Middle		High	
(ITE)		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Single-Family Residential	180	.15	27	.07	13	.09	16
Existing							
Single-Family Residential	185	.15	28	.07	13	.09	17
Multi-Family Residential	60	.08	5	.03	2	.03	2
Net Generation	-	-	-6	-	-2	-	-3

1. Source: City of Alachua School Concurrency Form

Table 12: Projected Public School Demand

Land Use	Units	Elem.		Middle		High	
(ITE)		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Single-Family Residential	180	.15	27	.07	13	.09	16

1. Source: City of Alachua School Concurrency Form

Conclusion: Approval of this Rezoning application would reduce the subject property's projected impact on the Public School System. However, without considering the previously approved development, this application's approval would generate a demand of **27 elementary, 13 middle, and 16 high school student stations** to this system.

Table 13: Recreational Impact Table

System Category	System Acreage
Existing City of Alachua Acreage ¹	117.65
Acreage Required to Serve Existing Population ¹	49.68
Reserved Capacity ¹	.60
Available Recreation Acreage ¹	67.37
Proposed Recreational Impact ²	2.34

1. Source: City of Alachua March 2018 Development Monitoring Report.

2. Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 180 units x 2.6 person per du x (5 acres/1,000 persons)

Conclusion: The City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, both Phases of Savannah Station will have recreational facilities onsite including, but not limited to, outdoor workout facilities and passive trails. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

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 Rezoning application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

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 (PD-R);
8. Supporting community services, such as schools, houses of worship, parks, and community centers

This application seeks to rezone the project site from PUD to PD-R—consistent with the list of uses permitted within the site’s existing Moderate Density Residential FLU designation.

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.

As shown in the PD Master Plan submitted with this application, all onsite dwelling units shall be detached, single-family homes—consistent with Policy 2.1.a.1. of the City of Alachua Comprehensive Plan, Savannah Station Phase 1, and nearby single-family developments.

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.

No non-residential activities are being proposed within the ±45.13-acre site 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.

The subject PD-R will far exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. Onsite activities for residents will include passive trails, outdoor workout facilities, and/or community gathering spaces.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

As shown during a later stage in the development review process, the site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and streetlighting systems. Block lengths that exceed the maximum 600', as per LDR §7.2.3(B)(2), shall include a 10' easement for a pedestrian way, as described in LDR §7.2.3(B)(4).

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Savannah Station is a previously-approved PUD with multiple phases of development. Although Phase I was completed, the PUD expired before construction on Phase II commenced. The proposed second phase of Savannah Station will utilize the existing City of Alachua potable water and sanitary sewer infrastructure currently serving Phase I for connection.

To avoid constructing roadway infrastructure that is not necessary to enhance roadway capacity, 10' easement for pedestrian ways are proposed on blocks that exceed 600' in length. The pedestrian ways will ensure a walkable neighborhood while the reduced roadway infrastructure will conserve materials, financial resources, and pervious surface area.

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.

As demonstrated on the PD Master Plan submitted with this application, the project site will implement a 15' natural buffer where residential lots are proposed adjacent to the NW 157th Street Right-of-Way. The buffer shall be landscaped and include an opaque fence to the interior of the buffer.

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.

As illustrated in the proposed PD Master Plan submitted with this report, the proposed development far exceeds the required 10% minimum. Onsite open spaces shall be comprised of stormwater management facilities, landscaping, buffers, and the ±3-acre topographic feature onsite.

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

The project site is located within a developed area of the City. The proposed Rezoning will encourage urban infill development on the currently undeveloped site. The intended residential development is also consistent with the existing residential development pattern located along the CR 235 corridor. The potential urban infill redevelopment on the project site will help to reduce development pressures in the urban fringe and in more rural areas of the City.

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.

Section 4 and 5 of this report demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

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.

There are no onsite wetlands or flood areas that would make this project site unable to support the proposed 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.

There are no steep slopes onsite.

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

There are currently five types of soils located onsite:

- **Arredondo Fine Sand, 0 – 5 % Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Pits and Dumps**

According to the NRCS soil database, each of the five (5) 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.

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.

There are no wetlands 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.

No listed species are known onsite. An environmental resource assessment shall be conducted onsite during development review.

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 this site will have on available facilities and services. As shown in Section 3, no facilities and/or services will operate below the adopted level of service.

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 demonstrates how the proposed plan for the project site will not cause City of Alachua facilities to operate below the adopted level of service.

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 issued during development plan review, following the approved of this rezoning 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 five types of soils located onsite:

- **Arredondo Fine Sand, 0 – 5 % Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Pits and Dumps**

According to the NRCS soil database, each of the five (5) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. Furthermore, the Pits and Dumps portion of the site is located within the topographical feature that will be set aside as open space not to be developed. Site design will address these soil composition limitations with properly-designed drainage and stormwater management facilities.

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

The ±45.13-acre subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

5. CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS

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

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 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 existing Moderate Density Residential FLU designation.

- (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 illustrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Items that are applicable to this proposal have been addressed diligently in the following pages to ensure that the proposed Rezoning is consistent with the standards discussed within both City of Alachua documents.

- (c) *Logical development pattern.* The proposed amendment would result in a logical and orderly development pattern.

The proposed Savannah Station Phase 2 is located along an existing residential corridor, as evidenced by the site's adjacency to Savannah Station Phase 1 and close proximity to low-density residential developments such as Pilot Forest, Shady Lane Acres, and the recently-approved Tara Village.

- (d) *Premature development.* The proposed amendment will not create premature development in undeveloped or rural areas.

This application does not propose the opportunity for onsite premature development. This amendment seeks to permit the availability for residential infill development along a major residential corridor.

- (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 site is located immediately adjacent to the intersection of CR 235 and NW 157th Street. The sole property abutting the project site is the existing Savannah Station Phase I development. A 15'-wide buffer with an opaque fence shall be located where onsite lots are adjacent to the NW 157th Street right-of-way. And, lots located along NW 157th Street shall be 150% larger than lots internal to the development.

The proposed PD-R district permits compatible residential uses. In addition, the residential intent of this development is consistent with Phase 1 and nearby residential developments including Pilot Forest, Shady Lane Acres, and the recently-approved Tara Village.

- (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 ±45.13-acre residential development is located within close proximity to multiple single-family neighborhoods and lots. The site's development standards are compatible with the subject area's underlying Moderate Density Residential FLU and the development pattern established by nearby single-family homes. Therefore, approval of this application for PD-R Zoning will not generate traffic, uses, noise, or lighting that is unlike what is already found within this area of the City.

- (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 site is located along an existing residential corridor. Approval of this application to change the project site's existing zoning will allow the development of similar residential uses within this node.

- (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.

This undeveloped project site currently resides within an area of the City with strong single-family character. Approval of this application will assist the City in limiting local sprawl by permitting residential infill opportunities for the project site along an existing residential corridor.

- (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 PD will permit phase 2 of the adjacent Savannah Station.

- (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 site is located adjacent to Savannah Station Phase I which is currently being serviced by City of Alachua potable water and sanitary sewer systems. Phase 2 will connect to the same utility system for the intended residential development's potable water and wastewater needs.

- (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.

According to the most updated National Wetlands Inventory (NWI) and Federal Emergency Management Agency's (FEMA) data, no wetland and floodplain areas were found within the ±45.13-acre site. In addition, onsite soils are conducive to residential developments excluding the ±3-acre topographic feature that will be set aside as open space, not to be disturbed. Onsite stormwater management facilities will respect the site's natural topography by draining to the northwestern portion of the site. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

In addition, local noise and lighting pollution will be minimal as the proposed residential development is not unlike the noise and light currently being generated from Phase 1 or other nearby residential developments such as Pilot Forest and Shady Lane Acres.

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;

The proposed Savannah Station Phase 2 will include a maximum of 180 single-family residential units. The proposed PD-R zoning is necessary to establish a minimum lot size compatible with Phase 1 (5,000 sq. ft.) as the minimum lot size permitted by corresponding zoning district (RSF-4) is 7,500 sq. ft.

- (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.

The intent of this PD-R Rezoning application is to reduce the site's minimum required lot size to ensure that a Phase II can achieve the residential units permitted by the site's underlying Moderate Density Residential FLU designation. In addition to City of Alachua requirements for development such as buffering, open spaces, and stormwater management facilities, a portion of the site possesses a ±3-acre topographical feature requiring the applicant to develop around this onsite constraint. Rezoning this property to PD-R will allow the applicant to use innovative and efficient use of dwelling units, infrastructure, and open spaces to develop the site consistent with the entitlements 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;

As shown on the PD Master Plan, the subject property will contain single-family residential units and open spaces for stormwater management facilities, compatibility buffers, and public enjoyment. No nonresidential uses are proposed at this time.

- (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;

The PD Master Plan illustrates that only 180 dwelling units are being requested for Savannah Station Phase 2—consistent with the site’s underlying Moderate Density Residential FLU. No nonresidential uses are proposed at this time.

- (c) Identifies the general location of open space;

Onsite open spaces shall be comprised of stormwater management facilities, landscaping, buffers, and the ±3-acre topographic feature onsite. These features are clearly labeled on the PD Master Plan submitted with this report.

- (d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

As discussed in earlier sections of this report, no significant environmental features such as wetlands, floodplains, waterbodies, or protected species are located within the ±45.13-acre site.

- (e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

The PD Master Plan shows all proposed internal roadways and a typical cross-section. The site was designed with the pedestrian in mind by including pedestrian-friendly block sizes, lighting systems, and sidewalk infrastructure internal to the development. Blocks that exceed 600’ in length shall include a 10’ easement for a pedestrian way consistent with that described in LDR §7.2.3(B)(4).

- (f) Identifies on-site potable water and wastewater facilities; and

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.

As shown on the PD Master Plan, the site is adjacent to Savannah Station Phase I which is currently serviced by City of Alachua potable water and sanitary sewer systems. Phase 2 will likely connect to the same utility system for the intended residential development's potable water and wastewater needs.

- (2) *Consistency with the Comprehensive Plan.* The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

As demonstrated in Section 4 of 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 existing Moderate Density Residential FLU designation.

- (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.

The proposed ±45.13-acre residential development is located adjacent, and within close proximity to, multiple single-family neighborhoods and lots including Savannah Station Phase I, Shady Acres, Pilot Forest, and the recently approved Tara Village. To ensure compatibility with adjacent 2-acre single-family parcels on the eastern site of NW 157th Street, a 15' buffer shall be located onsite where lots are adjacent to the NW 157th Street Right-of-Way line. The buffer shall be landscaped and include an opaque fence to the interior of the buffer. And, lots located along NW 157th Street shall be 150% larger than lots internal to the 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 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.

This application is for Phase II of the previously-approved Savannah Station PUD. There are no other phases to Savannah Station at this time.

- (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.

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.

The PD Utility Plan submitted with this report shall contain a reference to the transportation concurrency calculations shown in Tables 2 and 3a – 3c of this report. As shown in these tables, adequate capacity exists for the intended residential development along all major City of Alachua 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.

As shown on the PD Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems. As reflected in both Section 3 of this report and the PD Utility Plan, 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.

As shown in both Section 3 of this report and the PD Utility Plan, the City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, the proposed PD Master Plan illustrates that both Phases of Savannah Station will have recreational facilities onsite including, but not limited to, outdoor workout facilities and passive trails. Thus, 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.

As calculated in both Section 3 of this report and the PD Utility Plan, 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.

As identified on the PD Master Plan submitted with this report, onsite stormwater management facilities will be installed so that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events. In addition, these facilities will be designed to be aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

- (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.

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.

The proposed Savannah Station Phase 2 PD-R project site is ±45.13 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.

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 underlying Moderate Density Residential FLU designation.

- (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.

This Rezoning application requests to change the ±45.13-acre site's existing zoning designation from PUD to PD-R at a density consistent with the subject parcels' underlying Moderate Density Residential FLU. This density is also comparable to density found within Phase 1, Pilot Forest, and the recently approved Tara Village development.

- (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.

As shown on the PD Master Plan submitted with this report, the proposed Savannah Station Phase 2 will include a maximum of 180 single-family residential

units. The proposed PD-R zoning is necessary to offset the developable area lost due to a ±3-acre onsite topographical feature and to establish a minimum lot size of 5,000 sq. ft. The minimum lot size permitted by the RSF-4 zoning district is 7,500 sq. ft. All other dimensional requirements mentioned in the LDR section such as minimum setback, maximum lot coverage, and maximum building height are identified on the Zoning Master Plan.

- (b) *Setbacks from adjoining residential uses.* Minimum setbacks or buffers from adjoining residential development or zone districts.

The project site's sole adjoining use is Savannah Station Phase 1. As shown on the PD Master Plan, adjoining lots in phase 2 shall have a comparable building setback to enhance compatibility. The only other developed lands adjacent to the subject property are on the far side of NW 157th Street. To ensure compatibility with these lots, a 15'-wide landscaped buffer with an opaque fence is proposed.

- (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.

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.

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 are 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.

The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines within the ±45.13-acre site. In addition, the proposed PD Utility Plan will reference Section 3 of this report to illustrate 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.

The PD Master Plan submitted concurrently with this report shows the proposed design of the Phase 2 roadway and pedestrian infrastructure. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan, that is consistent with LDR standards.

Blocks that exceed 600' in length shall include a 10' easement for a pedestrian way consistent with LDR §7.2.3(B)(4). These pedestrian ways are considered public streets with reduced right-of-way and pavement widths. The intent is to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and these pedestrian ways may be utilized for traffic calming. Typical roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs.

- (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.

As identified on the PD Utility Plan submitted with this report, onsite stormwater management facilities will be installed so that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events. In addition, these facilities will be designed consistent with the City LDR to ensure that these systems are aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

- (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.

The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.

Application Package
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1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
- 8. Attachments**
 - a. Public School Student Generation Form**
 - b. Map Set
 - c. Plan Set

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): Ryan Thompson, AICP Title: Project Manager

Company (if applicable): CHW

Mailing address: 132 NW 76th Drive

City: Jacksonville

State: FL

ZIP: 32607

Telephone: 352-331-1976

FAX: 352-331-2476

e-mail: ryant@chw-inc.com

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): Waco of Alabama, Inc.

Mailing Address: 569 S. Edgewood Avenue

City: Jacksonville

State: FL

ZIP: 32205

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

B. PROJECT

1. Project Name: Savannah Station Phase 2

2. Address of Subject Property: _____

3. Parcel ID Number(s): portion of 03905-002-000 and portion of 03980-002-001

4. Section 21 Township 08 Range 18 Grant _____ Acreage: ±45

5. Existing Use of Property: vacant

6. Future Land Use Map Designation: Moderate Density Residential

7. Zoning Designation: _____

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 180

☐ Multi-Family Residential

Number of Units _____

☐ Exempt (see exempt developments on page 2)

9. Review Type:

Preliminary Development Order

☐ Comprehensive Plan Amendment

☐ Large Scale

☐ Small Scale

☒ Site Specific Amendment to the Official Zoning Atlas (Rezoning)

☐ Revised

Final Development Order

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

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: Alachua Elementary School

Middle: Mebane Middle School

High: Santa Fe High School

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	180	units	x	.15	Elementary School Multiplier*	27	Student Stations**
Middle School	180	units	x	.07	Middle School Multiplier*	13	Student Stations**
High School	180	units	x	.09	High School Multiplier*	16	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	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

Ryan Thompson, AICP

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 3rd day of May, 2018, by Charles Ryan

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



Kelly Jones Bishop
 Signature of Notary Public, State of Florida

Certification

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 Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Middle SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

High SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

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: _____

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
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5. Property Appraiser Datasheets and Tax Records
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7. Justification Report
- 8. Attachments**
 - a. Public School Student Generation Form
 - a. Map Set**
 - b. Plan Set



A Portion of
Tax Parcel #
03905-002-000

**Project Site
±45.1 Acres**

A Portion of
Tax Parcel #
03980-002-001

RAILROAD RIGHT-OF-WAY (ACTIVE)

