Planning and Zoning Board
Agenda
June 14, 2022

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

Planning and Zoning Board
At 6:00 PM

Meeting Date: June 14, 2022

Meeting Location: James A. Lewis Commission Chambers

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

PLANNING AND ZONING BOARD MEETING 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 May 10, 2022 PZB Meeting

B. Convergence Research Park Cottage Neighborhood Preliminary Plat: A request Robert Walpole,

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

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

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

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

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

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

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 6/14/2022
SUBJECT: Approval of the Minutes of the May 10, 2022 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Technician

RECOMMENDED ACTION:
Approve the Minutes of the May 10, 2022 PZB Meeting

Summary

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

ATTACHMENTS:

Description

- May 10, 2022 PZB Minutes

Planning and Zoning Board
Minutes
May 10, 2022

Chair Sandy Burgess	**City Manager Mike DaRoza**
Member Joe Hancock	
Member Virginia Johns	
School Board Member Tina Certain	

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

Meeting Date: May 10, 2022

Meeting Location: James A. Lewis Commission Chambers

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

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

INVOCATION

Member Virginia Johns led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

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

Motion passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the April 19, 2022 PZB Meeting

Member Johns moved to approve the agenda; seconded by Member Hancock.

Passed by unanimous consent.

B. Site Plan – Pickert Flex Space: A request by Walker Owen, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for 14100 NW 126th Terrace, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±11,985 square foot building with associated site improvements on a ±1.15 acre subject property; Tax Parcel Number 03927-005-000 (Quasi-Judicial Hearing).

Planning Technician Kenyata Curtis swore in all parties entering testimony during the hearing.

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

Walker Owen, PE, of CHW, Inc. accepted the conditions and availed himself for questions.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for14100 NW 126th Terrace, LLC subject to the (6) conditions provided in Exhibit "A" and located on page 17 of the May 10, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Hancock.

Motion Passed 3-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be June 14, 2022 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Johns moved to adjourn; seconded by Member Hancock.

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____	_____
Presiding Officer	Staff Liaison

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 6/14/2022
SUBJECT: Convergence Research Park Cottage Neighborhood Preliminary Plat: A request Robert Walpole, P.E., of CHW, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of the preliminary plat of the Convergence Research Park Cottage Neighborhood, which proposes the subdivision of a ±14.82 acre subject property into a total of 72 lots with associated common areas and right-of-way; consisting of portions of Tax Parcel Numbers 03929-000-000 and 03969-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the preliminary plat of the Convergence Research Park Cottage Neighborhood to the City Commission with a recommendation to approve subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the June 14, 2022 Staff Report to the Planning & Zoning Board upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of the Convergence Research Park Cottage Neighborhood to the City Commission, with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the June 14, 2022 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of the preliminary plat of the Convergence Research Park Cottage Neighborhood, which proposes the subdivision of a ±14.82 acre subject property into a total of 72 lots with associated common areas and right-of-way. The subdivision would consist of a single phase.

The subject property consists of portions of Tax Parcel Numbers 03929-000-000 and 03969-000-000 and is generally located south of the San Felasco Parkway and north of Shaw Farms of Alachua.

The Convergence Research Park Cottage Neighborhood subdivision will implement the recently-adopted standards for cottage neighborhoods. Cottage neighborhoods are permitted within the Corporate Park (CP) zoning district and are required to meet certain design criteria, such as the inclusion of common greens throughout the neighborhood and integration of a system of interior pedestrian walkways interconnecting the cottage neighborhood features, as further described in Section 4.3.1(A)(5) of the Land Development Regulations (LDRs).

Two (2) vehicular access points will be provided to the subdivision. The vehicular access points will connect to the private street network within the Convergence Research Park development, specifically to those streets approved with the

Momentum Labs project. The subdivision will connect to potable water and wastewater facilities. Stormwater for the development will be conveyed to and treated within two (2) stormwater management facilities located to the northwest and west of the subdivision. Both stormwater management facilities were permitted as part of the Momentum Labs project. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within the Staff Report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within the Staff Report.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Preliminary Plat - Convergence Research Park Cottage Neighborhood
- Application & Supporting Materials (Part 1 of 2)
- Application & Supporting Materials (Part 2 of 2)
- Public Notice Materials for the 6/14/22 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: June 14, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the preliminary plat of the Convergence Research Park Cottage Neighborhood, which proposes the subdivision of a ±14.82 acre subject property into a total of 72 lots with associated common areas and right-of-way
APPLICANT/AGENT:	Robert Walpole, P.E., Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	San Felasco Research Ventures, LLC
PARCEL ID NUMBER:	Portions of Tax Parcel Number 03929-000-000 and 03969-000-000
FLUM DESIGNATION:	Corporate Park
ZONING:	Corporate Park (CP)
OVERLAY:	N/A
ACREAGE:	±14.82
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat of the Convergence Research Park Cottage Neighborhood to the City Commission with a recommendation to approve subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the June 14, 2022 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of the Convergence Research Park Cottage Neighborhood to the City Commission, with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the June 14, 2022 Staff Report to the Planning & Zoning Board.*

SUMMARY & BACKGROUND

This application is a request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of the preliminary plat of the Convergence Research Park Cottage Neighborhood, which proposes the subdivision of a ±14.82 acre subject property into a total of 72 lots with associated common areas and right-of-way. The subdivision would consist of a single phase.

The subject property consists of portions of Tax Parcel Numbers 03929-000-000 and 03969-000-000 and is generally located south of the San Felasco Parkway and north of Shaw Farms of Alachua.

The Convergence Research Park Cottage Neighborhood subdivision will implement the recently-adopted standards for cottage neighborhoods. Cottage neighborhoods are permitted within the Corporate Park (CP) zoning district and are required to meet certain design criteria, such as the inclusion of common greens throughout the neighborhood and integration of a system of interior pedestrian walkways interconnecting the cottage neighborhood features, as further described in Section 4.3.1(A)(5) of the Land Development Regulations (LDRs).

Two (2) vehicular access points will be provided to the subdivision. The vehicular access points will connect to the private street network within the Convergence Research Park development, specifically to those streets approved with the Momentum Labs project. The subdivision will connect to potable water and wastewater facilities. Stormwater for the development will be conveyed to and treated within two (2) stormwater management facilities located to the northwest and west of the subdivision. Both stormwater management facilities were permitted as part of the Momentum Labs project. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

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 Land (Convergence Research Park Bike Depot)	Corporate Park	Corporate Park (CP)
South	Shaw Farms of Alachua/ Alachua Highlands	Agriculture	Agricultural (A)
West	Momentum Labs (Under Construction)	Corporate Park	Corporate Park (CP)
East	San Felasco Hammock Preserve State Park	Agriculture	Agricultural (A)

Map 1. Vicinity Map

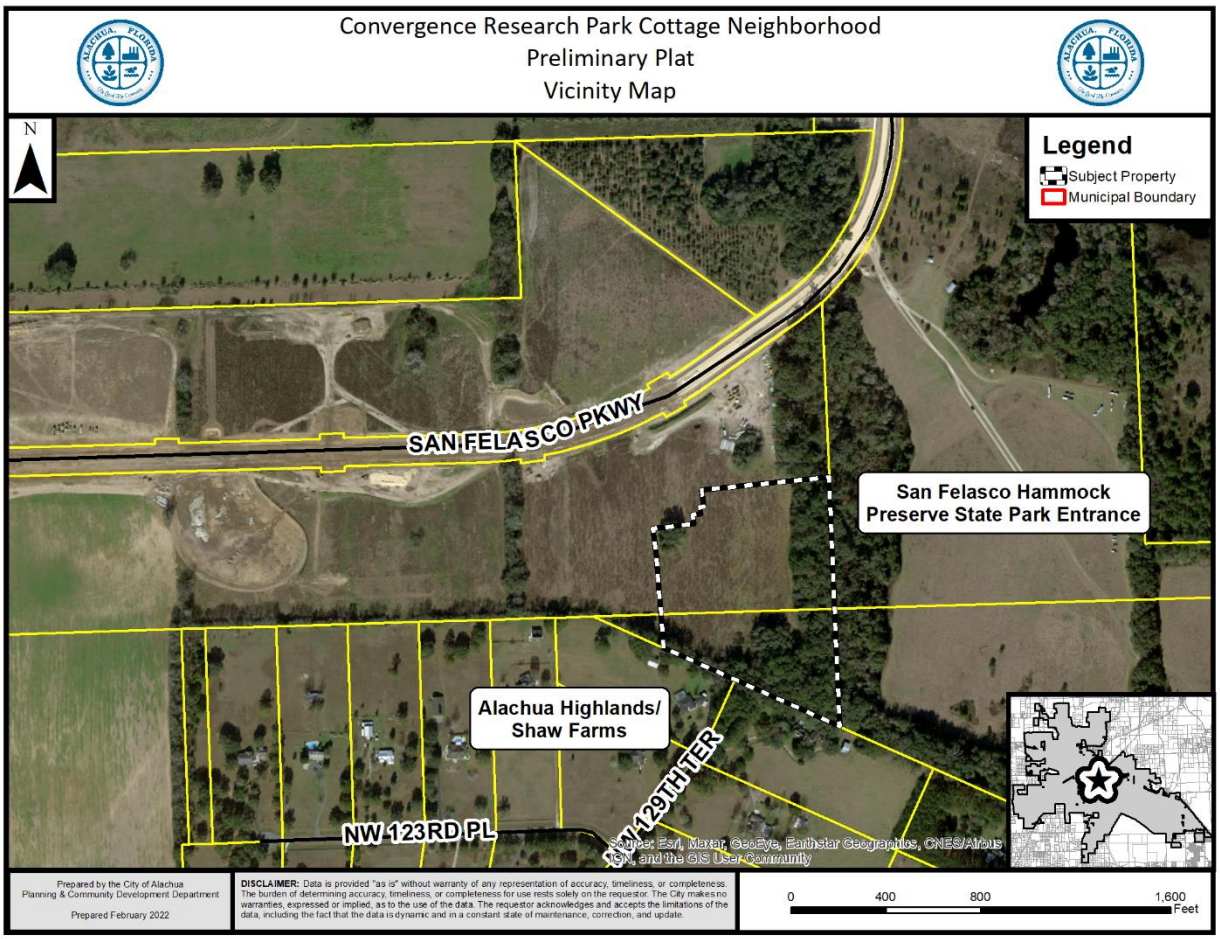
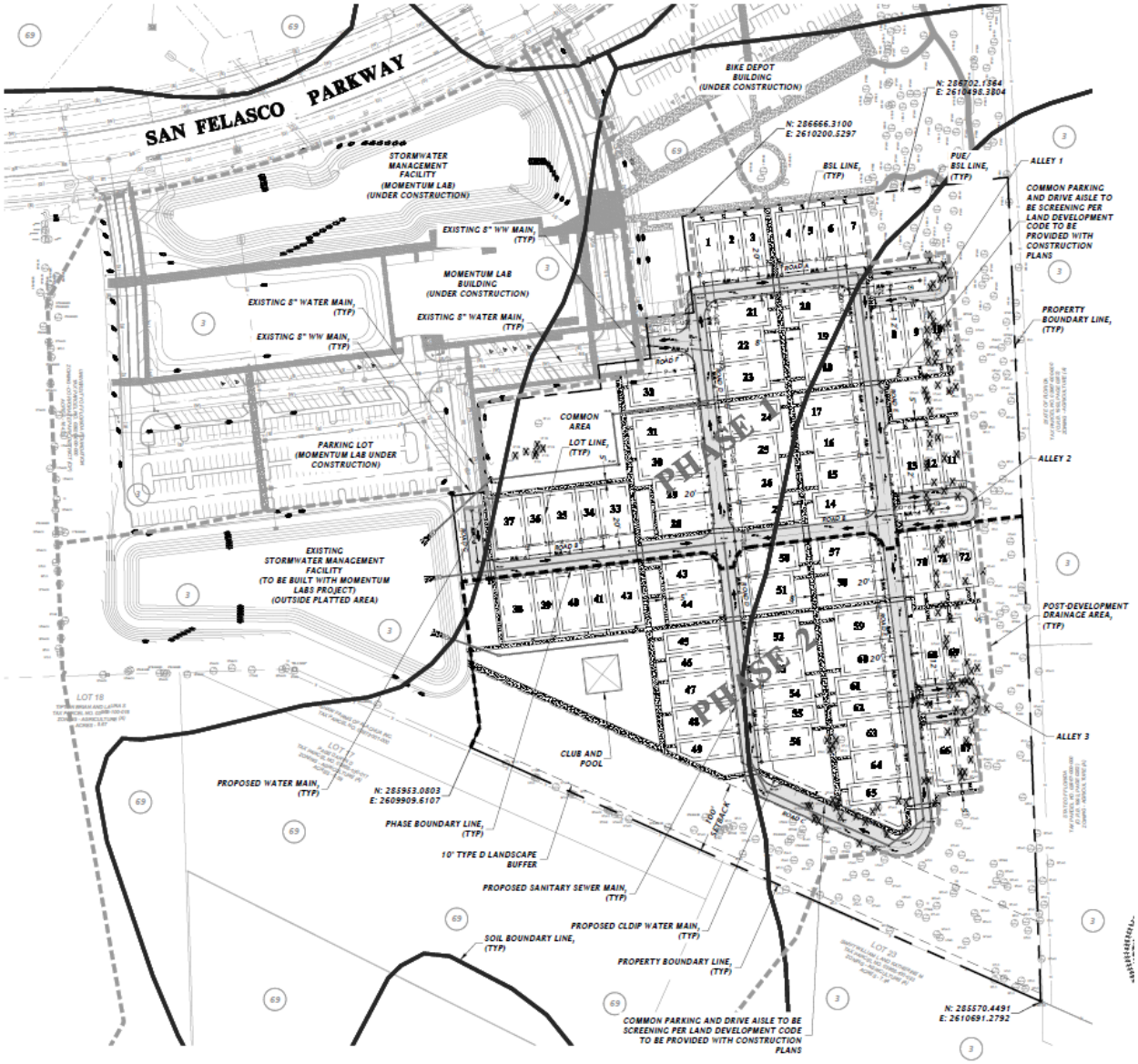


Illustration 1. Overall Development Plan for Convergence Research Park Cottage Neighborhood



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 July 8, 2021. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by eleven persons. A summary of the discussion which occurred at the Neighborhood 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 shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.4: *Corporate Park*

The City shall establish one mixed-use land use category: Corporate Park. This land use category shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

1. provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,
2. provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Policy 1.4.b: Development within the Corporate Park land use category should be designed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land

use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

Evaluation and Findings: The subject property has a Corporate Park FLUM Designation, which permits clustered residential development, including cottage neighborhoods, when a parcel of land is comprised of more than 50 acres of contiguous land with a Corporate Park FLUM Designation. The Convergence Research Park Cottage Neighborhood is designed to provide common greens and linked open space that include pedestrian walkways which will interconnect with other areas of Convergence Research Park.

Policy 1.4.f: The City shall develop performance standards for uses in the Corporate Park land use category in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design;
11. Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less; and,
12. Complementary residential uses.

Evaluation and Findings: The applicant has demonstrated through the preliminary plat, application, and supporting documentation that each of these sub-policies have been sufficiently addressed.

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

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

Evaluation and Findings: The preliminary plat demonstrates that sufficient open space areas will be provided to meet the minimum requirements of Policy 2.5.a.

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

Evaluation and Findings: No listed wildlife or plant species were observed on-site at the time an environmental assessment of the subject property was conducted. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be submitted at the time of final plat.

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

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

Evaluation and Findings: 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 Element of the Comprehensive Plan, and the development 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 and redevelopment within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and

wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category or the Agriculture land use category shall connect to the City'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 Element of the City's Comprehensive Plan that is within a Residential land use category shall connect to the City's wastewater system.

Evaluation and Findings: The subject property is within the potable water and wastewater service area. The development 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.

Evaluation and Findings: 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.

Evaluation and Findings: An analysis of the impacts to recreation facilities has been provided within this report. The proposed development 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.

Evaluation and Findings: An analysis of the impacts to transportation facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the wastewater service area, and the development 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 for residential uses:

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

Evaluation and Findings: An analysis of the impacts to solid waste facilities 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:

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

Evaluation and Findings: The subject property is located within the potable water service area, and the development 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. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

Evaluation and Findings: No listed wildlife or plant species were observed on-site at the time an environmental assessment of the subject property was conducted. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be submitted at the time of final plat.

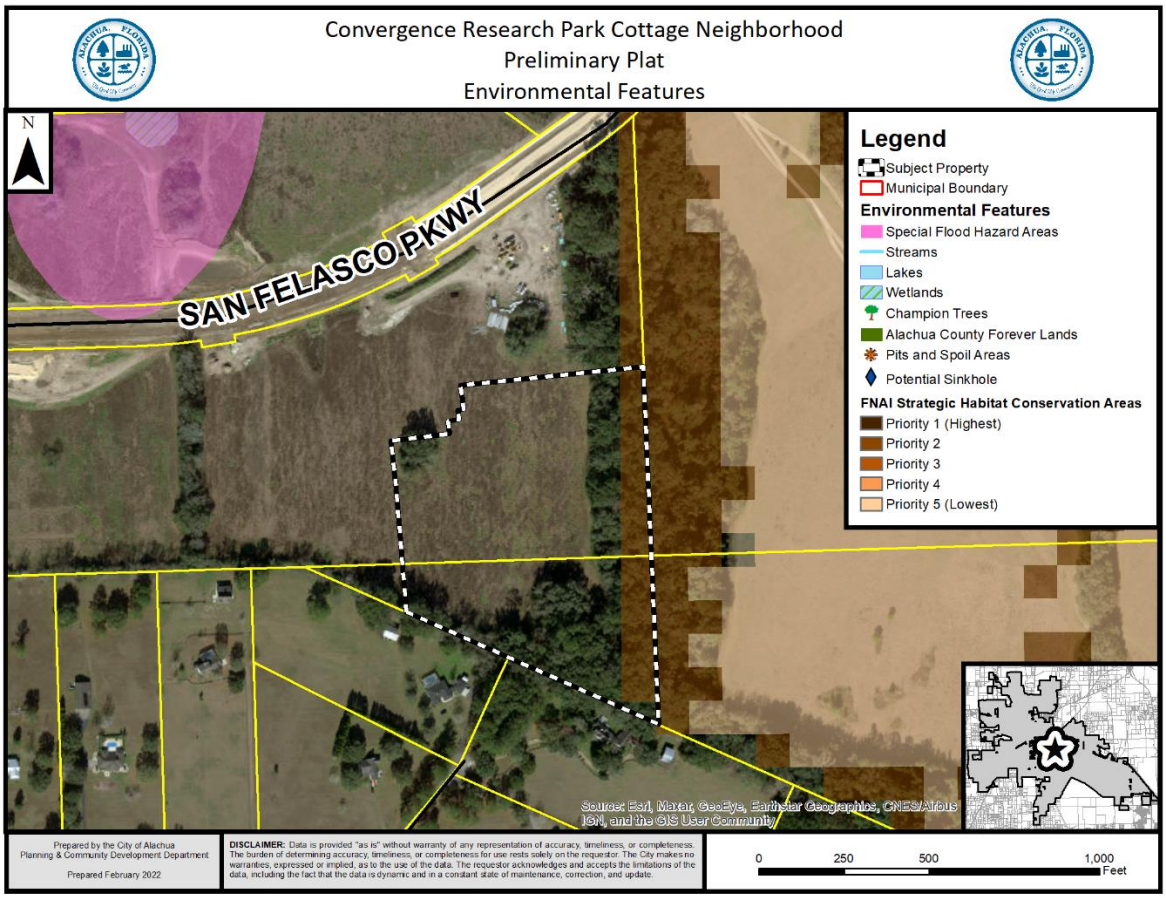
ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to the 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.

Map 2. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

Based on the environmental assessment provided by the applicant, no listed wildlife or plant species were observed on-site. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron.

Evaluation: Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be submitted at the time of final plat.

Soil Survey

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

There are two (2) soil types found on the subject property:

Arredondo Fine 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 and small commercial buildings.

Arredondo Fine Sand (5% - 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Evaluation: The soil types located within the subject property do not pose any significant limitations for residential dwellings. 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 140D 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.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SECTION 2.4.10(G)(2)(e), PRELIMINARY PLAT STANDARDS

Section 2.4.10(G)(2)(e) of the LDRs establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G) (2) (e). An evaluation and findings of the

application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

2.4.10(G)(2)(e) Subdivision preliminary plat standards. A subdivision preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement, as well as Section 4.3.1(A)(5), which establishes Use-Specific Standards for cottage neighborhoods.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development, which consists of 273 single-family residential units.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. Facility capacity will be re-evaluated at the time of the review of each final plat. A final plat serves as the final development order. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	US 441 (from CR 25A East Intersection to SR 235)	4/D	Arterial	Comm	D
13	CR 241 (from CR 235 to South City Limit)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · 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 (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Single- Family, Detached (ITE Code 230)	769 (334 /335)	56 (14/42)	74 (47/27)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – 9.44 trips per dwelling unit x 72 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.74 trips per dwelling unit x 76 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.99 trips per dwelling unit x 76 dwelling units (67% entering/33% exiting).

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

Traffic System Category	Segment 4 US 441 (from CR 25A East Intersection to SR 235)[1]	Segment 13 CR 241 (from CR 235 to South City Limit))[1]
Average Annual Daily Trips		
Maximum Service Volume[2]	45,700	20,880
Existing Traffic[3]	18,230	6,025
Reserved Trips[4]	157	765
Available Capacity[4]	5,689	14,090
Increase in Daily Trips Generated by Development[5]	334	335
Residual Capacity After Development's Impacts[6]	5,355	13,755

1 For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua May 2022 Development Monitoring Report.
5 Trip Distribution: Segment 4 - 50%; Segment 13 - 50%.
*6 This application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 4b. Potential Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 4 US 441 (from CR 25A East Intersection to SR 235)	Segment 13 CR 241 (from CR 235 to South City Limit))[1]
PM Peak Hour Trips		
Maximum Service Volume[2]	4,110	1,359
Existing Traffic[3]	1,732	395
Reserved Trips[4]	452	0
Available Capacity[4]	1,926	964
Increase in PM Peak Hour Trips Generated by Development[5]	37	37
Residual Capacity After Development's Impacts[6]	1,889	927

1 For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua May 2022 Development Monitoring Report.
5 Trip Distribution: Segment 4 - 50%; Segment 13 - 50%.
*6 This application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: It is anticipated that the development will not adversely affect the Level of Service ("LOS") for the affected roadway segments, and the potential impact of 72 single-family residential dwellings is therefore acceptable. Concurrency and impacts to the City's transportation network will be reevaluated at the final plat stage.

Potable Water Impacts

Table 5. Potential Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	215,682
Available Capacity	774,901
Projected Potable Water Demand from Application[3]	19,800
Residual Capacity	**755,101**
Percentage of Permitted Design Capacity Utilized	**67.17%**

Sources:
1 City of Alachua Public Services Department, April 2022.
2 City of Alachua May 2022 Development Monitoring Report.
3 City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons per dwelling unit per day

Evaluation: The development will increase the demand upon the potable water system by 19,800 gallons per day. This analysis is based on the maximum development potential of 72 single-family residential dwellings that would be permitted by the preliminary plat. It is anticipated that the development will not adversely affect the LOS for potable water facilities, and the impacts are therefore acceptable. Concurrency and impacts to the City's utility systems will be reevaluated at the final plat stage.

Sanitary Sewer Impacts

Table 6. Potential Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	194,618
Available Capacity	547,382
Projected Sanitary Sewer Demand from Application[3]	18,000
Residual Capacity	**529,382**
Percentage of Permitted Design Capacity Utilized	**64.71%**

Sources:
1 City of Alachua Public Services Department, April 2022.
2 City of Alachua May 2022 Development Monitoring Report.
3 City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons per dwelling unit per day

Evaluation: The development will increase the demand upon the sanitary sewer system by 18,000 gallons per day. This analysis is based on the maximum development potential of 72 single-family residential dwellings that would be permitted by the preliminary plat. It is anticipated that the development will not adversely affect the LOS for sanitary sewer facilities, and the impacts are

therefore acceptable. Concurrency and impacts to the City's utility systems will be reevaluated at the final plat stage.

Recreational Impacts

Table 7a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	4.00
Potential Demand Generated by Development[3]	0.92
Residual Recreational Capacity After Impacts	**76.78**

Sources:
1 *City of Alachua May 2022 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2021; Policy 1.2.b, Recreation Element (Formula: 10,576 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 72 dwellings / [5 acres/1,000 persons])*

Table 7b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.56 acres
Acreage Required to Serve Demand Generated by Development[2]	0.18 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.74 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**33.72%**

1 *Source: City of Alachua May 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (0.92 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The development will increase the demand upon recreational facilities by 0.92 acres, and would increase the demand upon passive park space by 0.18 acres. It is anticipated that the development will not adversely affect the LOS of recreational facilities; therefore, the impacts are acceptable. Concurrency and impacts to the City's recreation system will be reevaluated at the final plat stage

Solid Waste Impacts

Table 8. Potential Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	43,024	7,851.88
Reserved Capacity[2]	18,380.46	3,354.43
Demand Generated by Application[3]	734.41	134.03
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2021; Policy 2.1.a, CFNGAR Element (Formula: 10,576 persons x 0.73 tons per person per year).
1 *City of Alachua May 2022 Development Monitoring Report.*
2 *Policy 2.1.a, CFNGAR Element (Formula: 2.55 persons per dwelling x 72 dwellings x 0.73 tons per year)*
3 *New River Solid Waste Facility, April 2022.*

Evaluation: The development will increase the maximum potential demand by approximately 134.03 tons per year. It is anticipated that the development will not adversely affect the LOS of solid waste facilities; therefore, the impacts are acceptable. Concurrency and impacts to the solid waste system will be reevaluated at the final plat stage.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on August 19, 2021, capacity is available at the elementary, middle, and high school levels to support the development.

Upon submittal of a final 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

SAN FELASCO RESEARCH VENTURES, LLC
(CONVERGENCE RESEARCH PARK COTTAGE NEIGHBORHOOD)
PRELIMINARY PLAT
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide a 100% survey of the subject property considering the potential presence of any listed species which may occur on-site based upon the site's available habitat and location. These species shall include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. If any listed species are observed on-site, the 100% survey shall include a list of all local, state, and federal permits required for relocation of the listed species. This survey shall be submitted with any application for a final plat, and shall be valid for a period of 3 years from original date of survey.

2. The applicant agrees that, in accordance with Section 3.5.2(F)(2)(a) and Table 5.3-1 of the City's Land Development Regulations, a final development order (final plat) shall not be granted until the minimum floor area of non-residential uses required by Section 3.5.2(F)(2)(a) and Table 5.3-1 has been constructed or shall be constructed as part of a mixed-use development within the contiguous lands zoned Corporate Park (CP).

3. The applicant agrees that Conditions 1 – 2 as stated above do not inordinately burden the land and shall run with the land and be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 2 as stated herein.

EXHIBIT "B"

TO

SAN FELASCO RESEARCH VENTURES, LLC
(CONVERGENCE RESEARCH PARK COTTAGE NEIGHBORHOOD)
PRELIMINARY PLAT
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 25, 2022

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

Robert Walpole, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Convergence Research Park Cottage Neighborhood Preliminary Plat

Dear Mr. Walpole:

The City of Alachua has reviewed your revised application submitted on behalf of San Felasco Research Ventures, LLC for the Preliminary Plat of Convergence Research Park Cottage Neighborhood. Based upon a review of the revised application, the City has determined that the application can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The application has been scheduled for the **June 14, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, May 31, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, May 31, 2022***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, June 13, 2022***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

April 11, 2022

Justin Tabor, AICP
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Ref: Convergence Research Park Cottages.
Preliminary Plat – Cottage Neighborhood Submittal Comments

Dear Mr. Tabor:

The latest submittal for the Preliminary Plat of the referenced project has responded to all our comment.

We do not have any further comments currently.

Feel free to contact us with any questions.

Sincerely,

Sergio Reyes, P.E.

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **March 09, 2022**

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

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

TR 3/9/2022

RE: **Convergence Research Park – Cottages-Prelim-Plat**

Public Services has reviewed the subject project (Feb 24, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 28, 2021 Submittal** • **Sheet 1, Note 14:** Please define "CCR", either on Sheet 1 or elsewhere. Please **submit** applicable sheet. **Comment on Dec 16, 2021 Submittal** If this abbreviation is used in subsequent Construction Plans, please define in those documents. **FYI, Approved as Noted.**
2.	**Comment on Oct 28, 2021 Submittal** • **Sheet 1**: CoA Public Services assumes that the road will be private. Please call this out, either on Note 15 or elsewhere. Suggested text is "ROADS WILL BE OWNED AND OPERATED BY PROPERTY OWNERS ASSOCIATION (POA)". Please **submit** applicable sheet. **Comment on Dec 16, 2021 Submittal**

NO.	COMMENTS
	Approved
3	**Comment on Oct 28, 2021 Submittal** • **Sheet 1**: Property Owners Association, not CoA, will own and maintain the stormwater system. On Sheet 1 or elsewhere, please add note similar to: "ALL COMPONENTS OF THE STORMWATER SYSTEM WILL BE OWNED AND MAINTAINED BY THE POA." Please **submit** applicable sheet. **Comment on Dec 16, 2021 Submittal** **Approved**
4	**Comment on Oct 28, 2021 Submittal** • **Sheet 1, Note 15:** This note includes the phrase: "RENTAL LIGHTING FROM COA". COA assumes this means that the Property Owners Association will own and operate the street lights. Either to this note or elsewhere, please add text similar to "STREET LIGHTS WILL BE OWNED AND MAINTAINED BY THE POA". Please **submit** applicable sheet. **Comment on Dec 16, 2021 Submittal** **Approved**
5	**Comment on Oct 28, 2021 Submittal** • **Sheets 2, 3 & 4:** On the Final Plat, please show PUEs for water, wastewater and electric. Please **submit** statement of intent to comply. **Comment on Dec 16, 2021 Submittal** • **Sheets 2, 3 & 4:** On the Final Plat, please show PUEs for water, wastewater and electric. **FYI**
6	**Comment on Oct 28, 2021 Submittal** • **Sheet 5:** Please insert "CoA" so call-out reads "SANITARY CLEANOUT, END OF **COA** MAINTENANCE", 4 instances. • **Sheet 5**: Please change "WATER METER" call-out to "WATER METER, END OF COA MAINTENANCE", 4 instances. Please **re-submit** this sheet.

NO.	COMMENTS
	Comment on Dec 16, 2021 Submittal On Construction Plans, on each applicable sheet, call out "END OF COA MAINTENANCE", at least one typical for cleanouts and water meters. **FYI** **Comments on Feb 24, 2022 Submittal** For water meters, approved. For cleanouts – because the WW system will now be private, "END OF COA MAINTENANCE" callouts on cleanouts are moot – please remove them. See subsequent comments. **Approved as Noted.**
7	**Comment on Oct 28, 2021 Submittal** **Potable Water Infrastructure** The Cottages are a new concept in CoA & are covered under a new ordinance. Detailed construction drawings have yet to be prepared It appears that potable water infrastructure is being installed at the rear of houses where garages and driveways will be located. Without benefit of detailed construction drawings, As per Sheet 1, rear setback is only 10 ft. Cross sections A & B on sheet 5 call out PUEs of 5, 10 and 20 feet from the rear lot lines. Please review – this seems to be an area of conflict. Water mains appear to be installed in PUEs, and not in the ROW for typical subdivisions. If driveways are constructed in the PUEs, this would suggest that water mains are undet driveways, which would cause subsequent maintenance if a defective water main needs to be dug up. Presumably water meters would be installed at lot corners. Is there adequate non-concrete space at lot corners to install such water meters? What is the size of driveways in relation to lot width? Should installing water meters & water infrastructure at the front of lots be considered? And possibly installing ganged water meters in a single location in the common area? Please **submit** response and **submit** applicable modified sheets. **Comment on Dec 16, 2021 Submittal** See new comments starting at Comment 10. **Approved as Noted**
8	**Comment on Oct 28, 2021 Submittal** **Wastewater Infrastructure** The Cottages are a new concept in CoA & are covered under a new ordinance. Detailed construction drawings have yet to be prepared

NO.	COMMENTS
	It appears that wastewater infrastructure is being installed at the rear of houses where garages and driveways will be located. Without benefit of detailed construction drawings, As per Sheet 1, rear setback is only 10 ft. Cross sections A & B on sheet 5 call out PUEs of 5, 10 and 20 feet from the rear lot lines. Please review – this seems to be an area of conflict. Gravity wastewater mains appear to be installed in PUEs, and not in the ROW for typical subdivisions. If driveways are constructed in the PUEs, this would suggest that gravity wastewater mains are under driveways, which would cause subsequent maintenance if a defective wastewater main needs to be dug up. Due to the depth of gravity wastewater mains, this issue would be more serious than for water mains. Presumably the wastewater cleanout would be installed at lot corners. Is there adequate non-concrete space at lot corners to install such cleanouts? What is the size of driveways in relation to lot width? Bear in mind that trench width to remove and replace a defective cleanout is considerable. Also, CoA does not allow cleanouts under driveways except under very limited circumstances. Should installing wastewater cleanouts and wastewater infrastructure at the front of lots be considered? Please **submit** response and **submit** applicable modified sheets. **Comment on Dec 16, 2021 Submittal** See new comments starting at Comment 10. **Approved as Noted**
9	**Comment on Oct 28, 2021 Submittal** **Electric Infrastructure** The Cottages are a new concept in CoA & are covered under a new ordinance. Detailed construction drawings have yet to be prepared It appears that electrical infrastructure is being installed at the rear of houses where garages and driveways will be located. Without benefit of detailed construction drawings, As per Sheet 1, rear setback is only 10 ft. Cross sections A & B on sheet 5 call out PUEs of 5, 10 and 20 feet from the rear lot lines. Please review – this seems to be an area of conflict. If driveways are constructed in the PUEs, this would suggest that electrical primary circuits are under driveways. CoA takes no exception to this approach Presumably the transformers would be installed at lot corners. Is there adequate non-concrete space at lot corners to install transformers & pedestals? What is the size of driveways in relation to lot width? Please clarify ownership and maintenance of the street lights. CoA suggests street lights be privately maintained and with a common power meter for billing purposes. Also, when an electric component is being repaired, CoA maintenance trucks will be parked in the area for several hours at a time. Total lane width is only 20 feet. What provisions will be made so traffic disruption is kept to a minimum?

NO.	COMMENTS
	Please **submit** response. **Comment on Dec 16, 2021 Submittal** See new comments starting at Comment 10. **Approved as Noted**
10	**Potable Water Infrastructure** **Sheet 5** Many of the water mains will be under driveways, which would be expensive to repair and even replace if a water main needs repair. Thus, Please specify that water mains shall be made of ductile iron pipe. As shown, the dual water meters are close enough to driveways that repair of the water meter may impact driveway integrity. Suggest installing the water meters closer to each other. CoA Detail 130 is for dual water meters, although the minimum distance between meters is not called out. Please **submit** response and applicable documents. Note: CoA would be amenable to a meeting to discuss this issue. **Comments on Feb 24, 2022 Submittal** Dual Water Meters: 4-ft minimum distance between meter and driveway has been called out. **Approved.** Water Mains required to be made of ductile iron. Please confirm water mains shall be ductile iron. **Submit** response and/or other supporting information.
11	**Wastewater Infrastructure** CoA appreciates that the design engineer relocated the cleanouts so that they are not under driveways. However, the clean-outs are still close enough to driveways that driveways might be undermined during the course of trenching when repairing a cleanout. The CoA recommends that the wastewater piping for the Cottages development be privatized. Please **submit** response and applicable documents. Note: CoA would be amenable to a meeting to discuss this issue. **Comments on Feb 24, 2022 Submittal** Wastewater system now will be private. See subsequent comments. **Approved.**

NO.	COMMENTS
12	**Electric Infrastructure** As shown on Sheet 1, street lighting will be private. CoA approves this approach. **Sheet 5** Please review physical sizing of the transformers. Presumably, the transformers will be what CoA considers as small; namely, 75-500 KVA. As per Detail 584B, the pad for such transformers has dimensions of 5'0" by 6'3". Please **submit** response and applicable documents. Note: CoA would be amenable to a meeting to discuss this issue. **Comments on Feb 24, 2022 Submittal** Engineer's response is acceptable. Transformer sizes will be finalized with the construction documents. **Approved.**
13	**Comments on Feb 24, 2022 Submittal** General: On the final plat, please include text in the dedication that both stormwater and wastewater systems shall be the responsibility of the HOA. **FYI**
14	**Comments on Feb 24, 2022 Submittal** Engineer notes that "sewer, laterals, and C/O are all private and maintained by the HOA or Lot Owner Appropriate. To clarify design intent, on Sheets 2 & 4, suggest adding "END OF COA MAINTENANCE" next to "POINT OF WW CONNECTION". Please **resubmit** these sheets.
15	**Comments on Feb 24, 2022 Submittal** Engineer notes that "sewer, laterals, and C/O are all private and maintained by the HOA or Lot Owner Appropriate. To clarify design intent, on the cross-sections on Sheets 5 & 6, please delete: "SANITARY CLEANOUT, END OF CITY OF ALACHUA MAINTENANCE", 6 instances. Please **resubmit** these sheets.
16	
17	

NO.	COMMENTS
18	
19	
20	
END OF COMMENTS	

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 9, 2022

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

Robert Walpole, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Resubmittal #2: Convergence Research Park Cottage Neighborhood Preliminary Plat

Dear Mr. Walpole:

On February 24, 2022, the City of Alachua received your revised application submitted on behalf of San Felasco Research Ventures, LLC for the Preliminary Plat of Convergence Research Park Cottage Neighborhood. The Preliminary Plat proposes to subdivide a ±14.82 acre subject property into a total of 72 lots with associated common areas and road right-of-way. The revised application received on February 24, 2022 was submitted to address the PAT review comments issued to you in a letter dated December 21, 2021.

Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, March 24, 2022**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

Previous Comments – PAT Review

1. *Article 4, Use Regulations*
   a. Section 4.3.1(A)(5)(e) requires all common parking areas and associated drive aisles to be screened in accordance with Section 6.2. Please indicate that common parking areas and associated drive aisles shall be screened in accordance with Section 6.2.

      Remaining Issues: The applicant's response states, "Note added for screening to be added at final." Staff could not locate these notes. In addition, landscaping for subdivisions is reviewed as part of the construction plans. Please ensure the note references construction plans, not a final plat.

2. *Article 7, Subdivision Standards*
   a. Section 7.3.1(B)(1)(e) and Table 7.3-1 establish the minimum wearing surface width and minimum right-of-way or easement width for alleys. The minimum wearing surface width for a single travel lane is 12 feet. The design of proposed alleys shows a 2 lane, 10 foot wide travel lane. This is inconsistent with the provisions of Section 7.3.1(B)(1)(e) and Table 7.3-1. Please address.

      Remaining Issues: Typical One Way Road Sections A and B show two, 10-foot one-way travel lanes. A minimum 12-foot travel width per lane is required.

   b. Section 7.3.1(B)(2) requires curb and gutter along Type A and B streets (those types within the proposed subdivision). Plans note Miami curb is proposed. A Type F curb and gutter system is required.

      Remaining Issues: The applicant has revised Typical One Way Private Road Cross Sections A and B to depict an 18" Miami style – E curb. Type F curb shall be required in all areas where feasible, including such areas where driveway aprons will not be constructed (for example, along Road B between lots 28 and 43 where no access is planned, along Road C and the on-street parking along Road C, etc.) Please add a note to the typical cross sections indicating a Type F curb will be provided in such instances.

Previous Comments – 12/21/21 Resubmittal

3. *Article 7, Subdivision Standards*
   a. Section 7.2.4(B)(2) requires that the depth of a lot not exceed three times the width of the lot. The following lots do not meet the requirements of Section 7.2.4(B)(2): 10; 11; 35; 37; 67; 69; 72.

   Remaining Issues: Lot 72 does not meet the requirements of Section 7.2.4(B)(2).

   b. Typical Alley Cross Sections A and B show two-way travel lanes, however, Sheets 2 – 4 show these alleys to be one-way travel lanes. As noted in the November 22, 2021 PAT review comments, a minimum 12-foot travel width per lane is required.

   Remaining Issues: While renamed to "Typical One Way Private Road Cross Sections A and B", the cross sections continue to show two travel lanes, 10 feet each in width. A minimum 12-foot travel width per lane is required.

New Comments – 2/24/22 Resubmittal

4. *Article 7, Subdivision Standards*
   a. Several sidewalks are shown to be 4 feet in width. Per Section 7.3.2(B), sidewalks must be five feet in width. Please revise all sidewalks, except for those sidewalks providing a single connection between the front lot line and the shared sidewalk network, to be a minimum of 5 feet in width.

5. *Miscellaneous*
   a. Roadway cross sections show that curbs will be located on lots. A private easement or other acceptable instrument must be provided to allow for private maintenance. This is also applicable for any utility infrastructure located on lots that will be privately maintained.
   b. Verify the area of lots 34 and 36 are correct.
   c. Sheet 6, Typical Alley Cross Section 'C': The dimensions of the travel lane from the edges of the roadway surface to the centerlines does not equal the overall width of the roadway surface shown on the detail.
   d. Consider adding one-way / do not enter / wrong way signage to clarify the one-way flow of traffic.
   e. Sheet C0.00: Please update the land owner information. The correct legal entity is "San Felasco Research Ventures, LLC".