NW 123rd Avenue

NW 122nd Lane

NW 157th Street

Legend

- Project Site
- Alachua County Tax Parcels

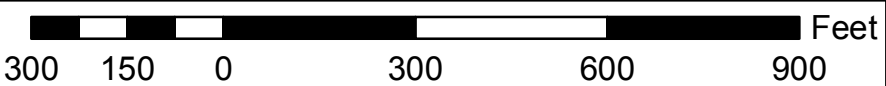


ILLUSTRATION 1B:
AERIAL MAP

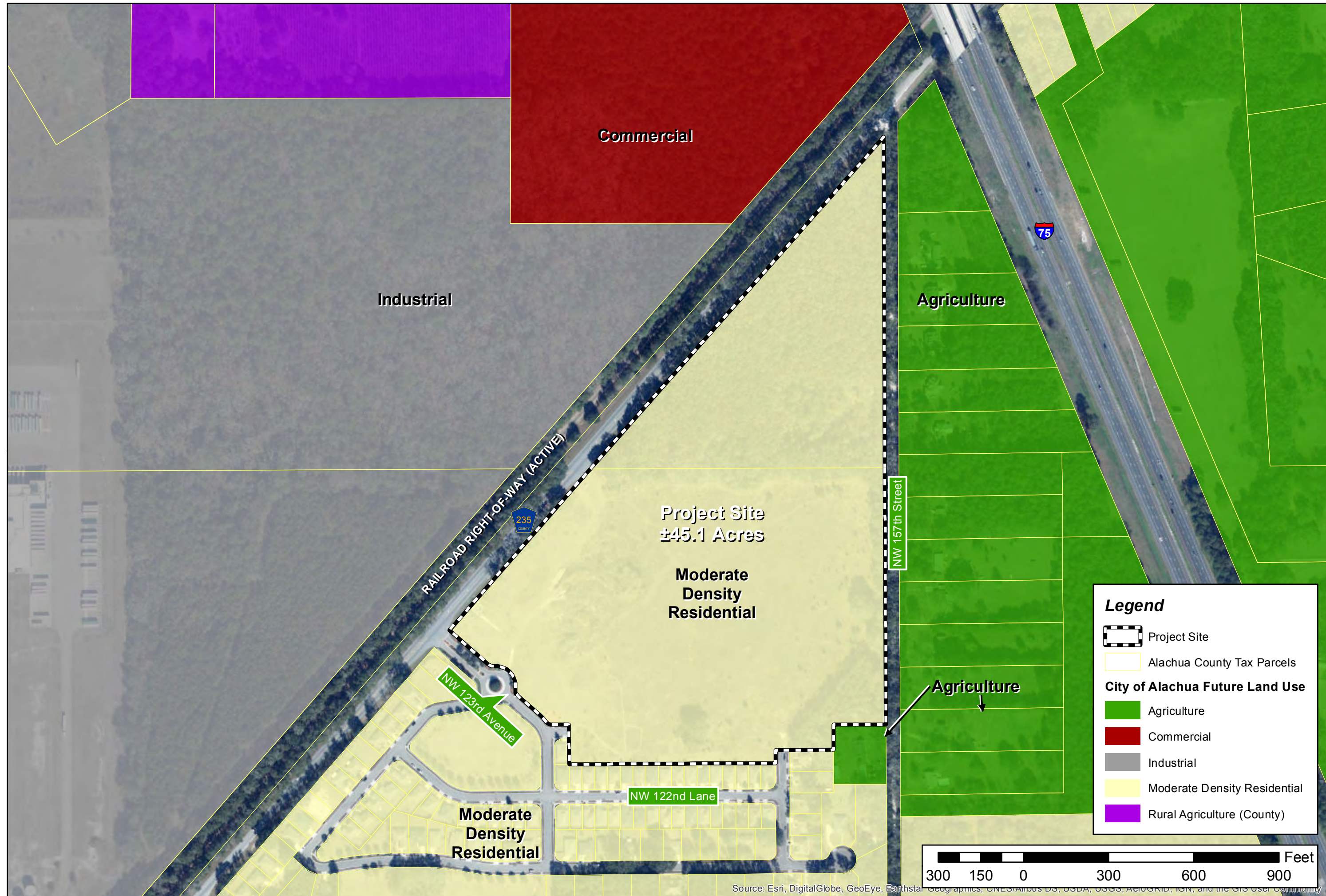
**Savannah Station - Phase II
Rezoning Application**



Projection: NAD_1983_StatePlane
Florida_North_FIPS_3000_Feet
Datum: North American 1983
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False Northing: 1600000.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.666667
Latitude of Origin: 29.000000
GCS: North_American_1983
Prepared by: Employee 446
Date: 12/21/2017

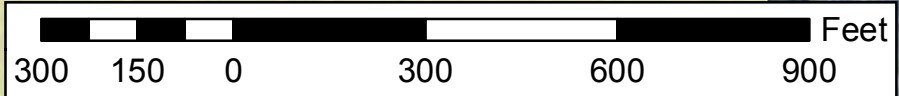
CHN
Professional Consultants
Document Path: L:\2017\7-0253\Planning\GIS\WXDs\1B.mxd

Savannah Station - Phase II
Rezoning Application



Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua Future Land Use**
- Agriculture
- Commercial
- Industrial
- Moderate Density Residential
- Rural Agriculture (County)



NORTH

Professional Consultants

Projection: NAD_1983_StatePlane_Florida_North_FIPS_3000_Feet
Datum: North American 1983
False Easting: 1568500.000000
False Northing: 1000000.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.666667
Latitude of Origin: 29.000000
Units: US Feet
Datum: North American 1983
Prepared by: Employee 446
Date: 12/21/2017

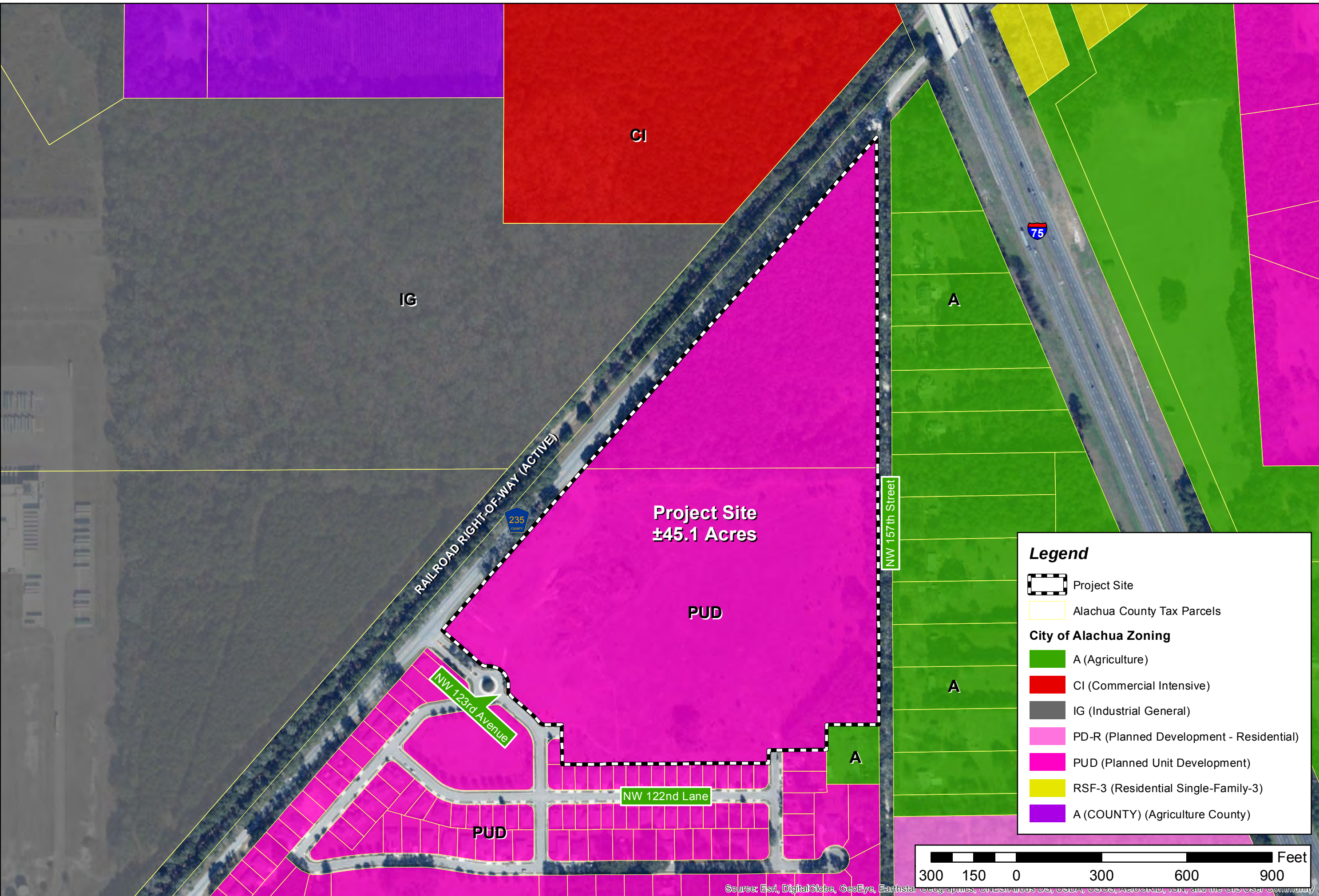
Document Path: L:\2017\7-0253\Planning\GIS\MXDs\2A.mxd

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Savannah Station - Phase II
Rezoning Application



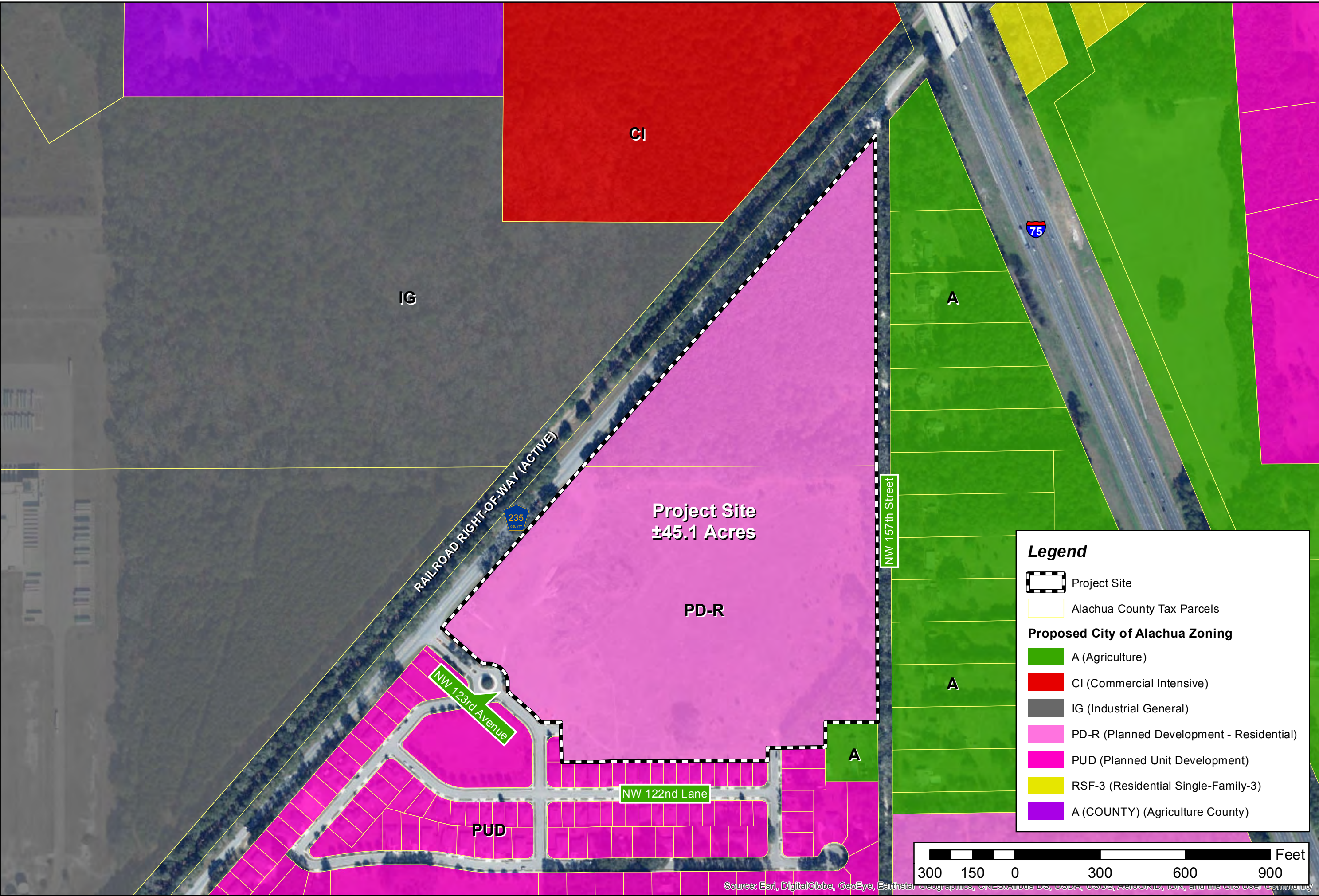
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False Northing: 1000000.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.666667
Latitude of Origin: 29.000000
Scale Factor: 1.000000
Units: US Foot
Prepared by: Employee 446
Date: 12/21/2017



Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua Zoning**
- A (Agriculture)
- CI (Commercial Intensive)
- IG (Industrial General)
- PD-R (Planned Development - Residential)
- PUD (Planned Unit Development)
- RSF-3 (Residential Single-Family-3)
- A (COUNTY) (Agriculture County)

Savannah Station - Phase II
Rezoning Application



Projection: NAD_1983_StatePlane_Florida_North_FIPS_3000 Feet
Datum: North
Datum Ellipsoid: GRS80
Datum Spheroid: Clarke 1866
Datum Prime Meridian: -84.500000
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Standard Parallel 2: 29.583333
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False Northing: 0.000000
Units: US Feet
Created By: Employee 446
Date: 12/21/2017



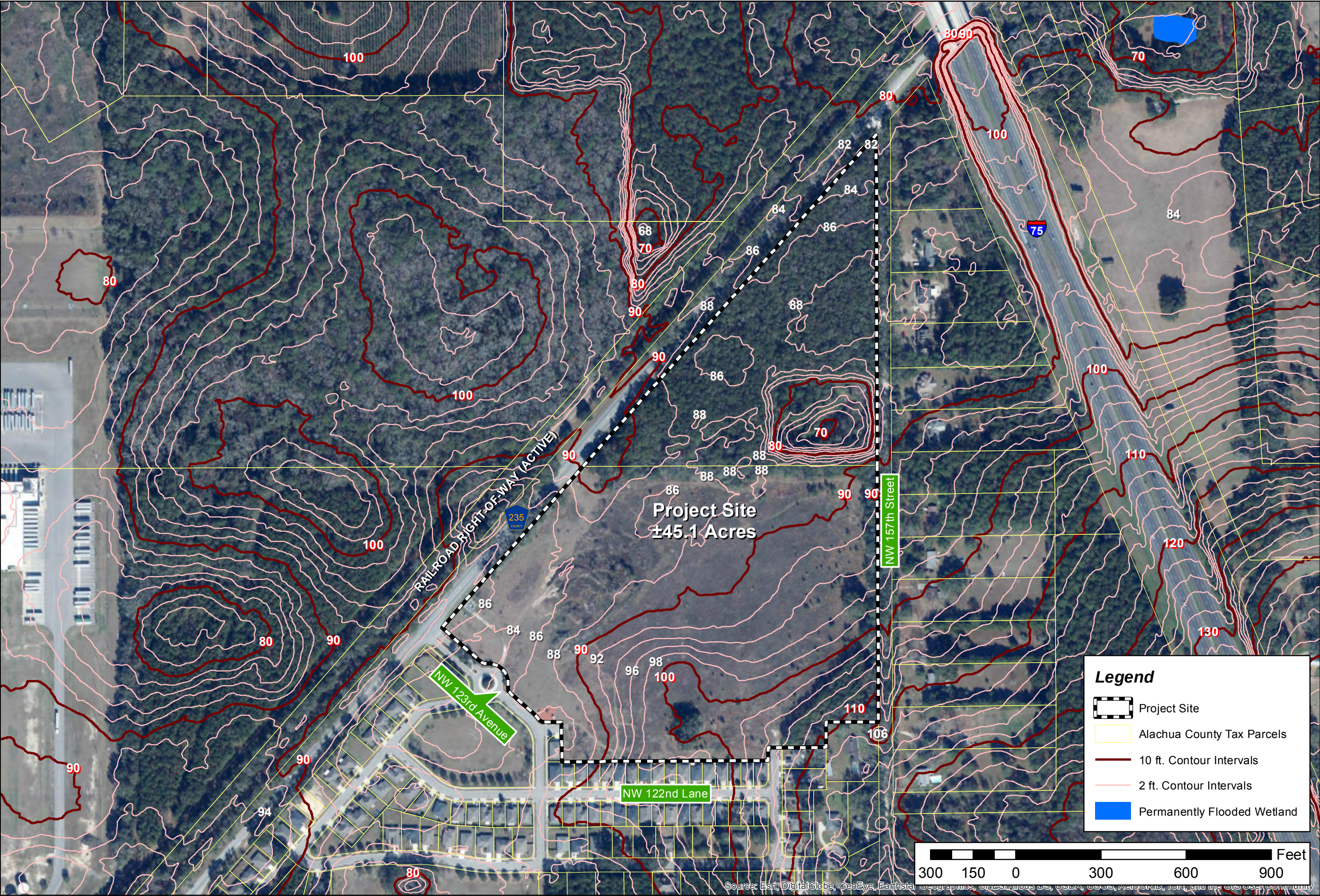


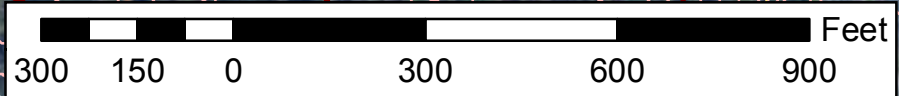
ILLUSTRATION 4:
ENV. MAP

Savannah Station - Phase II Rezoning Application



Legend

-  Project Site
-  Alachua County Tax Parcels
-  10 ft. Contour Intervals
-  2 ft. Contour Intervals
-  Permanently Flooded Wetland