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. Comments from the Public Services Department are forthcoming, and will be forwarded once available.
   b. The applicant must address all comments provided by Claudia Vega, P.E., of EDA Consultants, Inc. in a letter dated March 9, 2022.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Letter from Sergio Reyes, P.E., of EDA Consultants, Inc. dated March 9, 2022

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

March 09, 2022

Justin Tabor, AICP
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Ref: Convergence Research Park Cottages.
Preliminary Plat – Cottage Neighborhood Submittal Comments

Dear Mr. Tabor:

My comments on the Preliminary Plat Plans for Convergence Research Park Cottages are below.

Plans

General Comments:

1. Please note that some of the proposed utility design may not comply with City Standards and some aspects of the layout may not comply with the City's Land Development Code. Changes to comply with the Design Standards and Code may require further review/comments.
2. Please be aware the signatures and seals in the plans are not secure and can be deleted by mistake.

Sheet 1

3. Note that the project lies within Sensitive Karst Area.

Sheet 2

1. One block appears to be draining offsite, why not send to the storm basin like the rest of the project?
2. Add striping for pedestrian crosswalk at sidewalk/road intersection.
3. Some utilities do not meet utility separation requirements.

Sheet 3

1. Provide more spot elevations around lots, along roads, walkways and at intersections.
2. Section appears to be draining offsite, why not send to the storm basin like the rest of the project?

Sheet 4

1. Provide more spot elevations around lots, along roads, walkways and at intersections.

Sheet 5

1. Adjust placement of light pole/street lighting in plan view to reflect typical cross section more accurately.
2. Clarify if the water main will public or private.
3. Clarify which roads (a, b, c, d, e) will have a type a or b cross-section.
4. Label total width of proposed private R/W.

Sheet 6

1. Clarify if the water main will public or private.
2. Clarify which roads (a, b, c, d, e) will have a type a or b cross-section.
3. Label total width of proposed private R/W.

Feel free to contact us with any questions.

Sincerely,

Claudia S. Vega, P.E.
Director of Engineering
cvega@edafl.com
edafl.com

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 19, 2022

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

Robert Walpole, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Resubmittal #1: Convergence Research Park Cottage Neighborhood Preliminary Plat

Dear Mr. Walpole:

On December 21, 2021 the City of Alachua received your revised application submitted on behalf of the University of Florida Foundation, Inc. for the Preliminary Plat of Convergence Research Park Cottage Neighborhood. The Preliminary Plat proposes to subdivide a ±14.82 acre subject property into a total of 72 lots with associated common areas and road right-of-way. The revised application received on December 21, 2021 was submitted to address the PAT review comments issued to you in a letter dated November 22, 2021 and as discussed during a PAT meeting on November 29, 2021.

Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, February 1, 2022**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

Previous Comments

1. *Article 4, Use Regulations*
   a. Provide calculations of the area of each common green using the formula set forth in Section 4.3.1(A)(5)(d)(i).

      Remaining Issues: The applicant has included an exhibit identifying common greens and noting the square footage of each common green. The exhibit excludes several areas. Specifically the common greens located between the following lots: 8 -13; 19 – 23; 16 – 17 and 26 – 27; 52 -54 and 59 – 61; 57 and 64 – 66(a); and 66(b) – 69.

b. Section 4.3.1(A)(5)(d)(iv) requires a minimum of 80% of the cottage homes to be clustered around and directly front a common green. The following lots (24% of the total number of lots) do not directly front a common green: 1 – 8; 14; 19 – 20; 25; 53; 64; 67 – 68; and 71.

Remaining Issues: Staff finds that less than 80% of the lots are clustered around a common green. Specifically, Lots: 1 – 7; 31 – 38; 39 -43; 46 -50; 66(b) – 67.

c. Section 4.3.1(A)(5)(e) requires all common parking areas and associated drive aisles to be screened in accordance with Section 6.2. Please indicate that common parking areas and associated drive aisles shall be screened in accordance with Section 6.2.

Remaining Issues: The applicant has responded by stating that no common parking is proposed, only on-street parking. As it pertains to Section 4.3.1(A)(5)(e), on-street parking constitutes 'common parking' as it is not dedicated to any specific property/lot and therefore is for 'common' use.

d. Section 4.3.1(A)(5)(h) requires a Type D, 10 foot landscaped buffer along the perimeter of a cottage neighborhood when located adjacent to single family detached development. Please label and illustrate the required 10 foot landscaped buffer along the south property line.

Remaining Issues: The applicant's response states, "… a 100' foot building setback is provided along the southern property line. Within that 100' foot setback, there are existing trees which will act as the landscape buffer and the 10 ft Type D has been labeled." Please note, while some existing trees may be potentially fulfill the Type D buffer, there are areas of the 100 foot setback area, particularly along the southwest boundary of the neighborhood, that have no existing trees. Additional trees may need to be planted in these areas to fulfill landscape requirements. Additionally, depending upon the Type D buffer option selected as set forth in Table 6.2-1, understory trees, a hedge and/or a fence or wall may be needed to fulfill the Type D buffer requirement. Per Section 6.2.2(G), compliance with the landscaping requirements will be demonstrated during construction plan review.

2. *Article 6, Development Standards*

a. Off-street parking is required at a rate of 1.5 spaces per cottage home. Please indicate if parking is proposed to be provided on each lot. If so, please indicate the number of spaces per lot, and whether any garages are proposed. Please also provide the total number of parking spaces located along the streets.

Remaining Issues: The applicant's response states "Please note that off-street parking is proposed to be provided on each lot, as per note 12 on sheet 1." Note 14 on Sheet 1 states "Parking: 2 spaces per lot (min. 1 garage or carport space per lot)". Please confirm the intention of this note is that all lots shall have at least 1 garage/carport space and at least a 20 foot driveway area between the garage/carport and the alley common area that will provide the 2 spaces per lot.

3. *Article 7, Subdivision Standards*
   a. Section 7.2.4(B)(2) requires that the depth of a lot not exceed three times the width of the lot. The following lots do not comply with this requirement: 1 – 7; 33; 35 – 36; 38; 48 – 50; 56; and 67 – 68. Please address.

      Remaining Issues:
      i. The following lots do not meet the requirements of Section 7.2.4(B)(2): 10; 11; 35; 37; 67; 69; 72.
      ii. Lot dimensions and area are not provided for Lot 26, therefore, compliance with this requirement cannot be determined.

   b. Section 7.3.1(B)(1)(e) and Table 7.3-1 establish the minimum wearing surface width and minimum right-of-way or easement width for alleys. The minimum wearing surface width for a single travel lane is 12 feet. The design of proposed alleys shows a 2 lane, 10 foot wide travel lane. This is inconsistent with the provisions of Section 7.3.1(B)(1)(e) and Table 7.3-1. Please address.

      Remaining Issues: The alleys serving Lots 8 – 10, 11 – 13 and 70 – 72, and 66 – 69 are 10 feet in width and therefore do not meet the minimum 12 foot width for a single travel lane.

   c. Section 7.3.1(B)(2) requires curb and gutter along Type A and B streets (those types within the proposed subdivision). Plans note Miami curb is proposed. A Type F curb and gutter system is required.

      Remaining Issues:
      i. The applicant's response states "Please note that these are alleys and not streets. A flush curb is provided for the alleys." Staff acknowledges the applicant's statement, however, an 'alley' is still defined as a 'street' by Article 10 of the City's LDRs: *"Street means a public or private roadway which affords the principal means of access to abutting property. The term "street" includes lanes, ways, places, drives, boulevards, roads, avenues or other means of ingress or egress regardless of the descriptive term used."*
      ii. Typical Alley Cross Sections A and B show two-way travel lanes, however, Sheets 2 – 4 show these alleys to be one-way travel lanes. As noted in the November 22, 2021 PAT review comments, a minimum 12-foot travel width per lane is required.

   d. Please confirm curb radii shall comply with Section 7.2.5(I)(3), which requires curb radii at the intersection of two local streets to be at least 20 feet.

      Remaining Issues: The applicant states that curb radii have been labeled, however, Staff is unable to locate any labels, typical or otherwise, for curb radii on Sheets 2 – 4.

   e. Section 7.3.3(A) requires the preliminary plat to show the location of road and street signs and traffic control signs, such as stop signs and speed limit signs. Please identify the location of all stop signs and speed limit signs.

Remaining Issues: The applicant states that road signs are now shown on the preliminary plat, however, Staff is unable to locate any road signs on Sheets 2 – 4.

4. *Miscellaneous*
   a. The dimensions and lot area are not provided or are difficult to discern for Lots 13, 26, 31 – 34, and 47. Please adjust the matchlines between sheets so that the dimensions and lot area of the lots can be shown on the plan. Ensure matchline adjustment does not cause any issues with providing this information for other lots on the plan.

      Remaining Issues: Matchlines do not overlap, which makes it challenging to decipher lot dimensions and/or lot area for Lots 15, 28, 29, 30, and 34 -36. Please adjust matchlines so that the information on each sheet overlaps and the lot dimensions and lot area can be shown on a single sheet for all lots.

   b. Please label the roads (e.g. "Road A" or "Road 1").

      Remaining Issues: Comment was not addressed.

   c. Please ensure the width of all roadways and on-street parallel parking areas is labelled.

      Remaining Issues: Comment was not addressed.

   d. Please correct typical street cross sections to reflect that the setback line shown is the rear/side setback line rather than the front/side setback line.

      Remaining Issues: Please correct for Typical Alley Cross Section C.

New Comments

5. *Miscellaneous*
   a. The SMF to the west of the project is labelled "Existing Stormwater Management Facility (to be built with Momentum Labs project))." This basin was not permitted with the Momentum labs project. Please revise accordingly.
   b. There are two (2) lots labelled as Lot 66. Please address.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated January 19, 2022.
   b. The applicant must address all comments provided by Sergio Reyes, P.E., of EDA Consultants, Inc. in a letter dated January 13, 2022.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated January 19, 2022
Letter from Sergio Reyes, P.E., of EDA Consultants, Inc. dated January 13, 2022

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 19, 2022**

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

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

TR 1/19/2022

RE: **Convergence Research Park – Cottages-Prelim-Plat REVISED Comments**

Public Services has reviewed the subject project (Dec 16, 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 28, 2021 Submittal** • **Sheet 1, Note 14:** Please define "CCR", either on Sheet 1 or elsewhere. Please **submit** applicable sheet. **Comment on Dec 16, 2021 Submittal** If this abbreviation is used in subsequent Construction Plans, please define in those documents. **FYI, Approved as Noted.**
2.	**Comment on Oct 28, 2021 Submittal** • **Sheet 1:** CoA Public Services assumes that the road will be private. Please call this out, either on Note 15 or elsewhere. Suggested text is "ROADS WILL BE OWNED AND OPERATED BY PROPERTY OWNERS ASSOCIATION (POA)". Please **submit** applicable sheet. **Comment on Dec 16, 2021 Submittal**

NO.	COMMENTS
	Approved
3	**Comment on Oct 28, 2021 Submittal** • **Sheet 1**: Property Owners Association, not CoA, will own and maintain the stormwater system. On Sheet 1 or elsewhere, please add note similar to: "ALL COMPONENTS OF THE STORMWATER SYSTEM WILL BE OWNED AND MAINTAINED BY THE POA." Please **submit** applicable sheet. **Comment on Dec 16, 2021 Submittal** **Approved**
4	**Comment on Oct 28, 2021 Submittal** • **Sheet 1, Note 15:** This note includes the phrase: "RENTAL LIGHTING FROM COA". COA assumes this means that the Property Owners Association will own and operate the street lights. Either to this note or elsewhere, please add text similar to "STREET LIGHTS WILL BE OWNED AND MAINTAINED BY THE POA". Please **submit** applicable sheet. **Comment on Dec 16, 2021 Submittal** **Approved**
5	**Comment on Oct 28, 2021 Submittal** • **Sheets 2, 3 & 4:** On the Final Plat, please show PUEs for water, wastewater and electric. Please **submit** statement of intent to comply. **Comment on Dec 16, 2021 Submittal** • **Sheets 2, 3 & 4:** On the Final Plat, please show PUEs for water, wastewater and electric. **FYI**
6	**Comment on Oct 28, 2021 Submittal** • **Sheet 5:** Please insert "CoA" so call-out reads "SANITARY CLEANOUT, END OF **COA** MAINTENANCE", 4 instances. • **Sheet 5**: Please change "WATER METER" call-out to "WATER METER, END OF COA MAINTENANCE", 4 instances. Please **re-submit** this sheet.

NO.	COMMENTS
	Comment on Dec 16, 2021 Submittal On Construction Plans, on each applicable sheet, call out "END OF COA MAINTENANCE", at least one typical for cleanouts and water meters. **FYI**
7	**Comment on Oct 28, 2021 Submittal** **Potable Water Infrastructure** The Cottages are a new concept in CoA & are covered under a new ordinance. Detailed construction drawings have yet to be prepared It appears that potable water infrastructure is being installed at the rear of houses where garages and driveways will be located. Without benefit of detailed construction drawings, As per Sheet 1, rear setback is only 10 ft. Cross sections A & B on sheet 5 call out PUEs of 5, 10 and 20 feet from the rear lot lines. Please review – this seems to be an area of conflict. Water mains appear to be installed in PUEs, and not in the ROW for typical subdivisions. If driveways are constructed in the PUEs, this would suggest that water mains are under driveways, which would cause subsequent maintenance if a defective water main needs to be dug up. Presumably water meters would be installed at lot corners. Is there adequate non-concrete space at lot corners to install such water meters? What is the size of driveways in relation to lot width? Should installing water meters & water infrastructure at the front of lots be considered? And possibly installing ganged water meters in a single location in the common area? Please **submit** response and **submit** applicable modified sheets. **Comment on Dec 16, 2021 Submittal** See new comments starting at Comment 10. **Approved as Noted**
8	**Comment on Oct 28, 2021 Submittal** **Wastewater Infrastructure** The Cottages are a new concept in CoA & are covered under a new ordinance. Detailed construction drawings have yet to be prepared It appears that wastewater infrastructure is being installed at the rear of houses where garages and driveways will be located. Without benefit of detailed construction drawings, As per Sheet 1, rear setback is only 10 ft. Cross sections A & B on sheet 5 call out PUEs of 5, 10 and 20 feet from the rear lot lines. Please review – this seems to be an area of conflict. Gravity wastewater mains appear to be installed in PUEs, and not in the ROW for typical subdivisions. If driveways are constructed in the PUEs, this would suggest that gravity wastewater mains are under driveways, which would cause subsequent maintenance if a defective wastewater

NO.	COMMENTS
	main needs to be dug up. Due to the depth of gravity wastewater mains, this issue would be more serious than for water mains. Presumably the wastewater cleanout would be installed at lot corners. Is there adequate non-concrete space at lot corners to install such cleanouts? What is the size of driveways in relation to lot width? Bear in mind that trench width to remove and replace a defective cleanout is considerable. Also, CoA does not allow cleanouts under driveways except under very limited circumstances. Should installing wastewater cleanouts and wastewater infrastructure at the front of lots be considered? Please **submit** response and **submit** applicable modified sheets. **Comment on Dec 16, 2021 Submittal** See new comments starting at Comment 10. **Approved as Noted**
9	**Comment on Oct 28, 2021 Submittal** **Electric Infrastructure** The Cottages are a new concept in CoA & are covered under a new ordinance. Detailed construction drawings have yet to be prepared It appears that electrical infrastructure is being installed at the rear of houses where garages and driveways will be located. Without benefit of detailed construction drawings, As per Sheet 1, rear setback is only 10 ft. Cross sections A & B on sheet 5 call out PUEs of 5, 10 and 20 feet from the rear lot lines. Please review – this seems to be an area of conflict. If driveways are constructed in the PUEs, this would suggest that electrical primary circuits are under driveways. CoA takes no exception to this approach Presumably the transformers would be installed at lot corners. Is there adequate non-concrete space at lot corners to install transformers & pedestals? What is the size of driveways in relation to lot width? Please clarify ownership and maintenance of the street lights. CoA suggests street lights be privately maintained and with a common power meter for billing purposes. Also, when an electric component is being repaired, CoA maintenance trucks will be parked in the area for several hours at a time. Total lane width is only 20 feet. What provisions will be made so traffic disruption is kept to a minimum? Please **submit** response. **Comment on Dec 16, 2021 Submittal** See new comments starting at Comment 10. **Approved as Noted**

NO.	COMMENTS
10	**Potable Water Infrastructure** **Sheet 5** Many of the water mains will be under driveways, which would be expensive to repair and even replace if a water main needs repair. Thus, Please specify that water mains shall be made of ductile iron pipe. As shown, the dual water meters are close enough to driveways that repair of the water meter may impact driveway integrity. Suggest installing the water meters closer to each other. CoA Detail 130 is for dual water meters, although the minimum distance between meters is not called out. Please **submit** response and applicable documents. Note: CoA would be amenable to a meeting to discuss this issue.
11	**Wastewater Infrastructure** CoA appreciates that the design engineer relocated the cleanouts so that they are not under driveways. However, the clean-outs are still close enough to driveways that driveways might be undermined during the course of trenching when repairing a cleanout. The CoA recommends that the wastewater piping for the Cottages development be privatized. Please **submit** response and applicable documents. Note: CoA would be amenable to a meeting to discuss this issue.
12	**Electric Infrastructure** As shown on Sheet 1, street lighting will be private. CoA approves this approach. **Sheet 5** Please review physical sizing of the transformers. Presumably, the transformers will be what CoA considers as small; namely, 75-500 KVA. As per Detail 584B, the pad for such transformers has dimensions of 5'0" by 6'3". Please **submit** response and applicable documents. Note: CoA would be amenable to a meeting to discuss this issue.
	END OF COMMENTS

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

January 13, 2022

Justin Tabor, AICP
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Re: Convergence Research Park.
Preliminary Plat – Cottage Neighborhood Submittal Comments

Dear Mr. Tabor:

As requested, we reviewed the Convergence Research Park – Cottage Neighborhood – Preliminary Plat submitted information.

The following are our comments for the referenced project:

General Comments:

1. Please note that some proposed utility design may not comply with City Standards and some aspects of the layout may not comply with the City's Land Development Code. Changes to comply with the Design Standards and Code may require further review/comments.
2. Please include the Overall Zoning Exhibit as Part of the Preliminary Plat set of drawings and include it on the sheet index.
3. Some of the sheets provide as part of the topographic survey may not be part of the project limits. Sheets 2 of 14, 3 of 14 and 5 of 14 include topographic survey that is not part of this project.
4. Please re-number topographic survey sheets to be only part of this project.

Overall Zoning Exhibit

1. Include a table showing current approved/proposed number of residential units, associated non-residential areas and total phases approved at this time. This table will track with the prior phases approval and allocated non-residential areas. This should be included with all the current and future phases to keep track of approval and associated areas.
2. Graphically depict the approved phase, residential and non-residential, and proposed phase within the Overall Zoning Exhibit.

Boundary Survey Sheet 1 of 1.

1. Boundary survey is Not signed and sealed. Application D. Attachments 1. F.

Topographic Survey – Sheet 1 0f 14

1. Depict the area of this proposed phase.

2. The scale of the drawings is larger that allow. See Preliminary Plat Application – D. Attachments 1. b.
3. Topographic Survey is not signed and sealed

Topographic Survey – Sheet 2 0f 14

1. This sheet does not appear part of this project. The survey area shown in this sheet seems to be north of the proposed project area.

Topographic Survey – Sheet 3 0f 14

1. This sheet does not appear part of this project. The survey area shown in this sheet seems is north of San Felasco Parkway and north the proposed project area.

Topographic Survey – Sheet 4 0f 14

1. Re-number the sheet and include only the sheets relevant to this project.

Topographic Survey – Sheet 5 0f 14

1. This sheet may not be part of the project.

Design Plat - Sheet 1

1. Note # 7 indicates that the water main will be installed as part of Momentum Labs project, please provide timing for that and clarification of how legal access to those utilities will be provided to this project. Similar for Note # 8 and 9 about the sewer system and electrical system. Are these systems to be dedicated to the city or all these systems will be private as proposed for this project? Will easements be provided over those utilities to serve the proposed project?
2. CP Residential Calculation: Included totals, phases, number of units per phase, allocated area of non-residential per phase and remain phases, areas, units, etc.
3. Are the stormwater management facilities (SMF) existing or proposed at this time? If they are to be constructed with the Momentum Labs project, when that will happen and are you providing easements to allow use of those facilities?
4. It is not clear if the stormwater facilities will be part of the proposed plat or separate project with a proposed drainage easement for the proposed subdivision.

Sheet 2

1. The proposed sewer main serving lot 8,9, and 10 should be under the proposed road in lieu of across the open space (green area in front of those lots)

Sheet 3

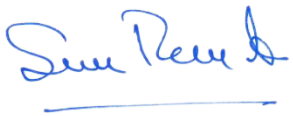
1. Rearrange the stormwater piping system to keep under the pavement as much possible and maintain a typical allocation between all the system (Storm, sewer, and water mains). A new route will protect existing trees.
2. Minimum lot length does not meet code (lots 66-67; 68-69; 70-72)

Sheet 4

1. Provide an easement over the stormwater management facilities and access point for maintenance of these facilities.

Please feel free to contact my office at 352-373-3541 with any questions on these review comments.

Sincerely,



Sergio Reyes, PE
President

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** Oct 28,2021

NAME & DESCRIPTION OF PROJECT Convergence Park Cottage Neighborhood

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) TBD - San Felasco Parkway

Tax Parcel Numbers 03929--000-000, 03969-000-000

Acreage 171 ac

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 72
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [x] Preliminary
- [ ] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	72	**units X 0.14 Elementary School Multiplier**	10	**Student Stations**
MIDDLE	72	**units X 0.06 Middle School Multiplier**	4	**Student Stations**
HIGH	72	**units X 0.08 High School Multiplier**	6	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.09 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 Drive
Gainesville Florida
Phone: 352-331-1976
Email: walpole@chw-inc.com

PROPERTY OWNER

Name: U 0f F Foundation
Mailing Address
PO Box 14425
Phone:
Email

CERTIFICATION

PROJECT NAME : Convergence Park **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 2020-2021 Capacity Tables)

Elementary SCSA Northwest Alachua — Capacity Required 10

- ☑ Capacity Available — Available Capacity 272
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 4

- ☑ Capacity Available — Available Capacity 427
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 6

- ☑ Capacity Available — Available Capacity 328
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: 11.30.2021

City of Alachua

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Diyonne McGraw
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

Mission Statement: We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

March 2, 2021

RE: ACPS – School Capacity and Comprehensive Zoning

Alachua County Public Schools ("ACPS") has received notification of a proposed residential development project to be located in unincorporated or incorporated Alachua County. Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education and its responsibilities include school facility planning, maintenance and student zoning.

This letter is being sent as a response to the impact that will be created by proposed development. First, please be advised that the School Board will be launching a district wide comprehensive school rezoning. This will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of this rezoning, areas of the County and the towns/cities currently zoned for a school – may no longer be zoned for the same school when the rezoning process is completed. Any new residential development that is an existing school zoning district is not guaranteed to remain in that same zoning district after the rezoning process is completed. It is anticipated that a new rezoning plan will be in place for the start of the 2022-2023 school year.

Additionally, please advise that many of ACPS do not have adequate space for additional students. The school board evaluates if there is available school capacity for each school type in the affected school concurrency service area to accommodate the impacts of the residential development. However, available school capacity based on concurrency service areas, may not be realistic to the actual ability to place additional students in a school. Due to existing or possible facility overcrowding, even if a proposed development meets school concurrency requirements, there is no guarantee from the School District that students who reside in the development will be zoned to a specific school. Attached please find supporting documentation, including a chart of school capacity v. enrollment. The School District is evaluating it measures and processes to address these overcrowding concerns. If you have additional question please contact our District office. Thank you for your understanding.

Sincerely,

Carlee Simon, Ph.D.
Superintendent
Encl.
cc: ACPS Director of Community Planning

School Board of Alachua County
School Capacity vs. Enrollment
9/07/2021

Schools	Grade Level	Adjusted Permanent Capacity	Enrollment School Yr. 2021-22 9/07/2021	Actual Available Capacity	Actual Utilization Percentage
Alachua	3 - 5	525	306	219	58%
Archer	PK - 5	489	492	-3	101%
Chiles	PK - 5	727	716	11	98%
Duval (DELA)	PK - 1	408	0	408	0%
CB Parker	K - 5	489	517	-28	106%
Foster	K - 5	467	451	16	97%
Glen Springs	K - 5	463	391	72	84%
Hidden Oak	PK - 5	744	759	-15	102%
Idylwild (January 2022)	PK - 5	662	649	13	98%
Irby	PK - 2	536	381	155	71%
Lake Forest	PK - 5	598	339	259	57%
Littlewood	PK - 5	588	655	-67	111%
Meadowbrook	PK - 5	758	807	-49	106%
Metcalfe	PK - 5	591	241	332	41%
Newberry	PK - 4	471	643	-172	137%
Norton	PK - 5	669	565	104	84%
Rawlings	PK - 5	427	398	29	93%
Shell	PK - 5	366	379	-13	104%
Talbot	PK - 5	726	644	82	89%
"New" Terwilliger	PK - 5	962	515	447	54%
"Vacant" Terwilliger	PK - 5	575	0	575	0%
Wiles	PK - 5	725	846	-121	117%
Williams	K - 5	590	468	122	79%
Elementary Total		**13,556**	**11,162**	**2,376**	**82%**
Bishop (90%)	6 - 8	1,075	704	371	65%
Fort Clarke (90%)	6 - 8	871	947	-72	109%
Kanapaha (90%)	6 - 8	1,166	1,114	52	96%
Lincoln (90%)	6 - 8	1,053	757	296	72%
Mebane (90%)	6 - 8	788	336	452	43%
Westwood (90%)	6 - 8	1,230	861	369	70%
Middle Total		**6,183**	**4,719**	**1,468**	**76%**
Buchholz (95%)	9 - 12	2,006	2,505	-501	125%
Eastside (95%)	9 - 12	1,952	1,183	769	61%
Gainesville (95%)	9 - 12	1,926	1,851	75	96%
Loften (80%)	9 - 12	508	264	244	52%
Newberry (80%)	9 - 12	671	687	-16	102%
Santa Fe (90%)	9 - 12	1,291	1,134	157	88%
High Total		**8,354**	**7,624**	**728**	**91%**
Hawthorne (90%)	6 - 12	664	479	185	72%
High Springs Comm. (90%)	PK - 8	982	961	21	98%
Oak View (90%)	5 - 8	746	951	-205	127%
Combination Total		**2,392**	**2,391**	**1**	**100%**
District Schools Total		**30,485**	**25,896**	**4,573**	**85%**
AQ Jones	6 - 12	181	49	132	27%
Sidney Lanier	K - 12	369	170	199	46%
Centers Total		**550**	**219**	**331**	**40%**
District Total (w/ Centers)		**31,035**	**26,115**	**4,904**	**84%**

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 22, 2021

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

Robert Walpole, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Convergence Research Park Cottage Neighborhood Preliminary Plat

Dear Mr. Walpole:

On October 28, 2021 the City of Alachua received your application submitted on behalf of the University of Florida Foundation, Inc. for the Preliminary Plat of Convergence Research Park Cottage Neighborhood. The Preliminary Plat proposes to subdivide a ±14.82 acre subject property into a total of 72 lots with associated common areas and road right-of-way. A completeness review was performed on November 2, 2021 and the application was determined to be complete on the same date.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:00 AM** on **Monday, November 29, 2021** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, December 6, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

1. *Article 4, Use Regulations*
   a. Please confirm that a community building as described in Section 4.3.1(A)(5)(b) is not proposed.
   b. Section 4.3.1(A)(5)(c) requires a minimum area of land to be preserved for non-residential uses. Please verify the calculations on Sheet L00-00-10 are correct for the proposed project.
   c. Provide calculations of the area of each common green using the formula set forth in Section 4.3.1(A)(5)(d)(i).

d. Section 4.3.1(A)(5)(d)(iv) requires a minimum of 80% of the cottage homes to be clustered around and directly front a common green. The following lots (24% of the total number of lots) do not directly front a common green: 1 – 8; 14; 19 – 20; 25; 53; 64; 67 – 68; and 71.
e. Section 4.3.1(A)(5)(e) requires all common parking areas and associated drive aisles to be screed in accordance with Section 6.2. Please indicate that common parking areas and associated drive aisles shall be screened in accordance with Section 6.2.
f. Section 4.3.1(A)(5)(h) requires walkways to connect cottage homes, parking areas, and common greens. Please provide a walkway from the on-street parking area south of Lots 47 – 53 to the sidewalk north of Lot 53.
g. Section 4.3.1(A)(5)(h) requires cottage neighborhoods, when located adjacent to single family detached development, to not locate any structures, including but not limited to cottage homes, community buildings, accessory structures, parking lots, waste receptacles, and other similar structures within 100 feet of the boundary of the cottage neighborhood. A private roadway, on-street parking, and pedestrian pathways are proposed within 100 feet of the boundary of the cottage neighborhood. Please address.
h. Section 4.3.1(A)(5)(h) requires a Type D, 10 foot landscaped buffer along the perimeter of a cottage neighborhood when located adjacent to single family detached development. Please label and illustrate the required 10 foot landscaped buffer along the south property line.
i. Please indicate the location of any proposed fencing and ensure fencing is compliant with Section 4.3.1(A)(5)(i).

2. *Article 6, Development Standards*
   a. Off-street parking is required at a rate of 1.5 spaces per cottage home. Please indicate if parking is proposed to be provided on each lot. If so, please indicate the number of spaces per lot, and whether any garages are proposed. Please also provide the total number of parking spaces located along the streets.
   b. Tree mitigation will be required for any regulated or heritage trees proposed for removal. Required tree mitigation shall be reviewed as part of the Construction Plan review phase.

3. *Article 7, Subdivision Standards*
   a. Section 7.2.3(B)(2) requires block lengths in residential areas to not exceed 600 feet, nor be less than 300 feet in length. The block comprised of Lots 13 – 20 and 54 – 72 exceeds the maximum length. Please address.
   b. Section 7.2.4(B)(2) requires that the depth of a lot not exceed three times the width of the lot. The following lots do not comply with this requirement: 1 – 7; 33; 35 – 36; 38; 48 – 50; 56; and 67 – 68. Please address.
   c. Section 7.3.1(B)(1)(e) and Table 7.3-1 establish the minimum wearing surface width and minimum right-of-way or easement width for alleys. The minimum wearing surface width for a single travel lane is 12 feet. The design of proposed alleys shows a 2 lane, 10 foot wide travel lane. This is inconsistent with the provisions of Section 7.3.1(B)(1)(e) and Table 7.3-1. Please address.
   d. Section 7.3.1(B)(2) requires curb and gutter along Type A and B streets (those types within the proposed subdivision). Plans note Miami curb is proposed. A Type F curb and gutter system is required.

e. Section 7.5.2(I)(1) requires streets to be laid out to intersect as nearly as possible at right angles, and prohibits an intersection with an angle of less than 75 degrees. Please label the angle of the intersection of the roads between Lots 53 and 54.
f. Section 7.5.2(I)(1) requires oblique streets to be curved approaching an intersection and to be at a right angle for at least 100 feet. The road to the south of Lots 54 – 58 does not conform to this requirement before intersecting with the road south of Lots 46 – 53, nor does the road south of Lots 59 -60 conform to this requirement before intersecting the road located between Lots 58 and 59. Please address.
g. Please confirm curb radii shall comply with Section 7.2.5(I)(3), which requires curb radii at the intersection of two local streets to be at least 20 feet.
h. Section 7.2.5(G) prohibits dead-end streets. Lots 8 -12 and 59 – 62 are located on dead end streets.
i. Section 7.3.3(A) requires the preliminary plat to show the location of road and street signs and traffic control signs, such as stop signs and speed limit signs. Please identify the location of all stop signs and speed limit signs.
j. The applicant shall be required to demonstrate compliance with Section 7.3.9, *Fire Protection Improvements*, at the time of Construction Plan review.

4. *Concurrency Impact Analysis*
   a. The Concurrency Impact Analysis utilizes a 1/2 mile radius from the intersection of US 441 and Progress Boulevard to determine the affected roadway segments. Section 2.4.14(H)(2) states that for developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile **of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater**. The intersection of US 441 and Progress Boulevard as well as the intersection of San Felasco Parkway and CR 241 are the nearest major intersections to the development's ingress/egress. Therefore, affected roadway segments include Segment 4 and Segment 13. It is recommended to use a trip distribution of 50% to each segment.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated November 22, 2021.
   b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue in an email dated November 15, 2021.
   c. An engineering review has not been completed at this time, as some review comments affect the overall design and configuration of the development. Engineering review comments at a later time and subsequent to addressing the design/configuration issues.

6. *Miscellaneous*
   a. A pedestrian pathway is proposed outside of the areas proposed to be platted, specifically, surrounding the proposed SMF and to the south and east of the platted areas. Please address the timing for the construction of pathways outside of the platted area.
   b. The dimensions and lot area are not provided or are difficult to discern for Lots 13, 26, 31 – 34, and 47. Please adjust the matchlines between sheets so that the dimensions and

lot area of the lots can be shown on the plan. Ensure matchline adjustment does not cause any issues with providing this information for other lots on the plan.

c. Please clarify the dimensions of the east property line of Lot 47 and the west property line of Lot 48.
d. Please clarify the dimensions of the east property line of Lot 63 and the west property line of Lot 64.
e. Please label the roads (e.g. "Road A" or "Road 1").
f. Please provide a curb radius at the corner of the road southeast of Lot 1.
g. Graphic scale shown on scale bar on Sheet 1 is 1" = 100'. Correct the scale bar.
h. Provide crosswalks between sidewalks at the following locations:
    i. South of Lots 22 and 27;
    ii. South of Lot 17 and the common area east of the roadway;
    iii. Between Lots 41 and 41 and the common area north of the roadway;
    iv. South of Lots 45 and 68;
    v. South of Lots 62 and 64;
    vi. North of Lots 58 and 59.
i. Please ensure the width of all roadways and on-street parallel parking areas is labelled.
j. Please correct typical street cross sections to reflect that the setback line shown is the rear/side setback line rather than the front/side setback line.
k. Comprehensive Plan Consistency Analysis, Responses to Policy 1.4.f.2., 3. and 8.; Policy 2.4.a, FLUE: Applicable application type is construction plans.
l. Comprehensive Plan Consistency Analysis, Response to Objective 4.1, FLUE: Please expand upon how the project represents 'infill' development.
m. Comprehensive Plan Consistency Analysis, Response to Policy 5.1.e, FLUE: Please include a narrative summarizing the findings of the Ecological Survey Report prepared by Flatwoods Consulting Group and dated May 28, 2021.

7. *Recommended Conditions*
    a. To fulfill the requirements of Section 4.3.1(A)(5)(d)(ii), the front building line of homes located on Lots 14, 19, 20, 25, 39, 45 48, 50, 64, and 71 shall be at the front setback line.
    b. Additional conditions may be recommended and included with the Staff Report.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated November 22, 2021
Email from Chip Ware, Alachua County Fire Rescue, dated November 15, 2021

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Nov 22, 2021**

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

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

TR 11/22/2021

RE: **Convergence Research Park – Cottages-Prelim-Plat**

Public Services has reviewed the subject project (Oct 28, 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 28, 2021 Submittal** • **Sheet 1, Note 14:** Please define "CCR", either on Sheet 1 or elsewhere. Please **submit** applicable sheet.
2.	**Comment on Oct 28, 2021 Submittal** • **Sheet 1**: CoA Public Services assumes that the road will be private. Please call this out, either on Note 15 or elsewhere. Suggested text is "ROADS WILL BE OWNED AND OPERATED BY PROPERTY OWNERS ASSOCIATION (POA)". Please **submit** applicable sheet.
3	**Comment on Oct 28, 2021 Submittal** • **Sheet 1**: Property Owners Association, not CoA, will own and maintain the stormwater system. On Sheet 1 or elsewhere, please add note similar to: "ALL COMPONENTS OF THE STORMWATER SYSTEM WILL BE OWNED AND MAINTAINED BY THE POA."

NO.	COMMENTS
	Please **submit** applicable sheet.
4	**Comment on Oct 28, 2021 Submittal** • **Sheet 1, Note 15:** This note includes the phrase: "RENTAL LIGHTING FROM COA". COA assumes this means that the Property Owners Association will own and operate the street lights. Either to this note or elsewhere, please add text similar to "STREET LIGHTS WILL BE OWNED AND MAINTAINED BY THE POA". Please **submit** applicable sheet.
5	**Comment on Oct 28, 2021 Submittal** • **Sheets 2, 3 & 4:** On the Final Plat, please show PUEs for water, wastewater and electric. Please **submit** statement of intent to comply.
6	**Comment on Oct 28, 2021 Submittal** • **Sheet 5:** Please insert "CoA" so call-out reads "SANITARY CLEANOUT, END OF **COA** MAINTENANCE", 4 instances. • **Sheet 5**: Please change "WATER METER" call-out to "WATER METER, END OF COA MAINTENANCE", 4 instances. Please **re-submit** this sheet.
7	**Comment on Oct 28, 2021 Submittal** **Potable Water Infrastructure** The Cottages are a new concept in CoA & are covered under a new ordinance. Detailed construction drawings have yet to be prepared It appears that potable water infrastructure is being installed at the rear of houses where garages and driveways will be located. Without benefit of detailed construction drawings, As per Sheet 1, rear setback is only 10 ft. Cross sections A & B on sheet 5 call out PUEs of 5, 10 and 20 feet from the rear lot lines. Please review – this seems to be an area of conflict. Water mains appear to be installed in PUEs, and not in the ROW for typical subdivisions. If driveways are constructed in the PUEs, this would suggest that water mains are under driveways, which would cause subsequent maintenance if a defective water main needs to be dug up. Presumably water meters would be installed at lot corners. Is there adequate non-concrete space at lot corners to install such water meters? What is the size of driveways in relation to lot width? Should installing water meters & water infrastructure at the front of lots be considered? And possibly installing ganged water meters in a single location in the common area?

NO.	COMMENTS
	Please **submit** response and **submit** applicable modified sheets.
8	**Comment on Oct 28, 2021 Submittal** **Wastewater Infrastructure** The Cottages are a new concept in CoA & are covered under a new ordinance. Detailed construction drawings have yet to be prepared It appears that wastewater infrastructure is being installed at the rear of houses where garages and driveways will be located. Without benefit of detailed construction drawings, As per Sheet 1, rear setback is only 10 ft. Cross sections A & B on sheet 5 call out PUEs of 5, 10 and 20 feet from the rear lot lines. Please review – this seems to be an area of conflict. Gravity wastewater mains appear to be installed in PUEs, and not in the ROW for typical subdivisions. If driveways are constructed in the PUEs, this would suggest that gravity wastewater mains are under driveways, which would cause subsequent maintenance if a defective wastewater main needs to be dug up. Due to the depth of gravity wastewater mains, this issue would be more serious than for water mains. Presumably the wastewater cleanout would be installed at lot corners. Is there adequate non-concrete space at lot corners to install such cleanouts? What is the size of driveways in relation to lot width? Bear in mind that trench width to remove and replace a defective cleanout is considerable. Also, CoA does not allow cleanouts under driveways except under very limited circumstances. Should installing wastewater cleanouts and wastewater infrastructure at the front of lots be considered? Please **submit** response and **submit** applicable modified sheets.
9	**Comment on Oct 28, 2021 Submittal** **Electric Infrastructure** The Cottages are a new concept in CoA & are covered under a new ordinance. Detailed construction drawings have yet to be prepared It appears that electrical infrastructure is being installed at the rear of houses where garages and driveways will be located. Without benefit of detailed construction drawings, As per Sheet 1, rear setback is only 10 ft. Cross sections A & B on sheet 5 call out PUEs of 5, 10 and 20 feet from the rear lot lines. Please review – this seems to be an area of conflict. If driveways are constructed in the PUEs, this would suggest that electrical primary circuits are under driveways. CoA takes no exception to this approach Presumably the transformers would be installed at lot corners. Is there adequate non-concrete space at lot corners to install transformers & pedestals? What is the size of

NO.	COMMENTS
	driveways in relation to lot width? Please clarify ownership and maintenance of the street lights. CoA suggests street lights be privately maintained and with a common power meter for billing purposes. Also, when an electric component is being repaired, CoA maintenance trucks will be parked in the area for several hours at a time. Total lane width is only 20 feet. What provisions will be made so traffic disruption is kept to a minimum? Please **submit** response.
10	
END OF COMMENTS	

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

RE: Request for Review: Convergence Research Park Cottage Neighborhood Preliminary Plat

From : Silver Ware <sware@alachuacounty.us> Mon, Nov 15, 2021 04:28 PM

Subject : RE: Request for Review: Convergence Research Park Cottage Neighborhood Preliminary Plat 7 attachments

To : Justin Tabor <jtabor@cityofalachua.org>

Good afternoon

Below are Plan Review Notes in reference to the above project. Plan Review Notes can be found in the Florida Fire Prevention Code 7th Edition

1 All roadways shall be design to accept ACFR Apparatus NFPA 1 Chapter 18.2.3.3. ACFR Apparatus criteria;

- Overall length 47' (basket to rear bumper)
- Wheelbase 20' 10"+/-
- Weight 83,500 lbs
- Width 8' 4"
- Width with outriggers deployed 15'6"
- Turning Radii
    - The turning radius for a cul-de-sac is 45' minimum, but 50' is more desirable
    - The turning radius for a 90 degree corner/ turn is 25' when turning from a two lane street onto a two lane street, with no parking that encroaches on the clear width. This allows the apparatus to utilize the oncoming lanes of traffic to maneuver through the turn.
    - The turning radius for a 90 degree corner/turn from a single lane to single lane, with one way traffic and on street parking, requires a radius of about 50'+/-.