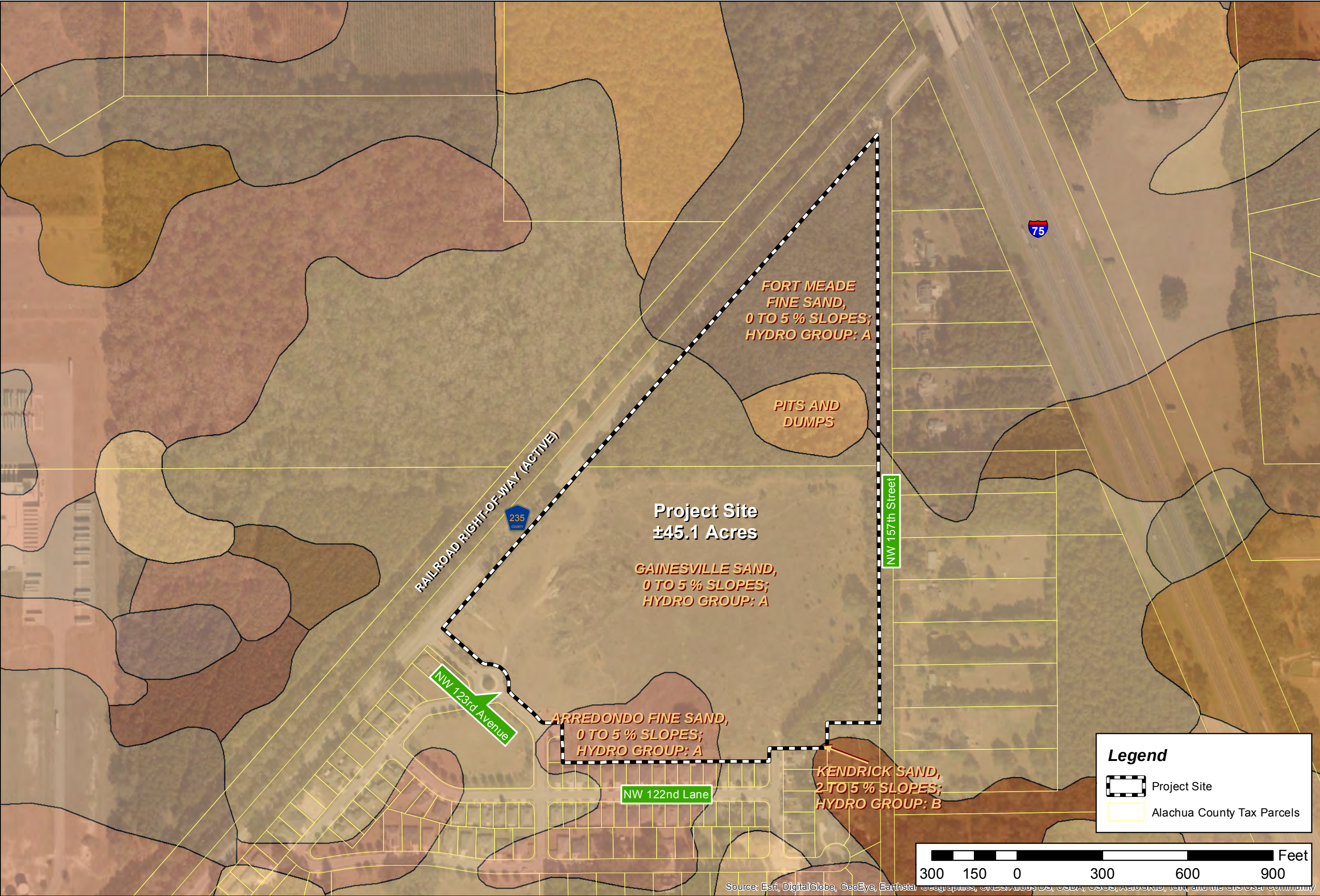


Projection: NAD_1983_StatePlane_Florida_North_FIPS_3000 Feet
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False Northing: 1600000.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.666667
Latitude of Origin: 29.000000
GCS: North_American_1983
Prepared by: Employee 446
Date: 12/21/2017

Savannah Station - Phase II
Rezoning Application

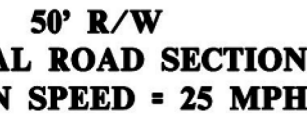
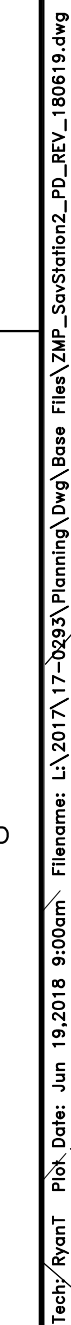


Projection: NAD_1983_StatePlane_Florida_North_FIPS_3000_Feet
Datum: North American 1983
False Easting: 1568500.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.666667
Latitude of Origin: 30.000000
GCS: North_American_1983
Prepared by: Employee 446
Date: 12/21/2017



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- 8. Attachments**
 - a. Public School Student Generation Form
 - b. Map Set
 - a. Plan Set**



NTS

Second sidewalk is optional

RIGHT-OF-WAY CENTERLINE

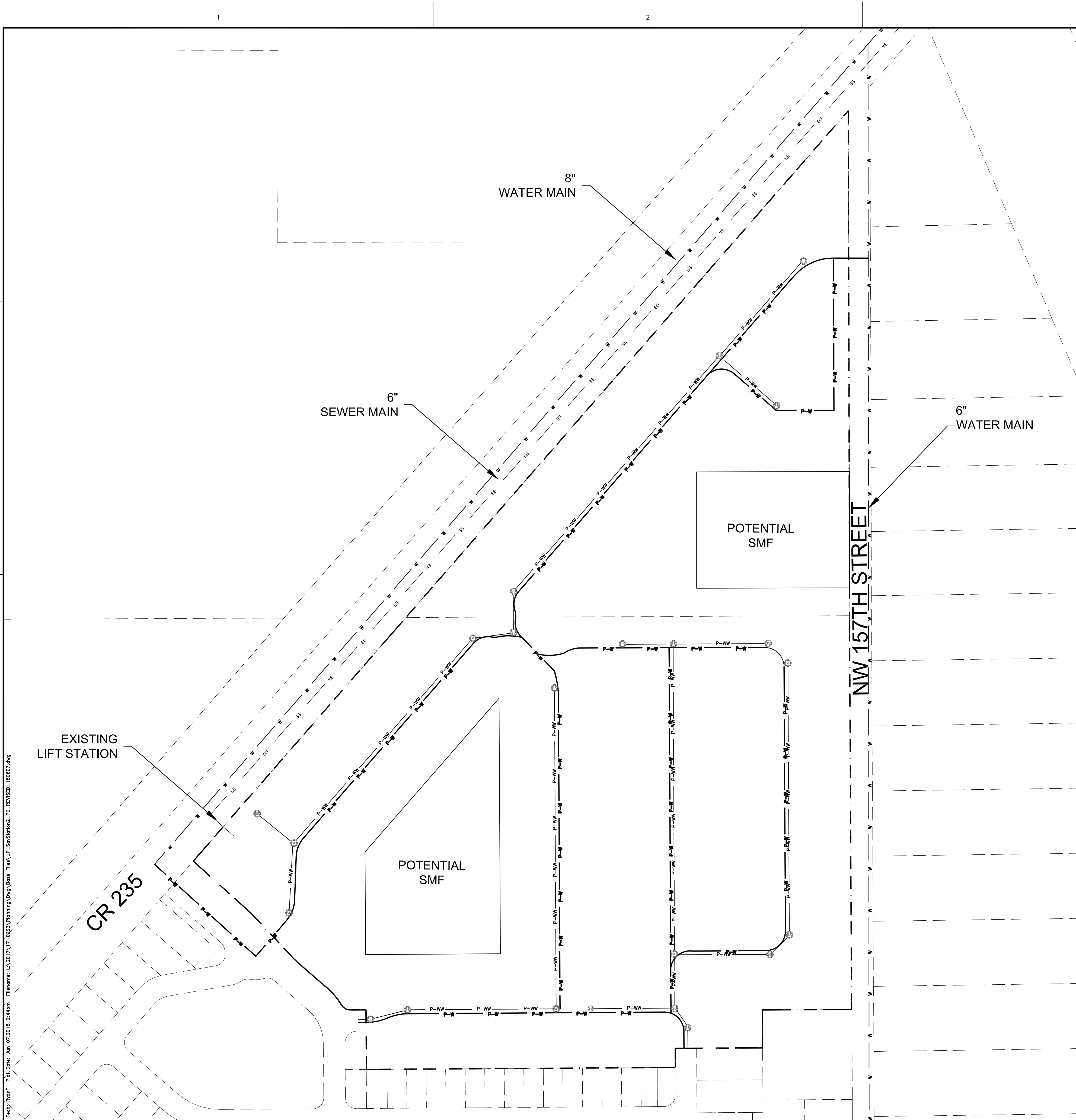
75'
ARTERIAL
ROADWAY
SETBACK

LIMITED ACCESS
FOR EMERGENCY
VEHICLES ONLY

F
15' BUFFER WITH
OPAQUE FENCE)

50' RIGHTS-OF-WAY (TYPICAL)

F
(15' BUFFER WITH
OPAQUE FENCE)



SAVANNAH STATION, PHASE 2 PLANNED DEVELOPMENT UTILITY PLAN

GENERAL NOTES

- POTABLE WATER.** AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY, AND A 6-INCH POTABLE WATER MAIN RUNS ALONG NW 157TH STREET. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
- SANITARY SEWER.** AN 8-INCH SEWER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
- STORMWATER MANAGEMENT FACILITIES (SMF)** ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
- PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. THE FOLLOWING IMPACT CALCULATIONS HAVE BEEN PREPARED TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.

ROADWAYS / TRANSPORTATION. Approval of this Rezoning application would reduce the subject property's maximum development potential and thus, result in a potential net reduction of daily vehicle trips generated by the site. Therefore, approval of this application will *not* negatively impact the adopted LOS for adjacent and nearby roadways.

Table 3: Projected Trip Generation						
Land Use ¹ (ITE)	Units	Daily Rate	Trips	AM Peak Rate	Trips	PM Peak Rate
Proposed Single-Family Detached Housing (ITE 210)	180	9.52	1,714	0.77	139	1.02

¹ Source: ITE Trip Generation 9th Edition

ROADWAYS / TRANSPORTATION. The only affected roadways are CR 235, which the project site is directly fronting and CR 2054, which is estimated to receive only 5% of the total projected AADT. Tables 5a and 5b demonstrate that each affected roadway segment will continue to retain sufficient roadway capacity during both AADT and PM Peak. In fact, none of the affected roadway segments will experience a falling roadway LOS because of this Rezoning application's approval.

Table 5a: Projected Impacts on Roadways, CR 235		
Traffic System Category	AADT	PM
	CR 235 (SCL to CR 241)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	5,165	491
Reserved Trips ¹		
Available Capacity	9,415	823
Projected Trip Generation ²	1,714	184
Available Capacity w/ Application Approval	7,701	639

¹ Source: City of Alachua August 2017 Development Monitoring Report

² NOTE: Projected trip distribution percentage is estimated to be 100%

Table 5b: Projected Impacts on Roadways, CR 2054 West		
Traffic System Category	AADT	PM
	CR 2054 (West of SR 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	4,336	411
Reserved Trips ¹	1,338	133
Available Capacity	8,916	770
Projected Trip Generation ²	86	9
Available Capacity w/ Application Approval	8,830	761

¹ Source: City of Alachua August 2017 Development Monitoring Report

² NOTE: Projected trip distribution percentage is estimated to be 5%

Table 6a: Projected Impacts on Roadways, CR 235A South		
Traffic System Category	AADT	PM
	CR 235A South (South of US 441)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	3,780	359
Reserved Trips ¹	217	30
Available Capacity	10,583	925
Projected Trip Generation ²	0	0
Available Capacity w/ Application Approval	10,583	925

¹ Source: City of Alachua March 2018 Development Monitoring Report

² NOTE: Projected trip distribution percentage is estimated to be 50%

Table 6b: Projected Impacts on Roadways, CR 235A South		
Traffic System Category	AADT	PM
	CR 235A South (South of US 441)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	3,780	359
Reserved Trips ¹	217	30
Available Capacity	10,583	925
Projected Trip Generation ²	857	92
Available Capacity w/ Application Approval	9,726	833

¹ Source: City of Alachua March 2018 Development Monitoring Report

² NOTE: Projected trip distribution percentage is estimated to be 50%

POTABLE WATER. The project site will be served by existing City of Alachua potable water infrastructure. The potential net impacts from the intended residential development will not negatively impact the City's adopted LOS for potable water.

Table 6: Projected Potable Water Impact	
System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,301,000
Reserved Capacity ¹	60,524
Residual Capacity ¹	839,476
Percentage of Permitted Design Capacity Utilized ¹	59.20%
Projected Potable Water Demand from Proposed Project ²	46,800
Residual Capacity after Proposed Project	891,676

¹ Source: City of Alachua August 2017 Development Monitoring Report

² Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (180 du x 2.6 bedrooms per unit x 100 GPD)

SANITARY SEWER. The project site will be served by existing City of Alachua wastewater infrastructure. The potential net impacts from the intended residential development will not negatively impact the City's adopted LOS for sanitary sewer.

Table 7: Projected Sanitary Sewer Impact	
System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less actual Treatment Plant Flows ¹	654,000
Reserved Capacity ¹	57,954
Residual Capacity ¹	788,036
Percentage of Permitted Design Capacity Utilized ¹	47.48%
Projected Sanitary Sewer Demand from Proposed Project ²	46,800
Residual Capacity after Proposed Project	741,236

¹ Source: City of Alachua August 2017 Development Monitoring Report

² Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (180 du x 2.6 bedrooms per unit x 100 GPD)

SOLID WASTE. As calculated in Table 9, solid waste facility capacity exists to adequately serve the intended residential development for the subject property. Thus, approval of this rezoning application will not negatively impact the City's adopted LOS for this system.

Table 9: Projected Solid Waste Impact		
System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,568.00	7,221.16
Reserved Capacity ¹	5,280.27	963.65
New Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated by Proposed Project ²		342

¹ Source: City of Alachua August 2017 Development Monitoring Report

² Source: Sinagra and Sinagra: Environmental Engineering, A Design Approach, Prentice Hall, New Jersey, 1998. Formula used: (180 du x 2.6 persons per du x 75 per capita)

PUBLIC SCHOOLS. If the project were to be developed utilizing the site's maximum development potential, this Rezoning application's approval would result in a potential decrease in student stations to the City's Public School system.

Table 11: Projected Public School Demand							
Land Use (ITE)	Units	Elem. Rate ¹	Middle Total	High Rate ¹	Total	Rate ¹	Total
Proposed Single-Family Residential	180	.15	27	.07	13	.09	16

¹ Source: City of Alachua School Concurrence Form

RECREATION. The City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, both Phases of Savannah Station will have recreational facilities onsite including, but not limited to, outdoor workout facilities and passive trails. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

Table 12: Recreational Impact Table	
System Category	System Acreage
Existing City of Alachua Acreage ¹	38.63
Acreage Required to Serve Existing Population ¹	49.46
Reserved Capacity ¹	.60
Available Recreation Acreage ¹	38.64

¹ Source: City of Alachua August 2017 Development Monitoring Report

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 Terrace.

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

CHW
Professional Consultants

SCALE
1" = 120'
VERIFY SCALE
BAR TO ONE INCH ON
ORIGINAL DRAWING
0' 1" 2"
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

CONSTRUCTION/PHASE REVISIONS

SUBMITTALS
SUBMITTAL - PD REZONING, FEBRUARY 20, 2018
REVISED - PER DRT COMMENTS, JUNE 7, 2018

CLIENT: SAVANNAH STATION, PHASE 2
PROJECT: PLANNED DEVELOPMENT
SHEET NUMBER: 17-0293

DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHER
PROJECT NUMBER: 17-0293

SHEET NO.:
2 of 3



SAVANNAH STATION, PHASE 2

PLANNED DEVELOPMENT

EXISTING CONDITIONS PLAN

GENERAL NOTES

1. NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.
2. THERE IS A TOPOGRAPHIC FEATURE ALONG THE NW 157TH STREET RIGHT-OF-WAY THAT APPEARS TO BE EXCAVATED TO CONSTRUCT THE US 441 OVERPASS TO THE EAST, OVER CR 235.