2 Roadways in excess of 150 feet in length shall be provided with provisions for the fire apparatus to turn around NFPA1 Chapter 18.2.3.5.4 Insure roadways on project boundary at lot 8,12/11, and 59/60 comply with NFPA 1 Chapter 18.2.3.5.4

3 Fire Hydrants shall be provided for detached one and two family dwellings in accordance with both of the following; NFPA 1 Chapter 18.5.2

The maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 feet
The maximum distance between fire hydrants shall not exceed 500 feet.

Indicate on Master Utility Plan the location of each fire hydrant and how the fire hydrants are supplied with water.

Thank you

Chip

Silver Ware
Plans Examiner
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office)

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

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, November 2, 2021 2:41 PM
To: John Adler <jadler@alachuacounty.us>; DiRocco, Anne-Marie <adirocco@cityofalachua.org>; Wilson, Grafton <gwilson@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Dillard, Harry <hdillard@cityofalachua.org>; Justin Tabor <jtabor@cityofalachua.org>; Winburn, Kathy <kwinburn@cityofalachua.org>; Kenyata Curtis <ke_curtis@cityofalachua.org>; Mike DaRoza <mi_daroza@cityofalachua.org>; Planning & Zoning Conference Room <pz_calendar@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Silver Ware <sware@alachuacounty.us>; Thomas Ridgik <th_ridgik@cityofalachua.org>
Subject: Request for Review: Convergence Research Park Cottage Neighborhood Preliminary Plat

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

PAT Members:

The Planning Department has received a Preliminary Plat application from CHW, Inc. submitted on behalf of the University of Florida Foundation, Inc. for the Preliminary Plat of Convergence Research Park **Cottage Neighborhood**. The Preliminary Plat proposes to subdivide a ±14.82 acre subject property into a total of 72 lots with associated common areas and road right-of-way. The proposed subdivision is located south of San Felasco Parkway and north of Shaw Farms/Alachua Highlands.

Project Review Schedule
Initial Application Submittal: October 28, 2021
Completeness Review Letter Issued: November 2, 2021
PAT Comments Deadline: Tuesday, November 16, 2021 at 5 PM
Staff PAT: Wednesday, November 17, 2021 at 2 PM in the Planning Conference Room
Applicant DRT: TBD

Please review the application and provide any comments in writing no later than **5 PM on Tuesday, November 16, 2021.**

Application materials are accessible via the X: Drive at: X:\Planning and Community Development\Planning Division\Development Applications\Preliminary Plats\Convergence Research Park Cottage NHood Prelim Plat\Submittals\2021_10_28

Application materials can also be accessed at the links below:
Plans
All Application Materials

If you have any questions about this application, please let me know.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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Should there still be any question on the origin of this email, contact the IT Department immediately.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 2, 2021

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

Robert Walpole, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Convergence Research Park Cottage Neighborhood Preliminary Plat Application

Dear Mr. Walpole:

On October 28, 2021, the City of Alachua received your application submitted on behalf of the University of Florida Foundation, Inc. for the Preliminary Plat of Convergence Research Park Cottage Neighborhood. The Preliminary Plat proposes to subdivide a ±14.82 acre subject property into a total of 72 lots with associated common areas and road right-of-way.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Tuesday, November 9, 2021**. All materials (except for mailing labels) may be submitted by email to the project planner.

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 Planning Assistance Team (PAT) Meeting.

Please address the following:

1. **Preliminary Plat Application Attachment #1, Preliminary Plat:**
   a. **Attachment 1.f., Boundary Survey:** Boundary survey of the subject property does not include all area associated with the Preliminary Plat, including but not limited to the proposed stormwater management facility.
   b. **Attachment 1.h., Legal Description:** Legal description must be updated to reflect all area associated with the Preliminary Plat.

2. **Preliminary Plat Application Attachment #4, Mailing Labels:** Submit two (2) sets of mailing labels for all properties located within 400 feet of the subject property and for those persons/organizations registered with the City to receive public notice.

3. **Preliminary Plat Application Attachment #10, Traffic Impact Analysis:** Please include traffic materials submitted with Momentum Labs Site Plan project.

4. **Preliminary Plat Application Attachment #11, Environmental Assessment:** Please include environmental materials submitted with Momentum Labs Site Plan project.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

PRELIMINARY PLAT
NOT FOR FINAL RECORDING
FOR

CONVERGENCE RESEARCH PARK
COTTAGE NEIGHBORHOOD

ALACHUA COUNTY PARCEL NO. 03929-000-000

CITY OF ALACHUA, FLORIDA

SECTIONS 26, TOWNSHIP 08 SOUTH, RANGE 18 EAST

GENERAL NOTES

1. LAND OWNER:
   SAN FELASCO RESEARCH VENTURES, LLC.
   3324 W. UNIVERSITY AVE, PMB 151
   GAINESVILLE, FL - 32607
   BRIAN CRAWFORD
   brian@conceptcompanies.com
   352-392-5407

2. DEVELOPER(SUBDIVIDER):
   SAN FELASCO RESEARCH VENTURES, LLC.
   3324 W. UNIVERSITY AVE, PMB 151
   GAINESVILLE, FL - 32607
   BRIAN CRAWFORD
   brian@conceptcompanies.com
   352-392-5407

3. AGENT OF DEVELOPER/SUBDIVIDER:
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL - 32615
   (352)331-1976

4. ENGINEER OF RECORD:
   ROBERT J. WALPOLE, P.E.
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   WALPOLE@CHW-INC.COM

5. SURVEYOR OF RECORD:
   AARON H. HICKMAN, PSM
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   AARONH@CHW-INC.COM

6. DATE OF BOUNDARY SURVEY:
   6/07/2021

7. WATER SUPPLY:
   AN 8-INCH CLDIP POTABLE WATER MAIN WILL BE INSTALLED FOR MOMENTUM LABS, AND WILL BE EXTENDED INTO THE COTTAGE NEIGHBORHOOD ROADWAYS AS AN 8-INCH LOOP.

8. SEWAGE DISPOSAL:
   AN 8-INCH GRAVITY WILL BE INSTALLED FOR MOMENTUM LABS AND WILL BE EXTENDED INTO THE COTTAGE NEIGHBORHOOD ROADWAYS AS AN 8-INCH GRAVITY SYSTEM TO SERVE THE COTTAGE NEIGHBORHOOD.

9. DRAINAGE:
   STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE COTTAGE NEIGHBORHOOD IN THE LOW AREAS AND HAVE BEEN PRELIMINARY SIZED TO MEET SRWMD AND CITY OF ALACHUA REQUIREMENTS.

10. ELECTRICAL UTILITY PROVISION:
    CITY OF ALACHUA WILL BE INSTALLED FOR MOMENTUM LABS AND WILL BE EXTENDED THROUGHOUT THE COTTAGE NEIGHBORHOOD.

11. NATURAL FEATURES:
    N/A

12. ZONING/LAND USE INFORMATION:
    ZONING = CP
    LAND USE = CORPORATE PARK DISTRICT

    SETBACKS:
    FRONT: 5'
    SIDE: 5'
    REAR: 10'

13. BUFFER: 10' TYPE D BUFFER
    100' SOUTH PROPERTY LINE

14. PARKING: 2 SPACES PER LOT (MIN. 1 GARAGE OR CARPORT SPACE PER LOT PLUS 1 SPACE IN A 20' DRIVEWAY ON THE LOT)

The project proposes portions of the gravity sewer as privately owned and maintained by the HOA. City approval of private O&M is required prior to construction plan and final plat approval.

15. COVENANTS, CONDITIONS, AND RESTRICTIONS (CCR):
    HOA AND CCR WILL BE PROVIDED WITH FINAL PLAT.

16. ROADWAY TYPE: 20' ONE WAY ALLEY WITH PRIVATE LIGHTING. ALL ALLEYS, STORM WATER PIPING, AND STORM WATER BASINS WILL BE OWNED AND MAINTAINED BY THE HOA.

17. UTILITIES

	PROVIDER:	O&M
WATER:	CITY OF ALACHUA	
SEWER:	CITY OF ALACHUA	PRIVATE
ELECTRIC:	CITY OF ALACHUA	
PHONE/CABLE:	WINDSTREAM AND COX	

18. DEVELOPMENT DENSITIES:
    PROJECT AREA: 14.82 ACRES
    NUMBER OF LOTS: 72
    GROSS DENSITY: 72 UNITS PER 14.82 ACRES
    DENSITY: 4.86 UNITS PER ACRE

CP ZONING RESIDENTIAL CALCULATION

TOTAL CONTIGUOUS LAND 251.4 ACRES
ALLOWABLE DENSITY - 4 DU/ACRES
ALLOWABLE UNITS 251.4 x 4 = 1005 DU
APPROVED DU TO DATE = 273
APPROVED DU THIS PROJECT = 72
REMAINING DU POST THIS PROJECT = 660

ACCOMPANYING EXHIBIT MUST ILLUSTRATE THE FOLLOWING TO BE COMPLIANT WITH THE CP ZONING:

REQUIRED MINIMUM NON-RESIDENTIAL SF= (THIS PHASE) 72 LOTS x 750 SF/LOT = 54,000 SF.

REQUIRED MINIMUM NON-RESIDENTIAL LAND AREA= (THIS PHASE) 54,000 SF/15,000 SF/ACRES = 3.6 ACRES

PHASING PLAN	
PHASE 1	38
PHASE 2	34
TOTAL	72

SOIL NUMBER	SOIL NAME	HYDROLOGIC SOIL GROUP
3	ARREDONDO FINE SANDS 0 TO 5 PERCENT SLOPES	A
69	ARREDONDO FINE SANDS 5 TO 8 PERCENT SLOPES	A

BOUNDARY LEGAL DESCRIPTION:

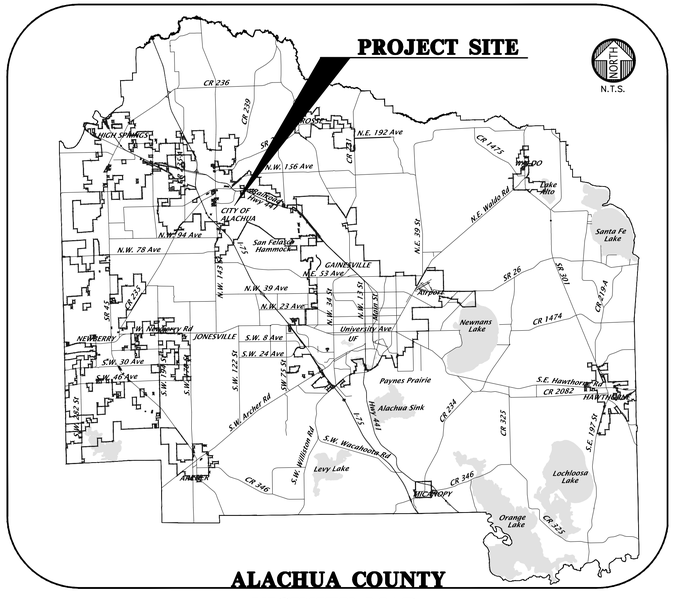
A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23, THENCE NORTH 02°26'25" WEST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 654.23 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 83°08'15" WEST, A DISTANCE OF 147.94 FEET TO THE **POINT OF BEGINNING;** THENCE SOUTH 6°51'45" EAST, A DISTANCE OF 903.81 FEET; THENCE SOUTH 38°08'15" WEST, A DISTANCE OF 109.96 FEET; THENCE NORTH 72°16'24" WEST, A DISTANCE OF 286.40 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 35.33 FEET; THENCE NORTH 72°16'24" WEST, A DISTANCE OF 389.37 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 324.63 FEET; THENCE NORTH 83°08'31" EAST, A DISTANCE OF 50.26 FEET; THENCE NORTH 6°21'15" WEST, A DISTANCE OF 123.50 FEET; THENCE NORTH 83°08'31" EAST, A DISTANCE OF 172.82 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 33.50 FEET; THENCE NORTH 83°08'30" EAST, A DISTANCE OF 73.50 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 56.50 FEET; THENCE NORTH 83°08'15" EAST, A DISTANCE OF 51.38 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 54.75 FEET; THENCE NORTH 83°08'15" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 80.50 FEET; THENCE NORTH 83°08'15" EAST, A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED LANDS CONTAINING 11.13 ACRES, MORE OR LESS

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUDATION BY 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL NO.120669 0140 D, EFFECTIVE DATE: JUNE 16, 2006.



ALACHUA COUNTY VICINITY MAP

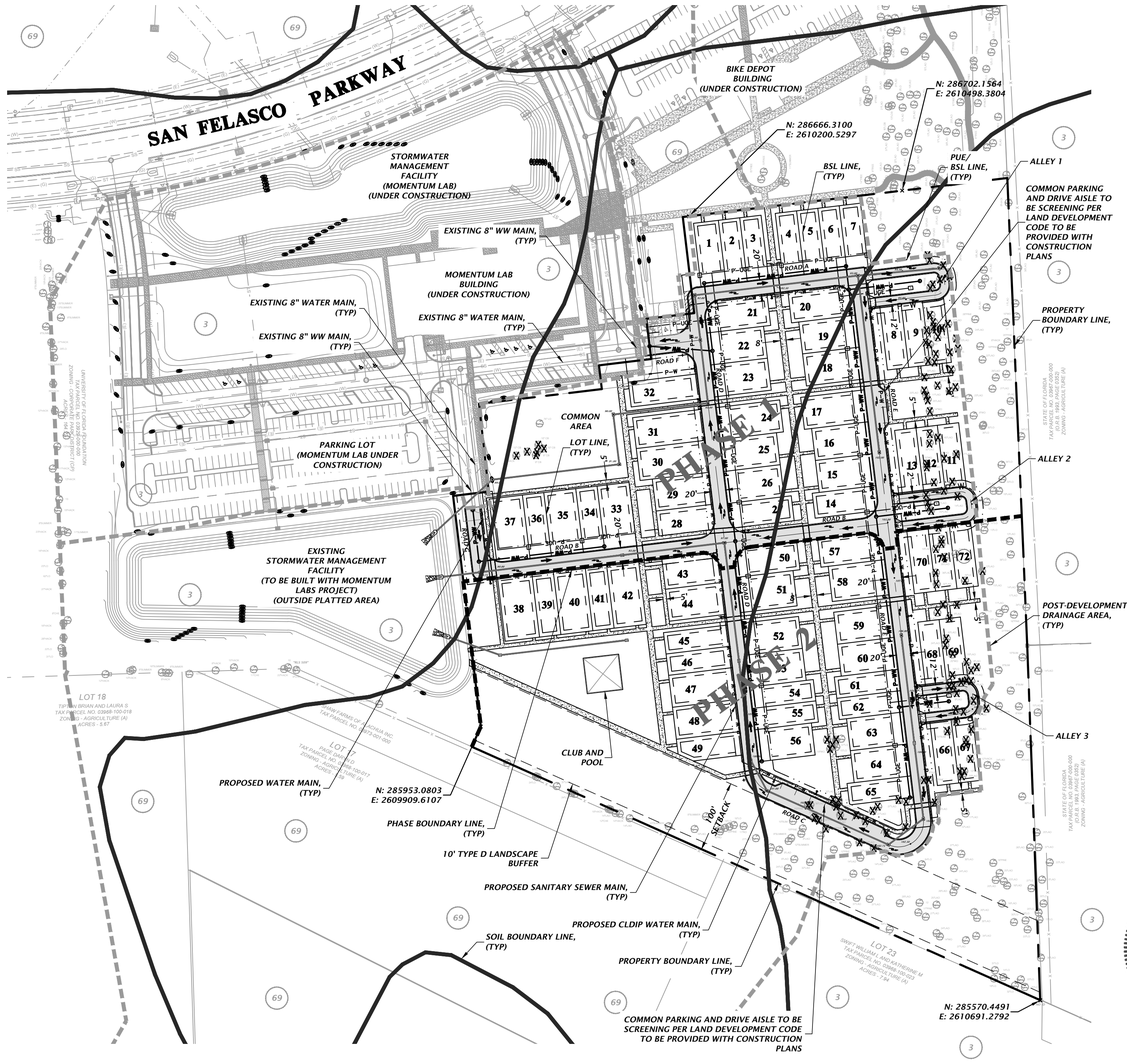
GRAPHIC SCALE
0 50 100 200
NORTH

LEGEND

REAR LOT LINE WITH CENTERLINE	REAR LOT LINE / CENTERLINE / REAR LOT LINE
LOT WITH LOT NUMBER	FRONT LOT LINE, XX, REAR LOT LINE, CENTERLINE, XX, FRONT LOT LINE
PHASE BOUNDARY LINE	
SOIL LINE BOUNDARY LINE AND NUMBER, SEE THIS SHEET FOR TABLE	X

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	MASTER PRELIMINARY PLAT
2 - 4	DETAILED PRELIMINARY PLAT
5 - 6	TYPICAL ROADWAY CROSS SECTIONS AND UTILITY ALLOCATION
L00-00-10	OVERALL ZONING EXHIBIT
1	BOUNDARY SURVEY
1 OF 1	BOUNDARY SURVEY OF PLAT
1 OF 14	OVERALL BOUNDARY SURVEY
2 & 4 OF 14	TOPOGRAPHIC & TREE SURVEY FROM OVERALL CONVERGENCE SURVEY



11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=100'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/25/21 - CITY OF ALACHUA
12/21/21 - CITY OF ALACHUA
02/24/22 - CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
COTTAGE NEIGHBORHOOD

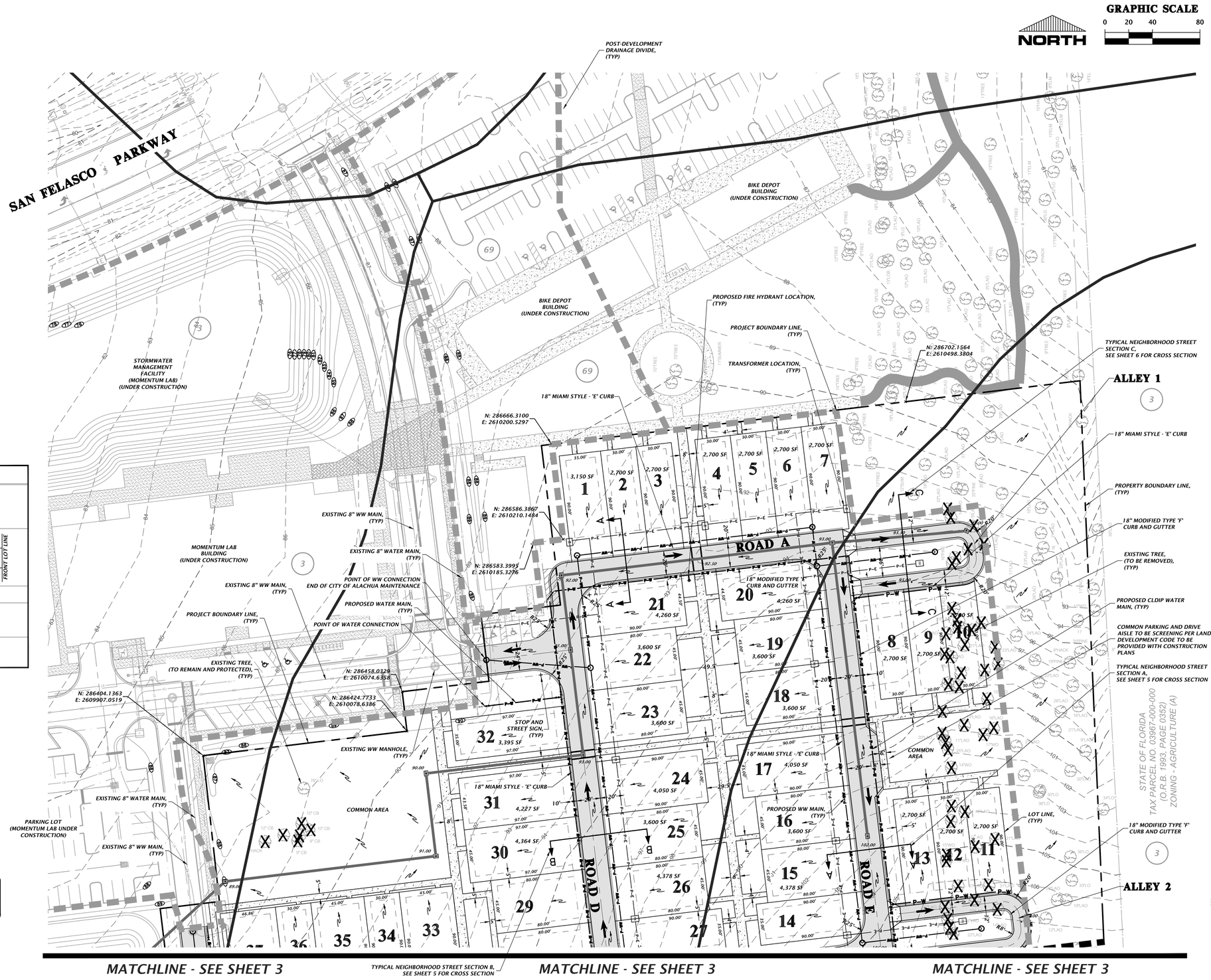
SHEET TITLE: MASTER PRELIMINARY PLAT

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.04

ROBERT J. WALPOLE
FL PE No. 58206
May 25 2022
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 58206
LICENSE
ROBERT J. WALPOLE

SHEET NO.: 1

Tech: nbobo Plot Date: Mar 23,2022 9:37am Filename: W:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04\Preliminary Plat\21-0105.04_C1.00_MPP.dwg



LEGEND

REAR LOT LINE WITH CENTERLINE	REAR LOT LINE / CENTERLINE / REAR LOT LINE
LOT WITH LOT NUMBER	FRONT LOT LINE / XX / REAR LOT LINE / CENTERLINE / XX / FRONT LOT LINE
PHASE BOUNDARY LINE	
SOIL LINE BOUNDARY LINE AND NUMBER, SEE THIS SHEET FOR TABLE	X
STOP SIGN	

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUDATION BY 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL NO.120669 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

11801 Research Drive
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(352) 331-1976
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SCALE: 1"=40'
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/29/21 - CITY OF ALACHUA
12/21/21 - CITY OF ALACHUA
02/24/22 - CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK COTTAGE NEIGHBORHOOD
SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.04

ROBERT J. WALPOLE

ROBERT JUSTIN WALPOLE LICENSE No 58206 May 26 2022 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 58206

SHEET NO.: 2

Tech: nicolac Plot Date: Mar 22,2022 9:39am Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04\Preliminary Plat\21-0105.04_C1.01_DPP.dwg

LEGEND

REAR LOT LINE WITH CENTERLINE	REAR LOT LINE / CENTERLINE / REAR LOT LINE
LOT WITH LOT NUMBER	FRONT LOT LINE, XX, REAR LOT LINE, CENTERLINE, XX, FRONT LOT LINE
PHASE BOUNDARY LINE	
SOIL LINE BOUNDARY LINE AND NUMBER, SEE THIS SHEET FOR TABLE	X
STOP SIGN	

TYPICAL NEIGHBORHOOD STREET SECTION B, SEE SHEET 5 FOR CROSS SECTION

TYPICAL NEIGHBORHOOD STREET SECTION A, SEE SHEET 5 FOR CROSS SECTION

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

NORTH

GRAPHIC SCALE 0 20 40 80

ROAD B

ROAD C

ROAD D

ROAD E

ALLEY 2

ALLEY 3

PHASE 1

PHASE 2

STOP AND STREET SIGN

STREET SIGN

CLUB AND POOL

COMMON AREA

CONCRETE SIDEWALK, (TYP)

100' SETBACK

TRANSFORMER LOCATION, (TYP)

PROPOSED WW MAIN, (TYP)

STREET SIGN

10' TYPE D LANDSCAPE BUFFER

PROPERTY BOUNDARY LINE. (TYP)

PROPOSED CLDIP WATER MAIN, (TYP)

PROPOSED FIRE HYDRANT LOCATION, (TYP)

EXISTING TREE, (TO BE REMOVED), (TYP)

18" MODIFIED TYPE 'F' CURB AND GUTTER

COMMON PARKING AND DRIVE AISLE TO BE SCREENING PER LAND DEVELOPMENT CODE TO BE PROVIDED WITH CONSTRUCTION PLANS

LOT LINE, (TYP)

PROPOSED FIRE HYDRANT LOCATION, (TYP)

PROPOERTY BOUNDARY LINE, (TYP)

18" MODIFIED TYPE 'F' CURB AND GUTTER

18" MIAMI STYLE - 'E' CURB

PROPOSED CLDIP WATER MAIN, (TYP)

STOP SIGN (TYP)

TYPICAL NEIGHBORHOOD STREET SECTION C, SEE SHEET 6 FOR CROSS SECTION

PROPOSED WW MAIN, (TYP)

STREET SIGN

LOT 23
SWIFT WILLIAM L AND KATHERINE M
TAX PARCEL NO. 03968-100-023
ZONING - AGRICULTURE (A)
ACRES - 7.94

N: 285570.6482
E: 2610691.1816

STATE OF FLORIDA
TAX PARCEL NO. 03967-000-000
(O.R.B. PAGE 0352)
ZONING - AGRICULTURE (A)

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUDATION BY 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL NO.120669 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=40'

VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE OF DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/29/21 - CITY OF ALACHUA
12/22/21 - CITY OF ALACHUA
02/24/22 - CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK COTTAGE NEIGHBORHOOD

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.04

ROBERT J. WALPOLE

LICENSED PROFESSIONAL ENGINEER No 58206 STATE OF FLORIDA May 26, 2022

FL PE No. 58206

SHEET NO.: 3

Tech: rkistler Plot Date: Mar 23,2022 9:42am Filename: N:\2021\21-0105\Department\04_Engineering\02_DWGS\Production Files\21-0105.04_Preliminary Plat\21-0105.04_Preliminary Plat_C3.01_DPP.dwg

NORTH

GRAPHIC SCALE
0 20 40 80

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL NO.120669 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

FUTURE CONVERGENCE RESEARCH PARK DEVELOPMENT (NOT PART OF THIS PLAT)

UNIVERSITY OF FLORIDA FOUNDATION
TAX PARCEL NO. 03958-000-000
ZONING - CORPORATE PARK DISTRICT (CP)
ACRES - 164.63

LOT 18
TIPTON BRIAN AND LAURA S
TAX PARCEL NO. 03968-100-018
ZONING - AGRICULTURE (A)
ACRES - 5.67

LOT 17
PAGE DARYN D
TAX PARCEL NO. 03968-100-017
ZONING - AGRICULTURE (A)
ACRES - 5.59

SHAW FARMS OF ALACHUA INC.
TAX PARCEL NO. 03973-001-000

PROJECT BOUNDARY LINE, (TYP)
EXISTING 8" WATER MAIN, (TYP)
TYPICAL NEIGHBORHOOD STREET SECTION A, SEE SHEET 5 FOR CROSS SECTION
COMMON AREA
PARKING LOT (MOMENTUM LAB UNDER CONSTRUCTION)
POINT OF WATER CONNECTION
POINT OF WW CONNECTION END CITY OF ALACHUA MAINTENANCE
POST-DEVELOPMENT DRAINAGE DIVIDE, (TYP)
EXISTING STORMWATER MANAGEMENT FACILITY (TO BE BUILT WITH MOMENTUM LABS PROJECT) (EASEMENT TO COTTAGES BY SEPERATE MASTER HOA)
PROPOSED WW MAIN, (TYP)
PROPOSED CLDIP WATER MAIN, (TYP)
PROPOSED FIRE HYDRANT LOCATION, (TYP)
STREET SIGN
18" MIAMI STYLE - 'E' CURB
10' TYPE D LANDSCAPE BUFFER
PROPERTY BOUNDARY LINE, (TYP)
POST-DEVELOPMENT DRAINAGE DIVIDE, (TYP)
ROAD G
ROAD B
PHASE 1
PHASE 2
37
36
38
39
4,242 SF
2,700 SF
3,818 SF
2,906 SF
100' SETBACK
N: 285924.8593
E: 2609897.02
"RLS 5908"

MATCHLINE - SEE SHEET 3

LEGEND

REAR LOT LINE WITH CENTERLINE	REAR LOT LINE / CENTERLINE / REAR LOT LINE
LOT WITH LOT NUMBER	FRONT LOT LINE — XX — REAR LOT LINE / CENTERLINE — XX — FRONT LOT LINE
PHASE BOUNDARY LINE	
SOIL LINE BOUNDARY LINE AND NUMBER, SEE THIS SHEET FOR TABLE	X
STOP SIGN	

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW Professional Consultants

SCALE: 1"=40'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/29/21 - CITY OF ALACHUA
12/21/21 - CITY OF ALACHUA
02/24/22 - CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK COTTAGE NEIGHBORHOOD

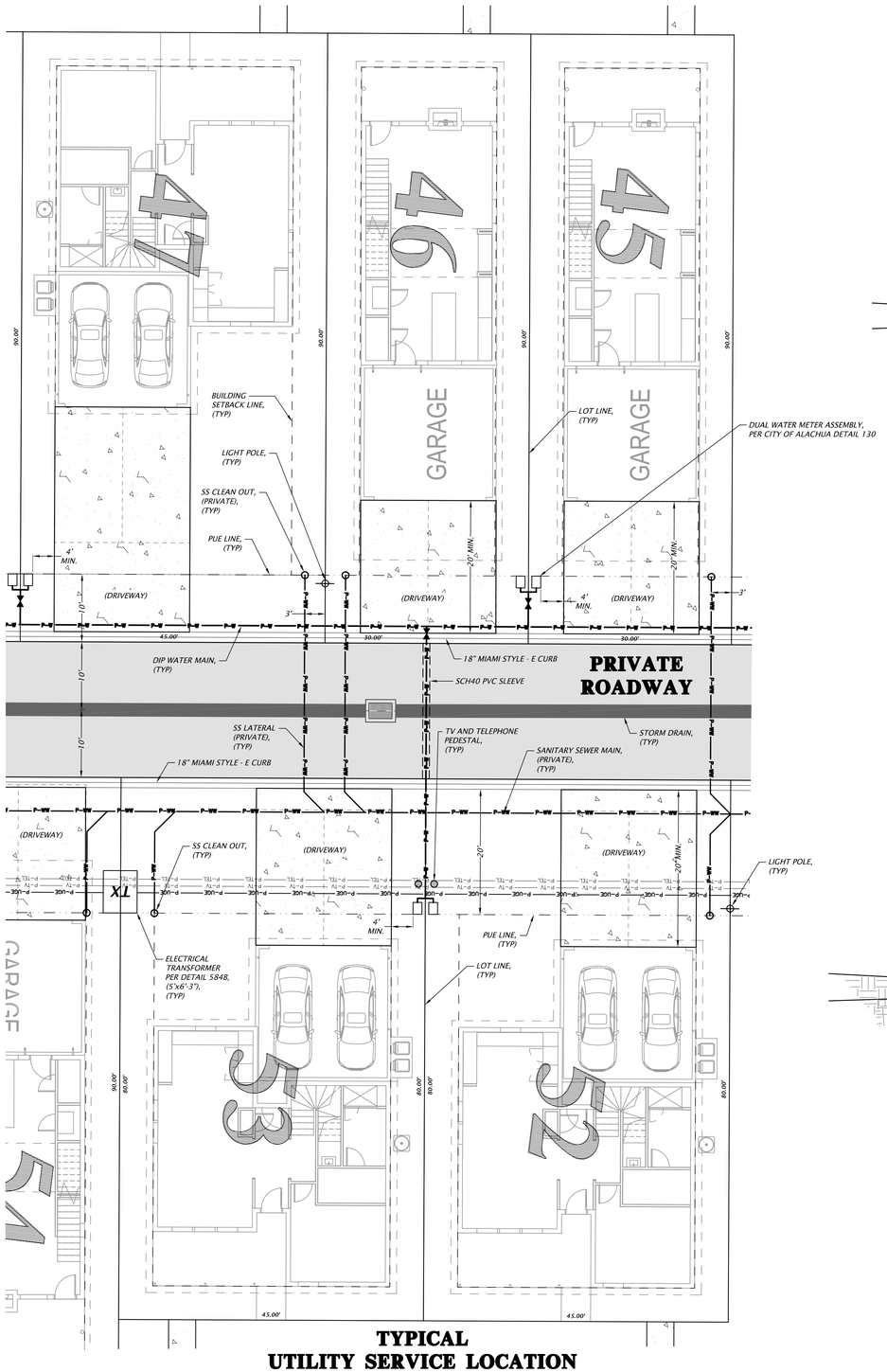
SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QA/QC: R. WALPOLE
PROJECT MANAGER: R. WALPOLE
PROJECT NUMBER: 21-0105.04

ROBERT J. WALPOLE
LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
May 26 2022
FL PE No. 58206

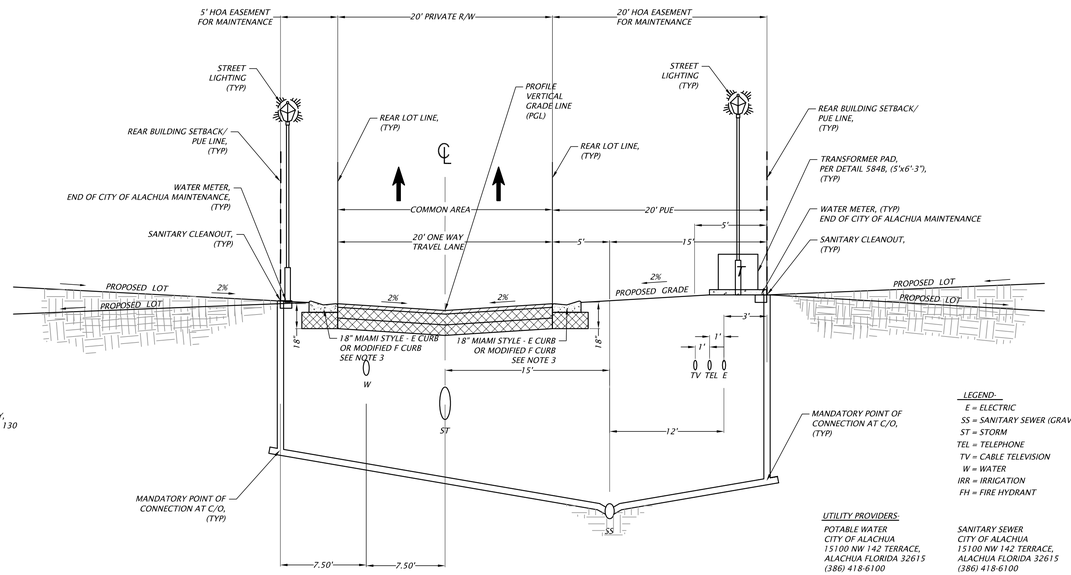
SHEET NO.: 4

Tech: nicholas Plot Date: Mar 22,2022 9:42am Filename: M:\2021\21-0105\Department\04_Engineering\03_Dwgs\Production Files\21-0105.04\Preliminary Plat\21-0105.04_C1.01_DPP.dwg



TYPICAL UTILITY SERVICE LOCATION

IN ACCORDANCE WITH CITY OF ALACHUA LAND DEVELOPMENT CODE
1"=10'



TYPICAL ONEWAY PRIVATE ROAD CROSS SECTION 'A'

IN ACCORDANCE WITH CITY OF ALACHUA LAND DEVELOPMENT CODE
NTS

LEGEND:
E = ELECTRIC
SS = SANITARY SEWER (GRAVITY)
ST = STORM
TEL = TELEPHONE
TV = CABLE TELEVISION
W = WATER
IRR = IRRIGATION
FH = FIRE HYDRANT

UTILITY PROVIDERS:

POTABLE WATER
CITY OF ALACHUA
15100 NW 142 TERRACE,
ALACHUA FLORIDA 32615
(386) 418-6100

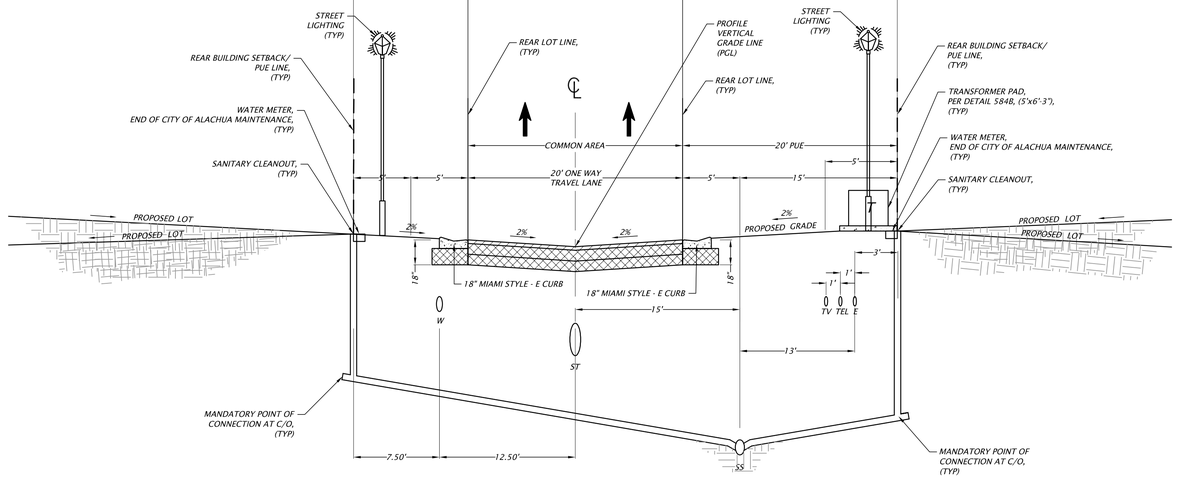
SANITARY SEWER
CITY OF ALACHUA
15100 NW 142 TERRACE,
ALACHUA FLORIDA 32615
(386) 418-6100

ELECTRIC
CITY OF ALACHUA
15100 NW 142 TERRACE,
ALACHUA FLORIDA 32615
(386) 418-6100

PHONE/CABLE
WINDSTREAM COMMUNICATIONS
1166 E DUVAL STREET,
LAKE CITY, FLORIDA 32055
(386) 469-7974

NOTE:

1. *ELECTRIC AND FIBER OPTIC SHALL BE JOINT TRENCHED WHERE APPLICABLE*
2. *SEWER, LATERALS, AND C/O ARE ALL PRIVATE AND MAINTAINED BY THE HOA OR LOT OWNER APPROPRIATE.*
3. *USE MODIFIED 'F' CURB WHEN NOT ON REAR OF LOTS. REFER TO PLAN VIEW FOR EXACT LOCATION.*



TYPICAL ONEWAY PRIVATE ROAD CROSS SECTION 'B'

IN ACCORDANCE WITH CITY OF ALACHUA LAND DEVELOPMENT CODE
NTS

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 **FLORIDA** CA-0075
CHW
Professional Consultants

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

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:
- CITY OF ALACHUA 12/21/21 - CITY OF ALACHUA
- 02/24/22 - CITY OF ALACHUA

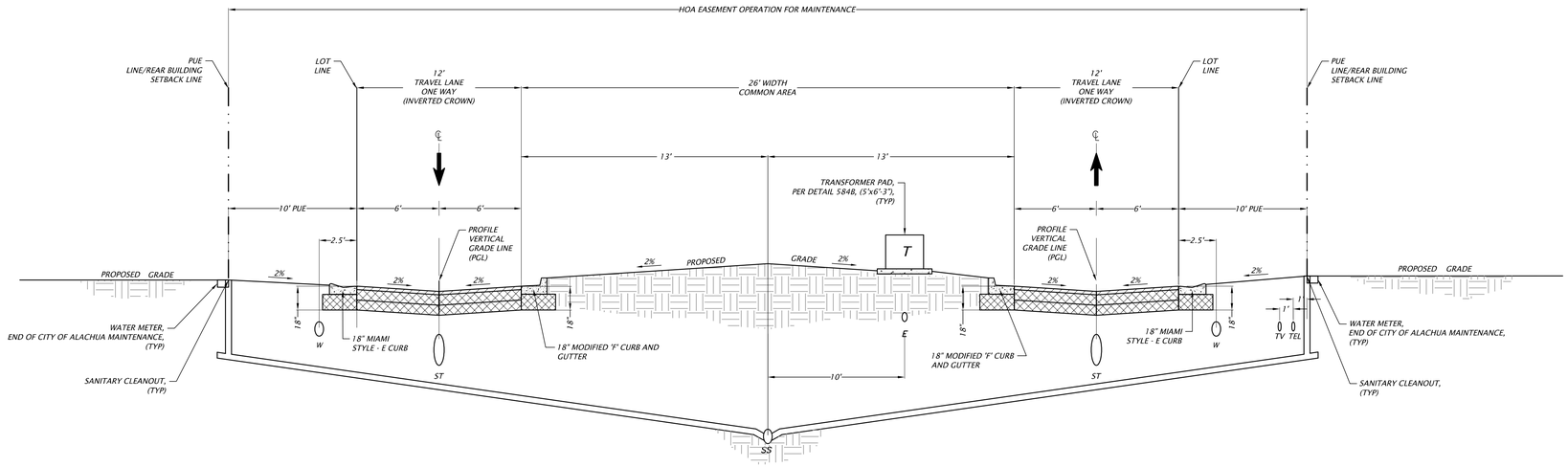
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK COTTAGE NEIGHBORHOOD
SHEET TITLE: TYPICAL ROADWAY CROSS SECTIONS AND UTILITY ALLOCATION