11801 Research Drive Alachua, Florida 32615 (352) 331-1976 WWW.CHIV-INC.COM		CHIV Professional Consultants		est. 1988 FLORIDA CA-5075	
SHEET NO.: 3 of 3		TECHNICAL DESIGNER: R. THOMPSON QUALITY CONTROL: C. BRASHER PROJECT NUMBER: 17-0293		SUBMITTALS SUBMITTAL - PD REZONING, FEBRUARY 20, 2018	
CLIENT: SAVANNAH STATION, PHASE 2		PROJECT: PLANNED DEVELOPMENT		CONSTRUCTION/AS-BUILT REVISIONS	
SHEET TITLE: PD EXISTING CONDITIONS PLAN		VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 0. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		SCALE: 1" = 120'	

WEATHER

TODAY'S UV INDEX
10 a.m. noon 2 p.m. 4 p.m.
5 11 11 4

The higher the AccuWeather.com UV Index™ number, the greater the need for eye and skin protection. 0-2: Low, 3-5: Moderate, 6-7: High, 8-10: Very High, 11+: Extreme.

FIVE-DAY FORECAST FOR GAINESVILLE

Today	Friday	Saturday	Sunday	Monday
93° 76°	93° 75°	90° 74°	88° 74°	91° 74°
Partly sunny Chance of rain: 25% Winds: W 4-8 mph	A stray t-storm Chance of rain: 40% Winds: SSW 4-8 mph	Showers/t-storms Chance of rain: 60% Winds: SSW 4-8 mph	Cloudy, a t-storm Chance of rain: 55% Winds: S 3-6 mph	A t-storm in spots Chance of rain: 40% Winds: SSE 3-6 mph

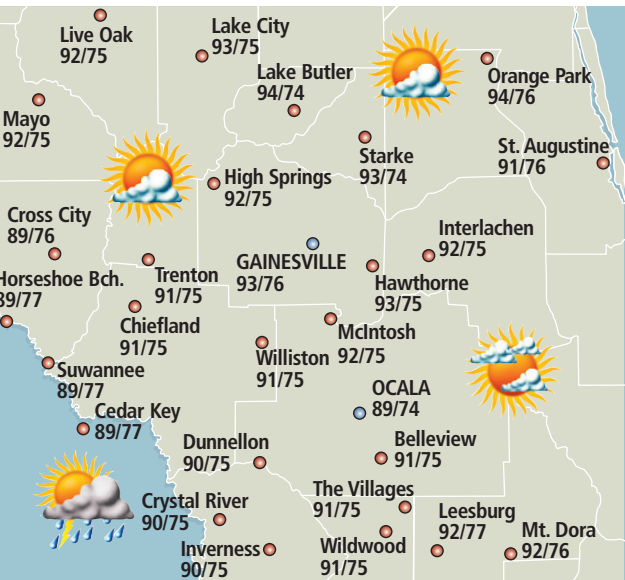
SUN AND MOON

Sunrise today 6:31 a.m.
Sunset tonight 8:33 p.m.
Moonrise today 9:01 p.m.
Moonset today 6:53 a.m.

Full Last New First

June 28 July 6 July 12 July 19

REGIONAL FORECAST



Shown is today's weather. Temperatures are today's highs and tonight's lows.

FLORIDA FORECAST

City	Today	Tomorrow	Lakeland	89/74/t	90/74/t
Apalachicola	91/80/pc	91/76/t	Melbourne	91/77/t	91/78/t
Cape Canaveral	89/77/t	89/78/t	Miami	88/75/t	88/79/t
Crescent Beach	90/77/t	90/77/t	Orlando	91/75/t	91/75/t
Crystal River	90/75/t	90/74/t	Panama City	89/78/pc	89/76/t
Daytona Beach	91/75/t	91/74/t	Pensacola	92/80/pc	91/77/t
Fernandina Bch.	92/77/t	91/76/t	Perry	92/75/t	91/75/pc
Ft. Lauderdale	87/76/t	88/80/t	St. Petersburg	89/77/t	89/75/t
Fort Myers	92/77/t	91/75/t	Sarasota	90/78/t	90/76/t
Ft. Walton Bch.	90/78/pc	90/77/t	Tallahassee	92/75/t	92/73/t
Jacksonville	94/74/pc	92/72/t	Tampa	90/80/t	89/78/t
Key West	89/81/pc	88/82/c	Vero Beach	90/73/t	90/74/t
			W. Palm Beach	87/75/t	87/77/t

YESTERDAY'S ALMANAC

GAINESVILLE
Measured at Gainesville Regional Airport through 5 p.m. yesterday.

Temperature
High/low temperature 93°/73°
Normal high/low 91°/71°
Record high 104° in 1952
Record low 63° in 1936

Precipitation
24 hours through 5 p.m. yest. 1.30"
Record rainfall 3.40" in 1965

Monthly rainfall

	2018	2017	2016	Nrml	Rcld	Year
Jan.	4.32	1.45	2.73	3.33	11.79	1904
Feb.	1.58	0.39	4.12	3.32	11.58	1998
March	2.41	0.67	2.35	4.33	11.13	1996
April	7.49	2.74	1.66	2.67	8.95	1949
May	8.38	4.45	4.08	2.48	9.25	1959
June	4.54	16.86	9.99	7.12	16.86	2017
July	16.70	1.49	6.07	16.70	2017	
Aug.	5.79	3.30	6.39	15.84	1985	
Sept.	15.28	7.97	4.42	19.91	1894	
Oct.	1.57	1.65	2.88	10.00	1994	
Nov.	2.76	0.02	2.06	7.27	1972	
Dec.	2.65	2.69	2.38	9.60	1997	
Year	28.72	71.31	42.05	47.45	73.30	1953

OCALA
Measured at Ocala through 5 p.m. yesterday.

Temperature
High/low temperature 90°/71°
Normal high/low 93°/71°
Record high 102° in 1950
Record low 64° in 1990

Precipitation
24 hours through 5 p.m. yest. 3.35"
Record rainfall 3.92" in 1974

Monthly rainfall

	2018	2017	2016	Nrml	Rcld	Year
Jan.	4.19	4.95	5.80	3.20	9.12	1994
Feb.	1.18	1.51	4.24	3.39	11.31	1998
March	3.69	1.35	1.85	4.56	11.86	1959
April	4.83	2.23	0.94	2.40	16.37	1982
May	12.40	2.84	3.34	2.92	13.05	1976
June	5.78	9.82	5.20	7.42	15.98	1974
July	8.52	2.48	6.92	13.57	1964	
Aug.	6.81	11.06	6.32	15.17	1949	
Sept.	12.92	7.95	6.08	20.70	2004	
Oct.	3.43	1.60	3.03	9.53	1958	
Nov.	5.39	0.14	2.12	7.01	1980	
Dec.	1.14	0.92	2.57	9.45	1997	
Year	32.07	60.91	45.52	50.93	74.71	1982

POLLEN INDEX



WEATHER TRIVIA™

Q: How often does lightning strike the Earth?

A: 100 times each second. This is equivalent to 4 billion kilowatts.

TODAY'S TIDES

	High	Low
Boca Grande	3:09 a.m. 5:51 a.m.	12:36 p.m. 8:25 p.m.
Cedar Key	3:19 a.m. 8:32 a.m.	2:11 p.m. 9:26 p.m.
Crystal River	5:31 a.m. 11:24 a.m.	5:05 p.m. none
Daytona Beach	8:45 a.m. 2:54 a.m.	9:14 p.m. 2:46 p.m.
Homosassa Bay	7:13 a.m. 2:28 a.m.	5:32 p.m. 11:17 a.m.
Ponce Inlet	9:32 a.m. 3:40 a.m.	10:07 p.m. 3:51 p.m.
St. Augustine	9:21 a.m. 3:37 a.m.	9:50 p.m. 3:29 p.m.
Withlacoochee	3:26 a.m. 9:27 a.m.	2:18 p.m. 10:21 p.m.

COASTAL CONDITIONS

Savannah to St. Augustine: Wind from the west-southwest at 6-12 knots today. Seas 1-3 feet. Inland waterways mostly smooth. Visibility clear to the horizon.

St. Augustine to Jupiter Inlet: Wind west 6-12 knots becoming southeast today. Seas 1-3 feet. Inland waterways mostly smooth. Visibility under 2 miles in a thunderstorm.

Tarpon Springs to Apalachicola: Wind west 4-8 knots today. Seas 1-2 feet. Inland waterways mostly smooth. Visibility under 2 miles in an afternoon thunderstorm.

SOLUNAR TABLES

The solunar period indicates peak feeding times for fish and game.

	A.M.		P.M.	
Day	Major	Minor	Major	Minor
Today	12:03	6:15	12:27	6:39
Fri.	12:53	7:05	1:17	7:29
Sat.	1:44	7:56	2:08	8:20

AIRPORT REPORT

ATLANTA: A shower or t-storm in spots. High 88, Low 72
CHARLOTTE: Partly sunny and warm. High 92, Low 72
JACKSONVILLE: Partial sunshine. High 94, Low 74
MIAMI: An afternoon t-storm or two. High 88, Low 75
ORLANDO: A thunderstorm in spots. High 91, Low 75
TAMPA: Partly sunny, a stray t-storm. High 90, Low 80

TODAY'S FIRE RISK



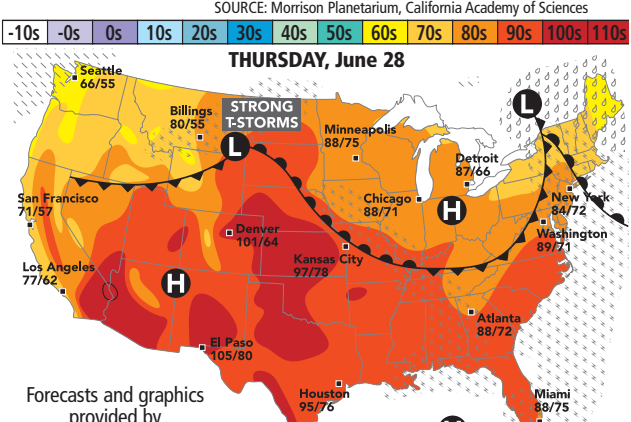
SOURCE: U.S. Forest Service

NATION & WORLD

	Today	Tomorrow
U.S. CITIES	Hi/Lo/W	Hi/Lo/W
Albany	79/64/t	87/61/s
Albuquerque	100/70/s	95/70/pc
Allentown	86/64/t	92/66/s
Anchorage	62/52/c	62/52/c
Asheville	86/67/t	88/66/pc
Atlanta	88/72/pc	91/73/pc
Atlantic City	87/68/t	91/68/s
Austin	99/76/pc	98/77/pc
Baltimore	89/66/t	92/69/s
Birmingham	90/73/pc	90/73/t
Bismarck	90/68/pc	83/62/c
Boise	82/53/pc	79/53/pc
Boston	76/69/t	85/70/pc
Buffalo	77/62/pc	84/68/s
Burlington, VT	74/63/r	86/64/pc
Casper	96/54/pc	79/48/c
Charleston, SC	94/76/t	93/75/t
Charleston, WV	84/65/pc	90/68/s
Charlotte	92/72/pc	97/72/pc
Chicago	88/71/s	95/77/s
Cincinnati	87/69/s	90/73/pc
Cleveland	82/67/pc	89/72/s
Columbia	95/74/t	99/73/pc
Columbus, OH	84/67/pc	90/70/s
Concord	76/60/r	88/59/s
Dallas	100/78/pc	98/77/s
Dayton	84/69/s	89/72/s
Denver	101/64/pc	93/58/pc
Des Moines	89/74/t	98/75/s
Detroit	87/66/pc	98/74/s
Duluth	82/63/t	87/64/c
El Paso	105/80/s	102/77/c
Evansville	89/71/pc	93/74/pc
Fairbanks	69/52/pc	67/53/sh
Fargo	89/73/pc	88/67/c
Flagstaff	84/52/s	81/48/s
Grand Rapids	84/62/s	91/75/s
Great Falls	75/52/pc	69/51/t
Greensboro	90/71/pc	95/71/s
Hartford	79/62/r	88/61/pc
Helena	75/52/pc	68/49/t
Honolulu	88/75/r	87/74/s
Houston	95/76/pc	97/76/pc
Indianapolis	87/71/s	92/75/pc
Jackson, MS	94/76/pc	93/73/t
Kansas City	97/78/pc	97/75/s
Las Vegas	106/79/s	104/78/s
Little Rock	97/77/s	96/76/s
Los Angeles	77/62/pc	77/62/pc
Louisville	90/75/pc	92/76/pc
Lubbock	100/73/s	99/76/pc
Madison	86/70/s	93/75/s
Memphis	98/78/pc	97/78/pc
Midland	100/76/s	100/77/pc
Milwaukee	82/66/s	87/73/s
Minneapolis	88/75/pc	94/74/r
Nashville	90/74/t	92/76/t
New Orleans	91/77/pc	92/77/pc
New York	84/72/t	90/74/r
Norfolk	93/76/pc	90/74/s
Oklahoma City	96/74/pc	94/75/s
Omaha	93/79/t	99/77/s

IN THE SKIES

A day past full, the moon rises an hour after sunset against the stars of Sagittarius the Archer, just behind the handle of the "teapot" asterism which is the most recognizable part of the Archer. On either side of the moon are the planets Mars (left) and Saturn (right).



Forecasts and graphics provided by AccuWeather, Inc. ©2018

Shows: Shows, T-storms, Rain, Flurries, Snow, Ice, Cold Front, Warm Front, Stationary

YESTERDAY'S U.S. EXTREMES FOR THE 48 CONTIGUOUS STATES
High: Needles, CA at 112° **Low:** Chemult, OR at 29°

KEY: W-weather, S-sunny, PC-partly cloudy, C-cloudy, SH-showers, T-thunderstorms, R-rain, SF-snow flurries, SN-snow, I-ice.

	Today	Tomorrow
CARIBBEAN	Hi/Lo/W	Hi/Lo/W
Barbados	86/79/sh	85/78/s
Bridgetown	86/79/sh	86/78/s
Curacao	88/78/pc	87/79/pc
Freeport	87/75/pc	88/76/pc
Havana	89/70/pc	88/72/pc
Kingston	89/78/pc	89/78/pc
St. Thomas	87/79/s	88/79/s
San Juan	87/79/s	88/78/s
WORLD	Hi/Lo/W	Hi/Lo/W
Acapulco	87/78/t	88/78/t
Asuncion	75/66/t	77/63/pc
Baghdad	113/85/s	109/80/s
Bangkok	92/80/t	94/79/c
Beijing	94/71/s	100/72/c
Berlin	81/60/pc	81/52/s
Buenos Aires	64/48/s	65/48/s
Cairo	96/74/s	93/72/s
Cape Town	61/45/pc	57/49/sh
Caracas	87/76/pc	87/75/pc
Dublin	76/55/s	75/56/s
Jerusalem	86/66/s	80/65/s
Kabul	91/61/s	93/62/s
Lima	67/61/pc	68/60/pc
London	83/57/pc	82/56/s
Madrid	89/64/pc	91/67/s
Manila	87/78/t	87/78/t
Mexico City	74/51/t	74/51/t
Moscow	82/59/s	84/64/c
Nairobi	75/53/s	73/57/sh
New Delhi	91/82/t	92/82/t
Paris	83/65/s	84/65/pc
Quito	67/51/c	70/51/c
Rio de Janeiro	82/66/s	82/68/s
Rome	82/61/pc	82/64/s
Seoul	81/69/t	82/69/t
Singapore	83/77/t	84/76/c
Sydney	64/47/sh	62/47/pc
Tokyo	83/76/pc	85/76/s

alachu county humane society **Sun**

SAVE-A-PET

PET ADOPTION

Thousands of AT-RISK pets are in need of loving homes. Unable to adopt? There is still something you can do to help. Become a sponsor in The Gainesville Sun's SAVE-A-PET page and give a shelter pet a better chance to find a new home.

ALACHUA COUNTY HUMANE SOCIETY • (352) 373-5855

IRMA

BREED: DOMESTIC SHORTHAI/MIX
AGE: 6 YR - 4 MO - 1 WK
GENDER: FEMALE
SPONSORED BY: Sue & Ron Jacobs

ALACHUA COUNTY HUMANE SOCIETY • (352) 373-5855

COCOA LEIGH

BREED: BULLDOG/MIX
AGE: 1 YR - 8 MO - 2 WKS
GENDER: FEMALE
SPONSORED BY: The Johnson Family

Become a Sponsor! Only \$40⁰⁰ Includes Text or Business Logo

Ad Size as Shown (3.25" x 2") Full Color

You can make a difference to a Homeless Pet!

The Johnson Family
Adopting a pet is truly the best feeling in the world!

Publishes: Saturday, July 21st, 2018
Deadline to Sponsor: Tuesday, July 17th, 2018

ALSO AVAILABLE: FULL COLOR TOP & BOTTOM BANNERS
TOP: 10" x 3" Only \$399 • BOTTOM: 10" x 2" Only \$299

I WANT TO SPONSOR A: ☐ CAT x ☐ DOG x

Sponsored By: _____

NAME: _____

ADDRESS: _____

CITY: _____ **STATE:** _____

ZIP: _____ **PHONE:** _____

PLEASE MAIL OR BRING IN THIS FORM

Make checks payable to: The Gainesville Sun
Mail to: The Gainesville Sun Classifieds
SAVE-A-PET Pet Adoption
2700 SW 13th Street, Gainesville, FL 32608
For more information, call (352) 372-4222
or email: classifieds@gvillesun.com

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 10, 2018, 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 Ryan Thompson, AICP, of CHW, Inc., applicant and agent, for Waco of Alabama, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Planned Unit Development (PUD) to Planned Development – Residential (PD-R) on a ±45.1 acre subject property. The ±45.1 acre property subject to the proposed amendment is located to the north of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000; Existing Future Land Use Map (FLUM) Designation: Moderate Density Residential; Existing Zoning: PUD (expired). Proposed Zoning: Planned Development- Residential (PD-R).

Legend

- Subject Property
- Parcels
- Streets
- Municipal Boundary

Prepared by City of Alachua Planning and Community Development Department: June 2018

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

AHEAD

From Page B5

SATURDAY

Adoption/microchip event: 10 a.m.-5 p.m., Animal Services Headquarters. 3400 NE 53rd Ave., Gainesville. Call 373-5855 ext. 704. Community members will be able to microchip an existing pet for free, receive free food, adopt a pet for a reduced cost and/or adopt a pet for fee if they participate in the blood drive. The microchip clinic will be held from 10 a.m.-12:30 p.m.

Road Designation ceremony: 11 a.m., Mount Carmel Baptist Church, 2505 NE Eighth Ave., Gainesville. Call 334-5017. Ceremony is in honor of local civil rights leader the Reverend Dr. Thomas A. Wright.

Equal Opportunities community forum: 4:30 p.m., GRU Multipurpose Room. 301 SE Fourth Ave., Gainesville. Call 393-7842 or email skinner@cityofgainesville.org. Gainesville residents are invited to attend and meet the four finalists for the Equal Opportunity Director position.

Cindy Mueller and Friends Jazz: 7-9:30 p.m., Downtown Wine and Cheese, 113 N. Main St., Gainesville. Call 239-404-8253 or visit cindymueller.biz.

Annie Guthrie: 8 p.m., Heartwood Soundstage, 619 S. Main St., Gainesville. \$18. Call 448-4849. Guthrie, the daughter of Arlo Guthrie and granddaughter of Woody Guthrie, performs folk music while sharing stories.

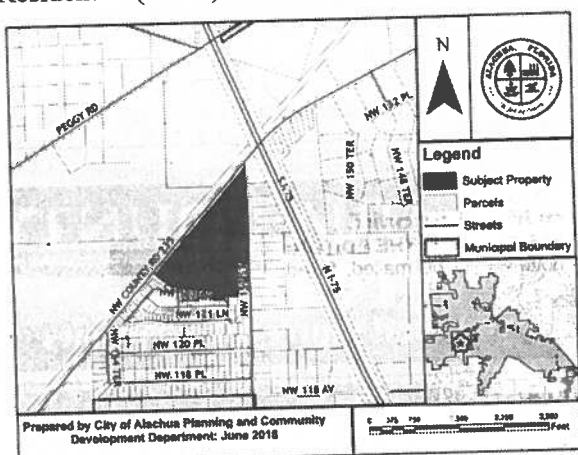
Elio's Latin Show: 10 p.m., Felipe's Taqueria, 1209 W. University Ave., Gainesville. Visit eliopedra.com.



City of ALACHUA

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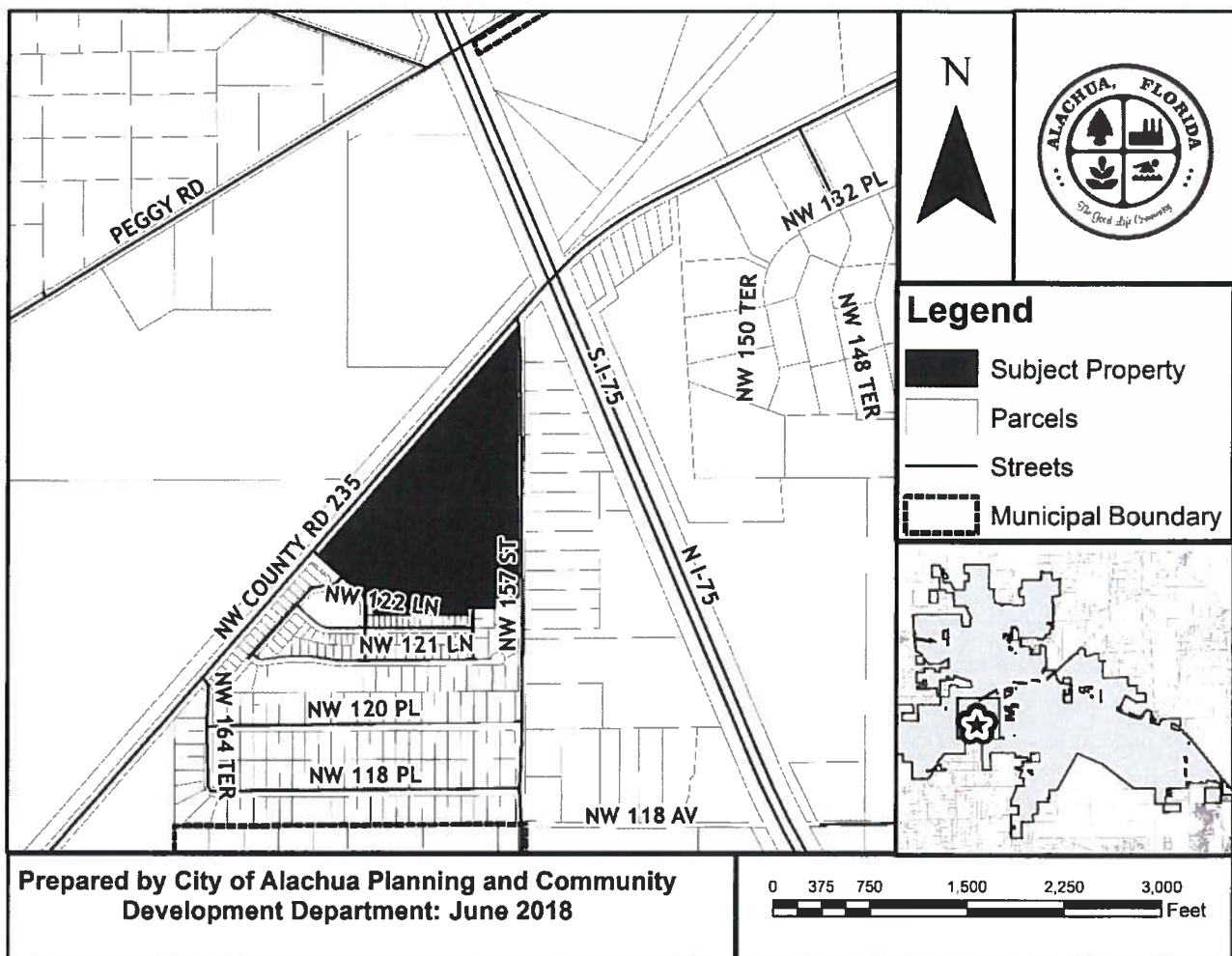
City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 6/25/2018
KC

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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03904-000-000

CHASTEEN & FAIRCLOTH &, MCDANI
26126 NW 182ND AVE
HIGH SPRINGS FL 32643

03905-002-001

BAUGH SOUTHEAST COOPERATIVE
ATTN TAX DEPARTMENT 1390 ENCLAVE
PARKWAY
HOUSTON TX 77077

03980-002-001

WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE FL 32236-6937

03980-003-003

CAICEDO, EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA FL32615

03980-003-006

PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA FL 32615-6459

03980-020-089

SOUTHWELL, RYAN P
12273 NW 158TH ST
ALACHUA FL 32615

03980-020-092

LUKERT MARK D
15842 NW 122ND LN
ALACHUA FL 32615-0216

03980-020-095

MOHR JENNIFER M
15882 NW 122ND LANE
ALACHUA FL 32615

03980-020-098

HANEY MICHAEL L II & JOETTA R
15946 NW 122ND LN
Alachua FL 32615

03980-020-101

LANGSTON BRUCE & STEPHENIE
15996 NW 122ND LN
ALACHUA FL 32615

03904-001-000

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE FL 32205

03905-003-000

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE FL32205

03980-003-001

MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS CO80908

03980-003-004

ESKRIDGE, MARTY R
14705 MAIN ST
ALACHUA FL 32615-8596

03980-003-007

JARMON RANDALL L
11908 NW 164TH TER
ALACHUA FL32615

03980-020-090

SUAREZ, GEORGE E & ANNE E
2088 JACKSON RIDGE COVE
KENNESAW GA 30144

03980-020-093

ZDZIARSKI CHERI L
15852 NW 122ND LN
ALACHUA FL32615

03980-020-096

PERRY LAURA
15906 NW 122ND LN
ALACHUA FL 32615-0218

03980-020-099

INFANTINO MICHAEL J & KELLY S
15956 NW 122ND LN
ALACHUA FL 32615

03980-020-102

ALLIGOOD & BEVILLE
16010 NW 122ND LN
ALACHUA FL 32615

03905-002-000

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE FL 32205

03980-001-000

CORBETT MARY SK
12220 NW 157TH ST
ALACHUA FL32615

03980-003-002

CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA FL32615

03980-003-005

BOYD CECIL KAY
11920 NW 164TH TER
ALACHUA FL 32615

03980-003-008

FREDERICK JULIE
11902 NW 164TH TER
Alachua FL 32615

03980-020-091

RAVAI & ZARRINGHALAM
1085 ROCK SPORT AVE
REDWOOD CITY CA 94065

03980-020-094

PUCKETT ANDREW
15862 NW 122ND LN
ALACHUA FL 32615

03980-020-097

BEAUCHAMP & POTTER
15926 NW 122ND LN
Alachua FL 32615

03980-020-100

WHITE BRENDA
15976 NW 122ND LN
ALACHUA FL 32615

03980-020-103

WHITE MONICA L
16030 NW 122ND LANE
Alachua FL 32615





03980-020-105

RAIFORD GEORGE

16070 NW 122ND LN

ALACHUA FL 32615

03980-020-106

TURNER JACQUELYN

16090 NW 122ND LN LOT 106

ALACHUA FL 32615

03981-004-006

STREIT WOLFGANG J

16414 NW 110TH AVE

ALACHUA FL 32615

03981-004-007

STREIT, W J

16414 NW 110TH AVE

ALACHUA FL 32615-6621

03981-005-001

HALBROOK JAMES RONALD JR & MELINDA
JOY

11306 NW 161ST ST

ALACHUA FL32615

03981-005-002

HARRELL, VAUGHN R

11218 NW 161ST ST

ALACHUA FL32615-6455

03981-006-000

OWENS HAROLD JAMES BOBBIE JEAN LIFE
ESTATE

11418 NW 161ST ST

ALACHUA FL 32615-6456

03981-007-000

LEWIS SHEREE WILSON

11636 NW 161ST ST

ALACHUA FL32615

03984-000-000

GAVIGAN & GAVIGAN

25348 CARNOUSTIE DR

SORRENTO FL32776-9654

92060-517-900

CSX TRANSPORTATION INC

500 WATER ST TAX DEPARTMENT J-910

JACKSONVILLE FL 32202-4423

03980-020-104

PATTERSON DAKOTA RENE

16050 NW 122ND LN

ALACHUA FL 32615

03980-020-107

VIRGA, ROSE

20415 NW 113TH WAY

ALACHUA FL 32615

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
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
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
12 SE 1st Street
Gainesville, FL 32601

AFFIDAVIT FOR POSTED LAND USE SIGN

I Nickolas Hui, POSTED THE LAND USE
(Name)
SIGN ON 6/25/18 FOR THE Savannah Station Ph II PD-R Rezoning
(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]
(Signature)

Eight (8)
(Number of signs)



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

July 10, 2018

SUBJECT:	A request to amend the Official Zoning Atlas from Planned Unit Development ("PUD") to Planned Development – Residential ("PD-R")
APPLICANT/AGENT:	Ryan Thompson, AICP of CHW, Inc.
PROPERTY OWNER:	Waco of Alabama, Inc.
LOCATION:	North of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235
PARCEL ID NUMBERS:	Portions of Parcel Numbers 03980-002-001 and 03905-002-000
ACREAGE:	±45.1 acres
PROJECT PLANNER:	Adam Hall, AICP
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 25 conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	<i>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 25 conditions provided in Exhibit "A" and located on page 34 of July 10, 2018, Staff Report to the Planning & Zoning Board.</i>

SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Waco of Alabama, Inc., property owner, for the consideration of the rezoning of the subject property from Planned Unit Development ("PUD") to Planned Development – Residential ("PD-R").

The subject property is comprised of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000, and is approximately 45.14 acres in size. The subject property is located to the north of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235. The subject property is currently undeveloped.

The subject property presently has a Moderate Density Residential Future Land Use Map (FLUM) Designation. The Moderate Density Residential FLUM Designation would permit a density of 0 – 4 dwellings per acre (a maximum of 180 dwelling units for the subject property). The proposed PD-R zoning district would permit a maximum of 180 single-family residential units on the subject property, which is consistent with the maximum density of the proposed FLUM Designation.

Development of the subject property would place residential areas throughout the site, with common area, open space, and stormwater management facilities located primarily in three areas. Two of these areas would be located at perimeter of development site and one located in the interior. Access to the proposed development would be provided at five locations. Three connections would be made to the existing Savannah Station development (Phase I), one new connection to County Road 235 would be made, and one new, limited access connection would be made to NW 157th Street. The limited access connection to NW 157th Street would be for emergency vehicle access only.

The proposed development would be constructed in one phase. This phase would include associated infrastructure, stormwater management facilities for the entire project, open space, and recreation uses, and would be required to commence construction within one (1) year of the approval of Construction Plans.

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.

While Section 3.6.1(B)(1) permits commercial uses within the PD-R zoning district, the Savannah Station Phase II PD-R does ***NOT*** propose any commercial uses. Such areas must be shown on the PD Master Plan for a PD-R, and no such areas are shown/proposed on the PD Master Plan for the Savannah Station Phase II PD-R.