DESIGNER: J. THOMAS
PROJECT MANAGER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.04

ROBERT J. WALPOLE
LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
May 26 2022
FL PE No. 58206

SHEET NO.: 5

Tech: rkistler Plot Date: Mar 22,2022 9:09am Filename: M:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\21-0105.04 (Preliminary Plat\21-0105.04_TCE.dwg



TYPICAL ALLEY CROSS SECTION 'C'

NTS

LEGEND:

E = ELECTRIC
SS = SANITARY SEWER (GRAVITY)
ST = STORM
TEL = TELEPHONE
TV = CABLE TELEVISION
W = WATER

UTILITY PROVIDERS:

POTABLE WATER
CITY OF ALACHUA
15100 NW 142 TERRACE,
ALACHUA FLORIDA 32615
(386) 418-6100

SANITARY SEWER
CITY OF ALACHUA
15100 NW 142 TERRACE,
ALACHUA FLORIDA 32615
(386) 418-6100

ELECTRIC
CITY OF ALACHUA
15100 NW 142 TERRACE,
ALACHUA FLORIDA 32615
(386) 418-6100

PHONE/CABLE
WINDSTREAM COMMUNICATIONS
1166 E DUVAL STREET,
LAKE CITY, FLORIDA 32055
(386) 469-7974

NOTE:

1. *ELECTRIC AND FIBER OPTIC SHALL BE JOINT TRENCHED WHERE APPLICABLE*
2. *SEWER, LATERALS, AND C/O ARE ALL PRIVATE AND MAINTAINED BY THE HOA OR LOT OWNER APPROPRIATE.*

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 **FLORIDA** CA-0075
Professional Consultants

SCALE: N/A

VERIFY SCALE
IF BAR IS NOT 1" ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS: - CITY OF ALACHUA
12/21/21 - CITY OF ALACHUA
02/24/22 - CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
COTTAGE NEIGHBORHOOD

SHEET TITLE: TYPICAL ROADWAY CROSS SECTIONS AND UTILITY ALLOCATION

DESIGNER: J. THOMAS
PROJECT ENGINEER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.04

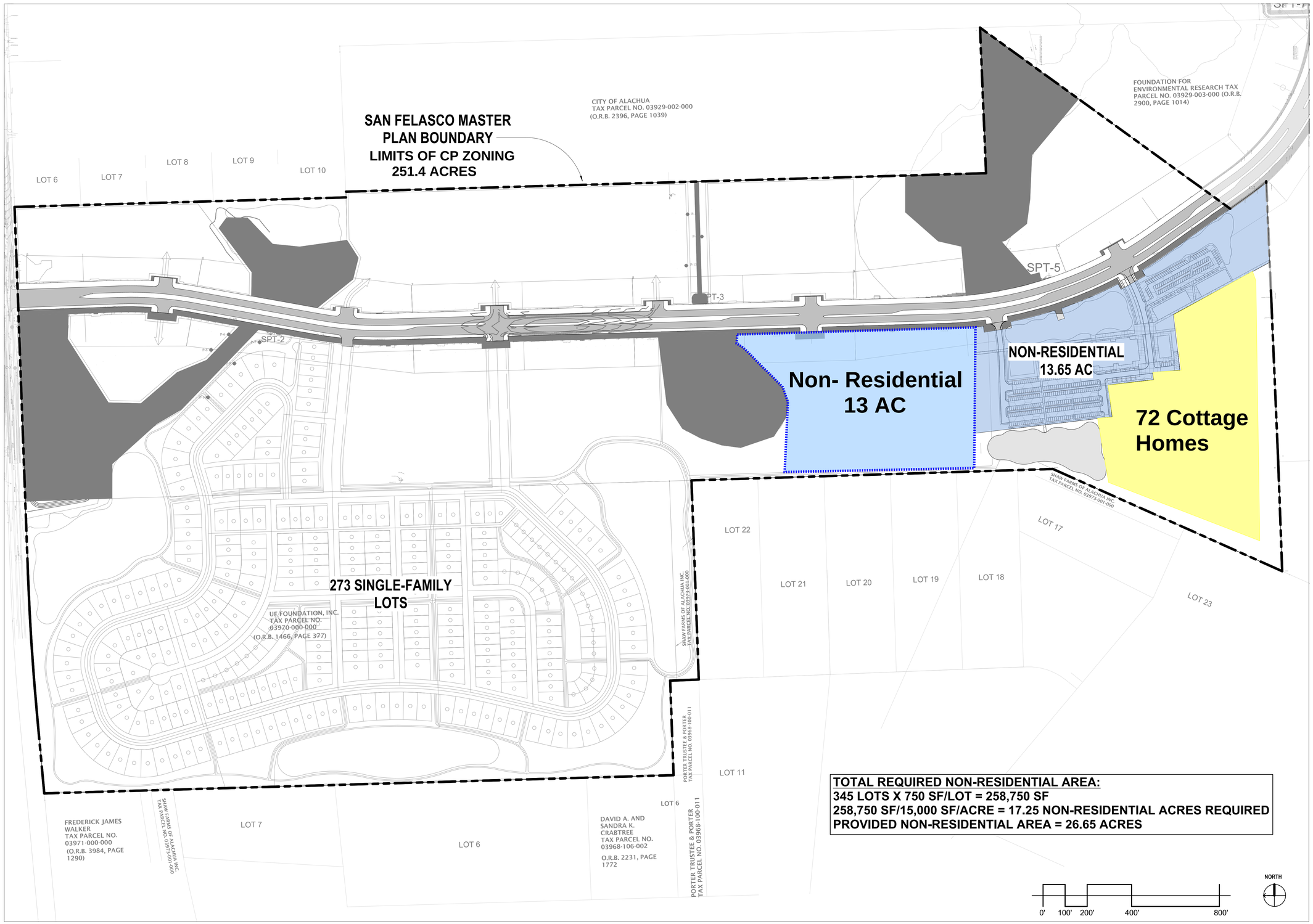
ROBERT J. WALPOLE

ROBERT J. WALPOLE LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
May 26 2022

FL PE No. 58206

SHEET NO.: 6

Tech: nicolas Plot Date: Mar 22,2022 9:08am Filename: N:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04\Preliminary Plat\21-0105.04_TCS.dwg



TOTAL REQUIRED NON-RESIDENTIAL AREA:
345 LOTS X 750 SF/LOT = 258,750 SF
258,750 SF/15,000 SF/ACRE = 17.25 NON-RESIDENTIAL ACRES REQUIRED
PROVIDED NON-RESIDENTIAL AREA = 26.65 ACRES

1 SAN FELASCO MASTER PLAN
1" = 200'-0"

Perkins&Will

1315 Peachtree St NE
Atlanta, GA 30309
t 404.873.2300
f 404.892.5923
www.perkinswill.com

SUBSECTION 3.5.2(F)(2)(a) REQUIREMENTS:
(i) 750 SF NON-RESIDENTIAL AREA/RESIDENTIAL UNIT

(ii) NO MORE THAN 15,000 SF NON-RESIDENTIAL USE PER 1 AC

CALCULATION:
273 UNITS X 750 SF = 204,570 SF
204,570 SF /15,000 SF = 13.65 AC

PROPOSED:
273 SINGLE-FAMILY LOTS
13.70 AC (596,772 SF)

PROJECT

SAN FELASCO ECO PARK MOMENTUM LABS

ALACHUA COUNTY, FLORIDA

DEVELOPER

CONCEPT COMPANIES

CONCEPT DEVELOPMENT, INC

5200 NW 43RD STREET
SUITE 102-381
GAINESVILLE, FL 32606
(352) 333-3233

KEYPLAN

DATE

09/17/2021

TITLE

OVERALL ZONING EXHIBIT

SHEET NUMBER

L00-00-10

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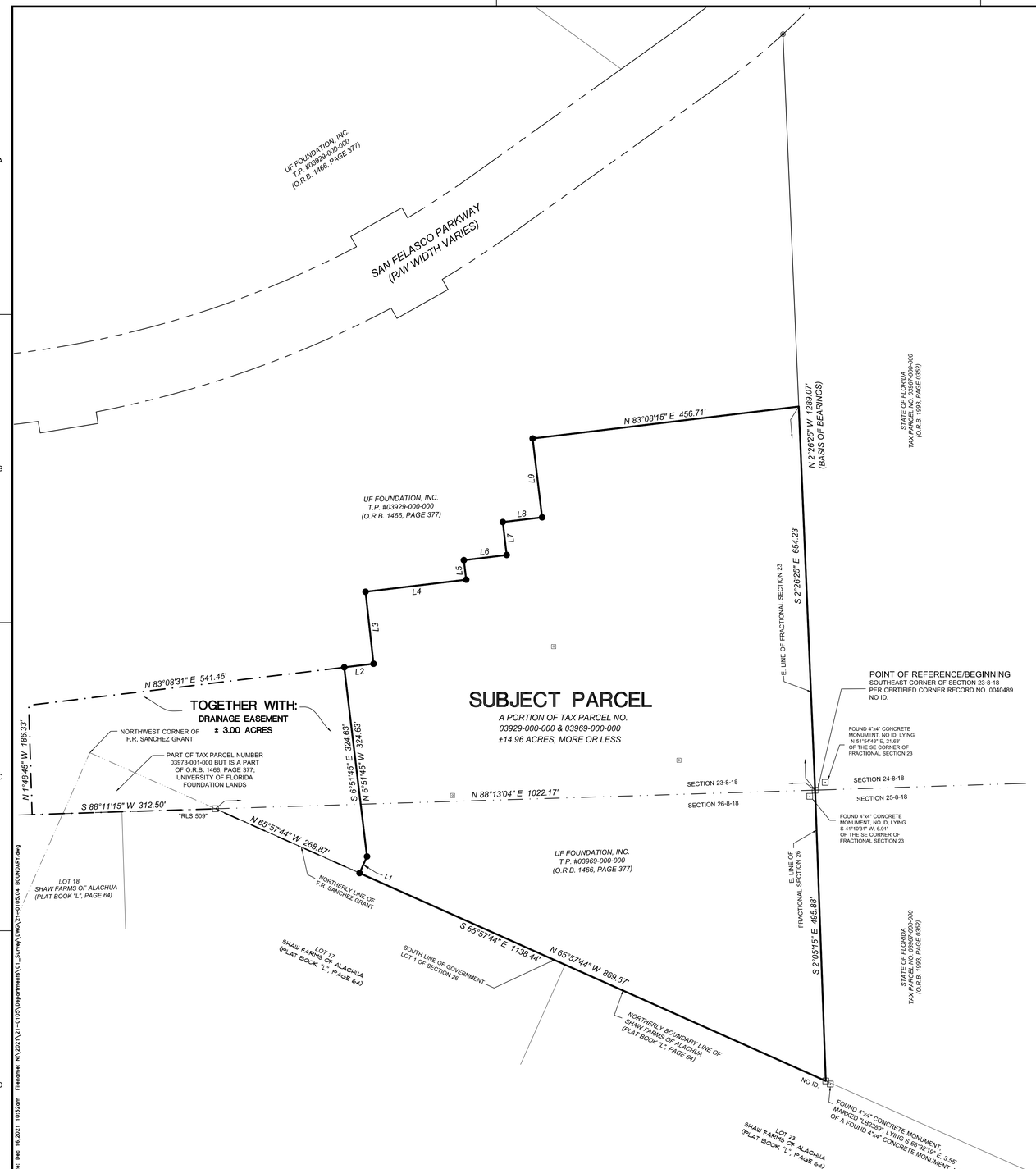
9/17/2021 4:17:59 PM BIM 360://San Felasco Research Master Plan/UD-SanFelascoResearchMasterPlan.rvt

BOUNDARY SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



LEGEND:

- ● = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
- ⊡ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
- ◉ = FOUND 5/8" STEEL REBAR AND CAP (CHW INC. LB 5075)
- ⊞ = MONITORING WELL

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
T.P. = TAX PARCEL

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	(S)N 24°02'16" E(W)	35.33'
L2	N 83°08'31" E	50.26'
L3	N 6°21'15" W	123.50'
L4	N 83°08'31" E	172.82'
L5	N 6°51'45" W	33.50'
L6	N 83°08'30" E	73.50'
L7	N 6°51'45" W	56.50'
L8	N 83°08'15" E	67.50'
L9	N 6°49'02" W	135.25'

N

GRAPHIC SCALE

0 50 100 200

DESCRIPTION: (BY THIS SURVEYOR)

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 02°05'15" EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO THE NORTHERLY LINE OF SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE NORTH 65°57'44" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 869.57 FEET; THENCE DEPARTING SAID NORTHERLY LINE, NORTH 24°02'16" EAST, A DISTANCE OF 30.90 FEET; THENCE NORTH 06°51'45" WEST, A DISTANCE OF 324.63 FEET; THENCE NORTH 83°08'31" EAST, A DISTANCE OF 50.26 FEET; THENCE NORTH 6°21'15" WEST, A DISTANCE OF 123.50 FEET; THENCE NORTH 83°08'31" EAST, A DISTANCE OF 172.82 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 33.50 FEET; THENCE NORTH 83°08'30" EAST, A DISTANCE OF 73.50 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 56.50 FEET; THENCE NORTH 83°08'15" EAST, A DISTANCE OF 67.50 FEET; THENCE NORTH 6°49'02" WEST, A DISTANCE OF 135.25 FEET; THENCE NORTH 83°08'15" EAST, A DISTANCE OF 456.71 FEET TO THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°26'25" EAST, ALONG SAID EAST LINE, A DISTANCE OF 654.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAINING 14.96 ACRES, MORE OR LESS.

TOGETHER WITH:

A DRAINAGE EASEMENT, SITUATED IN FRACTIONAL SECTIONS 23, 26 AND THE FR SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 26; THENCE SOUTH 02°05'15" EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO THE NORTHERLY LINE OF SAID FR SANCHEZ GRANT & THE NORTHERLY LINE OF SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE NORTH 65°57'44" WEST, ALONG SAID NORTHERLY LINES, A DISTANCE OF 869.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 65°57'44" WEST, ALONG SAID NORTHERLY LINES, A DISTANCE OF 268.87 FEET; THENCE SOUTH 88°11'15" WEST, ALONG THE NORTHERLY LINE OF SAID SHAW FARMS, A DISTANCE OF 312.50 FEET; THENCE DEPARTING SAID NORTHERLY LINE, NORTH 01°48'45" WEST, A DISTANCE OF 186.33 FEET; THENCE NORTH 83°08'31" EAST, A DISTANCE OF 541.46 FEET; THENCE SOUTH 06°51'45" EAST, A DISTANCE OF 324.63 FEET; THENCE SOUTH 24°02'23" WEST, A DISTANCE OF 30.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINING 3.00 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23, YIELDING A BEARING OF ***N 2°26'25" W.***
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2076-5307164, DATED APRIL 30TH, 2021. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0140D, EFFECTIVE DATE: JUNE 16, 2006.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW Professional Consultants

SCALE: 1" = 100'

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

SAN FELASCO RESEARCH VENTURES, LLC

CERTIFIED TO:

SURVEY DATE:	REVISION DATE:	PROJECT NUMBER:
10/28/2021	N/A	21-0105.06

TECHNICIAN:	DESK CHECK:	CHECKED BY:	FIELD BOOK & PAGE:
KWM	JLW	AHH	FILE

AARON H. HICKMAN
Professional Surveyor & Mapper Flo. License No. 6791

This map prepared by:

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

SHEET NO.:
1 OF 1

Tech: Harold Plot Date: Dec 16,2021 10:32am Filename: N:\2021\21-0105\Departments\01_Survey\DWG\21-0105.04 BOUNDARY.dwg

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SUBJECT PARCEL DESCRIPTION: (BY SURVEYOR)

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26 AND THE F.R. SANCHEZ GRANT ALL IN TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT-OF-BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE NORTHEAST CORNER OF A 100 FOOT WIDE INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993 AT PAGE 0358 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 2°24'55" EAST, ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°29'15" WEST, 883.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°44'19", AN ARC DISTANCE OF 911.50 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE, SAID POINT LYING ON THE AFOREMENTIONED SAID EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°26'25" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 1289.26 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°05'15" EAST, ALONG THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, AS RECORDED IN PLAT BOOK "L", PAGE 64, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF THE AFOREMENTIONED F.R. SANCHEZ GRANT AND THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID FRACTIONAL SECTION 26; THENCE DEPARTING SAID EAST LINE NORTH 65°57'44" WEST, ALONG THE SAID NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A DISTANCE OF 1138.44 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE OF SHAW FARMS OF ALACHUA, SOUTH 88°11'52" WEST, A DISTANCE OF 260.29 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°10'19" WEST, A DISTANCE OF 1375.37 FEET TO A 4" SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 22, SAID SHAW FARMS OF ALACHUA; THENCE ALONG THE WEST LINE OF SAID LOT 22, SOUTH 2°05'34" EAST, A DISTANCE OF 903.47 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND IT'S WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 435.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE NORTH 5°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 370.10 FEET TO 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" WEST, 630.18 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC DISTANCE OF 630.26 FEET TO A 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1661.20 FEET TO THE SOUTHWEST CORNER OF HIDDEN MEADOWS, A RECORDED IN PLAT BOOK "R", PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 88°20'46" EAST, ALONG THE SOUTH LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 1501.59 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID HIDDEN MEADOWS; THENCE NORTH 2°35'34" WEST, ALONG THE EAST LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 25.97 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2396 AT PAGE 1039 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 88°20'38" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 2900.15 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 2°22'09" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 660.12 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 54°04'53" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 1259.13 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHERLY MOST CORNER OF SAID LANDS; THENCE NORTH 54°27'14" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 128.78 FEET TO 4" SQUARE CONCRETE MONUMENT (TOP BROKEN NO IDENTIFICATION) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°44'39" EAST, 806.85 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°25'01", AN ARC DISTANCE OF 834.58 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE AND THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.83 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 23; THENCE NORTH 2°22'57" WEST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 308.43 FEET TO THE POINT-OF-BEGINNING.

LESS & EXCEPT RIGHT OF WAY OF SAN FELASCO PARKWAY, AS PER OFFICIAL RECORDS BOOK 4672, PAGE 1075 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: :

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389); THENCE SOUTH 2°24'55" EAST, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°02'02" WEST, 999.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°51'14", AN ARC DISTANCE OF 1041.90 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°27'10" WEST, A DISTANCE OF 441.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°43'32" WEST, 143.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'45", AN ARC DISTANCE OF 143.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°34'53" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°37'37" WEST, 532.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°55'31", AN ARC DISTANCE OF 534.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 09°19'39" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 80°40'21" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 09°19'39" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°16'42" WEST, 190.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°02'45", AN ARC DISTANCE OF 190.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 551.14 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 1324.31 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 432.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°45'52" WEST, 351.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°52'06", AN ARC DISTANCE OF 352.14 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°49'49" WEST, A DISTANCE OF 563.98 FEET THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°18'53"WEST, 81.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 81.86 FEET TO THE END OF SAID CURVE THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 84°36'44" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°15'24" WEST, 156.07 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°39'43", AN ARC DISTANCE OF 156.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 421.65 FEET; THENCE SOUTH 02°05'16" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 241, (ALSO KNOWN AS NW 140TH/ STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE RUN NORTH 2°05'16" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 87°54'44"EAST, A DISTANCE OF 441.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°11'34" EAST, 171.72 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°47'24", AN ARC DISTANCE OF 171.79 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°36'44" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°22'43" EAST, 91.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'47", AN ARC DISTANCE OF 91.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°49'49" EAST, A DISTANCE OF 563.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°14'53" EAST, 78.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°50'07", AN ARC DISTANCE OF 78.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°31'15" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°28'45" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°59'44" EAST, 149.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°24'22", AN ARC DISTANCE OF 149.08 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 432.20 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 629.24 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 595.07 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 551.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°17'20" EAST, 761.04 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°01'28", AN ARC DISTANCE OF 767.62 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°34'53" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°40'09" EAST, 130.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°26'00", AN ARC DISTANCE OF 130.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°27'09"EAST, A DISTANCE OF 312.86 FEET TO THE SOUTHERLY MOST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID LANDS THROUGH THE FOLLOWING TWO COURSES; 1) NORTH 54°27'14"EAST, A DISTANCE OF 128.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°45'06" EAST, 806.91 FEET; 2) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°25'15", AN ARC DISTANCE OF 834.64 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "PRM LB 2389" MARKING THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.95 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "RLS 509" MARKING IT'S INTERSECTION OF THE EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE NORTH 02°22'57" WEST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 308.42 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S02°22'57"E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2076-5307164, DATED APRIL 30TH, 2021. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM/26/27/A/01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88).
8. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* AND Z-* LAYERS IN THE SUPPLIED DIGITAL FILE.
9. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION AND SEE SHEETS TWO (2) THROUGH FOURTEEN (14) FOR TOPOGRAPHIC INFORMATION.
10. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY.
11. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PRIOR SURVEY BY THIS SURVEYOR, PROJECT NUMBER 14-0382, DATED AUGUST 14, 2015.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE ZERO (0) TOTAL PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
15. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
16. THIS SURVEY IS A TOTAL OF FOURTEEN (14) SHEETS. EACH SHEET IN NOT COMPLETE WITHOUT THE OTHERS.

LEGEND:

- = FOUND 4"X4" CONCRETE MONUMENT, I.D. AS NOTED
- = FOUND 5/8" STEEL REBAR AND CAP MARKED "PRM LB 5075"
- = FOUND 5/8" IRON ROD (MARKED AS NOTED)
- EP = ELECTRIC PANEL
- = FIBER OPTIC BOX
- = FIBER OPTIC LINE MARKER
- = TELEPHONE PEDESTAL
- = GUY ANCHOR
- = CABLE BOX
- = WELL
- = MAILBOX
- = SIGN
- = CONTROL PANEL
- = BACKFLOW PREVENTOR
- = BENCHMARK
- = CONCRETE POWER POLE
- = ELECTRIC METER
- = FIRE HYDRANT
- = TREE (SIZE AND TYPE AS NOTED)
- = SPIGOT
- = SANITARY SEWER MANHOLE
- = TRANSFORMER
- = WOODEN POWER POLE
- = WATER VALVE
- = WATER METER
- = MONITORING WELL
- = CONCRETE LIGHT POLE
- = ELECTRIC HANDHOLE
- = MAILBOX
- = SIGN
- = MITERED END SECTION
- = STORM DRAIN

CB = CHINA BERRY
LOB = LOBLOLLY PINE
LO = LIVE OAK
LAO = LAUREL OAK
WO = WATER OAK
HACK = HACKBERRY
BCHE = BLACK CHERRY
CHE = CHERRY LAUREL
SUMMER = SUMMER HAW
TREE = UNIDENTIFIED SPECIES
(R) = DATA BASED ON DEED OF RECORD
(P) = DATA BASED ON PLAT OF RECORD
(M) = DATA BASED ON FIELD MEASUREMENTS
INV. = INVERT
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
CPP = CORRUGATED PLASTIC PIPE
DIP = DUCTILE IRON PIPE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE

NRE = NORTH RIM ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
X 100.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)
ST = STORM SEWER LINE
TE = TELEPHONE LINE
OHW = OVERHEAD WIRE
SS = SANITARY SEWER LINE
X = FENCE (SIZE AND TYPE AS NOTED)
FM = SANITARY SEWER FORCE MAIN
W = UNDERGROUND WATER LINE
(E) = ELECTRIC LINE (PER PLAN)
(W) = WATER LINE (PER PLAN)
(G) = GAS LINE (PER PLAN)
100 = CONTOUR LINE
= ASPHALT SURFACE
= CONCRETE SURFACE
= RIPRAP
= METAL LID
= DIRT/GRASS SURFACE

SCHEDULE B-II TITLE EXCEPTIONS:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2076-5307164, DATED APRIL 30TH, 2021)

ITEM NO. 13: THIS PROPERTY IS NOT AFFECTED BY THE EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 73, PAGE 517, AS AMENDED BY QUIT CLAIM DEED AND PARTIAL RELEASE IN BOOK 1993, PAGE 345. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 14: THIS PROPERTY IS NOT AFFECTED BY THE EASEMENT GRANTED EASEMENT GRANTED TO PINELLAS COUNTY POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 226, PAGE 155. (UNABLE TO DEPICT GRAPHICALLY)

ITEM NO. 15: THIS PROPERTY IS NOT AFFECTED BY THE EASEMENT GRANTED EASEMENT GRANTED TO PINELLAS COUNTY POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 226, PAGE 156. (UNABLE TO DEPICT GRAPHICALLY)

ITEM NO. 16: THIS PROPERTY IS NOT AFFECTED BY THE EASEMENT GRANTED EASEMENT GRANTED TO PINELLAS COUNTY POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 226, PAGE 222. (UNABLE TO DEPICT GRAPHICALLY)

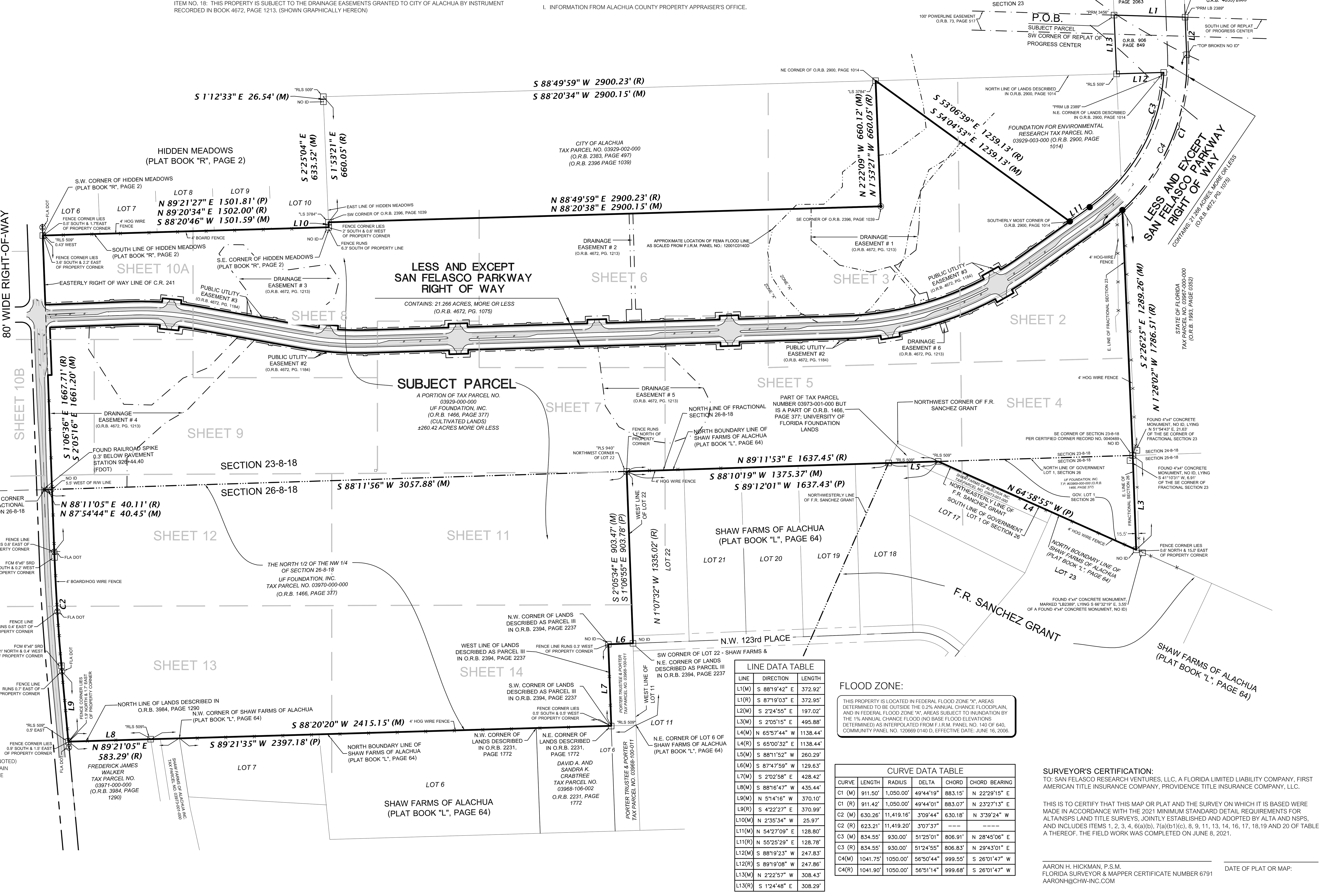
ITEM NO. 17: THIS PROPERTY IS SUBJECT TO THE PUBLIC UTILITIES EASEMENTS GRANTED TO CITY OF ALACHUA BY INSTRUMENT RECORDED IN BOOK 4672, PAGE 1184. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 18: THIS PROPERTY IS SUBJECT TO THE DRAINAGE EASEMENTS GRANTED TO CITY OF ALACHUA BY INSTRUMENT RECORDED IN BOOK 4672, PAGE 1213. (SHOWN GRAPHICALLY HEREON)

SOURCES OF INFORMATION UTILIZED IN THIS SURVEY INCLUDE:

a. ORIGINAL FIELD NOTES AND TOWNSHIP PLAT FOR TOWNSHIP 8 SOUTH, RANGE 18 EAST BY THE GENERAL LAND OFFICE, 1826-1852.
b. RIGHT-OF-WAY MAP FOR S-241, NOW KNOWN AS COUNTY ROAD 241 BY THE STATE OF FLORIDA, STATE ROAD DEPARTMENT DATED 12 JULY, 1954.
c. SURVEY IN SECTIONS 23, 24, 25, & 26 OF TOWNSHIP 8 SOUTH, RANGE 18 EAST BY THE PERRY C. MCGRIFF COMPANY DATED 24 NOVEMBER 1956.
d. SURVEY AND WORKSHEET FOR SECTION 23, TOWNSHIP 8 SOUTH RANGE 18 EAST BY WILLIAM D. PARRISH, DATED 29 JANUARY 1975.
e. SURVEY AND WORKSHEET IN TOWNSHIP 8 SOUTH, RANGE 18 EAST BY WILLIAM D. PARRISH, DATED 11 JUNE 1975.
f. BOUNDARY SURVEY OF UNIVERSITY OF FLORIDA FOUNDATION LANDS BY CHANCE, ENG & DENMAN, INC. DATED 14 FEBRUARY 1983.
g. PLAT OF SHAW FARMS OF ALACHUA, PLAT BOOK "L" PAGE 64.
h. PLAT OF REPLAT OF PROGRESS CENTER, PLAT BOOK "P", PAGES 48-49.
i. PLAT OF HIDDEN MEADOWS, PLAT BOOK "R", PAGE 2.
j. BOUNDARY SURVEY OF CITY OF ALACHUA PROPERTY BY ALACUA COUNTY LAND SURVEYORS, INC. DATED 29 MAY 2001.
k. DEEDS OF RECORD AS FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
l. INFORMATION FROM ALACHUA COUNTY PROPERTY APPRAISER'S OFFICE.

GRAPHIC SCALE
0 150 300 600



LINE	DIRECTION	LENGTH
L1(M)	S 88°19'42" E	372.92'
L1(R)	S 87°19'03" E	372.95'
L2(M)	S 2°24'55" E	197.02'
L3(M)	S 2°05'15" E	495.88'
L4(M)	N 65°57'44" W	1138.44'
L4(R)	S 65°00'32" E	1138.44'
L5(M)	S 88°11'52" W	260.29'
L6(M)	S 87°47'59" W	129.63'
L7(M)	S 2°02'58" E	428.42'
L8(M)	S 88°16'47" W	435.44'
L9(M)	N 5°14'16" W	370.10'
L9(R)	S 4°22'27" E	370.99'
L10(M)	N 2°35'34" W	25.97'
L11(M)	N 54°27'09" E	128.80'
L11(R)	N 55°25'29" E	128.78'
L12(M)	S 88°19'23" W	247.83'
L12(R)	S 89°19'08" W	247.86'
L13(M)	N 2°22'57" W	308.43'
L13(R)	S 1°24'48" E	308.29'

LINE DATA TABLE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL NO. 120669 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1 (M)	911.50'	1,050.00'	49°44'19"	883.15'	N 22°29'15" E
C1 (R)	911.42'	1,050.00'	49°44'01"	883.07'	N 23°27'13" E
C2 (M)	630.26'	11,419.16'	3°09'44"	630.18'	N 3°39'24" W
C2 (R)	623.21'	11,419.20'	3°07'37"	---	----
C3 (M)	834.55'	930.00'	51°25'01"	806.91'	N 28°45'06" E
C3 (R)	834.55'	930.00'	51°24'55"	806.83'	N 29°43'01" E
C4(M)	1041.75'	1050.00'	56°50'44"	999.55'	S 26°01'47" W
C4(R)	1041.90'	1050.00'	56°51'14"	999.68'	S 26°01'47" W

SURVEYOR'S CERTIFICATION:

TO: SAN FELASCO RESEARCH VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, PROVIDENCE TITLE INSURANCE COMPANY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a)(b), 7(a)(b1)(c), 8, 9, 11, 13, 14, 16, 17, 18,19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 8, 2021.

AARON H. HICKMAN, P.S.M.
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 6791
AARONH@CHW-INC.COM

DATE OF PLAT OR MAP:

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" = 300'

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

CERTIFIED TO: (SEE SURVEYOR'S CERTIFICATION)

SURVEY DATE:	06-07-2021
REVISION DATE:	N/A
PROJECT NUMBER:	21-0105.01
TECHNICIAN:	KWM / NAD
CREW CHIEF:	JW
CHECKED BY:	AHH
FIELD BOOK & PAGE:	612 / 18

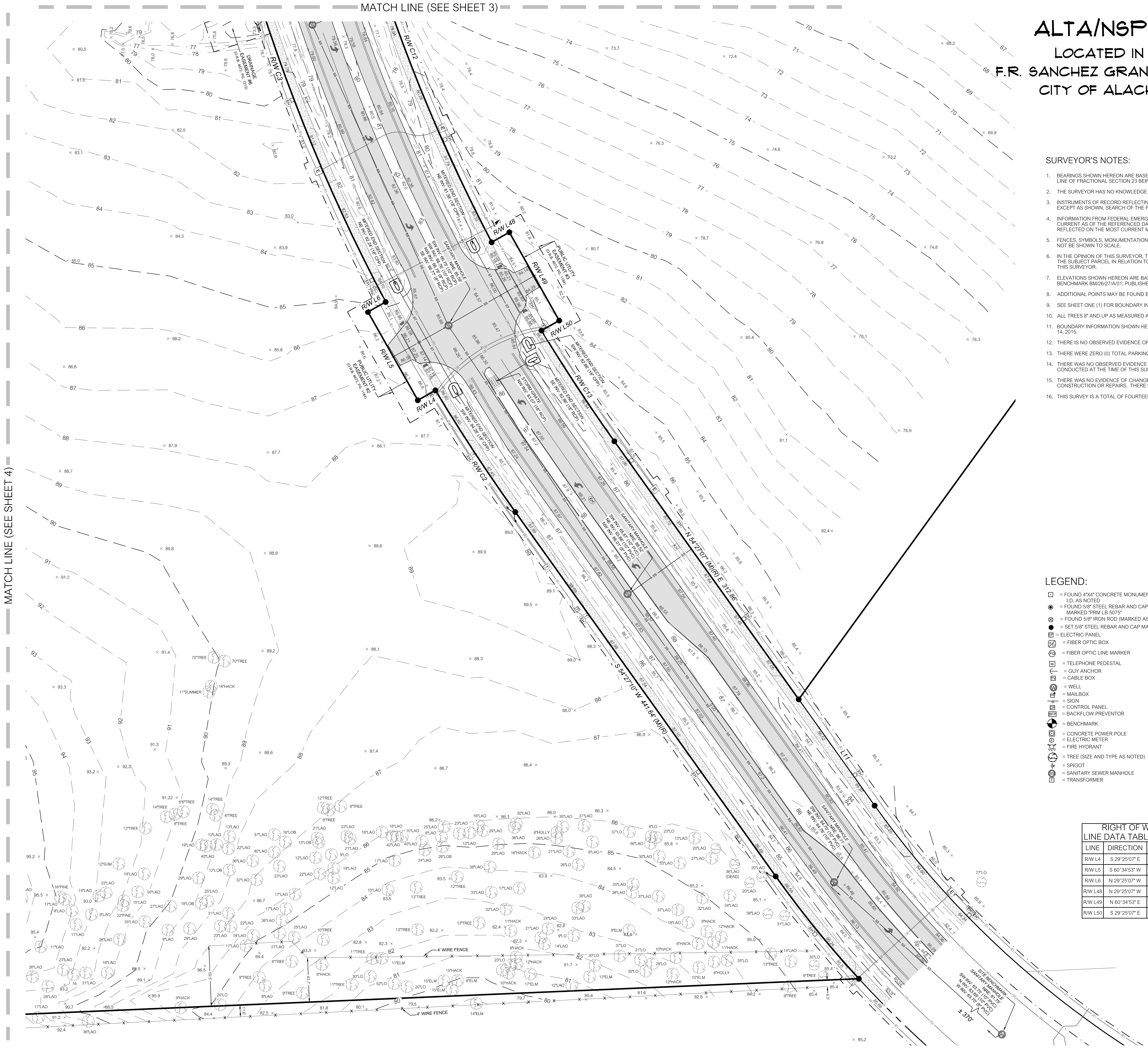
AARON H. HICKMAN
(SEE SURVEYOR'S CERTIFICATION)
Professional Surveyor & Mapper Fla. License No. 6791

This map prepared by:
Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 14

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S02°22'57"E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM/26/27/A/01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88).
8. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* AND Z-* LAYERS IN THE SUPPLIED DIGITAL FILE.
9. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION AND SEE SHEETS TWO (2) THROUGH FOURTEEN (14) FOR TOPOGRAPHIC INFORMATION.
10. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY.
11. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PRIOR SURVEY BY THIS SURVEYOR, PROJECT NUMBER 14-0382, DATED AUGUST 14, 2015.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE ZERO (0) TOTAL PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
15. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
16. THIS SURVEY IS A TOTAL OF FOURTEEN (14) SHEETS. EACH SHEET IN NOT COMPLETE WITHOUT THE OTHERS.

GRAPHIC SCALE

0 25 50 100

LEGEND:

= FOUND 4"X4" CONCRETE MONUMENT, I.D. AS NOTED
= FOUND 5/8" STEEL REBAR AND CAP MARKED "PRM LB 5075"
= FOUND 5/8" IRON ROD (MARKED AS NOTED)
= SET 5/8" STEEL REBAR AND CAP MARKED "LB 5075"
EP = ELECTRIC PANEL
= FIBER OPTIC BOX
= FIBER OPTIC LINE MARKER
= TELEPHONE PEDESTAL
= GUY ANCHOR
= CABLE BOX
= WELL
= MAILBOX
= SIGN
= CONTROL PANEL
= BACKFLOW PREVENTOR
= BENCHMARK
= CONCRETE POWER POLE
= ELECTRIC METER
= FIRE HYDRANT
= TREE (SIZE AND TYPE AS NOTED)
= SPIGOT
= SANITARY SEWER MANHOLE
= TRANSFORMER

= WOODEN POWER POLE
= WATER VALVE
= WATER METER
= MONITORING WELL
= CONCRETE LIGHT POLE
= ELECTRIC HANDHOLE
= MAILBOX
= SIGN
= MITERED END SECTION
= STORM DRAIN
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LO = LIVE OAK
LAO = LAUREL OAK
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HACK = HACKBERRY
BCHE = BLACK CHERRY
CHE = CHERRY LAUREL
SUMMER = SUMMER HAW
TREE = UNIDENTIFIED SPECIES
(R) = DATA BASED ON DEED OF RECORD
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(M) = DATA BASED ON FIELD MEASUREMENTS
INV. = INVERT
RCP = REINFORCED CONCRETE PIPE
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NRE = NORTH RIM ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
X 100.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)
ST = STORM SEWER LINE
TE = TELEPHONE LINE
OHW = OVERHEAD WIRE
SS = SANITARY SEWER LINE
X X = FENCE (SIZE AND TYPE AS NOTED)
FM = SANITARY SEWER FORCE MAIN
W = UNDERGROUND WATER LINE
(E) = ELECTRIC LINE (PER PLAN)
(W) = WATER LINE (PER PLAN)
(G) = GAS LINE (PER PLAN)
100 = CONTOUR LINE
= ASPHALT SURFACE
= CONCRETE SURFACE
= RIPRAP
= METAL LID
= DIRT/GRASS SURFACE

RIGHT OF WAY LINE DATA TABLE (M)(R)

LINE	DIRECTION	LENGTH
R/W L4	S 29°25'07" E	20.00'
R/W L5	S 60°34'53" W	100.00'
R/W L6	N 29°25'07" W	20.00'
R/W L48	N 29°25'07" W	20.00'
R/W L49	N 60°34'53" E	100.00'
R/W L50	S 29°25'07" E	20.00'

RIGHT OF WAY CURVE DATA TABLE (M)(R)

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
R/W C1	1041.90'	1050.00'	56°51'14"	568.37'	999.68'	S 26°02'02" W
R/W C2	143.60'	1810.00'	4°32'45"	71.84'	143.57'	S 56°43'32" W
R/W C12	767.62'	1690.00'	26°01'28"	390.55'	761.04'	N 75°17'20" E

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SURVEY DATE: 06-07-2021
REVISION DATE: N/A
PROJECT NUMBER: 21-0105.01
TECHNICIAN: KWM / NAD
CREW CHIEF: JW
CHECKED BY: AHH
FIELD BOOK & PAGE: 612 / 18

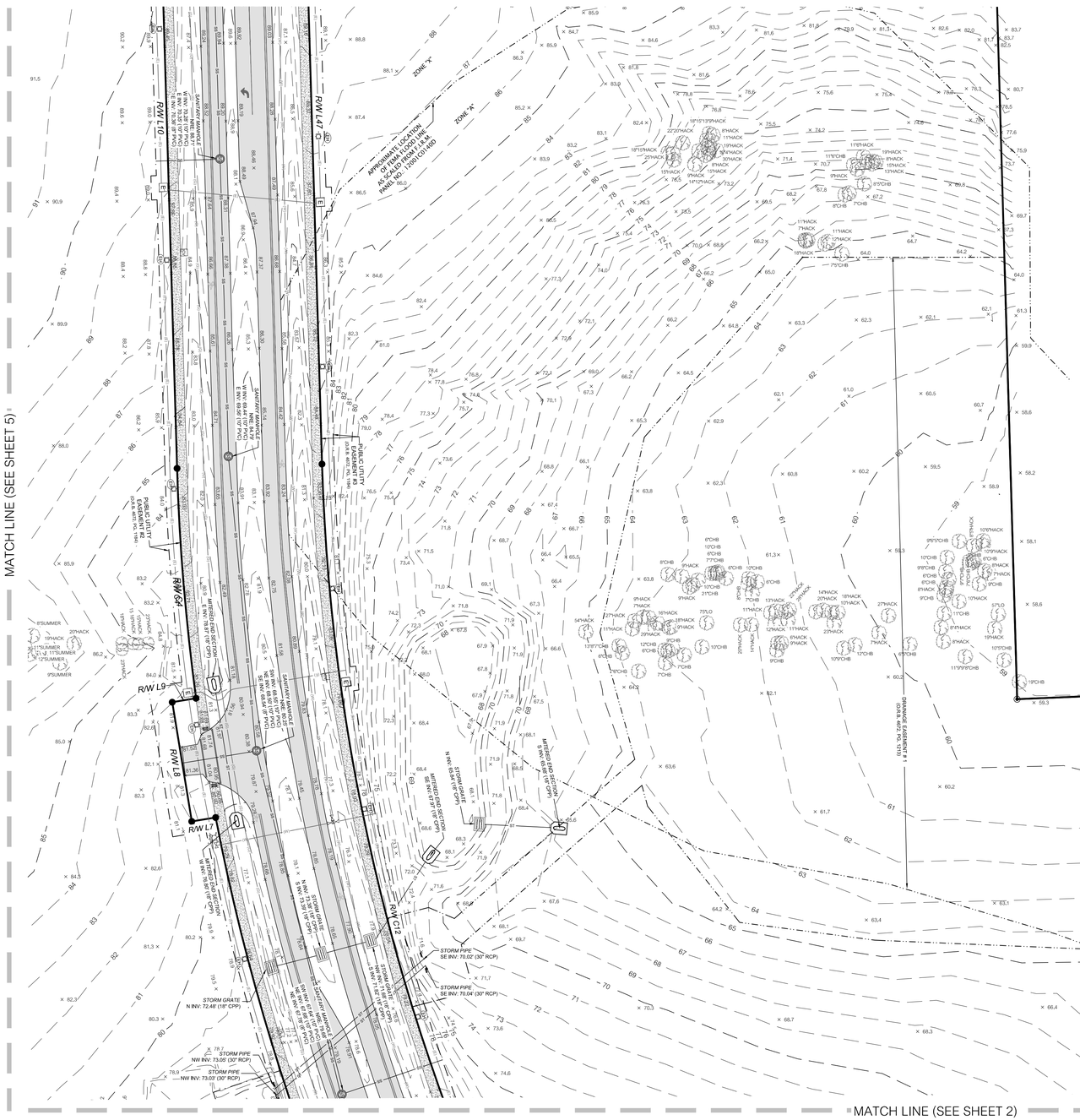
AARON H. HICKMAN
(SEE SURVEYOR'S CERTIFICATION - SHEET 1)
Professional Surveyor & Mapper Fla. License No. 6791

This map prepared by:
Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Tech: nickd Plot Date: Jun 16,2021 5:14pm Filename: C:\Users\nickd\appdata\local\temp\AcPublish_15040\21-0105.01 ALTA.dwg

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S00°22'57"E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
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8. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* AND Z-* LAYERS IN THE SUPPLIED DIGITAL FILE.
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10. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY.
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16. THIS SURVEY IS A TOTAL OF FOURTEEN (14) SHEETS. EACH SHEET IN NOT COMPLETE WITHOUT THE OTHERS.

LEGEND:

- = FOUND 4"X4" CONCRETE MONUMENT, I.D. AS NOTED
- = FOUND 5/8" STEEL REBAR AND CAP MARKED "PRM LB 5075"
- = FOUND 5/8" IRON ROD (MARKED AS NOTED)
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- = FIBER OPTIC BOX
- = FIBER OPTIC LINE MARKER
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- = METAL LID
- = DIRT/GRASS SURFACE

RIGHT OF WAY LINE DATA TABLE (M)(R)		
LINE	DIRECTION	LENGTH
R/W L7	S 9°19'39" E	20.00'
R/W L8	S 80°40'21" W	100.00'
R/W L9	N 9°19'39" W	20.00'
R/W L10	S 88°18'04" W	551.14'
R/W L47	N 88°18'04" E	551.14'

RIGHT OF WAY CURVE DATA TABLE (M)(R)						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
R/W C4	190.99'	1810.00'	6°02'45"	95.58'	190.90'	S 85°16'42" W
R/W C12	767.62'	1690.00'	26°01'28"	390.55'	761.04'	N 75°17'20" E

GRAPHIC SCALE
0 25 50 100

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SCALES ACCORDINGLY.

CERTIFIED TO:

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SURVEY DATE: 06-07-2021
REVISION DATE: N/A
PROJECT NUMBER: 21-0105.01

TECHNICIAN: KWM / NAD
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SHEET NO.:
3 OF 14

Tech: nickd Plot Date: Jun 16,2021 5:14pm Filename: C:\Users\nickd\appdata\local\temp\AcPublish_15640\21-0105.01 ALTA.dwg

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

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7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM/26/27/A/01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88).
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- = MAILBOX
- = SIGN
- = CONTROL PANEL
- = BACKFLOW PREVENTOR
- = BENCHMARK
- = CONCRETE POWER POLE
- = ELECTRIC METER
- = FIRE HYDRANT
- = TREE (SIZE AND TYPE AS NOTED)
- = SPIGOT
- = SANITARY SEWER MANHOLE
- = TRANSFORMER
- = WOODEN POWER POLE
- = WATER VALVE
- = WATER METER
- = MONITORING WELL
- = CONCRETE LIGHT POLE
- = ELECTRIC HANDHOLE
- = MAILBOX
- = SIGN
- = MITERED END SECTION
- = STORM DRAIN

CB = CHINA BERRY
LOB = LOBLOLLY PINE
LO = LIVE OAK
LAO = LAUREL OAK
WO = WATER OAK

HACK = HACKBERRY
BCHE = BLACK CHERRY
CHE = CHERRY LAUREL
SUMMER = SUMMER HAW
TREE = UNIDENTIFIED SPECIES
(R) = DATA BASED ON DEED OF RECORD
(P) = DATA BASED ON PLAT OF RECORD
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
CPP = CORRUGATED PLASTIC PIPE
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NRE = NORTH RIM ELEVATION (G)
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X 100.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)

- ST = STORM SEWER LINE
- TE = TELEPHONE LINE
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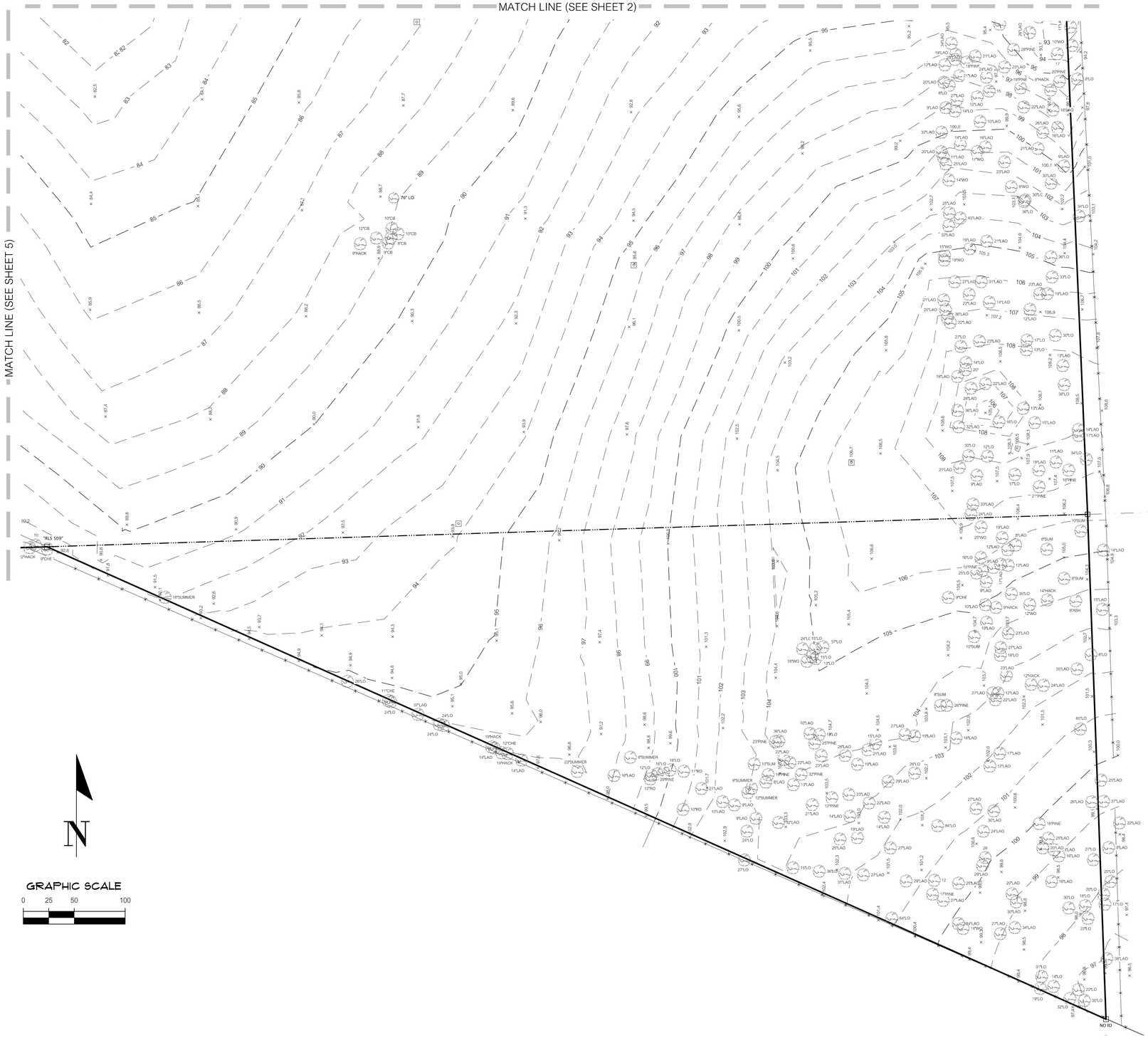
- 100 = CONTOUR LINE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = RIPRAP
- = METAL LID
- = DIRT/GRASS SURFACE



TBO1 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" = 50'

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

CERTIFIED TO:

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SURVEY DATE:	06-07-2021
REVISION DATE:	N/A
PROJECT NUMBER:	21-0105.01
TECHNICIAN:	KWM / NAD
ORDER ORIEF:	
CHECKED BY:	AHH
FIELD BOOK & PAGE:	612 / 18

AARON H. HICKMAN
(SEE SURVEYOR'S CERTIFICATION - SHEET 1)
Professional Surveyor & Mapper Fla. License No. 6791

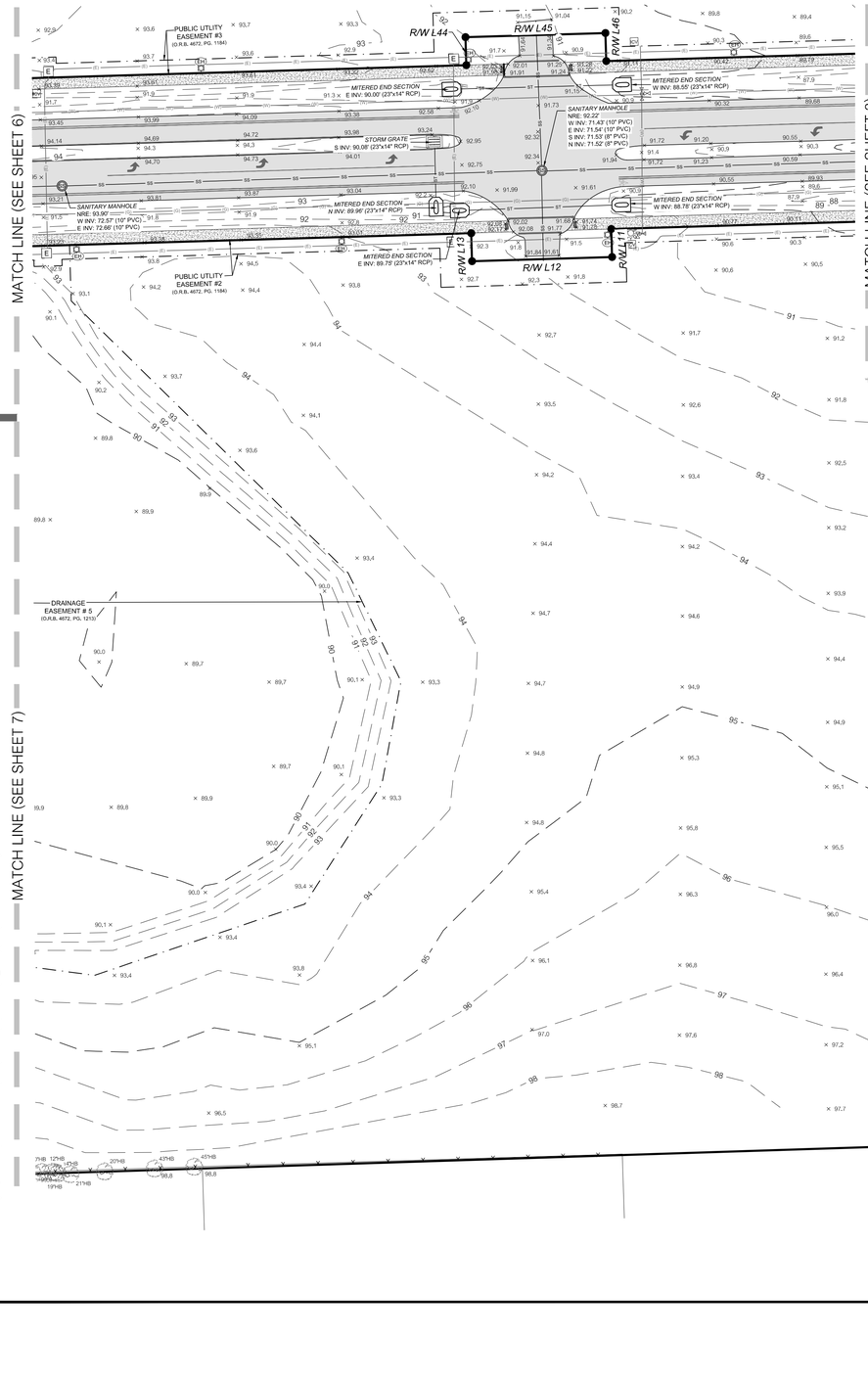
This map prepared by:
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
4 OF 14

Tech: Aaronh Plot Date: Dec 20,2021 12:02pm Filename: N:\2021\21-0105\Department\01_Survey\DWG\21-0105.01 alta.dwg

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S02°22'57"E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM/26/27/A/01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88).
8. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* AND Z-* LAYERS IN THE SUPPLIED DIGITAL FILE.
9. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION AND SEE SHEETS TWO (2) THROUGH FOURTEEN (14) FOR TOPOGRAPHIC INFORMATION.
10. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY.
11. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PRIOR SURVEY BY THIS SURVEYOR, PROJECT NUMBER 14-0382, DATED AUGUST 14, 2015.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE ZERO (0) TOTAL PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
15. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
16. THIS SURVEY IS A TOTAL OF FOURTEEN (14) SHEETS. EACH SHEET IN NOT COMPLETE WITHOUT THE OTHERS.

LEGEND:

- = FOUND 4"X4" CONCRETE MONUMENT, I.D. AS NOTED
- = FOUND 5/8" STEEL REBAR AND CAP MARKED "PRM LB 5075"
- = FOUND 5/8" IRON ROD (MARKED AS NOTED)
- = ELECTRIC PANEL
- = FIBER OPTIC BOX
- = FIBER OPTIC LINE MARKER
- = TELEPHONE PEDESTAL
- = GUY ANCHOR
- = CABLE BOX
- = WELL
- = MAILBOX
- = SIGN
- = CONTROL PANEL
- = BACKFLOW PREVENTOR
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- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = RIPRAP
- = METAL LID
- = DIRT/GRASS SURFACE

N

GRAPHIC SCALE
0 25 50 100

RIGHT OF WAY LINE DATA TABLE (M)(R)

LINE	DIRECTION	LENGTH
R/W L11	S 1°41'56" E	20.00'
R/W L12	S 88°18'04" W	100.00'
R/W L13	N 1°41'56" W	20.00'
R/W L44	N 1°41'56" W	20.00'
R/W L45	N 88°18'04" E	100.00'
R/W L46	S 1°41'56" E	20.00'

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www.chw-inc.com
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CHW Professional Consultants

SCALE: 1" = 50'

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

CERTIFIED TO:

SURVEY DATE: 06-07-2021
REVISION DATE: N/A
PROJECT NUMBER: 21-0105.01

TECH/CAN: KWM / NAD
DREW CHIEF: KWM
CHECKED BY: AHH
FIELD BOOK & PAGE: 612 / 18

AARON H. HICKMAN
(SEE SURVEYOR'S CERTIFICATION - SHEET 1)
Professional Surveyor & Mapper Fla. License No. 6791

This map prepared by:
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SHEET NO.:
5 OF 14

Tech: Aaronh Plot Date: Aug 11,2021 3:13pm Filename: W:\2021\21-0105\Departments\01_Survey\SHP\21-0105.01 ALTA.dwg

City of ALACHUA
THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z; CC

Major Subdivision – Preliminary Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Convergence Park Cottage Neighborhood
2. Pre-Application Conference Date: June 23, 2021
3. Neighborhood Meeting Date: July 8, 2021
4. Phase/Unit Number (if applicable): N/A
5. Number of proposed lots/dwelling units: 72
6. Housing Type (i.e., attached/detached units): Detached
7. Address of Subject Property: TBD - San Felasco Parkway
8. Parcel ID Number(s): 03929-000-000 & 03969-000-000
9. Existing Use of Property: Pasture 2
10. Future Land Use Map Designation: Corporate Park District
11. Zoning Designation: Corporate Park
12. Acreage: 14.82

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Robert Walpole, PE Title: President
   Company (if applicable): CHW
   Mailing address: 11801 Research Dr
   City: Alachua State: FL ZIP: 32615
   Telephone: 352-331-1976 FAX: _____ e-mail: walpole@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): U of F Foundation, Inc.
   Mailing Address: PO Box 14425
   City: Gainesville State: FL ZIP: 32604

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Plans, to include the following information and be prepared in accordance with the following criteria:
   a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
   b. Graphic scale, not to exceed one (1) inch equal to 200 feet and one (1) inch equal to 50 feet for detailed plan sheets.
   c. Proposed name of subdivision.
   d. Name, address, telephone number, and email address of the property owner, agent (if applicable), and developer.
   e. Name, address, telephone number, email address, and registration numbers of surveyor of record and professional engineer of record.
   f. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   g. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties, section lines and quarter section lines. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet.
   h. Legal description of the property to be subdivided.
   i. Zoning of all adjacent property.
   j. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
   k. Preliminary layout of subdivision including, at a minimum, the location of streets, easements, lot lines with approximate dimensions, building setbacks for all lots, and land to be reserved or dedicated for public or common uses.
   l. Lot numbers. Additional phases of existing subdivisions shall continue numbering from previous phases.
   m. Proposed method of water supply, sanitary sewer disposal, and electric service.
   n. Natural features, including streams; lakes; wetlands; water courses; and required buffers from such features dimensioned on the preliminary plat; wooded areas; and land designated as a special flood hazard area on FEMA FIRM panels.
   o. Surface drainage and direction of flow and method of detention and retention.
   p. Inscription stating "NOT FOR FINAL RECORDING".

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

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

4. Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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

6. If the development will include single family or multifamily residential uses, City of Alachua Public School Student Generation Form.

7. Legal description with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

9. Proof of payment of taxes.

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

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

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

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

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

Signature of Applicant

Robert Walpole, P.E., President

Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this day of October 28, 2021, by Robert Walpole who executed the same and has _____ produced _____ as identification or [X] is personally known to me.

Kelly Jones Bishop

Signature of Notary

Print Name: Kelly Jones Bishop

Notary Public, State of Florida

My Commission Expires: 2/4/2023

KELLY JONES BISHOP
Notary Public - State of Florida
Commission # GG 286733
My Comm. Expires Feb 4, 2023
Bonded through National Notary Assn.

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: TBD - NW 140th Street

Parcel ID Number(s): 03929-000-000, 03970-000-000 & 03969-000-000

Acreage: ± 266

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Karen Rice Title: Associate Vice President

Company (if applicable): U of F Foundation, Inc.

Mailing Address: Post Office Box 14425

City: Gainesville State: Florida ZIP: 32604-2425

Telephone: Contact Agent FAX: e-mail: Contact Agent

C. AUTHORIZED AGENT

Name: Robert Walpole, P.E. & Daniel Young, P.E. Title: President / Vice President

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: (352) 331-1976 FAX: e-mail: walpole@chw-inc.com & daniely@chw-inc.com

D. REQUESTED ACTION:

To submit and obtain all approvals needed for the San Felasco Eco Park projects

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

Karen Rice, Associate Vice President, U of F Foundation, Inc.

Typed or printed name and title of applicant

Signature of Co-applicant

Reviewed
Tara Boonstra
UFF Legal Counsel

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27th day of July, 2021 by Karen Rice as Associate Vice President, U of F Foundation, Inc., who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Tara Boonstra

Signature of Notary Public, State of Florida

Tara Boonstra
Notary Public
State of Florida
Comm# HH114703
Expires 4/7/2025

Detail by Entity Name

Florida Not For Profit Corporation
UNIVERSITY OF FLORIDA FOUNDATION, INC.

Filing Information

Document Number	706676
FEI/EIN Number	59-0974739
Date Filed	01/09/1964
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	05/02/2016
Event Effective Date	NONE

Principal Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Changed: 01/18/2005

Mailing Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
P O BOX 14425
GAINESVILLE, FL 32604

Changed: 02/06/2001

Registered Agent Name & Address

GOFFMAN, SUSAN G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Name Changed: 02/20/2014

Address Changed: 03/24/2015

Officer/Director Detail

Name & Address

Title Associate Vice President

Rice, Karen
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Executive Vice President

MITCHELL, THOMAS J
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Treasurer

Christie, David M
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Secretary

Goffman, Susan G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Annual Reports

Report Year	Filed Date
2019	01/11/2019
2020	01/03/2020
2021	01/25/2021

Document Images

01/25/2021 -- ANNUAL REPORT	View image in PDF format
01/03/2020 -- ANNUAL REPORT	View image in PDF format
01/11/2019 -- ANNUAL REPORT	View image in PDF format
01/12/2018 -- ANNUAL REPORT	View image in PDF format
05/02/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
05/02/2016 -- Amended and Restated Articles	View image in PDF format
01/06/2016 -- ANNUAL REPORT	View image in PDF format
10/23/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
02/20/2014 -- Reg. Agent Change	View image in PDF format
01/23/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/20/2012 -- ANNUAL REPORT	View image in PDF format
01/14/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2010 -- ANNUAL REPORT	View image in PDF format
01/20/2009 -- ANNUAL REPORT	View image in PDF format

01/06/2009 -- ANNUAL REPORT	View image in PDF format
01/17/2008 -- ANNUAL REPORT	View image in PDF format
01/22/2007 -- ANNUAL REPORT	View image in PDF format
03/13/2006 -- ANNUAL REPORT	View image in PDF format
01/18/2005 -- ANNUAL REPORT	View image in PDF format
12/17/2004 -- Amended and Restated Articles	View image in PDF format
01/26/2004 -- ANNUAL REPORT	View image in PDF format
01/27/2003 -- ANNUAL REPORT	View image in PDF format
05/24/2002 -- ANNUAL REPORT	View image in PDF format
02/06/2001 -- ANNUAL REPORT	View image in PDF format
01/18/2000 -- ANNUAL REPORT	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
01/27/1998 -- ANNUAL REPORT	View image in PDF format
10/09/1997 -- AMENDED AND RESTATED ARTICL	View image in PDF format
05/01/1997 -- ANNUAL REPORT	View image in PDF format
02/15/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Robert Walpole, P.E. Title: President

   Company (if applicable): CHW

   Mailing address: 11801 Research Drive

   City: Alachua State: FL ZIP: 32615

   Telephone: 352-331-1976 FAX: _____ e-mail: walpole@chw-inc.com

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): U of F Foundation, Inc.

   Mailing Address: PO Box 14425

   City: Gainesville State: FL ZIP: 32604

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

B. PROJECT

1. Project Name: Convergence Park Cottage Neighborhood
2. Address of Subject Property: TBD - San Felasco Parkway
3. Parcel ID Number(s): 03929-000-000 & 03969-000-000
4. Section 23 Township 08 Range 18 Grant N/A Acreage: _____
5. Existing Use of Property: Pasture 2
6. Future Land Use Map Designation: Corporate Park District
7. Zoning Designation: Corporate Park District
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 72

   □ Multi-Family Residential Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
□ Comprehensive Plan Amendment	■ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
□ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

    Elementary: Alachua Elementary

    Middle: Mebane Middle

    High: Santa Fe High

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	72	units	x	0.14	Elementary School Multiplier*	10	Student Stations**
Middle School	72	units	x	0.06	Middle School Multiplier*	4	Student Stations**
High School	72	units	x	0.08	High School Multiplier*	6	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

Robert Walpole
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 28th day of Oct, 2021, by Robert Walpole, who is/are personally known to me, or who has/have produced _____ as identification.

KELLY JONES BISHOP
Notary Public - State of Florida
Commission # GG 286733
My Comm. Expires Feb 4, 2023
Bonded through National Notary Assn.

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 Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

_____

_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date:_____

COMPREHENSIVE PLAN ANALYSIS

Convergence Research Park, Cottage Neighborhood

21-0105

Professional Consultants

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

From: Seth Wood, Project Planner

Date: ~~October 28, 2021~~ RESUBMITTED December 16, 2021

RE: Convergence Research Park Cottage Neighborhood – Comp. Plan Consistency Analysis

This application is for a 72-lot cottage neighborhood on a portion of Alachua County Tax Parcel 03969-000-000 and a portion of Alachua County Tax Parcel 03929-000-000. The site is located south of the San Felasco Parkway and is part of a larger master plan for the area. The onsite Future Land Use (FLU) category is Corporate Park District, and the Zoning district classification is Corporate Park (CP), which allows up to four (4) dwelling units per acre.

The following identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Comprehensive Plan text is provided in normal font while consistency statements are provided in **bold font**.

Future Land Use Element

Objective 1.4: Corporate Park: The City shall establish one mixed-use land use category: Corporate Park. This land use category shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

1. Provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and
2. provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

The project site has Corporate Park FLU classification. This application seeks to permit 72 cottage neighborhood-style dwelling units, which are part of a larger master plan for the Convergence Research Park. Additional uses within the master planned area include a mix of research and development, technology and biotechnology industries, offices, supportive retail sales, service, and a variety of housing types. The project site is near CR 241 and US 441, a major collector and a principal arterial, respectively.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

The proposed 72-lot cottage neighborhood subdivision is aligned with the intent of the Corporate Park FLU. Cottage neighborhoods are a permitted residential use type in the associated Corporate Park zoning district.

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t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

The project site for the entire master plan area is greater than 50 acres of contiguous land. Proposed density is less than 4 dwelling units per gross acre. Onsite residential development will be consistent with the specific criteria of the City's Land Development Regulations.

Policy 1.4.f: The City shall develop performance standards for uses in the Corporate Park land use category in order to address the following:

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

Vehicular and non-vehicular site access will be integrated in the design process, with internal roads and sidewalks providing interconnectivity. A combination of sidewalks, multi-use paths, and walking trails will allow pedestrian and bicycle connectivity within the cottage neighborhood, throughout the Convergence Research Park, and to the San Felasco Parkway.

2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;

Buffering will be provided around the external perimeters of the project site to ensure compatibility with existing adjacent subdivisions, Shaw Farms and Alachua Highlands. The buffers will utilize and retain existing trees to the maximum extent practicable. Detailed landscaping plans will be submitted with construction plan applications.

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

Convergence Research Park is a master planned mixed-use development with ample open space. The design intent is a community with housing and job opportunities that respects and works with natural features. The cottage neighborhood is designed around shared common open space, balancing the proportion of residences to green space. Detailed landscaping plans will be submitted with subsequent construction plan applications.

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

Stormwater Management Systems (SMF) are located throughout the development and adequately address all drainage requirements.

5. Placement of signage;

Signage will be addressed in the site design and development process.

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

Site lighting will be addressed in detail in the site design and development process. The overall intent of the Convergence Research Park is to be designed in harmony with nature and with surrounding existing communities. The impact of lighting on surrounding areas off-site will be minimized to the extent practicable and in accordance with City requirements.

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

Proposed onsite roadway patterns and multi-modal circulation is demonstrated on the attached plans.

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

Detailed landscaping plans will be submitted with subsequent construction plan applications. All requirements and goals of the Comprehensive Plan and Land Development Regulations will be adhered to.

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

Existing vegetation is integrated into the design and development process, and disturbance is minimized to the maximum extent practicable. There are no unique site features of historic significance known to be onsite at this time. Onsite soils are conducive to development.

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

Not applicable.

11. Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less; and,

Not applicable for this application as this is a residential development.

12. Complementary residential uses.

This application seeks to permit a 72-lot cottage neighborhood. The resulting residential development will complement the planned nonresidential uses in the Convergence Research Park, as well as existing nonresidential uses in nearby Progress Park.

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.

Detailed landscaping plans will be submitted with subsequent site plan applications. Buffering is provided around the external perimeters of the project site, as demonstrated on the attached

plans. This will ensure compatibility with existing adjacent subdivisions, Shaw Farms and Alachua Highlands. The buffers retain existing trees to the maximum extent practicable.

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.

Convergence Research Park is a master planned corporate park development with ample open space. The design intent is a mixed-use community that respects nature features. Detailed landscaping plans will be submitted with subsequent site plan applications. At least 10% open space will be provided.

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 area for Convergence Research Park is currently vacant land. The land surrounding the project area is currently utilized, be it by existing neighborhoods, City- or State-owned land, or commercial development. The development of Convergence Research Park will "fill in" this remaining piece of undeveloped land, bound by developed and utilized land. Therefore, this development can be considered infill.

The overall Convergence Research Park master planned area includes both residential and nonresidential development. This overall development will not encroach on the unique character of existing neighborhoods or commercial developments, as it will be self-contained and adequately buffered along perimeters. A safe urban environment will be provided via roadway design that minimizes conflict points between pedestrians and drivers and the provision of safety features such as adequate lighting. The density and intensity of the area will be increased in a manner that is compatible with existing uses, with a residential density of 4 dwelling units/acre and an intensity comparable to nearby Progress Park. Linked open space will be provided throughout the master planned area, which is designed in harmony with its natural surroundings. Economic vitality will be enhanced through the provision of more commercial and business space. Cultural diversity may be increased by expanded housing options, offering access to the City to a broader swath of future residents.

The site's master plan is designed to respect natural features while providing a mix of residential and nonresidential uses. This site's development helps to reduce development pressures at the urban fringe and in rural areas that are not as well supported by public facilities and services.

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.

Convergence Research Park is served by public facilities and services that adequately support the overall corporate park development program. Each design component adheres to Comprehensive Plan and LDR development standards.

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 wetlands or flood areas onsite.

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

The site's design minimizes impacts to the natural topography to the greatest extent practicable. Natural features dictate the location of open space and Stormwater Management Facilities (SMF), as well as roadway alignments and developed areas.

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

There are currently two types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 to 8% Slopes (Hydro Group: A)**

Each of the 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 prone areas onsite.

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

There are no wetlands located onsite.

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

The Ecological Survey Report prepared by Flatwoods Consulting Group, dated May 28th, 2021, determined that no listed wildlife or plant species were observed on the project site. These findings are the result of both field review and desktop review of available data.

The report notes that certain listed species have the potential to occur on the project site. These include:

- **Florida sandhill crane, with a low likelihood of occurrence due to little habitat being present**
- **Florida scrub-jay, with a low likelihood of occurrence due to lack of suitable habitat being present**
- **Little blue heron, with a moderate likelihood of occurrence due to some suitable habitat being present**
- **Tricolored heron, with a moderate likelihood of occurrence due to some suitable habitat being present**
- **Southeastern American kestrel, with a moderate likelihood of occurrence due to some habitat being present**
- **Bald eagle, with a low likelihood of occurrence due to little habitat being present**
- **Wood stork, with a low likelihood of occurrence due to little habitat being present**
- **Red-cockaded woodpecker, with a low likelihood of occurrence due to a lack of suitable habitat being present**
- **Eastern indigo snake, with a low likelihood of occurrence due to little habitat being present**
- **Gopher tortoise, with a moderate likelihood of occurrence due to some habitat being present**
- **Florida pine snake, with a moderate likelihood of occurrence due to some habitat being present**

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

A Concurrency Impact Analysis report, included in this submittal, estimates the impacts onsite development could have on available facilities and services. No facilities and/or services will operate below the adopted Level of Service (LOS) following onsite development.

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

Public facilities shall continue to operate at or below established LOS standards following onsite development, to follow the platting process.

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 two types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 to 8% Slopes (Hydro Group: A)**

Each of the soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

CONCURRENCY IMPACT ANALYSIS

Convergence Research Park, Cottage Neighborhood

21-0105

Professional Consultants

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

From: Seth Wood, Project Planner

Date: ~~October 28, 2021~~ RESUBMITTED December 16, 2021

RE: Convergence Research Park, Cottage Neighborhood – Concurrency Impact Analysis

This application is for a 72-lot cottage neighborhood on a portion of Alachua County Tax Parcel 03969-000-000 and a portion of Alachua County Tax Parcel 03929-000-000. The site is located south of the San Felasco Parkway and is part of a larger master plan for the area. The onsite Future Land Use (FLU) category is Corporate Park District and the Zoning district classification is Corporate Park (CP), which allows up to four (4) dwelling units per acre.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua October 2021 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Land Use	ITE LU Code	Variable (Dwelling units)	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single Family Detached Housing	210	72	769	56	14	42	74	47	27

Source: ITE Trip Generation Manual, 10th Edition

Conclusion: Approval of this application may generate **769** daily vehicle trips. This is not anticipated to negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Table 2.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating less than or equal to 1,000 external average daily trips (ADT), are those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Per City staff, based on this code provision, affected roadways for this project are Segment 4, US 441 from CR 25A East Intersection to SR 235, and Segment 13, CR 241 from CR 235 to South City Limit. This is because the intersections of Progress Boulevard and US 441 and San Felasco Parkway and CR 241 are the two nearest major intersections to the development's ingress/egress.

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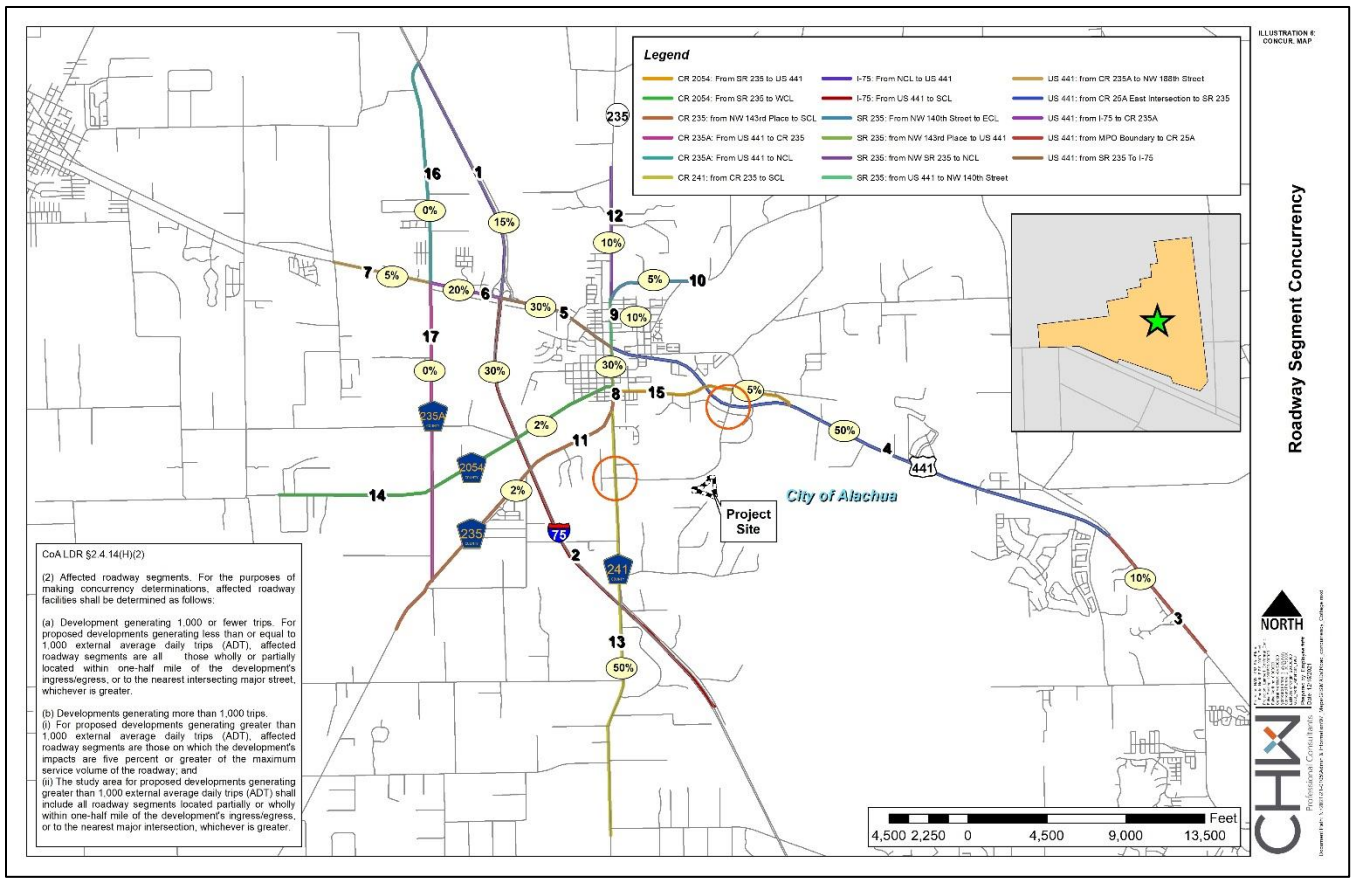

Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is located South of the San Felasco Parkway. The nearest intersecting major streets are US 441, which intersects with Progress Boulevard, and CR 241, which intersects San Felasco Parkway. Trips to and from the development area are anticipated to be generated predominately by residents.