EXISTING USES

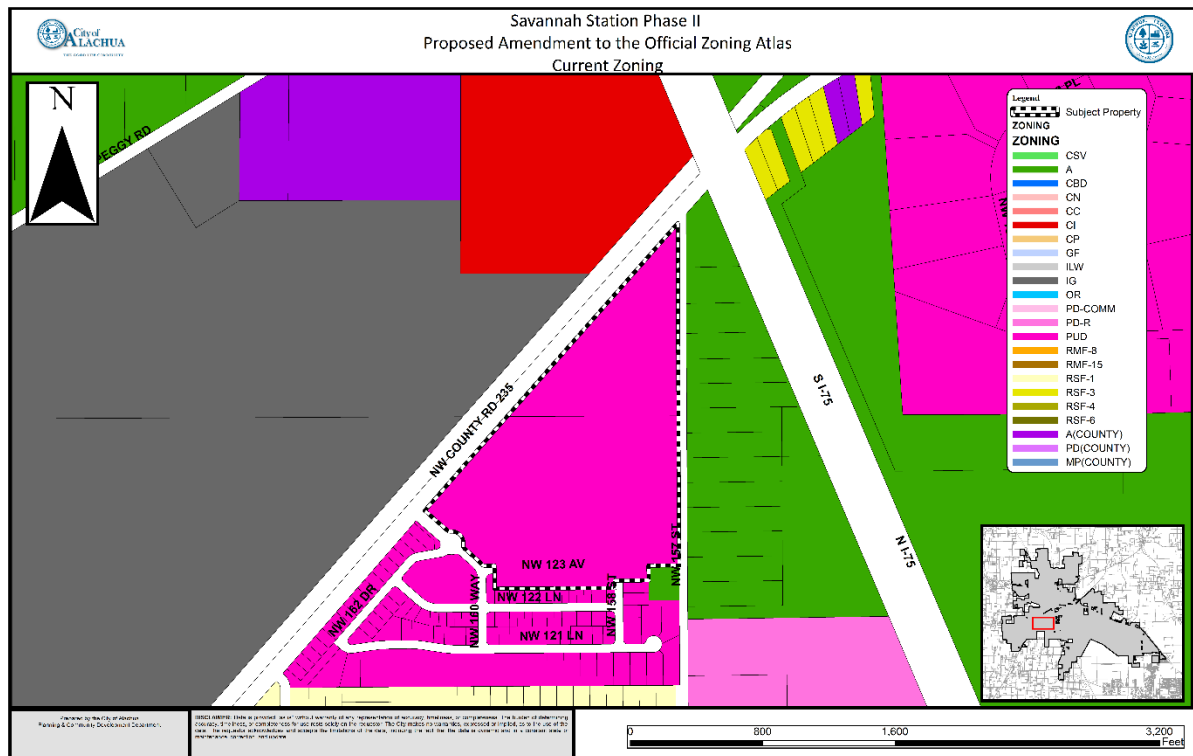
The subject property is currently undeveloped.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

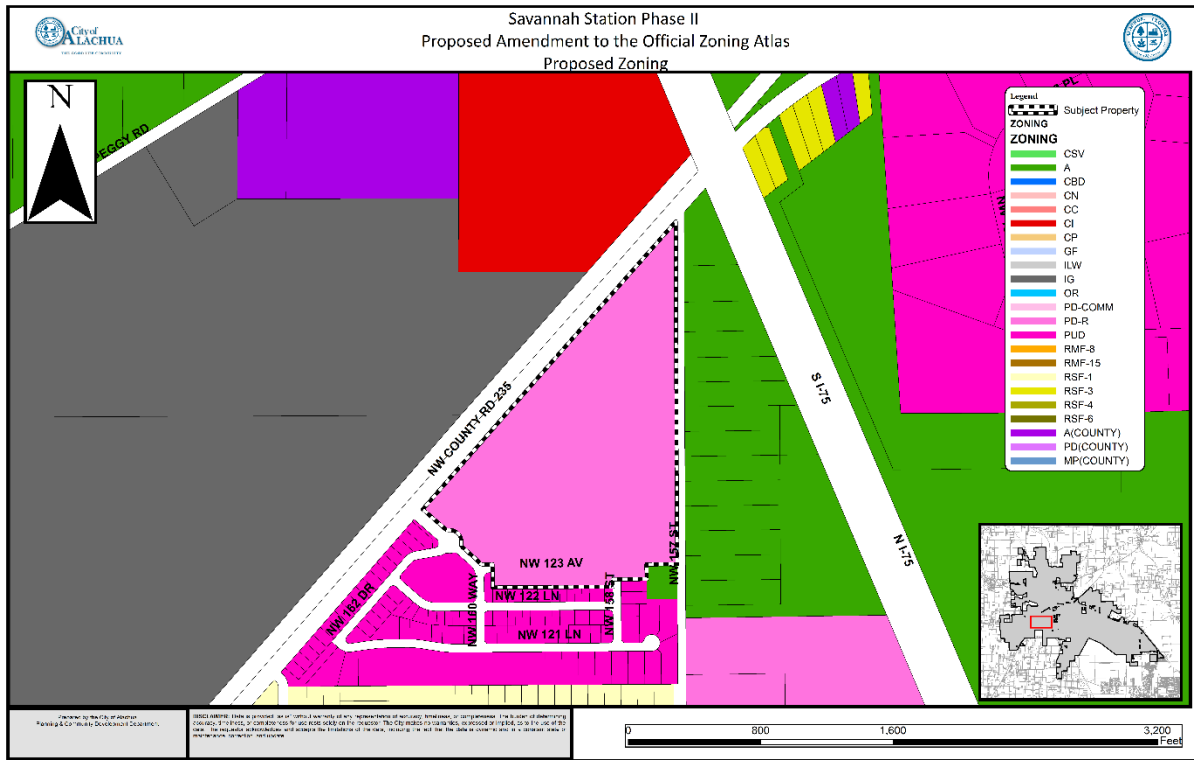
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District
Zoning District:	Planned Unit Development (PUD) – Expired	Planned Development – Residential (PD-R)
Max. Gross Density:	4 dwelling units per acre <i>Maximum 286 dwelling units on the subject property</i>	Established by PD Master Plan <i>180 dwelling units for entire development</i>
Floor Area Ratio:	N/A	N/A
Permitted Uses:	Multiple-Family Dwellings; Single-Family Detached Dwellings; General Commercial (66,000 square feet)	Single Family Detached Dwellings; Recreational Uses as Further Specified on PD Master Plan

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 to the north of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235.

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 Lands	Industrial; Commercial	General Industrial (IG); Commercial Intensive (CI)
South	Single Family Residential	Moderate Density Residential	PUD
West	Vacant Lands; Industrial	Industrial	General Industrial (IG)
East	Single Family Residential	Agricultural	Agriculture (A);

Map 3. Vicinity Map

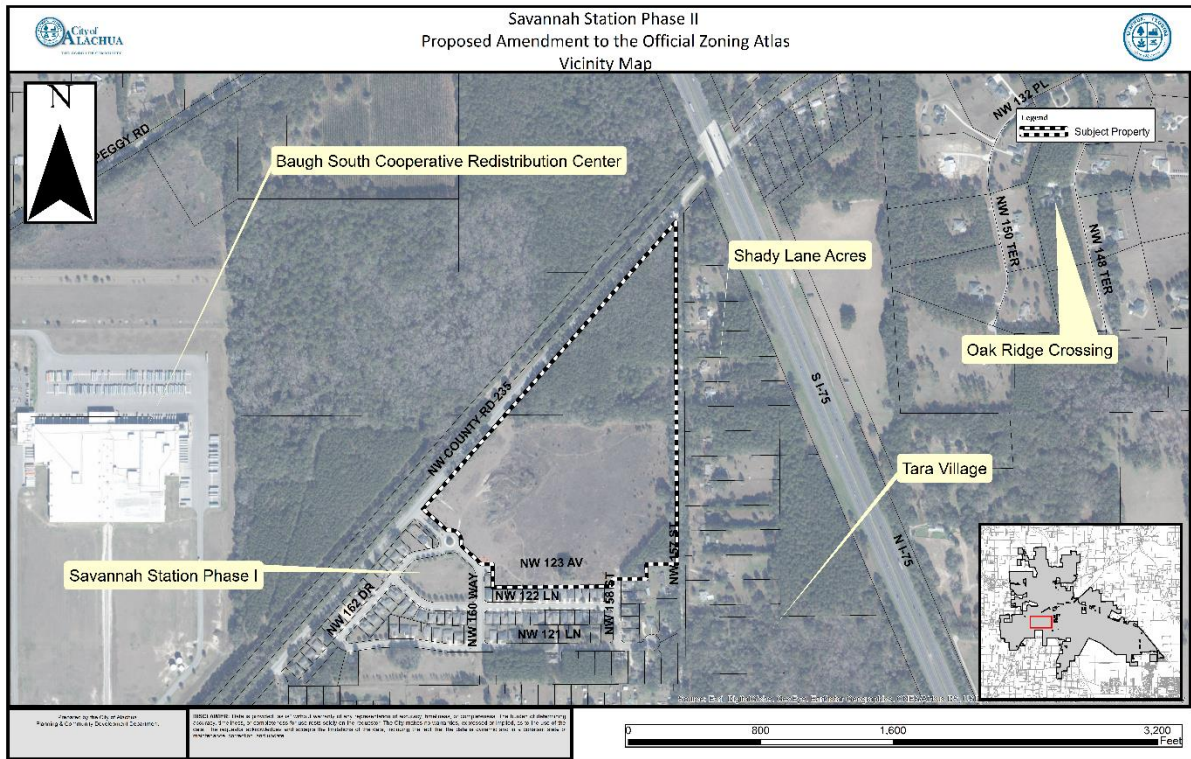


Table 2. Parcels Subject to this Rezoning

Parcel No.	Existing Use(s)	Existing FLUM Designation	Acreage
Portion of 03980-002-001	Vacant	Moderate Density Residential	±31.2
Portion of 03905-002-000	Vacant	Moderate Density Residential	±13.9

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 January 3, 2018, at the CHW, Inc. offices located in Progress Park, 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 8 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 of Alachua 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.

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

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 Goal 1, Objective 1.2, and Policy 1.2.a: The proposed rezoning would comply with this Policy as the maximum number of dwelling units per acre would not be exceeded, and the uses proposed are consistent with the uses allowed under this policy.

GOAL 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

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 district established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, and Policy

2.1.a 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 applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent

Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

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

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

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: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

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. The proposed rezoning would not result in a failure of the City's adopted level of service for recreation and park area.

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. The proposed amendment would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

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 ¼ 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 the wastewater system.

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

FACILITY TYPE
Solid Waste Landfill

LEVEL OF SERVICE STANDARD
.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 not result in a decrease in the level of service for solid waste disposal 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 $\frac{1}{4}$ 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 the 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, and 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: The applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the 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; 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.

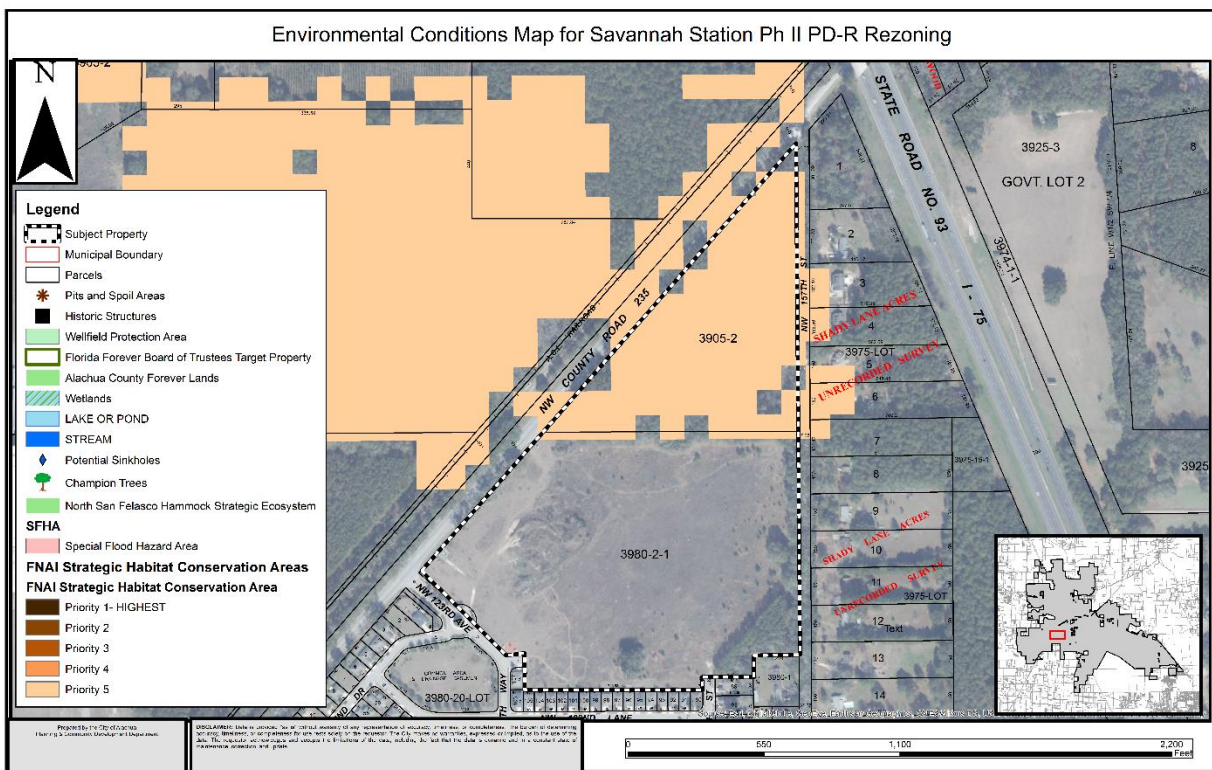
Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

Evaluation: Staff has proposed a condition (Condition #3 of Exhibit "A" to this report) that would require, prior to the submittal for Final PD plan (Preliminary Plat) occurring, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

Map 4. Environmental Features



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.

Kendrick Sand (2% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. Surface runoff is moderately slow. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

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.

Pits and Dumps

Hydrologic Soil Group: N/A

This soil type is found in areas where surface mining has taken place or where overburden material from associated mining operations have been placed. Also known as borrow pits, these areas are not generally suitable for urban or agricultural uses without reshaping and/or revegetating.

Gainesville Sand(0% to 5% slopes)

Hydrologic Soil Group: B

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

Evaluation: Except for area designated as Pits and Dumps soil, the soil types located within the subject property do not pose any significant limitations for development. The location of the borrow pit has been set aside as open space and no residential uses or roads will be located on the area with this soil classification. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

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 contains areas with Flood Zone "X" designations (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, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

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

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.

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.

- (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 development of similar density (Savannah Station Phase I) and in proximity to major employment centers (distribution centers and Progress Park).

- (d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: Areas immediately to the east and south of the subject property are developed with residential uses. Lands to the west and north include developed and undeveloped industrial and commercial areas.

- (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 proposed PD-R zoning district are comparable to those presently located on nearby properties. Areas immediately to the east and south of the subject property are developed with residential uses. The industrial and commercial lands located proximate to the property will provide employment opportunities for the residents of the proposed development.

- (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 use on the subject property. The use on properties within the surrounding area is primarily single-family residential. The proposed amendment, therefore, would result in similar impacts to traffic, densities, building height, noise, lights, and other physical effects to those generated by existing uses within the area. The location of proposed ingress/egress to County Road 235 is subject to review and approval by Alachua County Public Works.

- (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: The use proposed by the PD-R zoning designation is single-family residential dwellings, which is a use that is consistent with development located to the east and south of the subject property.

- (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 Statutes, 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 proximate to lands zoned PUD (Savannah Station Phase I) and Agricultural (“A”) (Shady Lane Acres). These properties, however, are primarily single-family residential in use. . The primary use proposed by the requested PD-R zoning is also single-family residential use.

The subject property is located proximate to existing water and wastewater facilities. Existing water and wastewater mains are located along the subject property’s frontage of County Road 235 and along NW 157th Street. In addition to the availability of potable water and sanitary sewer, the subject property is located along a road classified as a collector road by the Transportation Element of the City’s Comprehensive Plan.

The single-family residential use proposed by the PD-R is consistent with surrounding area, which consists primarily of residential and commercial/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 south are zoned PUD and were developed under the PUD ordinance that was approved for the subject property. However, since this property was not developed before the PUD agreement expired, it is necessary for the property owners to rezone the property. The proposed PD-R zoning classification is similar to the original PUD in terms of number of units and lot sizes, however, there are no commercial associated with the proposed PD-R zoning. The previous PUD had approved the construction of 66,000 square feet of commercial 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: The subject property is located proximate to existing water and wastewater facilities. Existing water and wastewater mains are located along the subject property's frontage of County Road 235 and NW 157th Street. In addition to the availability of potable water and sanitary sewer, the subject property is located along a road classified as a collector road by the Transportation Element of the City's Comprehensive Plan.

- (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: The applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

Staff has proposed a condition (Condition #3 of Exhibit "A" to this report) that would require, prior to any construction activity occurring on site, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

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 five (5) development areas: Single-Family, Detached Area A; Single-Family, Detached Area B; Single-Family, Detached Area C; Single-Family, Detached Area D; and Common Area. The allowable uses within each development area have been defined on the PD Master Plan, and the permitted land uses are stated on the PD Master Plan.

- (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 residential densities for the PD-R 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: The applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

- (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. No roads within the proposed development are classified as arterial or collector roads. In accordance with the provisions of Section 7.2.5(D), the proposed development provides for a future access to the lands west of the subject property.

- (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 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. The building setbacks for Development Area B are larger to more closely match the building setbacks provided in Savannah Station Phase 1.

The lot sizes for Development Area D have been increased to provide for compatibility with the lots in Phase One of Savannah Station that Development Area D is adjacent to. The proposed lot sizes in Development Area C are 50% larger than the interior lots so as to provide compatibility with the lots in the Shady Lane Acres unrecorded subdivision.

(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 would be constructed in one phase. This phase would include associated infrastructure, stormwater management facilities for the entire project, open space, and recreation uses, and would be required to commence construction within one (1) year of the approval of Construction Plans.

(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: The applicant has not proposed the utilization of a conversion schedule.

(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 (CR 235A, south of US 441; CR 235, from SCL to CR 241; and CR 2054 West, west of SR 235). The analysis of the project's impacts upon the affected roadway segments indicates that the project's impacts are acceptable, and would not degrade the Level of Service (LOS) Standard for transportation 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.