Table 2: Projected Impacts on Roadways

	AADT	PM	AADT	PM
Traffic System Category	Segment 4		Segment 13	
	US 441 CR 25A East Intersection to SR 235		CR 241 From CR 235 to South City Limit	
Maximum service volume[1]	45,700	4,110	20,880	1,881
Existing Traffic[1]	20,435	1,941	6,025	572
Reserved Trips[1]	5,430	447	0	0
Available Capacity	19,835	1,722	14,855	1,309
Projected Trip Generation[2]	385	37	385	37
Available Capacity with Application Approval	19,450	1,685	14,470	1,272

1. *Source: City of Alachua October 2021 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 50% for Segment 4 and 50% for Segment 13.*

Conclusion: There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	172,094
Residual Capacity[1]	827,656
Percentage of Permitted Design Capacity Utilized[1]	64.01%
Projected Potable Water Demand from Proposed Project[2]	19,800
Residual Capacity after Proposed Project	**807,856**

1. *Source: City of Alachua October 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Community Facilities Element, Policy 4.1.c., subsection 2.*
   *Formulas used: # of dwelling units * 275 GPD*

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

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	153,133
Residual Capacity[1]	669,867
Percentage of Permitted Design Capacity Utilized[1]	55.34%
Projected Sanitary Sewer Demand from Proposed Project[2]	18,000
Residual Capacity after Proposed Project	**651,867**

1. *Source: City of Alachua October 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan*
   *Formulas used: # of dwelling units * 250 GPD*

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

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296.00	7,719.02
Reserved Capacity[1]	17,635.58	3,218.49
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**136.66**

1. *Source: City of Alachua October 2021 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
   *Formula used: # of dwelling units * 2.6 persons per dwelling unit * 0.73 per capita*

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

Public School and Recreation Impact

Table 6: Projected Public School Demand

Land Use	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	72	0.14	**11**	0.06	**5**	0.08	**6**

1. *Source: City of Alachua October 2021 Development Monitoring Report.*

Conclusion: This submittal would generate an additional demand of 11 elementary, 5 middle, and 6 high school-age student stations to the system. The proposed development would be within the following school zone boundaries: Irby Elementary School (Grades K-2), Alachua Elementary School (Grades 3-5), Mebane Middle School, and Santa Fe High School.

Table 7: Recreational Impact Table

System Category	System Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	52.87
Reserved Capacity[1]	2.20
Available Recreation Acreage	80.41
Proposed Recreational Impact[2]	0.94
Residual Capacity After Proposed Project	**79.47**

1. *Source: City of Alachua October 2021 Development Monitoring Report.*
2. *Source: City of Alachua Comprehensive Plan Recreation Element, Policy 1.2.b. Formula used: # of dwelling units x 2.6 person per du x (5 acres/1,000 persons)*

Conclusion: There is available capacity with this application's approval. Furthermore, onsite recreation facilities are included as a part of Convergence Research Park, including, but not limited to, passive trails and a bike depot. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

LEGAL DESCRIPTION

DATE: July 26, 2021
CLIENT: Concept Development, Inc.
PROJECT NO: 21-0105
DESCRIPTION FOR: Overall Legal Description

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26 AND THE F.R. SANCHEZ GRANT ALL IN TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT-OF-BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE NORTHEAST CORNER OF A 100 FOOT WIDE INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993 AT PAGE 0358 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 2°24'55" EAST, ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°29'15" WEST, 883.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°44'19", AN ARC DISTANCE OF 911.50 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE, SAID POINT LYING ON THE AFOREMENTIONED SAID EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°26'25" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 1289.26 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°05'15" EAST, ALONG THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, AS RECORDED IN PLAT BOOK "L", PAGE 64, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF THE AFOREMENTIONED F.R. SANCHEZ GRANT AND THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID FRACTIONAL SECTION 26; THENCE DEPARTING SAID EAST LINE NORTH 65°57'44" WEST, ALONG THE SAID NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A DISTANCE OF 1138.44 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE OF SHAW FARMS OF ALACHUA, SOUTH 88°11'52" WEST, A DISTANCE OF 260.29 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°10'19" WEST, A DISTANCE OF 1375.37 FEET TO A 4" SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 22, SAID SHAW FARMS OF ALACHUA; THENCE ALONG THE WEST LINE OF SAID LOT 22, SOUTH 2°05'34" EAST, A DISTANCE OF 903.47 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID LANDS; THENCE

SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND IT'S WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 435.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE NORTH 5°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 370.10 FEET TO 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" WEST, 630.18 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC DISTANCE OF 630.26 FEET TO A 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1661.20 FEET TO THE SOUTHWEST CORNER OF HIDDEN MEADOWS, A RECORDED IN PLAT BOOK "R", PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 88°20'46" EAST, ALONG THE SOUTH LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 1501.59 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID HIDDEN MEADOWS; THENCE NORTH 2°35'34" WEST, ALONG THE EAST LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 25.97 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2396 AT PAGE 1039 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 88°20'38" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 2900.15 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 2°22'09" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 660.12 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 54°04'53" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 1259.13 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHERLY MOST CORNER OF SAID LANDS; THENCE NORTH 54°27'14" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 128.78 FEET TO 4" SQUARE CONCRETE MONUMENT (TOP BROKEN NO IDENTIFICATION) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°44'39" EAST, 806.85 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°25'01", AN ARC DISTANCE OF 834.58 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE AND THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.83 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 23; THENCE NORTH 2°22'57" WEST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 308.43 FEET TO THE POINT-OF-BEGINNING.

LESS & EXCEPT RIGHT OF WAY OF SAN FELASCO PARKWAY, AS PER OFFICIAL RECORDS BOOK 4672, PAGE 1075 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC

RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389); THENCE SOUTH 2°24'55" EAST, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°02'02" WEST, 999.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°51'14", AN ARC DISTANCE OF 1041.90 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°27'10" WEST, A DISTANCE OF 441.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°43'32" WEST, 143.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'45", AN ARC DISTANCE OF 143.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°34'53" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°37'37" WEST, 532.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°55'31", AN ARC DISTANCE OF 534.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 09°19'39" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 80°40'21" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 09°19'39" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°16'42" WEST, 190.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°02'45", AN ARC DISTANCE OF 190.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 551.14 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 1324.31 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 432.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°45'52" WEST, 351.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°52'06", AN ARC DISTANCE OF 352.14 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°49'49" WEST, A DISTANCE OF 563.98 FEET THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°18'53"WEST, 81.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 81.86 FEET TO THE END OF SAID CURVE THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 84°36'44" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°15'24" WEST, 156.07 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°39'43", AN ARC DISTANCE OF 156.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 421.65 FEET; THENCE SOUTH 02°05'16" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 241, (ALSO KNOWN AS NW 140TH/ STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE RUN NORTH 2°05'16" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 87°54'44"EAST, A DISTANCE OF 441.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°11'34" EAST, 171.72 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°47'24", AN ARC DISTANCE OF 171.79 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°36'44" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°22'43" EAST, 91.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'47", AN ARC DISTANCE OF 91.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°49'49" EAST, A DISTANCE OF 563.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET

AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°14'53" EAST, 78.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°50'07", AN ARC DISTANCE OF 78.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°31'15" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°28'45" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°59'44" EAST, 149.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°24'22", AN ARC DISTANCE OF 149.08 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 432.20 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 629.24 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 595.07 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 551.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°17'20" EAST, 761.04 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°01'28", AN ARC DISTANCE OF 767.62 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°34'53" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°40'09" EAST, 130.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°26'00", AN ARC DISTANCE OF 130.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°27'09"EAST, A DISTANCE OF 312.86 FEET TO THE SOUTHERLY MOST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID LANDS THROUGH THE FOLLOWING TWO COURSES; 1) NORTH 54°27'14"EAST, A DISTANCE OF 128.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°45'06" EAST, 806.91 FEET; 2) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°25'15", AN ARC DISTANCE OF 834.64 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "PRM LB 2389" MARKING THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.95 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "RLS 509" MARKING IT'S INTERSECTION OF THE EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE NORTH 02°22'57" WEST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 308.42 FEET TO THE POINT OF BEGINNING.

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

21-0105

To:	Neighbors of NW 140th Street/Progress Boulevard Intersection
From:	Gerry Dedenbach, AICP
Date:	June 24, 2021
RE:	Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±257.23 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000, 03970-000-000, and 03969-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

Date:	July 8, 2021
Time:	6:00 p.m.
Link:	bit.ly/San-Felasco-Masterplan
Zoom Call-in Number:	+1 301 715 8592
Meeting ID:	988 0925 7216
Contact:	Gerry Dedenbach, AICP 11801 Research Drive Alachua, FL 32615 (352) 331-1976 Live@CHW-inc.com

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

Directions to Attend Meeting: Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended. The meeting can also be attended by phone. To attend the meeting by phone, call the call-in number above, and enter the Meeting ID number followed by the pound sign ("#") when prompted.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

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

Mailing Labels

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12616 NW 140TH ST
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ALACHUA, FL 32616

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13751 NW 131ST PL
ALACHUA, FL 32615

EDWARDS CHARLES T & NORMA G
13108 NW 140TH ST
ALACHUA, FL 32615

FOUNDATION FOR ENVIROMENTAL RESI
510 MISSISSIPPI RIVER BLVD N
ST PAUL, MN 55104

GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616

HARRIS GREGORY SCOTT & KELLY LYN
13950 NW 131ST PL
ALACHUA, FL 32615

HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

HIGDON LINDA
PO BOX 118
ALACHUA, FL 32616

HOLMES JOHN E & JENNIFER A
13850 NW 131ST PL
ALACHUA, FL 32615

KIRKPATRICK & VAN DER LINDE H/W
13650 NW 131ST PL
ALACHUA, FL 32615

KOHN JOHN A & BETTE A
13551 NW 131ST PL
ALACHUA, FL 32615

LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA, FL 32615

MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA, FL 32615

MILLS DOUGLAS W & CATHY A
13010 NW 123RD PL
ALACHUA, FL 32615

MORGAN & WALKO
12910 NW 140TH ST
ALACHUA, FL 32615

RICKES ROBERT E
13034 NW 123RD PL
ALACHUA, FL 32615

SALBERT JOHN
13851 NW 131ST PL
ALACHUA, FL 32615

SHAW FARMS OF ALACHUA INC
PO BOX 610
ALACHUA, FL 32616

SMITH JASON H & JESSICA A
13550 NW 131ST PL
ALACHUA, FL 32615

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAMI
3900 COMMONWEALTH BLVD
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PO BOX 24
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TIPTON BRIAN & LAURA S
13002 NW 123RD PL
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U OF F FOUNDATION INC
PO BOX 14425
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UKHOVA TATIANA VASILYEVNA
13951 NW 131ST PL
ALACHUA, FL 32615

VALLELLANES CHARLOTTE V
13002 NW 140TH ST
ALACHUA, FL 32615

VERO EQUITIES INC
12416 NW 129TH TER
ALACHUA, FL 32615

BERG JAMES DEAN & SUSAN MARIE
12317 NW 129TH TER
ALACHUA, FL 32615

MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA, FL 32615

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SWIFT WILLIAM L & KATHERINE M
12413 NW 129TH TER
ALACHUA, FL 32615

TIPTON BRIAN & LAURA S
13002 NW 123RD PL
ALACHUA, FL 32615

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

VERO EQUITIES INC
12416 NW 129TH TER
ALACHUA, FL 32615

ALACHUA CONGREGATION OF JEHOVAH
14000 NW 154TH AVE #8
ALACHUA, FL 32615

ALLIN & RICO H/W
12204 NW 140TH ST
ALACHUA, FL 32615

BASSO CHRISTOPHER N & KARI B
12111 NW 136TH ST
ALACHUA, FL 32615

CANDILARIA OSCAR
13023 NW 123RD PL
ALACHUA, FL 32615

CASON EVELYN YVONNE
12616 NW 140TH ST
ALACHUA, FL 32615

COLLINS STEVEN W & BARBARA J
1143 NW 76TH BLVD
GAINESVILLE, FL 32606

FOX & JACK
12107 NW 140TH ST
ALACHUA, FL 32615

GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616

HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA, FL 32615

MANGELSDORF ROY & JUDY
12103 NW 136TH ST
ALACHUA, FL 32615

PIAZZA JUSTIN & REBECCA
12014 NW 136TH ST
ALACHUA, FL 32615

RICKES ROBERT E
13034 NW 123RD PL
ALACHUA, FL 32615

SHAW FARMS OF ALACHUA INC
PO BOX 610
ALACHUA, FL 32616

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

WALKER FREDERICK JAMES & LINDA M
PO BOX 725
ALACHUA, FL 32616

WOODWARD & WOODWARD CO-TRUSTI
12026 NW 136TH ST
ALACHUA, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville FL 32611

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Newspaper Advertisement

PUBLIC NOTICE

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±251.4 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000 and 03970-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

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

Time: 6:00 p.m. on July 8th, 2021
Link: bit.ly/San-Felasco-Masterplan
Zoom Call-in Number: +1 301 715 8592
Meeting ID: 988 0925 7216
Instructions: Using your web browser, visit the web address above, or call the number above. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

Contact: Gerry Dedenbach, AICP
Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

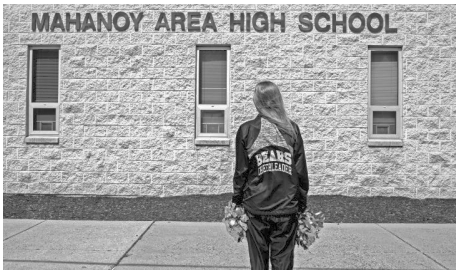
NATION & WORLD

DOW: 33,874.24 ▼71.34 (0.21%) **NASDAQ:** 14,271.73 ▲18.46 (0.13%) **S&P 500:** 4,241.84 ▼4.60 (0.11%)

Supreme Court backs punished cheerleader

Case centered on teen's profane off-campus post

John Fritze
USA TODAY



Brandi Levy wears her former cheerleading outfit while standing outside Mahanoy Area High School in Mahanoy City, Pa., on April 4. DANNA SINGER/AP

WASHINGTON – The Supreme Court on Wednesday sided with a former cheerleader who excoriated her school in a profanity-laced post on social media, holding that the punishment of her off-campus speech violated the First Amendment.

But the 8-1 ruling left unresolved the broader question of when schools may regulate off-campus speech, and when such punishment is off limits.

"It might be tempting to dismiss (the student's) words as unworthy of the robust First Amendment protections discussed herein," Associate Justice Stephen Breyer wrote for the majority. "But sometimes it is necessary to protect the superfluous in order to preserve the necessary."

Associate Justice Clarence Thomas dissented.

When Brandi Levy, who was 14 at the time, failed to make the varsity cheer team in 2017, she and one of her friends posted a vulgar message on Snapchat, exhorting her followers to "(Expletive) school (expletive) softball (expletive) cheer (expletive) everything." The message made it back to her coaches, who cut her from the JV squad. After appealing to school authorities, her parents sued the school district in federal court.

Levy's attorneys at the American Civil Liberties Union argued that allowing principals to punish students for their off-campus speech, including on social media, would give schools far too much power to police innocuous interactions with their friends. But school officials said they need to be able to discipline bullying and cheating that can begin off-campus or online before working its way into the school building.

Several of the justices said during oral arguments that they were wary of setting a hard-and-fast standard for when schools could regulate off-campus speech, and that hesitancy was reflected in the opinion. The court held that schools can sometimes punish a student for something they say at home, but that their power to do so was more limited than at school.

"The school's regulatory interests remain significant in some off-campus circumstances," Breyer wrote. "Thus, we do not now set forth a broad, highly general First Amendment rule stating just what counts as "off campus" speech and whether or how ordinary First Amendment standards must give way off campus."

Breyer said the court would leave that question to "future cases."

Thomas took issue with that approach in his dissent. Thomas asserted that historical factors suggested that schools could regulate off-campus speech if it could harm the school, its faculty or other students. Thomas said he believes that standard was met in Levy's case.

"The court's foundation is untethered from anything stable, and courts (and schools) will almost certainly be at a loss as to what exactly the court's opinion today means," Thomas wrote.

The standard for on-campus speech is more clear. A landmark 1969 Supreme Court decision, Tinker v. Des Moines, reaffirmed students' First Amendment rights at school. That case involved a group of students who wore black armbands to protest the war in Vietnam.

Harris to make 1st visit to border

Alexandra Jaffe
ASSOCIATED PRESS

WASHINGTON – Vice President Kamala Harris on Friday will make her first visit to the U.S.-Mexico border, her office announced, after she has faced criticism from members of both parties for failing to go there despite her role leading the Biden administration's response to a steep increase in migration.

Harris will visit the El Paso, Texas, area, accompanied by Homeland Security Secretary Alejandro Mayorkas, according to a statement.

The visit comes as Harris has faced months of attacks from Republicans, and some frustration from those in her own party, for declining to visit the area. Harris has been tasked by President Joe Biden with taking on the root causes of migration from Central America to the U.S.

So far she has focused her efforts on improving economic and living conditions in the region. Her aides have insisted her focus is distinct from the security issues that plague U.S. officials trying to handle a spike in border crossings.

But Republicans have seized on failures by Harris and Biden to paint the administration as absent on what they've described as a crisis at the border. The issue overshadowed Harris' first foreign trip earlier this month, to Guatemala and Mexico, where she met with both nations' presidents and local officials to discuss economic and humanitarian solutions to the significant migration out of both countries.

NOTICE OF PUBLIC HEARING

The Alachua County Board of County Commission will hold a public hearing Tuesday, July 06, 2021 at 5:00 pm or as soon thereafter as it may be heard. The meeting will be held virtually and in the John R. "Jack" Durrance Auditorium, room 209, 12 SE 1st Street, Gainesville, Florida to consider the following quasi-judicial zoning item:

ZOX-01-21 (Sand Bluff Solar Project Special Exception)
A request by FL Solar 6 LLC (Jason Thomas, Agent) on behalf of Uncle Willies LLC, owner, for a special exception to permit a major utility (photovoltaic solar array) on approximately 638 acres located in an 'A' (Agriculture) district with a Rural/Agriculture land use designation (one dwelling unit per five acres). The project is located along SW County Road 346 in Archer on parcel number 05197-000-000.

This meeting will allow for virtual or in person participation. The public may attend virtually through the County's Video on Demand website OR in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

Public comment will be taken by telephone for all non-ministerial items on which the Board of County Commissioner votes. Once public comment is opened for an item under discussion, please call 1-800-876-7516.

The public is encouraged to submit any written or photographic documents prior to the meeting to planning@alachuacounty.us.

No later than 5 calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to planning@alachuacounty.us.

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

If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 3 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

For public who attend in-person, those who are unvaccinated are strongly encouraged to wear a facial covering. Public seating will be made available up to the capacity that permits adequate social distancing.

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

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

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

General Information: A draft of the above item will be available on Friday of the week preceding the meeting by emailing planning@alachuacounty.us. For further information call (352) 374-5249. Visit www.alachuacounty.us and click on the meetings tab on the homepage for the most up to date information. GF-2505877A

Free summer meals program for students begins in Alachua County

Gershon Harrell
Gainesville Sun
USA TODAY NETWORK

The Alachua County Public Schools district has launched its free summer meals program.

The free summer meal program began Monday, giving students from babies to age 18 a free breakfast and lunch. Hot meals will be given to children at 93 locations Monday-Thursday.

Caron Rowe, food service specialist, said times can vary so she encourages parents and children to check the website at yourchoicefresh.com.

Multiple pickup options are being provided, such as in-person service, bus stop locations and curbside grab-and-go meals.

Food service assistants hand out meals to children outside the SWAG Center in the Linton Oaks neighborhood in Gainesville in June 2019. The Alachua County Public Schools system has kicked off its free summer meals program.
BRAD MCCLENNY/THE GAINESVILLE SUN

Starting Thursday and continuing through the summer the district will also have free grab-and-go distribution at 19 curbside locations from 10:30 a.m. to 12:30 p.m.

At the curbside locations, seven days' worth of breakfasts and lunches will be distributed.

The ACPS Food and Nutrition Services will also have bus routes Monday-Thursday where children can receive free grab-and-go meals.

Families can find the bus routes at sbac.nutrislice.com.

"So anytime a child wants to come in and eat a meal on campus, they're more than welcome to. It's a hot meal, but the Thursday meals are prepared at home, it's frozen refrigerated items and shelf-stable items they can prepare at home," Rowe said.

Funded by the federal government, the summer meal program is open to any child regardless of family income.

According to the press release, students do not have to be enrolled in a particular school or program, nor do they have to eligible for free or reduced price meals during the school year.

The nutrition department food truck was also out visiting neighborhoods in Southwest Gainesville such as Hidden Oaks, Maple Oaks and the SWAG Family Resource Center.

The program runs through July 22.

PUBLIC NOTICE

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

Time: 6:00 p.m. on July 8th, 2021
Link: bit.ly/San-Felasco-Masterplan
Zoom Call-in Number: +1 301 715 8592
Meeting ID: 988 0925 7216
Instructions: Using your web browser, visit the web address above, or call the number above. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

Contact: Gerry Dedenbach, AICP
Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW Professional Consultants

Workshop Presentation

San Felasco Eco Park Mixed-use Project

- *Incubator Building Site Plan*
- *Flex Space Site Plan*
- *Cottage Neighborhood Preliminary Plat*
- *Subdivision Preliminary Plat*

City of Alachua
Neighborhood Meeting
July 8, 2021

CHW
Professional Consultants

1

The purpose of the neighborhood meeting:

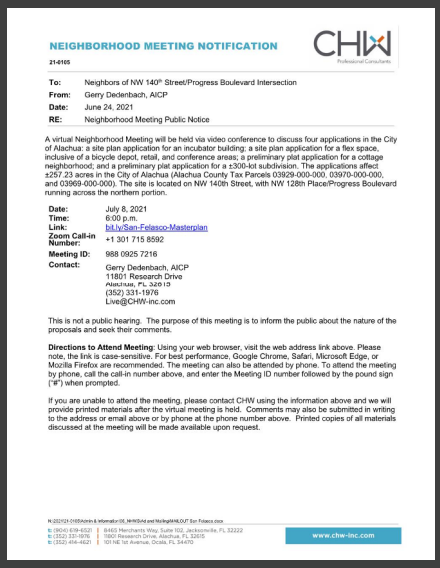
The City of Alachua requires applicants to host a neighborhood meeting *prior* to application submittal.

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

This meeting provides the applicant with an opportunity to mitigate concerns prior to the application submittal.

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

21-0105

To:	Neighbors of NW 140th Street/Progress Boulevard Intersection
From:	Gerry Dedenbach, AICP
Date:	June 24, 2021
RE:	Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±257.23 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000, 03970-000-000, and 03969-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

Date:	July 8, 2021
Time:	6:00 p.m.
Link:	bit.ly/San-Felasco-Masterplan
Zoom Call-in Number:	+1 301 715 8592
Meeting ID:	988 0925 7216
Contact:	Gerry Dedenbach, AICP 11801 Research Drive Alachua, FL 32615 (352) 331-1976 Live@CHW-inc.com

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

Directions to Attend Meeting: Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended. The meeting can also be attended by phone. To attend the meeting by phone, call the call-in number above, and enter the Meeting ID number followed by the pound sign ("#") when prompted.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

N:\2021\21-0105\Admin & Information\06_NHM\Drft and Mailing\NHLOUT San Felasco.docx

t: (904) 619-6521 | 6405 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 1800 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

NATION & WORLD

Supreme Court backs punished cheerleader

Case centered on teen's profane off-campus post

MAHANOY AREA HIGH SCHOOL

Brandi Levy wears her former cheerleading outfit while standing outside Mahanoy Area High School in Mahanoy City, Pa., on April 4. (AMY BECK/AP)

Harris to make 1st visit to border

Free summer meals program for students begins in Alachua County

NOTICE OF PUBLIC HEARING

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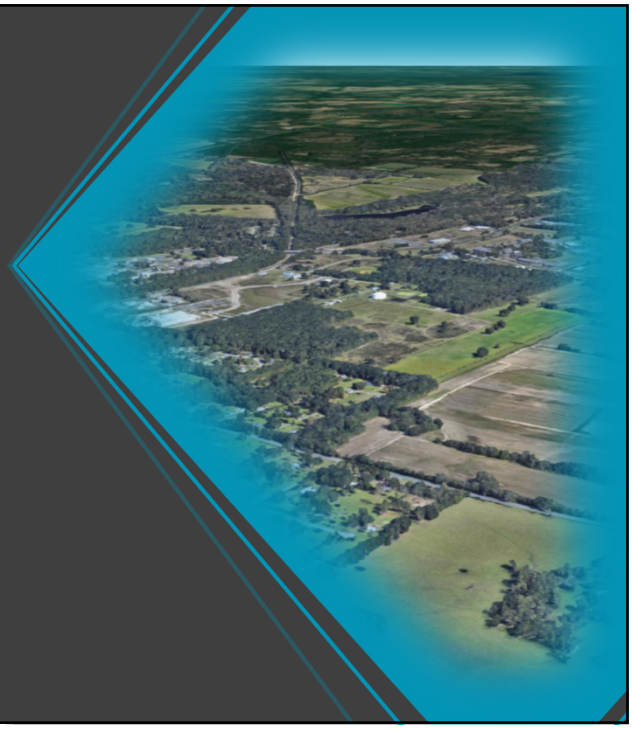
Contact: Gerry Dedenbach, AICP
Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

21-0105: San Felasco Master Plan

3

REQUESTS:

- *Site Plan Application for incubator building;*
- *Site Plan Application for flex space;*
- *Preliminary Plat Application for Cottage Neighborhood; and*
- *Preliminary Plat Application for ±300-lot subdivision*



21-0105: San Felasco Master Plan

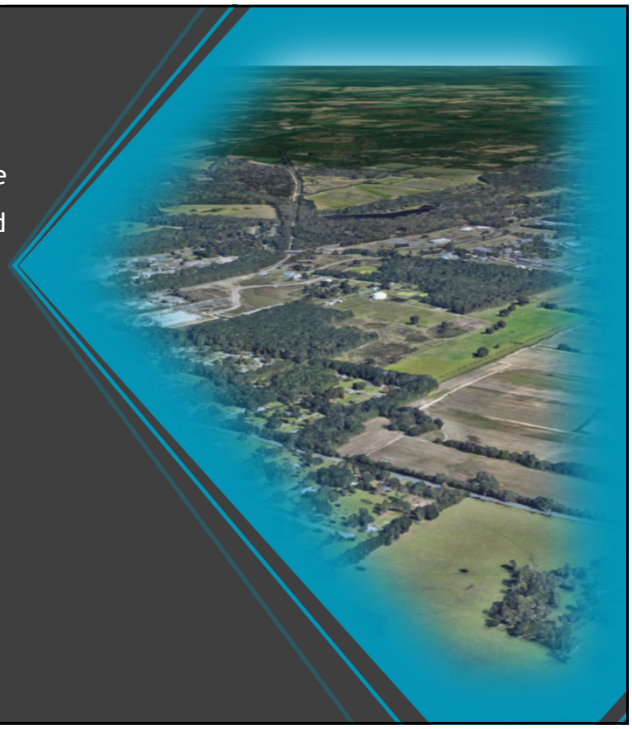
4

INTENTS:

- To construct an incubator building and flex space, inclusive of a bicycle depot, retail, and conference areas; and to plat a new cottage neighborhood and ±300-lot subdivision, as part of the larger San Felasco Master Plan.

OPPORTUNITIES:

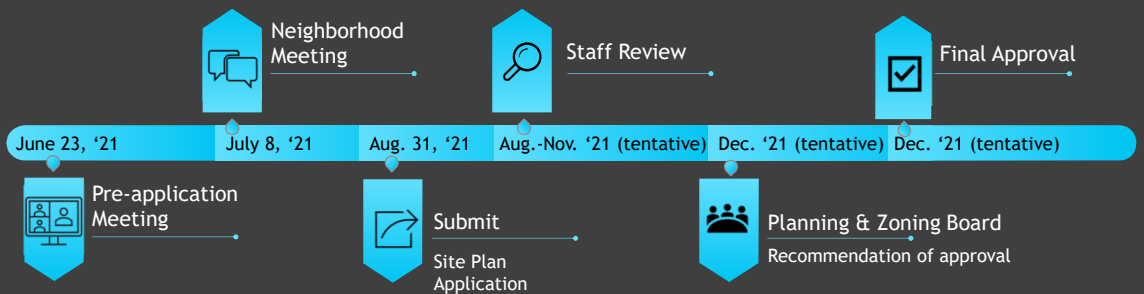
- Facility enabling new Alachua businesses to develop, grow, and prosper;
- Expanded commercial space, meeting space, and flexible space in City of Alachua; and
- Expanded housing options in City of Alachua



21-0105: San Felasco Master Plan

5

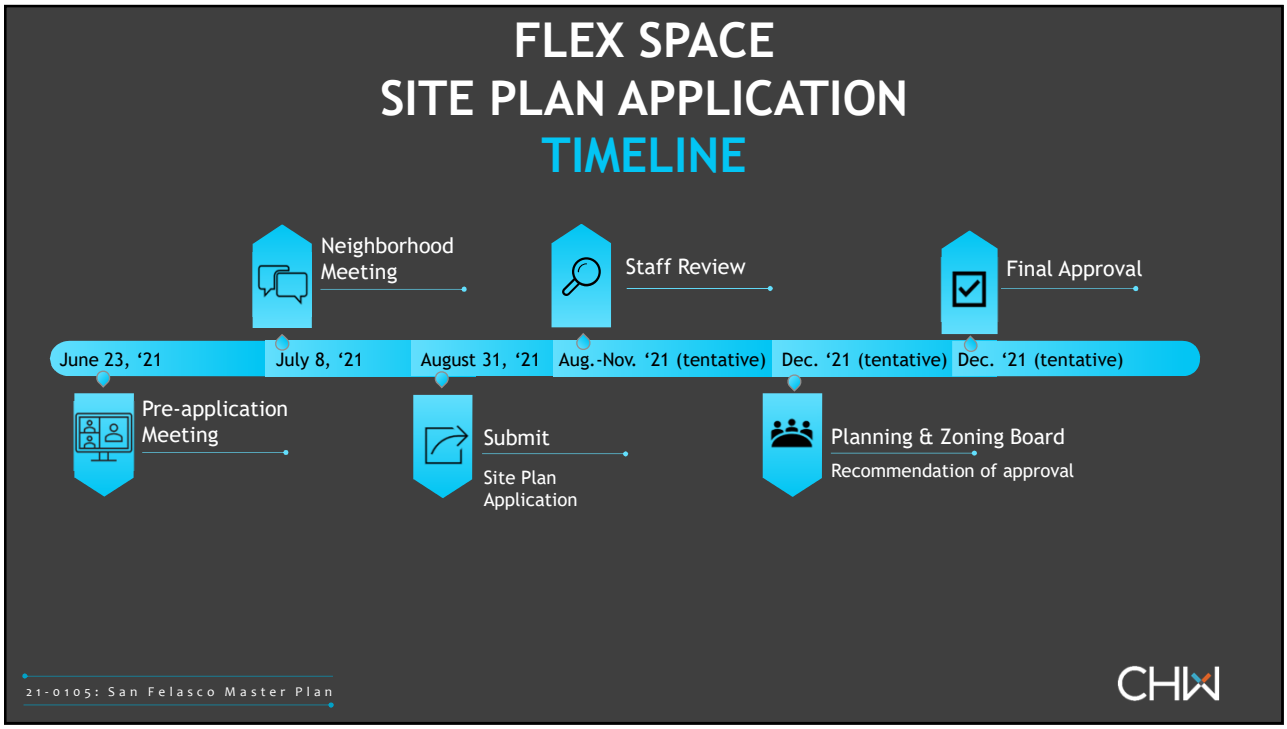
INCUBATOR BUILDING SITE PLAN APPLICATION TIMELINE



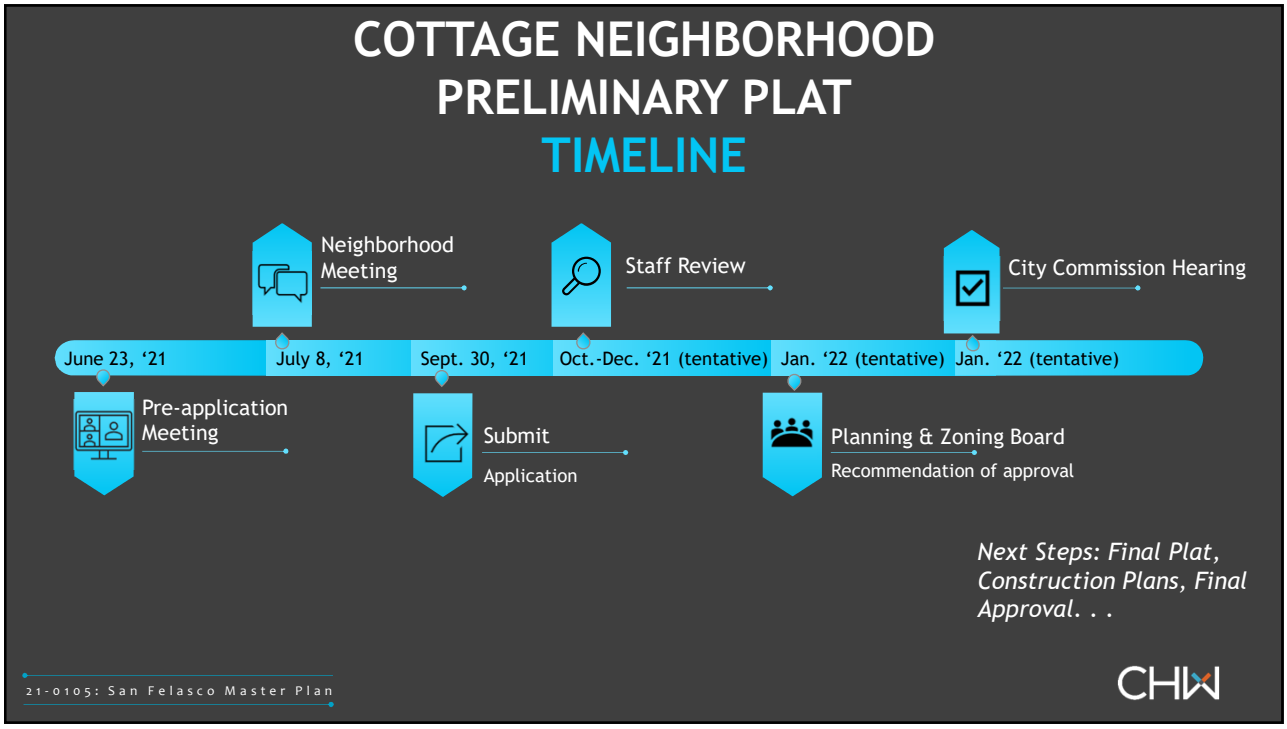
21-0105: San Felasco Master Plan

CHW

6


FLEX SPACE
SITE PLAN APPLICATION
TIMELINE
Neighborhood Meeting
Staff Review
Final Approval
June 23, '21
July 8, '21
August 31, '21
Aug.-Nov. '21 (tentative)
Dec. '21 (tentative)
Dec. '21 (tentative)
Pre-application Meeting
Submit
Site Plan Application
Planning & Zoning Board
Recommendation of approval
21-0105: San Felasco Master Plan
CHW

7


COTTAGE NEIGHBORHOOD
PRELIMINARY PLAT
TIMELINE
Neighborhood Meeting
Staff Review
City Commission Hearing
June 23, '21
July 8, '21
Sept. 30, '21
Oct.-Dec. '21 (tentative)
Jan. '22 (tentative)
Jan. '22 (tentative)
Pre-application Meeting
Submit
Application
Planning & Zoning Board
Recommendation of approval
Next Steps: Final Plat, Construction Plans, Final Approval. . .
21-0105: San Felasco Master Plan
CHW

8

SUBDIVISION PRELIMINARY PLAT TIMELINE

- June 23, '21 — Pre-application Meeting
- July 8, '21 — Neighborhood Meeting
- Aug. 30, '21 — Submit Application
- Aug.-Oct. '21 (tentative) — Staff Review
- Nov. '21 (tentative) — Planning & Zoning Board Recommendation of approval
- Nov. '21 (tentative) — City Commission Hearing

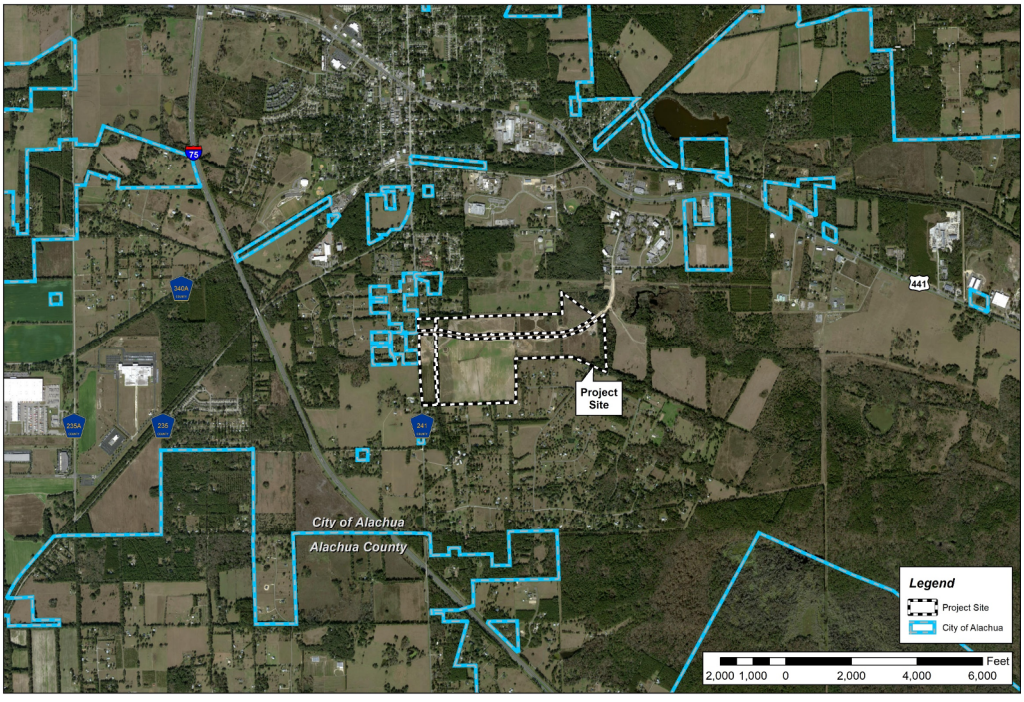
Next Steps: Final Plat, Construction Plans, Final Approval. . .

21-0105: San Felasco Master Plan

CHW

9

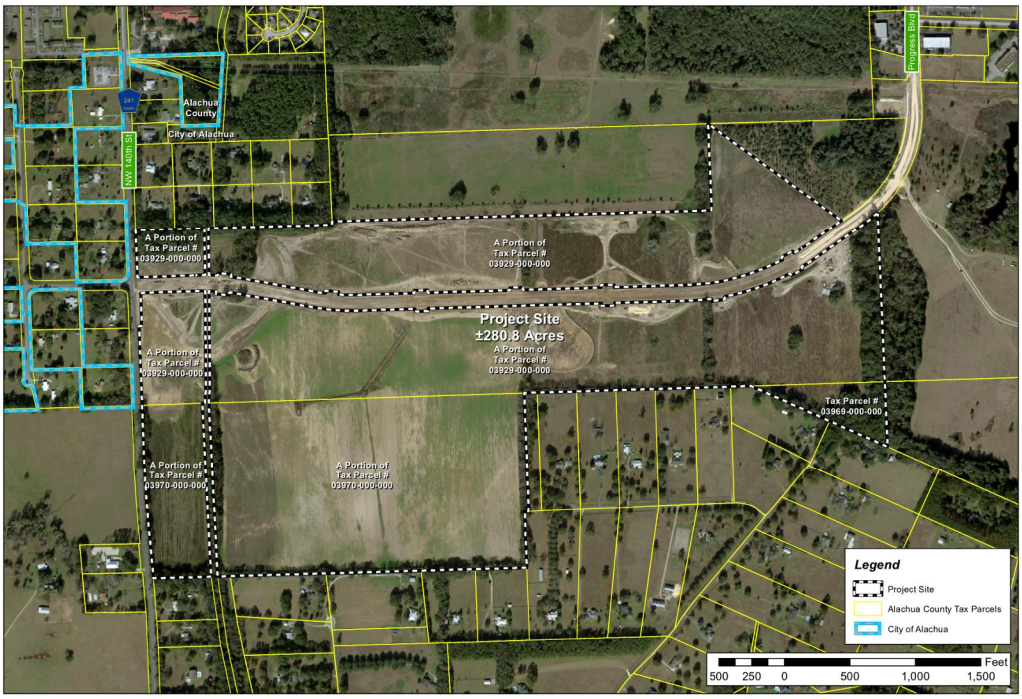
Context Map



CHW

10

Aerial Map



11

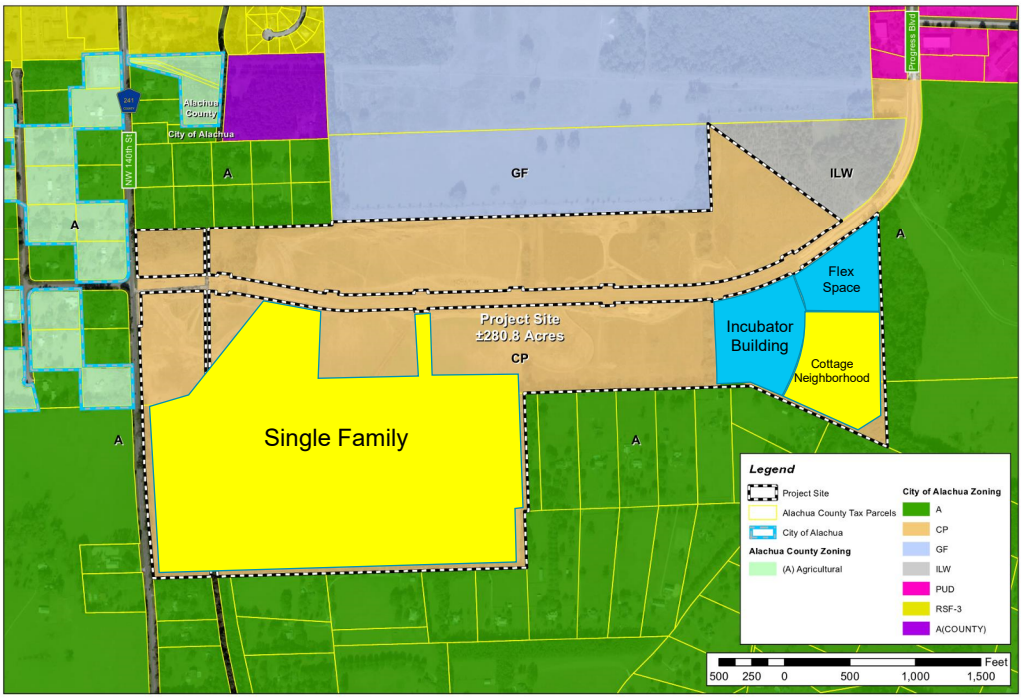
Future Land Use (FLU) Map

Corporate Park

12

Zoning Map

Corporate Park



13

Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: Live@chw-inc.com

Professional Consultants

14

Sign-in Sheet

SIGN-IN SHEET

San Felasco Master Plan

21-0105

Professional Consultants

Event:	Virtual Neighborhood Meeting
Date/Time:	July 8, 2021 @ 6:00 PM
Place:	bit.ly/San-Felasco-Masterplan
Re:	San Felasco Master Plan Virtual Neighborhood Meeting

	Attendee Name (Or as appears on Zoom)
1	Laura Tipton
2	Kelsi Candelaria
3	Dan Pearson
4	Robert Rickles
5	Bob Dampman
6	Daryn Page
7	Mark Page
8	Brian (last name not provided)
9	(352) 231-8194 (call-in)
10	(352) 538-3626 (call-in)
11	iPhone (name, number not provided)
12	
13	

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

www.chw-inc.com

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

San Felasco Master Plan

21-0105

Professional Consultants

Event:	Virtual Neighborhood Meeting
Date/Time:	July 8, 2021 @ 6:00 PM
Place:	bit.ly/San-Felasco-Masterplan
Re:	San Felasco Master Plan Virtual Neighborhood Meeting

CHW (Agent) Attendees: Nicola Cowap, PE; Gerry Dedenbach, AICP; Travis Hastay, PE; Cole Menhennett; Walker Owen; Seth Wood

Public Attendees: 11

CHW hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the individual projects and by the master plan as a whole; the projects' respective timelines; maps illustrating the site's regulatory and physical characteristics; and an illustration showing the location of the projects relative to one another and to the surrounding area. Questions from public attendees are shown below, with applicant/agent responses.

Question: Will there be buffering between this development and neighborhood communities Shaw Farms and Alachua Highlands?
Response: Yes, buffers are planned for the project boundary, near the adjacent Shaw Farms and Alachua Highlands. This will be accomplished by keeping as much existing tree line as practicable. Buffers will vary in width, being wider in areas where existing tree lines are located and where stormwater management facilities are located at points along the site's boundary.

Question: Are there plans to cut down the trees on the east side of the property for the cottage neighborhood?
Response: No, tree removal will be minimized to the extent practicable, in this area and in the project as a whole. The intent is to provide substantial buffers between the cottage neighborhood and existing residents, as well as between the cottage neighborhood and the Cottontail mountain biking trail, which runs along the site's eastern boundary adjacent to the San Felasco Hammock Preserve State Park trail system.

Question: How will this development impact wildlife? I have noticed fewer animals since the San Felasco Parkway was put in.
Response: This community is being master planned diligently in consideration of the land. The intent is for a community built in harmony with nature, rather than in opposition. Trees will be preserved to the maximum extent practicable, and stormwater basins and structures will be located and shaped in consideration of the natural contours of the land. As much of the existing tree coverage along the perimeter, as practicable, will be preserved. This will result in retained tree lines at multiple points. The hope is that, if we leave the tree line in place, not only will it provide natural buffers, it will also allow for easy migration for wildlife, with little disruption to their existing pattern.

Question: Will there be a connecting road into Shaw Farms or Alachua Highlands?
Response: There will be no connectivity to the existing subdivisions. Given the different character of these existing subdivisions to what is being proposed, interconnection was not deemed appropriate. Additionally, there are no connecting rights-of-way in Shaw Farms or Alachua Highlands.

Question: Will this be a gated or walled community?
Response: No, this will not be a gated community or a walled community. Neither gates nor walls are desired. The design intent of this project is to design a community in harmony with nature.

Question: What sort of utilities will this community have?
Response: The homes will be connected to the City's utility system, which will include potable water and sanitary sewer and all other utilities available such as telecommunications and high speed internet services. There will not be septic tanks.

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

Question: What is an incubator building?
Response: An incubator building is a facility targeted towards new biotechnology and biomedical research companies that do not yet have the capital to build their own facilities. The incubator provides laboratory and office space for business owners to start, grow, and develop their businesses and generate the necessary capital to eventually have facilities of their own. The hope is that once these businesses generate that necessary capital in the incubator building, they decide to construct their own facilities in the City of Alachua, having had the opportunity to experience its many offerings while working out of the incubator. This concept currently exists in Progress Park and another would the UF Innovation Hub in Downtown Gainesville.

Comment: Please explain the cottage neighborhood concept.
Response: The cottage neighborhood is a small grouping of smaller homes. Conceptually, it is a group of houses located on common green space, clustered together. The cottage neighborhood in this master plan is meant to provide starter housing, giving people that work at the nearby Progress Park/San Felasco Eco Park or in the incubator building, that is part of this master plan, an opportunity to live in this new community at a price point more suitable to someone newer in their career, or an empty nester. It also can serve as a living space where someone may scale up to larger housing choices in the City later in their career.

Question: Who is the 300-lot single family subdivision for?
Response: Over time, the entire ±280 acres of the San Felasco Eco Park will be built out and developed with approximately 2 million square feet of Research and Development facilities. The 300-lot subdivision is intended to create a neighborhood for all of the people working at those facilities and in surrounding companies. The full construction will take a long time for all businesses, as will the buildout of all 300 lots.

Question: Do you plan on lowering the speed limit on the San Felasco Parkway as more people start living and working in this area?
Response: The applicant also wants a slower, safer road. The applicant is not able to change the speed limit on the roadway, as it is public right-of-way, but will keep this in mind and advocate for it as the development process moves forward.

Comment: I am the park manager for the neighboring San Felasco Hammock Preserve State Park. I would like to meet with the applicant to discuss park protocols and how the applicant and the park can work together.
Response: That is a great idea. The applicant would greatly appreciate the opportunity to meet with you and to find new ways to be good neighbors to the park and to surrounding communities.

The meeting was adjourned at approximately 6:39 p.m.

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

Parcel Summary

Parcel ID	03929-000-000
Prop ID	15528
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	S1/2 LYING S OF A LINE THAT COM AT S 1 DEG E 632.67 FT S OF NE COR OF GOVT LOT 1 AND RUN S 88 DEG W 4172.54 FT & LESS NW1/4 OF SW1/4 (LESS COM NE COR OF S1/2 OF NE1/4 S 1960.07 FT W 1265.35 FT POB W 2900.23 FT S 660.05 FT E 2900.23 N 660.05 FT POB PER OR (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	23-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	174.170
Homestead	N

View Map

Owner Information

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$48,768	$52,100	$52,100	$52,100	$52,100
Agricultural (Market) Value	$313,506	$340,776	$340,800	$340,800	$340,800
Just (Market) Value	**$313,506**	**$340,776**	**$340,800**	**$340,800**	**$340,800**
Assessed Value	$48,768	$52,100	$52,100	$52,100	$52,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$48,768	$52,100	$52,100	$52,100	$52,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	174.17	7586845.2	0	0	CP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/10/2016	$100	MS	4471	1313	11 - CORRECTIVE DEED	Vacant	COQUI RADIO PHARMACEUTICALS CO	U OF F FOUNDATION INC	Link (Clerk)

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

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 7/22/2021, 5:20:15 AM

Version 2.3.134

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

Parcel Summary

Parcel ID	03969-000-000
Prop ID	15895
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	LOT 1 OR 1466/377 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	26-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	6.000
Homestead	N

View Map

Owner Information

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$1,500	$1,500	$1,500	$1,500	$900
Agricultural (Market) Value	$48,000	$48,000	$48,000	$48,000	$48,000
Just (Market) Value	**$48,000**	**$48,000**	**$48,000**	**$48,000**	**$48,000**
Assessed Value	$1,500	$1,500	$1,500	$1,500	$900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,500	$1,500	$1,500	$1,500	$900
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

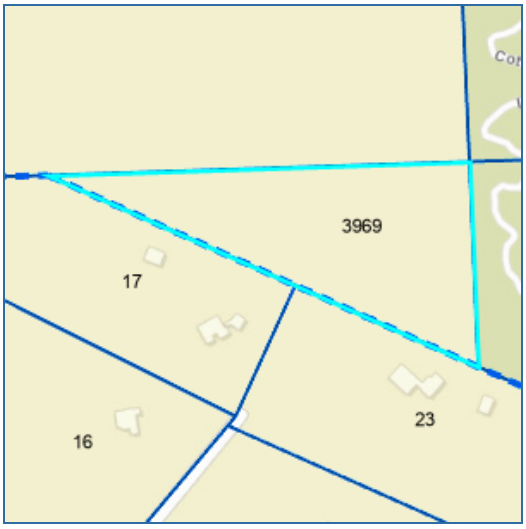
Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	6.00	261360	0	0	CP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/10/2016	$100	MS	4471	1313	11 - CORRECTIVE DEED	Vacant	* COQUI RADIO PHARMACEUTICALS	U OF F FOUNDATION INC	Link (Clerk)

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



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

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Version 2.3.156

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 15528
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03929 000 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

UNASSIGNED LOCATION RE

S1/2 LYING S OF A LINE THAT COM AT S 1 DEG E 632.67 F
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	48,768	0	48,768	384.95
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	48,768	0	48,768	55.05
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	48,768	0	48,768	73.15
SCHL DISCRNRY & CN (S01)	0.7480	48,768	0	48,768	36.48
SCHL GENERAL	3.6670	48,768	0	48,768	178.83
SCHOOL VOTED (S01)	1.0000	48,768	0	48,768	48.77
SUWANNEE RIVER WATER MGT DIST	0.3696	48,768	0	48,768	18.02
17 CITY OF ALACHUA	5.3900	48,768	0	48,768	262.86
CHILDREN'S TRUST	0.5000	48,768	0	48,768	24.38

TOTAL MILLAGE	22.1970	AD VALOREM TAXES	$1,082.49

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			$0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $1,082.49

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 15528
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03929 000 000	UNASSIGNED LOCATION RE	

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0065800 $1,050.02 Paid 12/18/2020

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2020 PAID REAL ESTATE 15895

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03969 000 000	UNASSIGNED LOCATION RE	1700

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	1,500	0	1,500	11.84
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	1,500	0	1,500	1.69
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	1,500	0	1,500	2.25
SCHL DISCRNRY & CN (S01)	0.7480	1,500	0	1,500	1.12
SCHL GENERAL	3.6670	1,500	0	1,500	5.50
SCHOOL VOTED (S01)	1.0000	1,500	0	1,500	1.50
SUWANNEE RIVER WATER MGT DIST	0.3696	1,500	0	1,500	0.55
17 CITY OF ALACHUA	5.3900	1,500	0	1,500	8.09
CHILDREN'S TRUST	0.5000	1,500	0	1,500	0.75
TOTAL MILLAGE	22.1970			AD VALOREM TAXES	$33.29

John Power TAX COLLECTOR Serving Alachua County

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

LEGAL DESCRIPTION

LOT 1 OR 1466/377

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			$0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$33.29

IF PAID/POSTMARKED BY PLEASE PAY	Dec 31, 2020 $0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 15895

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03969 000 000	UNASSIGNED LOCATION RE

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 20-0065804 $32.29 Paid 12/18/2020

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3024367 6 PG(S)
October 31, 2016 02:11:39 PM
Book 4471 Page 1313
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

Prepared by and Return to:
Susan G. Goffman, Esq.
University of Florida Foundation, Inc.
Post Office Box 14425
Gainesville, FL 32604-2425

Tax Parcel No. _____

QUITCLAIM DEED

The Grantor, COQUI RADIO PHARMACEUTICALS, CORP., a corporation organized under the laws of the Commonwealth of Puerto Rico and duly authorized to do business in the State of Florida, , in consideration of the sum of ten dollars and other valuable consideration received from the Grantee, hereby quitclaims to the Grantee, UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation not for profit whose mailing address is PO Box 14425, Gainesville FL 32604-2425 the real property in Alachua County, Florida, described in Exhibits A-1 and A-2 hereto.

Dated October 10, 2016.

Signed in the presence of:

Pedro C. Serrano-Ojeda

Pedro A. Serrano-Ojeda
{print 1st witness name}

Ryan Lombana
{print 2nd witness name}

GRANTOR:
COQUI RADIO PHARMACEUTICALS, CORP.
By: _____
Carmen I. Bigles
As its CEO & President

1172 South Dixie Hwy #335
Coral Gables, FL 33143
Address

STATE OF Florida.
COUNTY OF Dade.

The foregoing instrument was acknowledged before me on 10-10-, 2016, by Carmen Bigles as CEO of Coqui Radio Pharmaceuticals Corp., a corporation organized under the laws of the Commonwealth of Puerto Rico, not for profit, on behalf of the corporation, who is personally known to me.

_____
Notary Public, State and County aforesaid

(Notary seal)

MARISOL PENA
MY COMMISSION EXPIRES
September 2, 2019
#FF 915195
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

CHW

GAINESVILLE:
132 NW 76th Dr. Gainesville, FL 32607
P: (352) 331-1976 F: (352) 331-2476

OCALA:
101 NE 1st Ave. Ocala, FL 34470
P: (352) 414-4621

WWW.CHW-INC.COM

Exhibit A-1

LEGAL DESCRIPTION

DATE: October 13, 2014
CLIENT: COQUI RADIO PHARMACEUTICALS
PROJECT NO: 14-0382
DESCRIPTION FOR: 25-ACRE TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 23 AND SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 01°24'48" EAST ALONG THE EAST LINE OF SAID SECTION AND THE WEST LINE OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA , A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE CONTINUE SOUTH 01°24'48" EAST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 1005.59 FEET TO POINT OF BEGINNING;

THENCE CONTINUE SOUTH 1°24'48" EAST ALONG SAID EAST LINE OF SAID FRACTIONAL SECTION AND THE EAST LINE OF FRACTIONAL SECTION 26A DISTANCE OF 1737.62 FEET TO A POINT LYING AND BEING PARALLEL TO AND 60 FEET NORTHEASTERLY OF THE NORTHEASTERLY BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EAST LINE OF FRACTIONAL SECTION 26, NORTH 64°59'43" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1039.39 FEET; THENCE DEPARTING SAID LINE, NORTH 1°24'48" WEST, A DISTANCE OF 707.54 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1795.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°50'59" EAST, 775.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°57'52", AN ARC LENGTH OF 782.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 48°22'03" EAST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1035.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°00'53" EAST, 12.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°42'21", AN ARC LENGTH OF 12.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 25.004 ACRES, MORE OR LESS

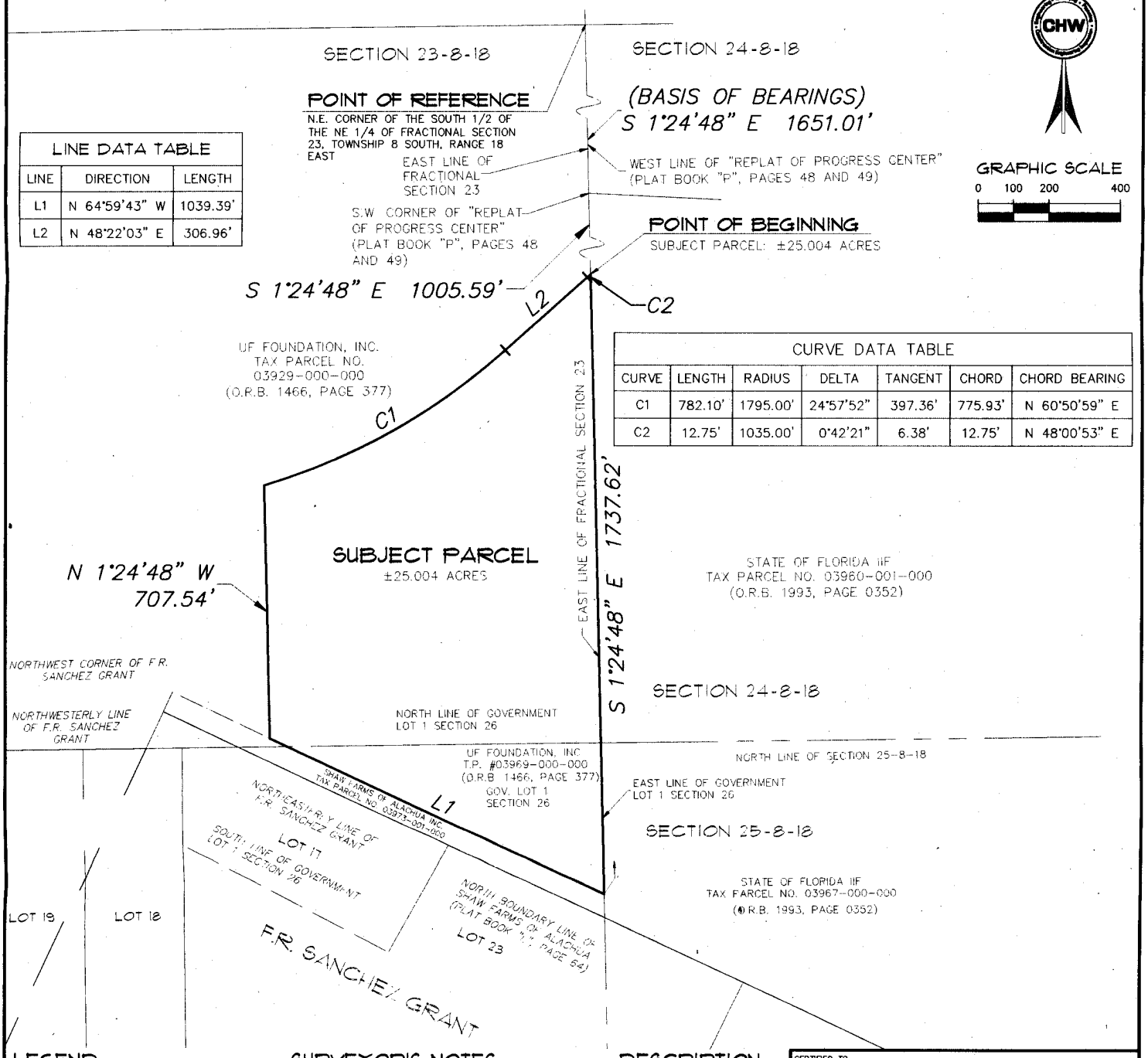
ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

Exhibit A-1

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 20 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 64°59'43" W	1039.39'
L2	N 48°22'03" E	306.96'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	782.10'	1795.00'	24°57'52"	397.36'	775.93'	N 60°50'59" E
C2	12.75'	1035.00'	0°42'21"	6.38'	12.75'	N 48°00'53" E

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 1°24'48" E FOR THE E. LINE OF FRACTIONAL SECTIONAL 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

COQUI RADIO PHARMACEUTICALS

SHEET NO: 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

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

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 10/10/2014
TECHNICIAN: JTT
CHECKED BY: AHH
PROJECT NUMBER: 14-0385

SCALE: 1" = 400'
VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW
132 NW 76th Drive, Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476 | www.chw-inc.com
GAINESVILLE | OCALA
est. 1988 FLORIDA
LB-5075

CHW

GAINESVILLE:
132 NW 76th Dr. Gainesville, FL 32607
P: (352) 331-1976 F: (352) 331-2476

OCALA:
101 NE 1st Ave. Ocala, FL 34470
P: (352) 414-4621

WWW.CHW-INC.COM

Exhibit A-2

LEGAL DESCRIPTION

DATE: October 13, 2014
CLIENT: COQUI RADIO PHARMACEUTICALS
PROJECT NO: 14-0382
DESCRIPTION FOR: R/W TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 01°24'48" EAST ALONG THE EAST LINE OF SAID SECTION AND THE WEST LINE OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA , A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE SOUTH 87°19'03" EAST ALONG THE SOUTH LINE OF SAID REPLAT, A DISTANCE OF 267.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 87°19'03" EAST, A DISTANCE OF 90.23 FEET; THENCE DEPARTING SAID SOUTH LINE, SOUTH 1°24'48" EAST, A DISTANCE OF 198.01 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1035.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°28'38" WEST, 871.23 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°46'51", AN ARC LENGTH OF 899.25 FEET; THENCE SOUTH 48°22'03" WEST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1795.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 68°53'46" WEST, 1258.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°03'26", AN ARC LENGTH OF 1286.27 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 371.18 FEET; THENCE NORTH 1°10'11" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 88°57'59" EAST, A DISTANCE OF 426.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1682.39 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 68°05'47" EAST, 1143.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°44'12", AN ARC LENGTH OF 1166.79 FEET; THENCE NORTH 48°22'03" EAST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 945.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°28'38" EAST, 795.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°46'51", AN ARC LENGTH OF 821.05 FEET; THENCE NORTH 1°24'48" WEST, A DISTANCE OF 204.46 FEET TO THE POINT OF BEGINNING.

Exhibit A-2

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6.213 ACRES, MORE OR LESS

ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

Exhibit A-2

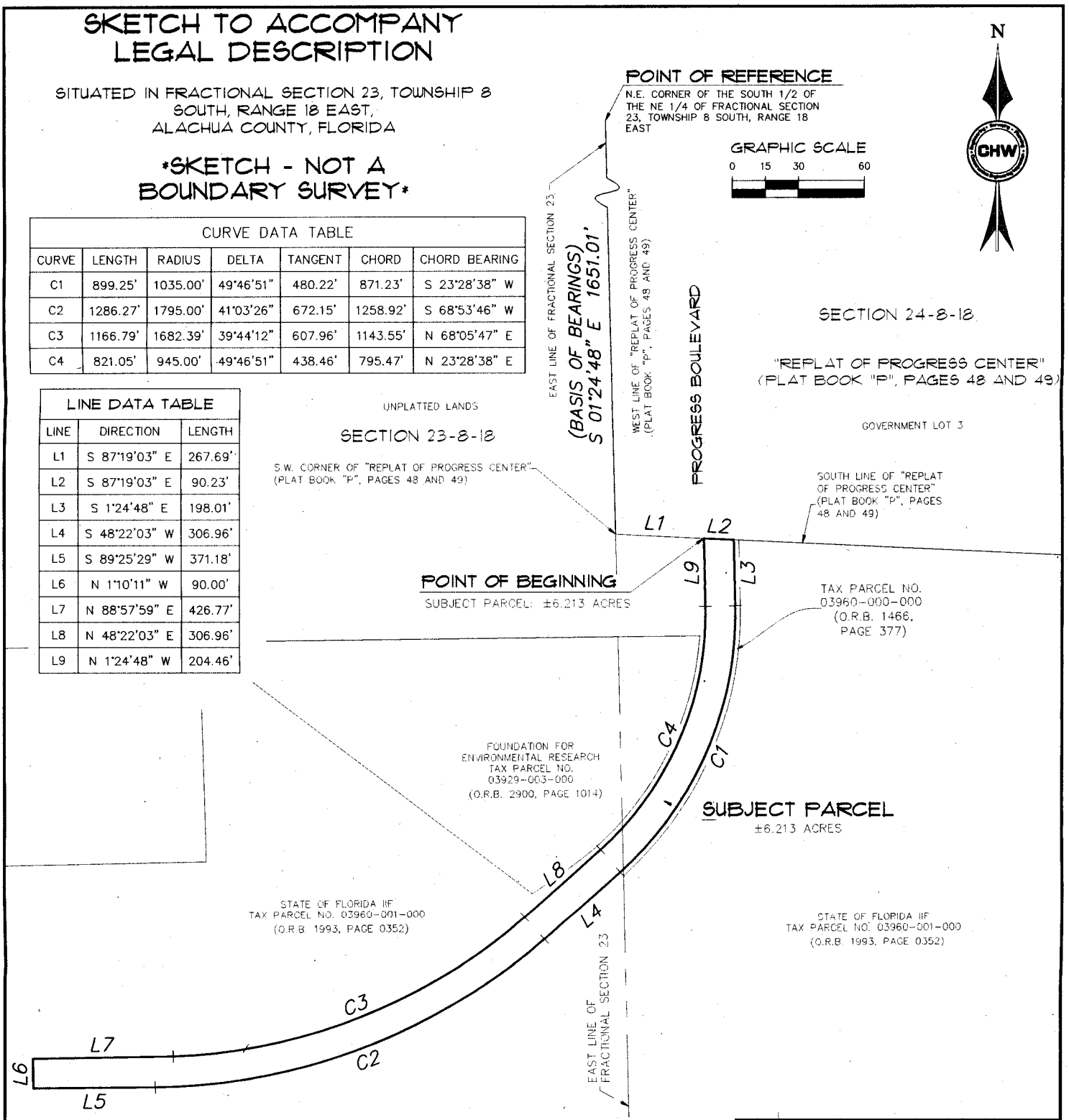
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	899.25'	1035.00'	49°46'51"	480.22'	871.23'	S 23°28'38" W
C2	1286.27'	1795.00'	41°03'26"	672.15'	1258.92'	S 68°53'46" W
C3	1166.79'	1682.39'	39°44'12"	607.96'	1143.55'	N 68°05'47" E
C4	821.05'	945.00'	49°46'51"	438.46'	795.47'	N 23°28'38" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 87°19'03" E	267.69'
L2	S 87°19'03" E	90.23'
L3	S 1°24'48" E	198.01'
L4	S 48°22'03" W	306.96'
L5	S 89°25'29" W	371.18'
L6	N 1°10'11" W	90.00'
L7	N 88°57'59" E	426.77'
L8	N 48°22'03" E	306.96'
L9	N 1°24'48" W	204.46'



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 1°24'48" E FOR THE E. LINE OF FRACTIONAL SECTIONAL 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

COQUI RADIO PHARMACEUTICALS

SHEET NO: 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

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

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 10/10/2014
TECHNICIAN: JTT
CHECKED BY: AHH
PROJECT NUMBER: 14-0382

SCALE: 1" = 60'

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

CHW
132 NW 76th Drive, Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476 | www.chw-inc.com
GAINESVILLE | OCALA
est. 1988 FLORIDA
LB-6075

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3024367 6 PG(S)
October 31, 2016 02:11:39 PM
Book 4471 Page 1313
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

Prepared by and Return to:
Susan G. Goffman, Esq.
University of Florida Foundation, Inc.
Post Office Box 14425
Gainesville, FL 32604-2425

Tax Parcel No. _____

QUITCLAIM DEED

The Grantor, COQUI RADIO PHARMACEUTICALS, CORP., a corporation organized under the laws of the Commonwealth of Puerto Rico and duly authorized to do business in the State of Florida, , in consideration of the sum of ten dollars and other valuable consideration received from the Grantee, hereby quitclaims to the Grantee, UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation not for profit whose mailing address is PO Box 14425, Gainesville FL 32604-2425 the real property in Alachua County, Florida, described in Exhibits A-1 and A-2 hereto.

Dated October 10, 2016.

Signed in the presence of:

Pedro C. Serrano-Ojeda

Pedro A. Serrano-Ojeda
{print 1st witness name}

Ryan Lombana
{print 2nd witness name}

GRANTOR:
COQUI RADIO PHARMACEUTICALS, CORP.
By: _____
Carmen I. Bigles
As its CEO & President

1172 South Dixie Hwy #335
Coral Gables, FL 33143
Address

STATE OF Florida.
COUNTY OF Dade.

The foregoing instrument was acknowledged before me on 10-10-, 2016, by Carmen Bigles as CEO of Coqui Radio Pharmaceuticals Corp., a corporation organized under the laws of the Commonwealth of Puerto Rico, not for profit, on behalf of the corporation, who is personally known to me.

_____
Notary Public, State and County aforesaid

(Notary seal)

MARISOL PENA
MY COMMISSION EXPIRES
September 2, 2019
#FF 915195
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Exhibit A-1

GAINESVILLE:
132 NW 76th Dr., Gainesville, FL 32607
P: (352) 331-1976 F: (352) 331-2476

OCALA:
101 NE 1st Ave., Ocala, FL 34470
P: (352) 414-4621

WWW.CHW-INC.COM

LEGAL DESCRIPTION

DATE: October 13, 2014
CLIENT: COQUI RADIO PHARMACEUTICALS
PROJECT NO: 14-0382
DESCRIPTION FOR: 25-ACRE TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 23 AND SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 01°24'48" EAST ALONG THE EAST LINE OF SAID SECTION AND THE WEST LINE OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA , A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE CONTINUE SOUTH 01°24'48" EAST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 1005.59 FEET TO POINT OF BEGINNING;

THENCE CONTINUE SOUTH 1°24'48" EAST ALONG SAID EAST LINE OF SAID FRACTIONAL SECTION AND THE EAST LINE OF FRACTIONAL SECTION 26A DISTANCE OF 1737.62 FEET TO A POINT LYING AND BEING PARALLEL TO AND 60 FEET NORTHEASTERLY OF THE NORTHEASTERLY BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EAST LINE OF FRACTIONAL SECTION 26, NORTH 64°59'43" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1039.39 FEET; THENCE DEPARTING SAID LINE, NORTH 1°24'48" WEST, A DISTANCE OF 707.54 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1795.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°50'59" EAST, 775.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°57'52", AN ARC LENGTH OF 782.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 48°22'03" EAST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1035.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°00'53" EAST, 12.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°42'21", AN ARC LENGTH OF 12.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 25.004 ACRES, MORE OR LESS

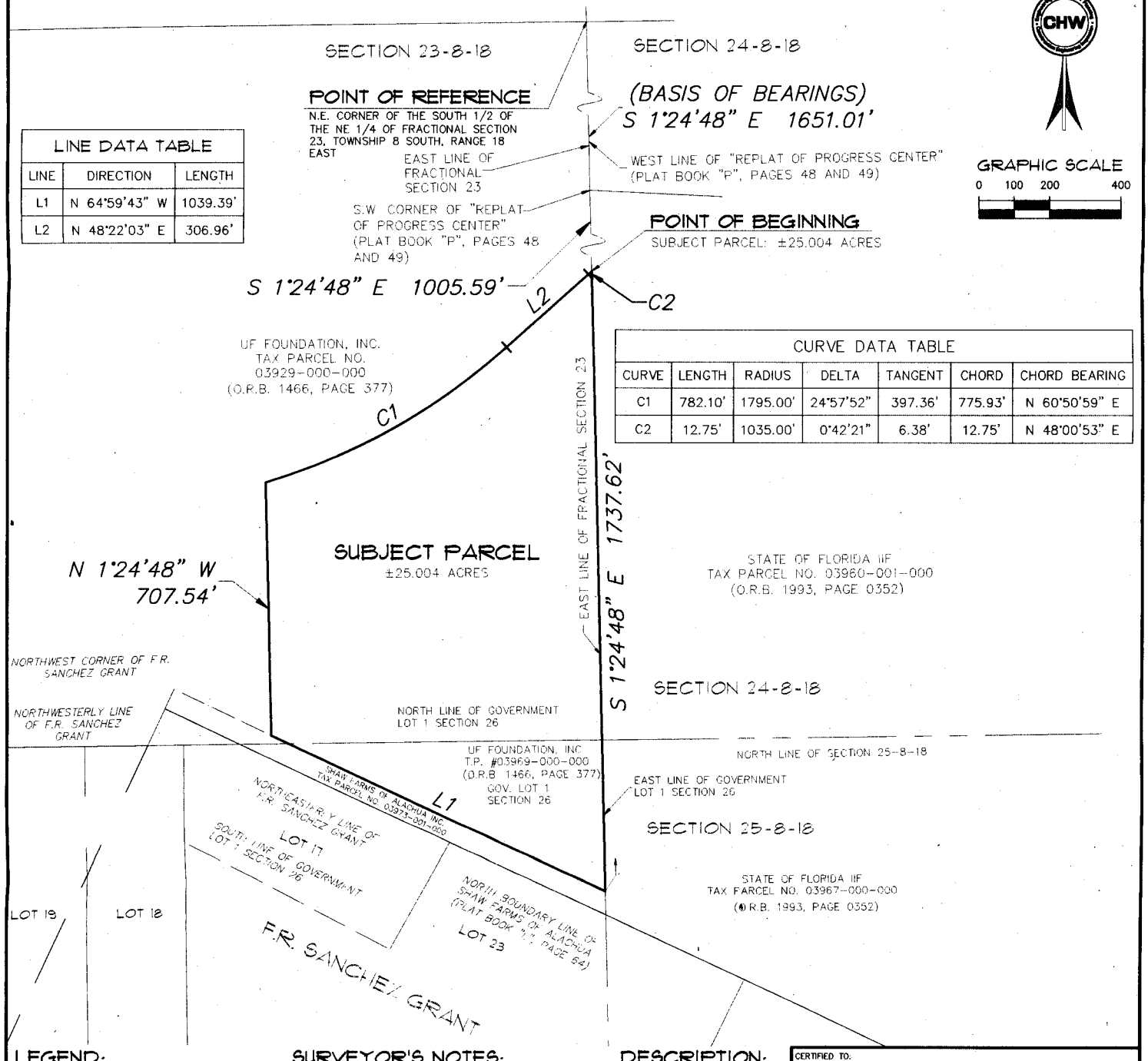
ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

Exhibit A-1

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 20 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 64°59'43" W	1039.39'
L2	N 48°22'03" E	306.96'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	782.10'	1795.00'	24°57'52"	397.36'	775.93'	N 60°50'59" E
C2	12.75'	1035.00'	0°42'21"	6.38'	12.75'	N 48°00'53" E

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 1°24'48" E FOR THE E. LINE OF FRACTIONAL SECTIONAL 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

COQUI RADIO PHARMACEUTICALS

SHEET NO.: 1 OF 1

This map prepared by:

AARON H. HICKMAN

Certificate of Authorization No. L.B. 5075

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

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 10/10/2014
TECHNICIAN: JTT
CHECKED BY: AHH
PROJECT NUMBER: 14-0385

SCALE: 1" = 400'

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

CHW
132 NW 76th Drive, Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476 | www.chw-inc.com
GAINESVILLE | OCALA
est. 1988 FLORIDA
LB-5075

CHW

GAINESVILLE:
132 NW 76th Dr. Gainesville, FL 32607
P: (352) 331-1976 / F: (352) 331-2476

OCALA:
105 NE 1st Ave. Ocala, FL 34470
P: (352) 414-4691

WWW.CHW-INC.COM

Exhibit A-2

LEGAL DESCRIPTION

DATE: October 13, 2014
CLIENT: COQUI RADIO PHARMACEUTICALS
PROJECT NO: 14-0382
DESCRIPTION FOR: R/W TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 01°24'48" EAST ALONG THE EAST LINE OF SAID SECTION AND THE WEST LINE OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA , A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE SOUTH 87°19'03" EAST ALONG THE SOUTH LINE OF SAID REPLAT, A DISTANCE OF 267.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 87°19'03" EAST, A DISTANCE OF 90.23 FEET; THENCE DEPARTING SAID SOUTH LINE, SOUTH 1°24'48" EAST, A DISTANCE OF 198.01 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1035.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°28'38" WEST, 871.23 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°46'51", AN ARC LENGTH OF 899.25 FEET; THENCE SOUTH 48°22'03" WEST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1795.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 68°53'46" WEST, 1258.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°03'26", AN ARC LENGTH OF 1286.27 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 371.18 FEET; THENCE NORTH 1°10'11" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 88°57'59" EAST, A DISTANCE OF 426.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1682.39 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 68°05'47" EAST, 1143.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°44'12", AN ARC LENGTH OF 1166.79 FEET; THENCE NORTH 48°22'03" EAST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 945.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°28'38" EAST, 795.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°46'51", AN ARC LENGTH OF 821.05 FEET; THENCE NORTH 1°24'48" WEST, A DISTANCE OF 204.46 FEET TO THE POINT OF BEGINNING.