- (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 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: The applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD

rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

Staff has proposed a condition (Condition #3 of Exhibit "A" to this report) that would require, prior to any construction activity occurring on site, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

- (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 45.14 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 Map Designation concurrently proposed with this amendment.

(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.

(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 a 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.

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). Design standards regarding block length have been modified due to the constraints of the property including the portion of the property with the “pits and dumps” soil classification and shape of parcel. Block lengths may exceed 600’ if there are mid-block pedestrian cuts connected with each other through traffic calming measures such as raised pedestrian crossings, change in materials, bulb-outs, etc.

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

	Existing Zoning District	Proposed Zoning District
Zoning District:	Planned Development Residential (PUD)- Expired	Planned Development – Residential (PD-R)
Max. Gross Density:	-	4 du/acre
Floor Area Ratio:	-	N/A
Maximum Density:	0 dwelling units	180 dwelling units

The analysis of each public facility provided below represents an analysis of the gross impacts (180 dwelling units) generated by the proposed FLUM Designation. Existing and proposed impacts are based upon the maximum development potential.

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.

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235A South (CR 235A South of US 441)	2U	County Maintained Major Collector	N/A	D
NA	CR 235 (from South City Limits to CR 241)	2U	County Maintained Major Collector	NA	D
NA	CR 2054 West (west of SR 235)	2U	County Maintained Major Collector	NA	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 ½ 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 Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed PD-R Zoning	Single- Family, Detached ² (ITE Code 230)	1,714 (831/831)	139 (24/115)	184 (123/61)

¹ Source: ITE Trip Generation, 9th Edition.

² Formulas: AADT – 9.52 trips per dwelling unit x 180 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling unit x 180 dwelling units (17% entering/83% exiting); PM Peak Hour – 1.02 trips per dwelling unit x 180 dwelling units (67% entering/33% exiting).

Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	CR 235 (from SCL to CR 241) ¹	CR 235A South (South of US 441) ¹	CR 2054 West (west of SR 235) ¹
Maximum Service Volume ²	15,120	15,120	15,120
Existing Traffic ³	6,341	3,780	1,774
Reserved Trips ⁴	0	217	1,338
Available Capacity ⁴	8,779	11,123	12,008
Potential Impact Generated by Proposed FLUM Designation	1,714	857	86
Residual Capacity after Proposed Amendment⁵	7,065	10,266	11,922
PM Peak Hour Traffic Analysis	CR 235 (from SCL to CR 241) ¹	CR 235A South (South of US 441) ¹	CR 2054 West (west of SR 235) ¹
Maximum Service Volume ²	1,359	1,359	1,359
Existing Traffic ³	602	359	169
Reserved Trips ⁴	0	30	133
Available Capacity ⁴	757	970	1,057
Potential Impact Generated by Proposed FLUM Designation	184	92	9
Residual Capacity after Proposed Amendment⁵	573	878	1,048

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.

³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).

⁴ Source: City of Alachua May 2018 Development Monitoring Report.

⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segments, and the potential impact of 180 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 180 single-family residential dwellings. Concurrency and impacts to the City’s transportation network will be reevaluated at the Final PD Plan review stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	52,485
Potential Potable Water Demand from Proposed Amendment **	49,500
Residual Capacity	962,015
Percentage of Permitted Design Capacity Utilized	58.17%
<i>Sources:</i> <i>* City of Alachua March 2018 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day</i>	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 49,500 gallons per day. This analysis is based on the maximum development potential of 180 single-family 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 Final PD Plan 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*	687,000
Reserved Capacity*	48,457
Projected Potential Wastewater Demand from Proposed Amendment **	45,000
Residual Capacity	719,543
Percentage of Permitted Design Capacity Utilized	52.03%
<i>Sources:</i> <i>* City of Alachua March 2018 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day</i>	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 45,000 gallons per day. This analysis is based on the maximum development potential of 180 single-family 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 Final PD Plan 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	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.62
Potential Demand Generated by Development ³	2.34
Residual Recreational Capacity After Impacts	65.01
Sources:	
¹ City of Alachua May 2018 Development Monitoring Report.	
² University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,936 persons / [5 acres/1,000 persons])	
³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 180 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	10.06 acres
Acreage Required to Serve Demand Generated by Development ²	0.47 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.53 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	30.24%
¹ Source: City of Alachua May 2018 Development Monitoring Report.	
² Formula: Recreation Demand Generated by Development (2.34 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 acres by 2.34 acres, and for passive park space by 0.47 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the Final PD Plan 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	39,744.00	7,253.28
Reserved Capacity ²	4,016.77	733.06
Projected Solid Waste Demand from Application ³	1,874.00	342.00
New River Solid Waste Facility Capacity⁴	50 years	
Sources:		
¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per year)		
² City of Alachua May 2018 Development Monitoring Report		
³ Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 180 dwellings x 0.73 tons per year)		
⁴ New River Solid Waste Facility, April 2018		

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 342 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the Final PD Plan 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.

Public School Impact

A School Capacity Review has been 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, but a formal determination has not yet been received by the City of Alachua.

If a determination concludes that the students generated by the proposed amendment cannot be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels, then the policies governing proportionate fair share and payments by the developer for additional student stations will be triggered. City Staff does not anticipate this to be necessary.

Upon submittal of a 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
WACO OF ALABAMA, INC.

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

SAVANNAH STATION PHASE II DEVELOPMENT – RESIDENTIAL (PD-R)
STAFF REPORT

- The development shall consist of single-family residential development, 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	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Areas ‘A’ – ‘D’ 4du/acre	Single Family Residential; Trails, and Recreational Parks, Stormwater Management Facilities	180 dwelling units	±29.7	<i>Minimum Lot Area</i> 5,000 square feet (Areas ‘A’ & ‘B’) 7,500 square feet (Area ‘C’) 10,000 square feet (Area ‘D’) <i>Minimum Lot Width</i> 50 feet (Areas ‘A’, ‘B’ & ‘C’) 75 feet (Area ‘D’) <i>Setbacks</i> Front (Primary) = 10’ Front (Secondary) = 10’ Side = 5’ Rear=5’ (Areas ‘A’ & ‘C’) Rear = 10’ (Area ‘B’) Rear= 15’ (Area ‘D’) <i>Maximum Building Height</i> 45 feet <i>Maximum Lot Coverage</i> 60% <i>Arterial Street Building Setback</i> 75’ from ROW Centerline of CR 235 <i>Minimum Living Area</i> 750 square feet (per dwelling unit)	±66%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Common Area ('E') N/A	Recreational Trails, Parks, and Stormwater Management Facilities	N/A	±7.2	N/A	±16%
Buffer ('F') N/A	Recreational Trails, Parks, and Stormwater Management Facilities	N/A	±0.5	N/A	1%
Rights-of-Way ('G') N/A	Roadways, Parking, Driveways, Bicycle & Pedestrian Pathways, and Supportive Infrastructure Improvements	N/A	±7.7	Streets with Curb and Gutter Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet Streets with Swales Minimum Right-of-Way Width - 60 feet Minimum Wearing Surface - 24 feet	17%

2. The Project shall be developed in one (1) phase: Construction of the Phase shall commence within one (1) year of the approval of Construction Plans for the Project.
3. The applicant shall provide a listed species and habitat survey as part of the Final PD Plan for the Project. The updated 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.
4. If any wetlands are identified on the Property defined 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.
5. The Final PD Plan shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, 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 defined 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. The Final PD Plan consists of development requiring Preliminary Plat review (single-family detached residential development). The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision.
 10. Development on the Property defined in Exhibit "A" shall include the following requirements:
 - a. The ingress/egress points to the Property defined 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). 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. The ingress/egress point at NW 157th Street as depicted on the PD Master Plan shall meet the following minimum standards:
 - i. A gate shall be provided permitting access only to emergency vehicles.
 - ii. The gate shall be located at least 15' from the eastern property line as depicted in PD Master Plan.
 - iii. No portion of the gate shall consist of chain link, barbed wire, or similar materials.
 - b. The Owner, or its successors and/or assigns, shall design, permit, 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 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 its sole discretion.

- 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 to connect 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 to connect to the City's potable water 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, except that the City shall design, permit, and construct an improvement to Lift Station Number 23.
- b. The Owner, or its successors and/or assigns, shall contribute funding in the amount of \$37,500 ("Contribution") for the improvement to Lift Station Number 23, or other improvements to the wastewater system as deemed necessary to serve the development by the City of Alachua Public Services Department. The Owner, or its successors and/or assigns, shall provide the Contribution to the City upon the earliest of the following events:
 - i. Prior to the Submission of Construction Plans pursuant to the Section 2.4.10 (G)(3) of the LDRs
 - ii. Two (2) months after the City Commission's final adoption of this Ordinance.
- c. The owner, or its successors and/or assigns, shall provide the "Contribution" in lieu of upgrading offsite sanitary sewer improvements that include force mains, gravity mains, and/or manholes.

14. Pedestrian and Street Improvements:
- a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, 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 except that block lengths may exceed 600 feet when all of the following conditions are met:
 - i. An easement intended for pedestrian access through blocks longer than 600 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.
 - ii. 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.
 - iii. Where these pedestrian access easements intersect with any common area, a trail or path must be provided that connects in at least one location with another pedestrian access easement or sidewalk located in the right-of-way.
 - iv. In no instance, shall a block length exceed 900 feet.
15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of the 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. The owner, or its successors and/or assigns shall construct a 15' wide dense vegetated buffer along the site's eastern boundary along NW 157th Street where residential lots are adjacent to the right-of-way. The buffer shall be consistent with Type C (Semi-Opaque) Buffer requirements, per City LDR Table 6.2-1. Prior to introducing new vegetation, invasive exotic species shall be removed. Existing vegetation shall be preserved to the maximum extent practicable and supplemented to produce a dense, semi-opaque screen within three (3) growing seasons.
16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of the 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.
17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.
18. 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.
19. The Final PD Plan shall be a Preliminary Plat for single-family detached residential development, and shall adhere to all requirements of this PD Ordinance, 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.

20. The 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.
21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.
22. The development parameters defined herein do not inordinately burden the development of the Property defined in Exhibit “A”.
23. The rezoning of the Property defined in Exhibit “A” does not reserve concurrency for the Project.
24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
25. All development, including but not limited to the 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
WACO OF ALABAMA, INC.**

**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
SAVANNAH STATION PHASE II DEVELOPMENT – RESIDENTIAL (PD-R)
STAFF REPORT**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 19, 2018

Ryan Thompson, AICP
Project Manager
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also submitted electronically to ryant@chw-inc.com.

RE: Hearing to be scheduled for Savannah Station Phase II PD-R Rezoning Application
(Portions of Parcel Numbers 03905-002-000 and 03980-002-001)

Dear Mr Thompson:

On June 19, 2018 the City of Alachua received your updated application for the above referenced application.

Based on review of the materials submitted, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD *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 10, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Monday, June 25, 2018**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 14, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Outstanding Development Review Team (DRT) Comments for Savannah Station Phase II Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr Thompson:

On June 7, 2018, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from PUD (expired) to PD-R on a ±45.1 acre property, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000. The application was first submitted on February 20, 2018 and a DRT meeting was held to address compliance with the City's Land Development Regulations and Comprehensive Plan was held on March 22, 2018. An additional meeting was held on Monday, June 4, 2018 to review outstanding DRT comments.

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 10:00 AM on Tuesday, June 19, 2018, in order to be scheduled for the July 10, 2018 meeting of the Planning and Zoning Board. If submitted after this date, but before 5:00 PM on Thursday, July 5, 2018, the project would be eligible to be heard before the August 14, 2018 Planning and Zoning Board meeting. 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 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:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

1. PD Master Plan: Compliance with Applicable LDR Provisions

- f. Section 3.6.2(A)(3) states, “[d]evelopment along the perimeter of a PD district (shall be) 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. Complementary character shall be identified based on densities/intensities; lot size and dimensions...” Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must establish a Residential Development Area/Pod which provides for larger lot sizes along the project’s eastern boundary to provide complementary character to the lands located east of the project site. Page 15 of Justification Report must also be updated to address any changes proposed.
- As previously stated in DRT comments issued on March 22, 2018, the proposed minimum lot size (5,000 square feet) does not adequately provide compatibility enough with 2 acre parcels located to east of subject property. To address, either a more substantial natural buffer would be required or minimum lot sizes for this area would need to be increased. Depending on proposed minimum lot size for this area, the 15’ buffer may or may not be required.
- *New comment: Proposed minimum lot sizes do adequately provide compatibility and/or buffering with 2 acre parcels to east of subject property. Please review required minimum lot sizes for Phase 1 lots adjacent to development with larger lots sizes. Also, please ensure that any proposed buffer is provided for entire length of appropriate property line.*
 - i. The block located in the central portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, “*block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length.*”
- *New Comment: Proposed General Note on Master Plan cites Section 7.3.2 (B) (2), but Staff believe this was intended to be 7.2.3(B) (2). Please verify. Additionally, specify that this shall be a 10’ easement for a pedestrian way through the block and identify those traffic calming measures that may be used to connect these midblock cuts with each other or other elements of the pedestrian circulation network, such as raised pedestrian crossings, change in materials, bulb-outs, etc. Also, please note that unless a separate understanding has been reached with Public Services, these pedestrian ways will be privately maintained.*

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 17, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Outstanding Development Review Team (DRT) Comments for Savannah Station Phase II Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr Thompson:

On May 3, 2018, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from PUD (expired) to PD-R on a ±45.1 acre property, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000. The application was first submitted on February 20, 2018 and a DRT meeting was held to address compliance with the City's Land Development Regulations and Comprehensive Plan was held on March 22, 2018.

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 5:00 PM on Monday, June 4, 2018. 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 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.

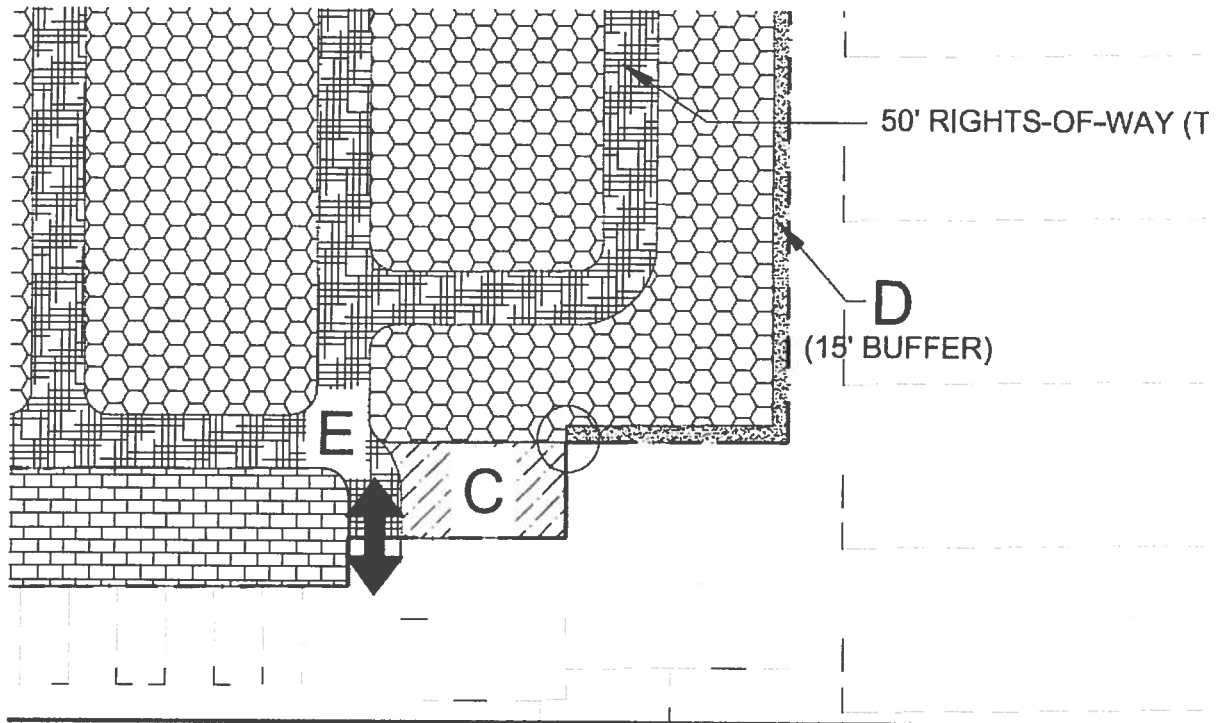
Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

1. PD Master Plan: Compliance with Applicable LDR Provisions

- b. Per Section 3.6.2 (A)(1)(a), general location of land uses with development areas must be identified. Currently, plan identifies three areas associated with development: A- "developable area", B- "buffers/open space", and C- "rights-of-way". General Note 1 states that the following uses are allowed in areas A and B: "Community Center, Public Safety Uses, Recreational Trails, Parks, and Storm water Management Facilities". Residential uses are not identified as a proposed use in any Development Area.
- Allowable uses in Areas A and B are stated as "Residential Units". This description is not specific enough. Please refer to Table 4.1-1, Table of Allowed Uses, for allowable residential uses permitted in the PD-R Zoning Category and identify any and all residential use types being proposed for Areas A and B (e.g., "Single family detached dwellings").
- f. Section 3.6.2(A)(3) states, "[d]evelopment along the perimeter of a PD district (shall be) 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. Complementary character shall be identified based on densities/intensities; lot size and dimensions..." Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must establish a Residential Development Area/Pod which provides for larger lot sizes along the project's eastern boundary to provide complementary character to the lands located east of the project site. Page 15 of Justification Report must also be updated to address any changes proposed.
- As previously stated in DRT comments issued on March 22, 2018, the proposed minimum lot size (5,000 square feet) does not adequately provide compatibility enough with 2 acre parcels located to east of subject property. To address, either a more substantial natural buffer would be required or minimum lot sizes for this area would need to be increased. Depending on proposed minimum lot size for this area, the 15' buffer may or may not be required. Also, any proposed buffer for the area shown below should be measured from property line (developable area corner should not adjacent property corner line.



- i. The block located in the central portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, *"block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length."*
- Proposed block lengths appear to exceed 600' in length. Please address.
 - l. Address compliance with Section 7.3.2 of the City of Alachua Land Development Regulations regarding internal sidewalk locations.
- Sidewalks may be required along right of way of CR 235 per standards found in Article 7 and Transportation Element of the City's Comprehensive Plan.

5. Public Services Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director in attached memorandum dated March 20, 2018.
- Prior to proceeding to a public hearing on this application, an indication from the Developer regarding this requirement will be needed.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Savannah Station Phase II

APPLICATION TYPE: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

APPLICANT/AGENT: Ryan Thompson, AICP, CHW, Inc.

PROPERTY OWNER: Waco of Alabama, Inc./ Waco Properties, Inc.

DRT MEETING DATE: March 22, 2018

DRT MEETING TYPE: Applicant

CURRENT FLUM DESIGNATION: Moderate Density Residential (0 – 4 units/acre)

CURRENT ZONING: PUD (Expired)

PROPOSED ZONING: Planned Development – Residential (PD-R)

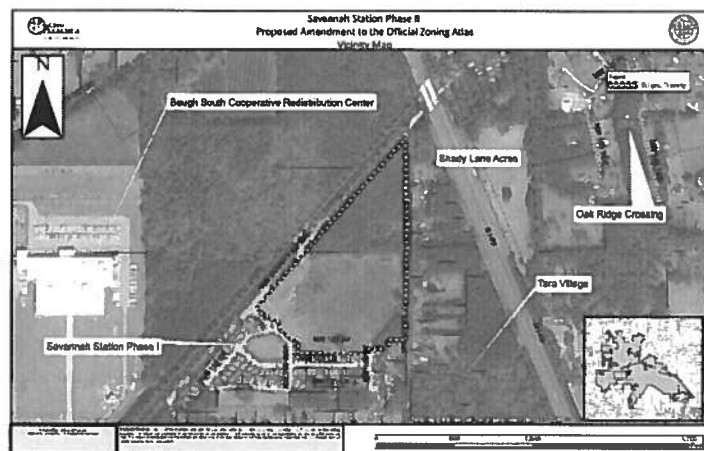
OVERLAY: N/A

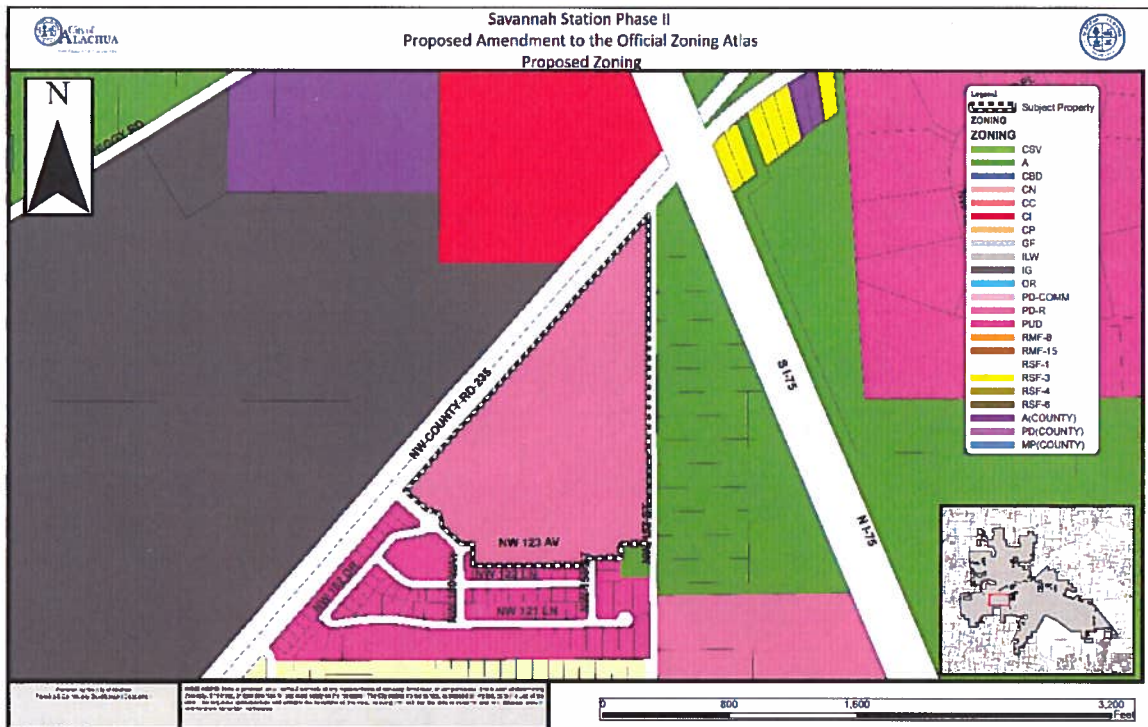
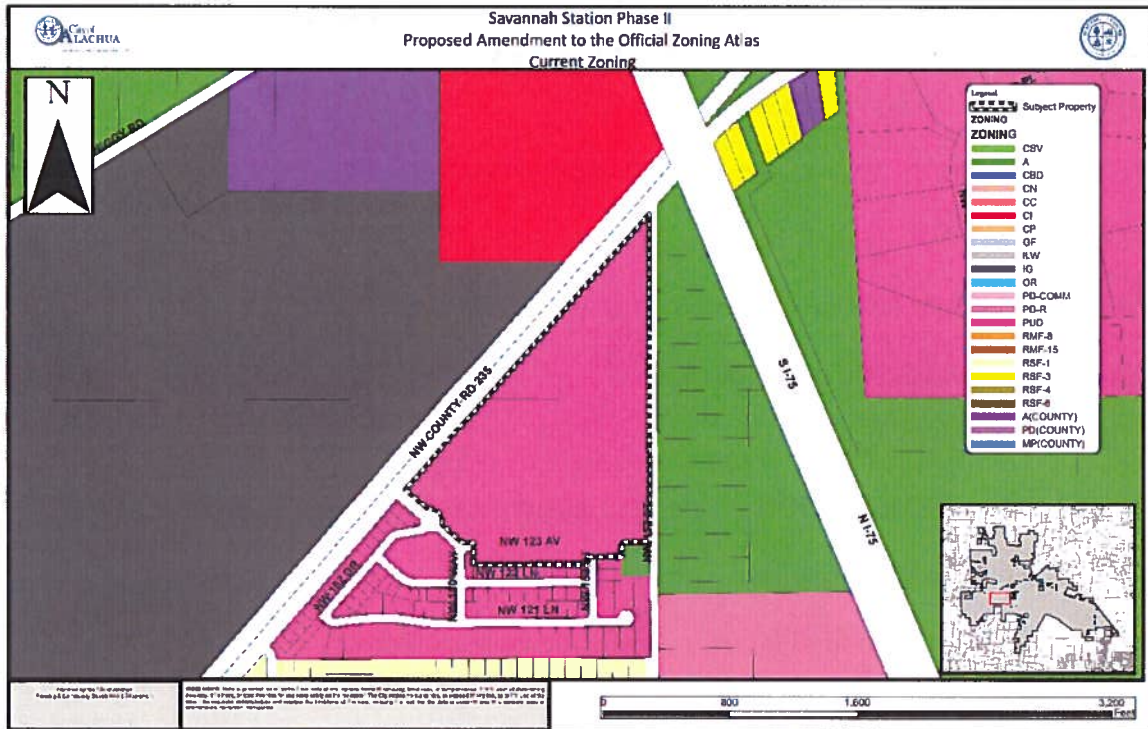
ACREAGE: ±45.1 acres

PARCELS: Portions of Parcel Nos. 03980-002-001 and 03905-002-000

PROJECT SUMMARY: Site-Specific Amendment to the Official Zoning Atlas (Rezoning), to amend the zoning of the subject property from PUD (expired) to Planned Development – Residential (PD-R) (180 units maximum)

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 4:00 PM on Wednesday, April 4, 2018.





Deficiencies to be Addressed

1. PD Master Plan: Compliance with Applicable LDR Provisions

- a. Per Section 3.6.2(A)(1)(f), the PD Master Plan must identify on-site potable water and wastewater facilities. In addition, Section 3.6.3(A)(5)(b)(i) and (ii) require the PD Master Plan to establish the general location of on-site potable water/wastewater facilities, how they will connect to the City's systems consistent with City laws, and how construction of facilities/improvements will occur in a manner that complies with City laws. Revise the PD Master Plan to identify the location of:
 - i. All on-site potable water mains;
 - ii. All on-site sanitary sewer mains;
- b. Per Section 3.6.2 (A)(1)(a), general location of land uses with development areas must be identified. Currently, plan identifies three areas associated with development: A- "developable area", B- "buffers/open space", and C- "rights-of-way". General Note 1 states that the following uses are allowed in areas A and B: "Community Center, Public Safety Uses, Recreational Trails, Parks, and Storm water Management Facilities". Residential uses are not identified as a proposed use in any Development Area.
- c. Per Section 3.6.2 (A)(1)(b), the total number of allowed units must be clearly stated on PD Master Plan.
- d. Per Section 3.6.2 (A)(1)(b), the total amount of non-residential uses must be clearly stated (i.e., maximum square footage for community center).
- e. Per Section 3.6.2 (A)(1)(e), transportation circulation system in the PD Master Plan must be identified with all proposed rights-of-way. Currently, proposed master plan indicates that not all road ways have been identified on Plan.
- f. Section 3.6.2(A)(3) states, "[d]evelopment along the perimeter of a PD district (shall be) 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. Complementary character shall be identified based on densities/intensities; lot size and dimensions..." Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must establish a Residential Development Area/Pod which provides for larger lot sizes along the project's eastern boundary to provide complementary character to the lands located east of the project site. Page 15 of Justification Report must also be updated to address any changes proposed.
- g. Section 3.6.2(A)(3) states, "[d]evelopment along the perimeter of a PD district (shall be) 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." Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must create separate areas intended for B-"buffers/open space" in areas proximate to low density single residential uses, as all uses currently proposed in Area B - buffers/open space (e.g., community centers) may not be appropriate areas for such uses or may require substantial buffering.
- h. Section 3.6.2(A)(3) states, "[d]evelopment along the perimeter of a PD district (shall be) 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. Complementary character shall be identified based on densities/intensities; lot size and

dimensions..." Lots in the existing Phase I of Savannah Station have a rear minimum building setback of 15'. The proposed rear setback of 5' is incompatible with existing setbacks. Potential solutions include creating minimum 15' setback for all residential areas within Phase II or creating separate development pod for those lots immediately adjacent to Phase I, and a proposed rear setback similar to existing adjacent development.

- i. The block located in the central portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, "block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length."
- j. Identify on the PD Master Plan the dimensional standards for nonresidential uses (i.e., setbacks, minimum lot area, minimum lot width, maximum lot coverage, and maximum building height) proposed.
- k. Identify on the PD Master Plan parking requirements for proposed residential and non-residential uses. Parking standards are provided in Table 6.1-1 of the LDRs.
- l. Address compliance with Section 7.3.2 of the City of Alachua Land Development Regulations regarding internal sidewalk locations.
- m. Right-of-way width must be dimensioned and basic profile and geometric design information must be provided.
- n. Section 6.2.5 (H) mandates a maximum cul-de-sac length of 600'. Proposed cul-de-sac appears to exceed this maximum.
- o. Section 5.2.2 (B)(2) mandates a minimum 75' setback from the centerline of arterial and collector roads. This required setback may impact the minimum setbacks for lots adjacent to CR 235 on the north west side of project area. Please dimension and acknowledge that this required setback has been considered.

2. Comprehensive Plan Consistency Analysis

- a. The applicant should provide a response to the following Goals, Objectives, and Policies of the Future Land Use Element: Goal 5, Objective 5.1 and related policies; Goal 5, Objective 5.2 and related policies.
- b. Multiple locations within Justification report state that no non-residential uses are being proposed, however, Master Plan identifies Community Center and Public Safety as allowed uses. Please clarify.
- c. P 12 of Justification report references 20' natural buffer adjacent to commercially zoned properties. This does not appear to be illustrated on Master Plan. Please clarify.

3. Concurrency Analysis

- a. Provided concurrency analysis does not calculate recreation impacts from proposed development. Please provide impact to recreational facilities and demonstrate sufficient capacity exists.
- b. Student generation form must be updated and resubmitted.
- c. PD Master Plan states that proposed development would result in decrease in student stations to the Alachua County Public School system. Please clarify.
- d. March 2018 Development Monitoring Report data is available. Please update Concurrency Analysis.

- e. CR235A South is monitored for concurrency. Please update analysis to include this segment and verify Level of Service will not be reduced. CR235 A South and CR 235 is nearest major intersection to proposed development. See Section 2.4.14(H)(2)(b)(ii).

4. Miscellaneous

- a. Property taxes appear to be outstanding on both tax parcels. Prior to scheduling of any public hearing, evidence that all taxes have been paid must be provided.
- b. Please confirm property owner name (Waco Properties, Inc vs Waco of Alabama, Inc). Revise application as necessary to reflect current ownership and corporate information.
- c. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of the Final PD Plan (preliminary plat). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.
- d. Land Use Data Table does not include any acreage for rights-of-way.
- e. Planned Development Agreement and Ordinance to be prepared by City Staff and provided for review and agreement by the applicant upon satisfaction of review comments.
- f. Multiple references to "Pilot Village" should be changed to "Pilot Forest".

5. Public Services Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director in attached memorandum dated March 20, 2018.

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM ON THE RESUBMISSION DATE OF WEDNESDAY, APRIL 4, 2018.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: March 20, 2018

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E. *RV*
Public Services Director

RE: Savannah Station Phase II

Public Services have reviewed the Savannah Station Phase II Site Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>Wastewater.</u> Given the submitted projected sanitary sewer impact, improvements are necessary within the City collection system. Developer shall make a onetime payment of \$37,500 dollars to the City that will address the required upgrades to allow for build out of the PD. Upon receipt, the City will utilize the funds for improvements to the system at a time determined by the City as necessary to guarantee system capacity for the project. Funds are due as stipulated within the Planned Development Agreement.
END OF COMMENTS	

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

cc: Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician

Project Name: Savannah Station Ph 2

Meeting Date: March 22, 2018 (Applicant)

Name

Email

Mailing Address

Phone

[illegible]



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 28, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Savannah Station Phase II Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr. Thompson:

On March 6, 2018, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from PUD (expired) to PD-R on a ±45.1 acre property, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000.

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 **complete**. Detailed comments will be provided at a later date by separate cover or at a DRT Meeting.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 28, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Savannah Station Phase II Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr. Thompson:

On February 20, 2018, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from PUD (expired) to PD-R on a ±45.1 acre property, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000.

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 following information is needed.

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

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 Development Review Team (DRT) Meeting. A DRT Meeting will be scheduled upon satisfaction of the application's completeness review deficiencies, as indicated below.

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

Rezoning Attachment #D.3

Concurrency Impact Analysis showing impact on public facilities shows net impacts to public facilities based on the difference between development potential of the expired PUD and proposed development.

Action Needed to Address Deficiency: Please provide an updated concurrency impact analysis showing actual projected impacts to public facilities based on number of residential dwelling units proposed.

Rezoning Attachment #D.5

Analysis of compliance with Section 3.6.2 (A)(1) of the City's Land Development Regulations does not include the following information:

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools.

Action Needed to Address Deficiency: Please provide an updated master plan addressing the general location of all public facilities listed in Section 3.6.2 (A)(1)(g) of the City's Land Development Regulations.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