Exhibit A-2

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6.213 ACRES, MORE OR LESS

ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

Exhibit A-2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	899.25'	1035.00'	49°46'51"	480.22'	871.23'	S 23°28'38" W
C2	1286.27'	1795.00'	41°03'26"	672.15'	1258.92'	S 68°53'46" W
C3	1166.79'	1682.39'	39°44'12"	607.96'	1143.55'	N 68°05'47" E
C4	821.05'	945.00'	49°46'51"	438.46'	795.47'	N 23°28'38" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 87°19'03" E	267.69'
L2	S 87°19'03" E	90.23'
L3	S 1°24'48" E	198.01'
L4	S 48°22'03" W	306.96'
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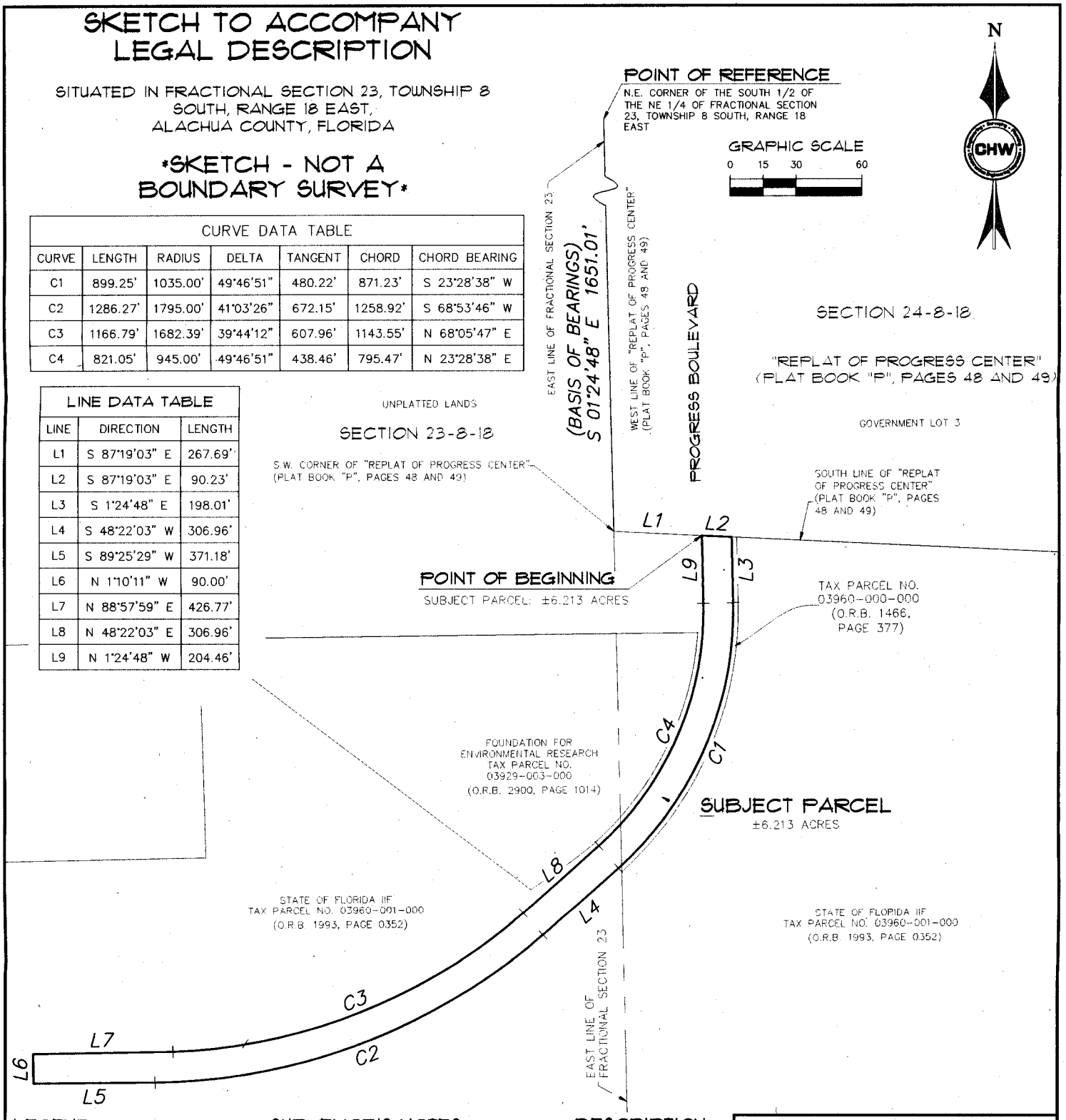

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 1°24'48" E FOR THE E. LINE OF FRACTIONAL SECTIONAL 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

COQUI RADIO PHARMACEUTICALS

SHEET NO: 1 OF 1

This map prepared by:

AARON H. HICKMAN

Certificate of Authorization No. L.B. 5075

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

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 10/10/2014
TECHNICIAN: JTT
CHECKED BY: AHH
PROJECT NUMBER: 14-0382

SCALE: 1" = 60'

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

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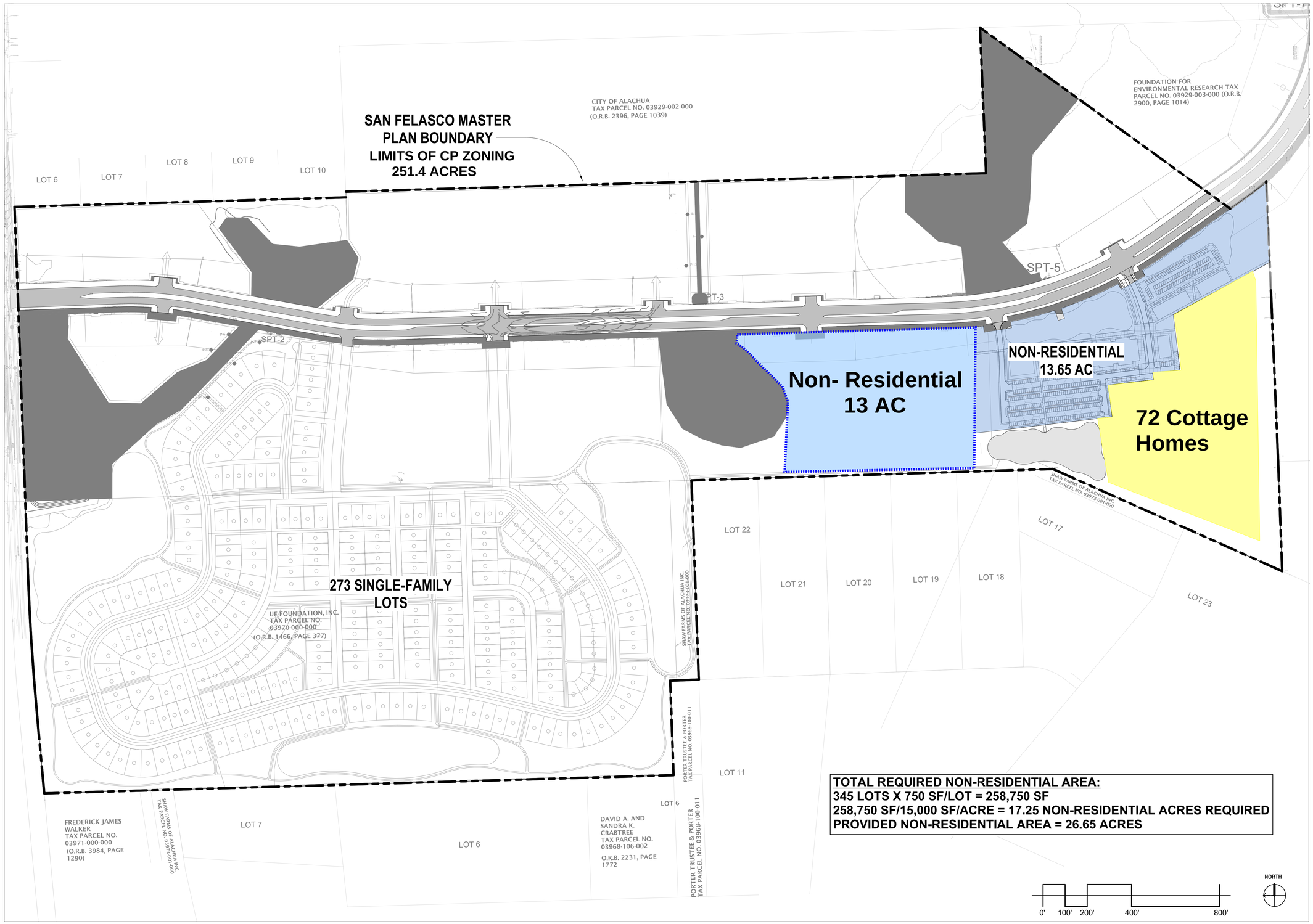
est. 1988 FLORIDA
LB-5075



TOTAL REQUIRED NON-RESIDENTIAL AREA:
345 LOTS X 750 SF/LOT = 258,750 SF
258,750 SF/15,000 SF/ACRE = 17.25 NON-RESIDENTIAL ACRES REQUIRED
PROVIDED NON-RESIDENTIAL AREA = 26.65 ACRES

1 SAN FELASCO MASTER PLAN
1" = 200'-0"

Perkins&Will

1315 Peachtree St NE
Atlanta, GA 30309
t 404.873.2300
f 404.892.5923
www.perkinswill.com

SUBSECTION 3.5.2(F)(2)(a) REQUIREMENTS:
(i) 750 SF NON-RESIDENTIAL AREA/RESIDENTIAL UNIT

(ii) NO MORE THAN 15,000 SF NON-RESIDENTIAL USE PER 1 AC

CALCULATION:
273 UNITS X 750 SF = 204,570 SF
204,570 SF /15,000 SF = 13.65 AC

PROPOSED:
273 SINGLE-FAMILY LOTS
13.70 AC (596,772 SF)

PROJECT

SAN FELASCO ECO PARK MOMENTUM LABS

ALACHUA COUNTY, FLORIDA

DEVELOPER

CONCEPT COMPANIES

CONCEPT DEVELOPMENT, INC

5200 NW 43RD STREET
SUITE 102-381
GAINESVILLE, FL 32606
(352) 333-3233

KEYPLAN

DATE

09/17/2021

TITLE

OVERALL ZONING EXHIBIT

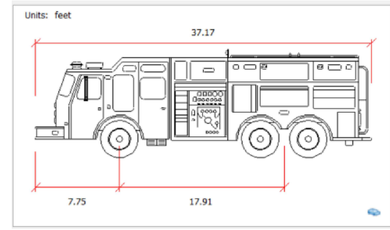
SHEET NUMBER

L00-00-10

© 2020 Perkins and Will

9/17/2021 4:17:59 PM BIM 360://San Felasco Research Master Plan/UD-SanFelascoResearchMasterPlan.rvt

NORTH



STATE OF FLORIDA
TAX PARCEL NO. 03967-000-000
(O.R.B. 1993, PAGE 0352)
ZONING - AGRICULTURE (A)

SHAW FARMS OF ALACHUA INC.
TAX PARCEL NO. 03973-001-000

LOT 17
PAGE, DARYN D
TAX PARCEL NO. 03868-100-017
ZONING - AGRICULTURE (A)
ACRES - 5.59

STATE OF FLORIDA
TAX PARCEL NO. 03967-000-000
(O.R.B. 1993, PAGE 0352)
ZONING - AGRICULTURE (A)

"RLS 509"

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
(352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA
CA-9075

CHW
Professional Consultants

SCALE: 1"=50'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY

CONSTRUCTION/BID DRAWING

SUBMITTALS:

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
COTTAGE NEIGHBORHOOD
ALACHUA, FLORIDA

SHEET TITLE: AUTOTURN EXHIBIT

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 21-0105.04

ROBERT J. WALPOLE
FL PE No. 58206

SHEET NO.: EX-1

Mech. John? Plot Date: Dec 16,2021 5:10pm Filename: H:\2021\21-0105\Department\04_Engineering\02_Site\Production Files\21-0105.03\Mech\AutoTURN\Firetruck Exhibit.dwg

NORTH

1,345 sq. ft.
672 sq. ft.
per lot

2,670 sq. ft.
1,335 sq. ft.
per lot

15,000 sq. ft.
1,875 sq. ft.
per lot

4,575 sq. ft.
1,140 sq. ft.
per lot

1,365 sq. ft.
672 sq. ft.
per lot

7,870 sq. ft.
1,310 sq. ft.
per lot

4,575 sq. ft.
1,140 sq. ft.
per lot

1,060 sq. ft.
530 sq. ft.
per lot

1,195 sq. ft.
597 sq. ft.
per lot

2,540 sq. ft.
1,270 sq. ft.
per lot

3,660 sq. ft.
732 sq. ft.
per lot

4,590 sq. ft.
1,147 sq. ft.
per lot

1,815 sq. ft.
453 sq. ft.
per lot

5,270 sq. ft.
1,054 sq. ft.
per lot

2,775 sq. ft.
1,387 sq. ft.
per lot

21,250 sq. ft.
2,125 sq. ft.
per lot

3,000 sq. ft.
1,500 sq. ft.
per lot

STATE OF FLORIDA

"RLS 509"

SHAW FARMS OF ALACHUA INC.
TAX PARCEL NO. 03973-001-000

LOT 17
PAGE DARYN D
TAX PARCEL NO. 03968-100-017
ZONING - AGRICULTURE (A)
ACRES - 5.59

11801 Research Drive
Alachua, Florida 32615
(386) 462-1495
www.chw-inc.com

est. 1988 FLORIDA CA-8075

CHW
Professional Consultants

SCALE: 1"=100'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING

IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY

CONSTRUCTION REVISIONS:

SUBMITTALS:

CLIENT: CONCEPT DEVELOPMENT, INC

PROJECT: CONVERGENCE RESEARCH PARK
COTTAGE NEIGHBORHOOD

SHEET TITLE: OPEN SPACE EXHIBIT

TECHNICIAN: J. THOMAS
DESIGNER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT MGR: R. WALPOLE

PROJECT NO.: 21-0105.04

ROBERT J. WALPOLE

FL PE No. 58206

SHEET NO.: EX-2

Tech: nlocke Plot Date: Feb 03,2022 8:50am Filename: H:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\21-0105.04\Production\ Plot\Plan\Open Space Exhibit.dwg

SAN FELASCO VENTURES PROJECT (±251.42 ACRES)

ALACHUA COUNTY, FLORIDA

ECOLOGICAL SURVEY REPORT

Prepared For:

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Vice President
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May 28, 2021

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1.0 INTRODUCTION

Flatwoods Consulting Group Inc. (Flatwoods) was retained by CHW Professional Consultants (Client) to conduct a jurisdictional wetland delineation for the approximate 251.42-acre San Felasco Ventures Project on May 19 and 21, 2021. The site is located east of County Road 241 and north and south of Progress Boulevard in Alachua, Florida. (Location Map). The site consists of Parcel ID No. 03970-000-000 and 03929-000-000, according to the Alachua County Property Appraiser and is in Sections 23 and 26, Township 8 South, and Range 18 East (Quad Map).

2.0 METHODOLOGY

The following sections describe the methods used by Flatwoods to determine the wetland limits and the potential presence of listed wildlife and plants within the study site.

2.1 Preliminary Review

Information on the potential presence of listed species was collected through literature and data review. Flatwoods reviewed information from the U.S. Fish and Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission (FWC), the Florida Natural Areas Inventory (FNAI), the Suwannee River Water Management District (SRWMD), and the Florida Department of Environmental Protection (FDEP) Geographic Information System (GIS) databases regarding the occurrence of listed species and protected habitats.

To further identify which federally and state listed plant and animal species have the potential to occur within the study site, upland and wetland vegetative communities were assessed to determine their plant species composition, approximate boundaries, and general condition and quality. To establish the approximate locations and boundaries of existing upland and wetland communities within the study site, available site-specific data were collected and reviewed using the following resources and methods (see References for complete source information):

- Infrared and true color aerial imagery of the project area
- U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida
- Florida U.S. Geological Survey (USGS) Topographic Quadrangle maps
- FWS Critical Habitat Portal
- FNAI Biodiversity Matrix
- Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCCS)
- SRWMD land use mapping

2.2 Survey Methods

2.2.1 Wetland Delineation

Wetlands and surface waters are delineated in accordance with The Florida Wetlands Delineation Manual (Chapter 62-340, F.A.C.) and the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual, 2010 Supplement, suitable for submittal to the SRWMD, the USACE, and Alachua County. These delineation methods are based on the identification of specific hydrologic characteristics, including the presence of hydric soils and hydric soil conditions (periodic, continuous, or saturated), a dominance of hydrophytic vegetation, and other indicators of hydrologic conditions (e.g., evidence of frequent inundation, moss collars, and the presence of muck soils). If any wetlands or surface waters were found, the landward extent of each jurisdictional wetland was flagged in the field. Each flag location was recorded using a sub-meter Global Positioning System (GPS). Wetlands and surface waters found occurring within the site, are shown on the Ecological Survey map.

2.2.2 Standard Listed Species Survey

Flatwoods conducted a listed species survey within the study site in accordance with the FWC Florida Wildlife Conservation Guide. The purpose of the listed species survey was to identify presence and relative abundance of species considered Endangered, Threatened, or of Special Concern by the FWS under 50 CFR 11-12 and the FWC under Chapter 68A-27 F.A.C. During these surveys, all habitats within the site are canvassed for listed species. Any observations of listed species, as well as physical features that may indicate the presence of these species, such as tracks, scat, nests, burrows, and nest cavities in trees were shown on the Ecological Survey Map, if present.

2.2.3 Listed Plant Survey

Flatwoods conducted a survey in all suitable habitats within the site for plant species listed by the FWS as Threatened or Endangered. If found, any observations of listed plant species will be recorded using a sub-meter GPS and shown on the Ecological Survey Map, if present.

3.0 RESULTS

3.1 Soil Descriptions

Based on the USDA/NRCS Soil Survey for Alachua County (1982), nine soil types were mapped: Arredondo Fine Sand, 0 to 5 Percent Slopes (3); Fort Meade Fine Sand, 0 to 5 Percent Slopes (5); Millhopper Sand, 0 to 5 Percent Slopes (8); Kendrick Sand, 2 to 5 Percent Slopes (30); Gainesville Sand, 0 to 5 Percent Slopes (35); Arredondo Fine Sand, 5 to 8 Percent Slopes (69); Millhopper Sand, 5 to 8 Percent Slopes (71); Lochloosa Fine Sand, 5 to 8 Percent Slopes (72); and Kendrick Sand, 5 to 8 Percent Slopes (73) (Soil Map). According to the *Hydric Soils of Florida Handbook*, no hydric soils occur onsite.

3.2 Existing Upland Communities

Existing land use within the site was determined using a combination of the FLUCCS descriptions, SRWMD land use mapping, and field reconnaissance (Land Use Map). The FLUCCS represents current habitat conditions on the property. Representative photographs of the site are depicted in the Photo Document.

Land Use Communities

Row Crops (FLUCCS 214)

This habitat consisted of well-defined rows for growing peanuts, cabbage, and melons.

Fallow Crop Land (FLUCCS 261)

This habitat is previously harvested agricultural land that is no longer in crop production. Vegetation within this land use included ruderal species such as dogfennel (*Eupatorium capillifolium*), fireweed (*Erechtites hieraciifolius*), hairy indigo (*Indigofera hirsuta*), and broomsedge bluestem (*Andropogon virginicus*).

Upland Hardwood Forest (FLUCCS 420)

The canopy within this habitat consisted of live oak (*Quercus virginiana*), chinaberry (*Melia azedarach*), Carolina laurelcherry (*Prunus caroliniana*), and hackberry (*Celtis occidentalis*). Other vegetative species within this habitat included American beauty-berry (*Callicarpa americana*), greenbrier (*Smilax* spp.), Virginia creeper (*Parthenocissus quinquefolia*), and poison ivy (*Toxicodendron radicans*).

3.3 Existing Wetland Communities

Seven surface waters were delineated on the San Felasco Ventures property during the field review. No wetlands were found on the property. The text below provides a brief description the surface waters.

Reservoirs less than 10 Acres (FLUCCS 534)

This land use category designates man-made surface waters that are less than 10 acres. The surface waters found on site were constructed to serve as stormwater management features. Conveyances are stabilized with rip rap, areas that serve as ponds contain a sand bottom. These systems are maintained by mowing. Vegetative species included bahiagrass (*Paspalum notatum*), falsefennel (*Eupatorium leptophyllum*), and saltbush (*Baccharis halimifolia*).

3.4 Listed Species Survey Results

No listed wildlife or plant species were observed. In addition to the field review, Flatwoods conducted a desktop review of possible nearby wildlife species. Flatwoods reviewed the FWC Eagle Nest Locator (2016-2017 Survey), the 1999 FWC Wading Bird Colony Database, and the FWS Wood Stork (*Mycteria americana*) Consultation Area. No known bald eagle (*Haliaeetus leucocephalus*) nests or wading bird colonies occur within one mile of the site. The project is not located within any wood stork Core Foraging Areas (CFAs) (FNAI/FWC Map).

Based on the project's available habitats and location, other listed species (animals and plants) have the potential to occur. Table 1 describes the potentially occurring species' habitat preferences, preferred survey window (breeding season or flowering time), their likelihood of occurrence, whether they were observed on the site, and their FWS and FWC listing status. The species that have a moderate or high probability of occurrence on the site are described in the sections below.

3.4.1 Florida Pine Snake

The Florida pine snake (*Pituophis melanoleucus mugitus*) is listed as Threatened by the FWC and not listed by the FWS. The Florida pine snake is a large, stocky, tan or rusty colored snake with an indistinct pattern of large blotches on a lighter background. They have a muscular body, with keeled scales with a relatively small head, somewhat pointed snout, and four prefrontal scales. These snakes may hiss loudly and vibrate their tail when encountered. They are found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. They often coexist with pocket gophers and gopher tortoises. Flatwoods did not observe the Florida pine snake during the survey.

3.4.2 Gopher Tortoise

The gopher tortoise is listed as Threatened by the FWC and is a candidate for listing by the FWS. Gopher tortoises are terrestrial turtles averaging 9 to 11 inches in length. They are typically found in sandhill, pine flatwoods, scrub, dry prairie, coastal dunes, and other well-drained, open habitats. Gopher tortoises dig half-moon-shaped burrows that average 15 feet long and 7 feet deep. No gopher tortoise burrows were observed during the ecological survey. Please note, a 100 percent gopher tortoise was not conducted at the time of this survey. Flatwoods will conduct a gopher tortoise survey at a future date. Completion of this survey will determine if gopher tortoises are present onsite and if an FWC Gopher Tortoise Relocation Permit will be required for site development.

3.4.3 Little Blue Heron

This medium-sized, slate-blue wading bird is listed as Threatened by the FWC and not listed by the FWS. The little blue heron (*Egretta caerulea*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands,

bay swamps, and ditches. No communal roosts or rookeries were observed on the site. According to the 1999 FWC wading bird colony database, one wading bird colony is located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

3.4.4 Southeastern American Kestrel

The southeastern American kestrel (*Falco sparverius paulus*) is listed as Threatened by the FWC. It is a resident subspecies of the American kestrel (*Falco sparverius*) and kestrels observed in Florida during the breeding season (April-August) are assumed to be resident southeastern American kestrels. They are found in upland habitats, including sandhills, flatwoods, pastures, sand pine scrubs, and prairies. As cavity nesters and sit and wait predators, they require suitable cavity trees and perches in their territories as well as open ground cover to see and capture their prey. Typical prey items include insects, lizards, small rodents, and small birds. No kestrels were observed foraging during the site review.

3.4.5 Tricolored Heron

This medium-sized, two-toned wading bird is listed as Threatened by the FWC and not listed by the FWS. The tricolored heron (*Egretta tricolor*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands, bay swamps, ditches, inland waterways, and urban and agricultural environments. No communal roosts or rookeries were observed on the site. According to the 1999 FWC wading bird colony database, one wading bird colony is located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

Table 1 Protected Plants and Animals Potentially Occurring on the San Felasco Ventures Project in Alachua County, Florida

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
BIRDS					
Antigone canadensis pratensis Florida sandhill crane	Open wetland habitats surrounded by shrubs or trees. Commonly found foraging in irrigated croplands, pastures, grasslands, or wetlands.	S - Year round B - January-June	Low: Little habitat present	---	T
Aphelocoma coerulescens Florida scrub-jay	Inhabits fire dominated, low-growing, oak scrub habitat found on well-drained sandy soils. May persist in areas with sparser oaks or scrub areas that are overgrown.	S - March-October B - March-July	Low: Lack of suitable habitat	T	T
Egretta caerulea Little blue heron	Shallow freshwater, brackish water, and saltwater habitats.	S - Year round B - March-July	Moderate: Some suitable habitat present	---	T
Egretta tricolor Tricolored heron	Forages in a variety of permanently and seasonally flooded wetlands, ditches, edges of ponds, and lakes. Inland nesting colonies typically found in Carolina willow dominated wetlands.	S - Year round B - March-July	Moderate: Some suitable habitat present	---	T
Falco sparverius paulus Southeastern American kestrel	Found in open pine habitats, woodland edges, dry prairies, and pastures.	S - April-August B - April-August	Moderate: Some habitat present	---	T
Haliaeetus leucocephalus Bald eagle	Areas close to the coast, bays, rivers, lakes, or other bodies of water. Typically nests in live mature pines and cypress trees.	S - Year round B - October-May	Low: Little habitat present	---	---
Mycteria americana Wood stork	Forages in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Nests in colonies in cypress swamps.	S - Year round B - March-August	Low: Little habitat present	T	T

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
Picoides borealis Red-cockaded woodpecker	Open pine woodlands with mature to over-mature pine trees and a diversity of grass, forbs, and shrub species.	S - Year round B - April-July	Low: Lack of suitable habitat	E	E
REPTILES					
Drymarchon corais couperi Eastern indigo snake	Broad range of habitats from scrub and sandhill to wet prairies, forested wetlands, and mangrove swamps. Often seeks refuge in gopher tortoise burrows in sandy uplands, but also forages in mesic and hydric habitats.	S - Year round B - November-April	Low: Little habitat present	T	T
Gopherus polyphemus Gopher tortoise	Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry prairie flatwoods; also, commonly uses disturbed habitats such as pastures, old fields, abandoned citrus groves, and road shoulders.	S - Year round B - March-October	Moderate: Some habitat present	---	T
Pituophis melanoleucus mugitus Florida pine snake	Found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. Often coexists with pocket gophers and gopher tortoises.	S - Year round B - April-February	Moderate: Some habitat present	---	T

1 - S - Survey Window, B - Breeding Season
2 - E = Endangered, T = Threatened, T (S/A) = Similarity of Appearance to a Threatened Taxon
3 - U.S. Fish and Wildlife Service
4 - Florida Fish and Wildlife Conservation Commission

Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, FWS Listed Species by County, and Florida Natural Areas Inventory

4.0 PROTECTED HABITATS AND WATERS

The site was evaluated for the potential occurrence of Critical Habitat as defined by the Endangered Species Act of 1973, as amended. The FWS regulates the adverse modification of the biological or physical constituent elements essential to the conservation of the listed species within the Critical Habitat. There are no lands designated as Critical Habitat within or adjacent to the site. The site was also evaluated for the potential occurrence of Protected Waters and Protected Lands. No Protected Waters or Protected Lands occur onsite. The San Felasco Hammock Preserve State Park is immediately adjacent to the eastern boundary of the site (Protected Lands Map, Protected Waters Map).

5.0 FEMA FLOODPLAIN

Federal Emergency Management Agency (FEMA) identifies flood hazards and assesses flood risks. Based on the attached Floodplain Map, the northeast portion of the site occurs within Flood Zone A. Zone A is defined as areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies.

6.0 PERMITTING DISCUSSION

State Permitting

Four existing surface waters were observed on the site, constructed in accordance with Environmental Resource Permit (ERP) Individual Permit No. 001-205889-3, issued by the SRWMD on April 5, 2019. An ERP permit from the SRWMD will be required for the operation, maintenance, and any alteration of the existing systems, or the creation of any new surface waters.

No listed species were observed during the surveys. Flatwoods plans to conduct a 100% gopher tortoise survey at a future date. This survey will be conducted to determine whether gopher tortoise burrows are present onsite and if future construction will impact gopher tortoises. Upon completion of this survey, additional permitting requirements, if applicable, will be provided.

According to Section 3.6 of the SRWMD ERP Applicant's Handbook Volume II, there must be no net decrease in storage volume within the floodplain. Compensating storage may be used to offset impacts if impacts within the floodplain were to occur.

Local Government Permitting

Section 406.04 of Alachua County's Land Development Regulations requires a Resource Assessment as supporting documentation for various applications. This report is sufficient to support the application for Alachua County.

According to Article VII of Chapter 406 of Alachua County's Land Development Regulations, a floodplain development permit may be required if development occurs wholly or partially within the flood prone area (Floodplain Map).

According to Article II of Chapter 406 of Alachua County's Land Development Regulations, a permit is required to remove any champion trees, heritage trees, woody native tree species eight inches or more in diameter at breast height (DBH), specimen trees, and small specimen trees listed under Section 406.16. For protected trees permitted for removal, trees shall be either relocated, replaced, or a fee may be paid to Alachua County in lieu of replacement planting.

According to Section 6.2 of the City of Alachua's Code of Ordinances, a tree removal permit must be obtained before removing any champion or heritage tree. A tree survey was not conducted as part of this Ecological Survey but will likely be required for site development.

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U.S. Fish and Wildlife Survey Critical Habitat Designations. Online resources available from http://criticalhabitat.fws.gov/.

Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

N
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S

AERIAL MAP

FLATWOODS Consulting Group

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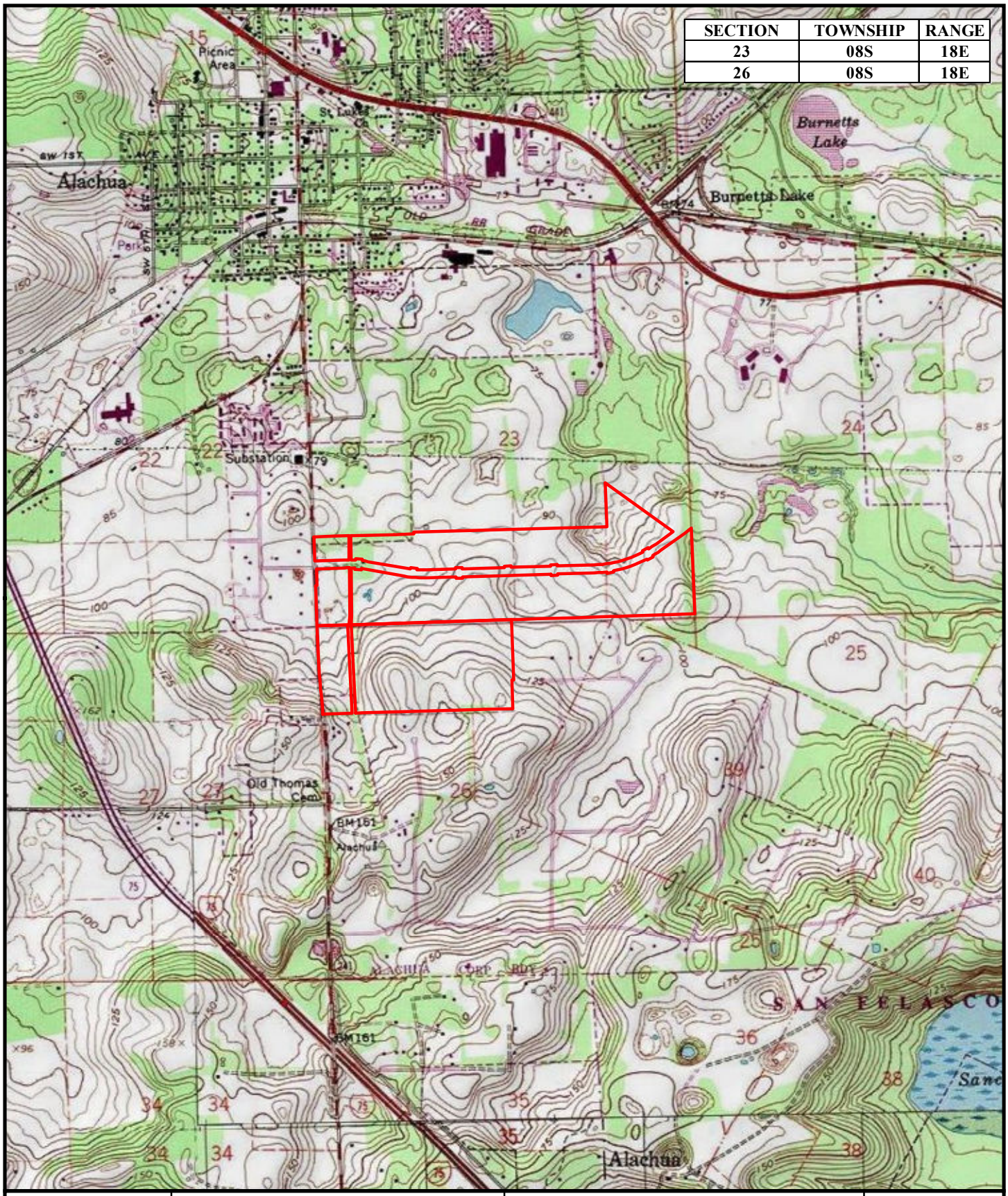

SECTION	TOWNSHIP	RANGE
23	08S	18E
26	08S	18E

Feet
0 1 in = 2,000 feet 2,000

SAN FELASCO VENTURES
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ALACHUA COUNTY, FLORIDA

Project Area

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QUAD MAP

FLATWOODS Consulting Group

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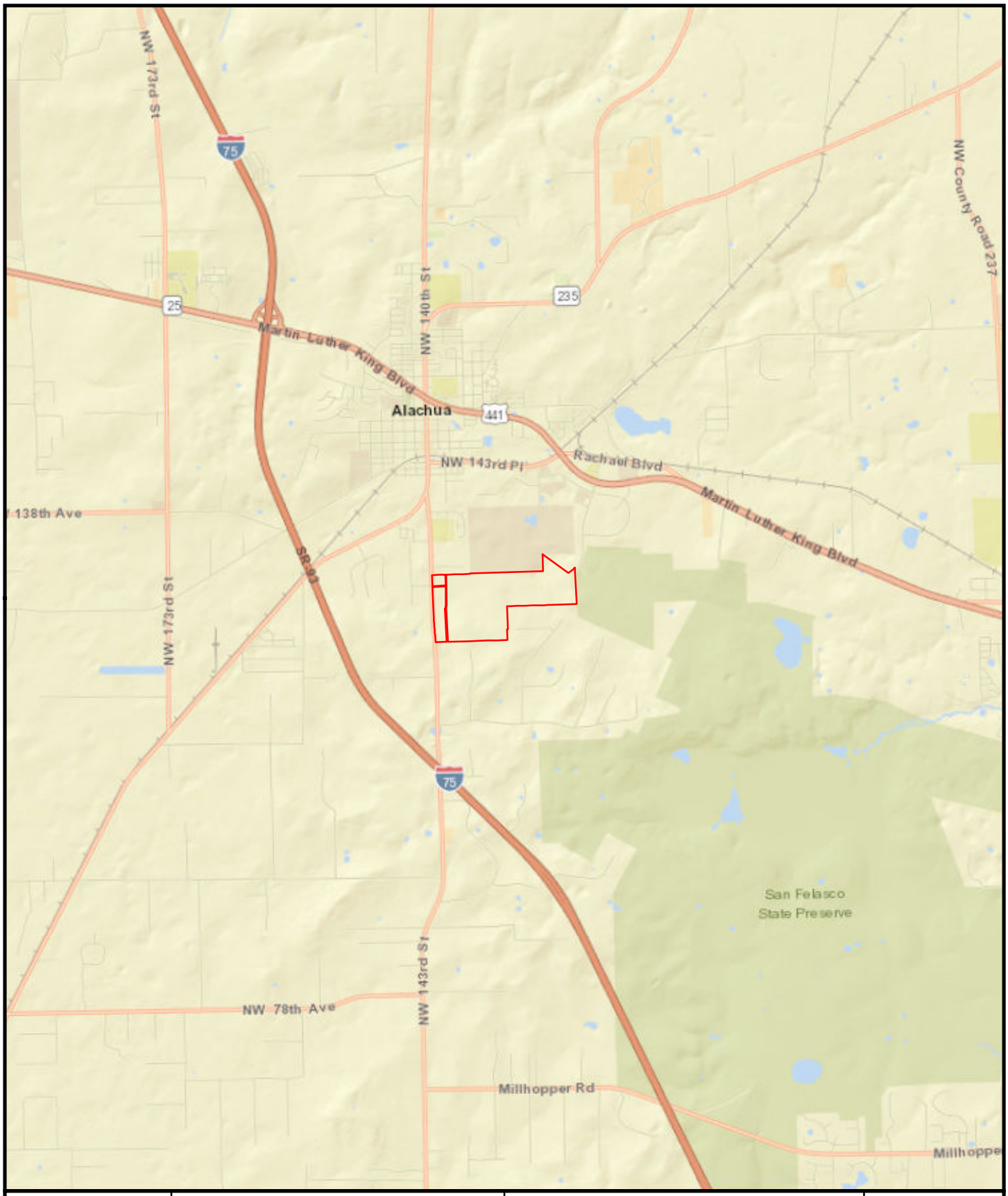

Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

N
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LOCATION MAP

FLATWOODS Consulting Group

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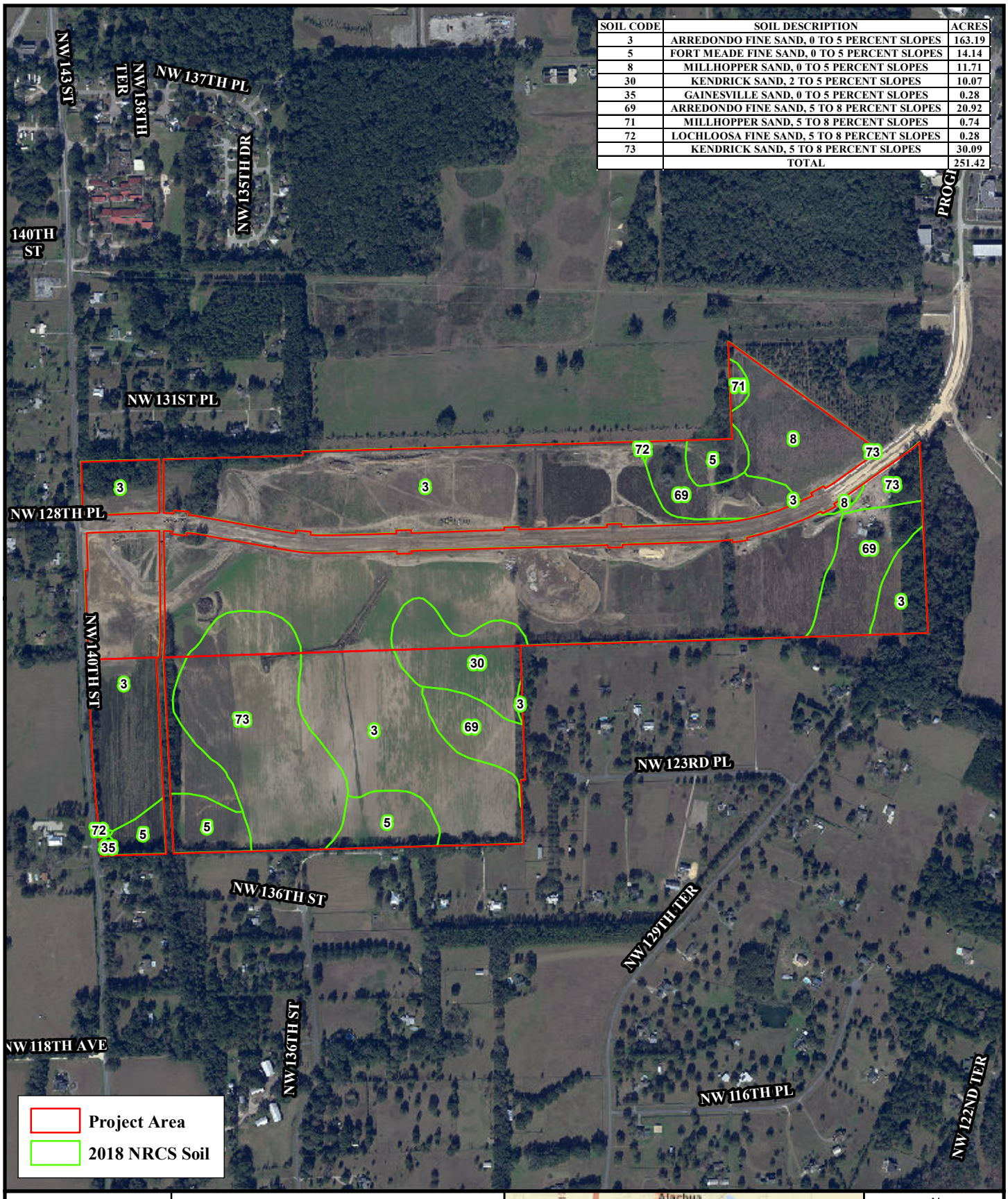

SOIL CODE	SOIL DESCRIPTION	ACRES
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	163.19
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	14.14
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	11.71
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	10.07
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	0.28
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	20.92
71	MILLHOPPER SAND, 5 TO 8 PERCENT SLOPES	0.74
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	0.28
73	KENDRICK SAND, 5 TO 8 PERCENT SLOPES	30.09
	TOTAL	251.42

Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

N
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SOIL MAP

FLATWOODS Consulting Group

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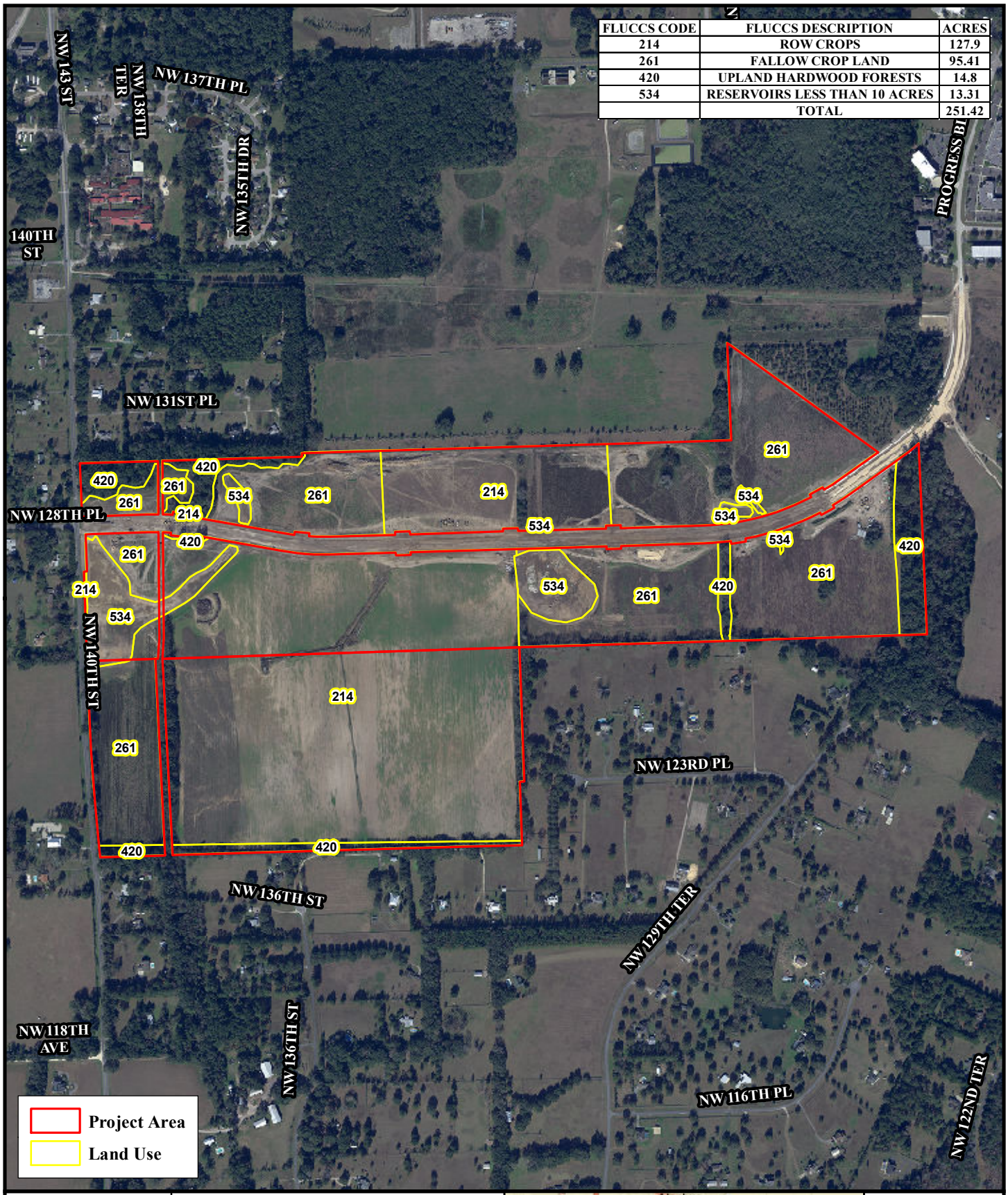

FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
214	ROW CROPS	127.9
261	FALLOW CROP LAND	95.41
420	UPLAND HARDWOOD FORESTS	14.8
534	RESERVOIRS LESS THAN 10 ACRES	13.31
	TOTAL	251.42

Feet
0 1 in = 900 feet 900

FLATWOODS Consulting Group

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

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LAND USE MAP

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Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

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ECO SURVEY MAP

FLATWOODS Consulting Group

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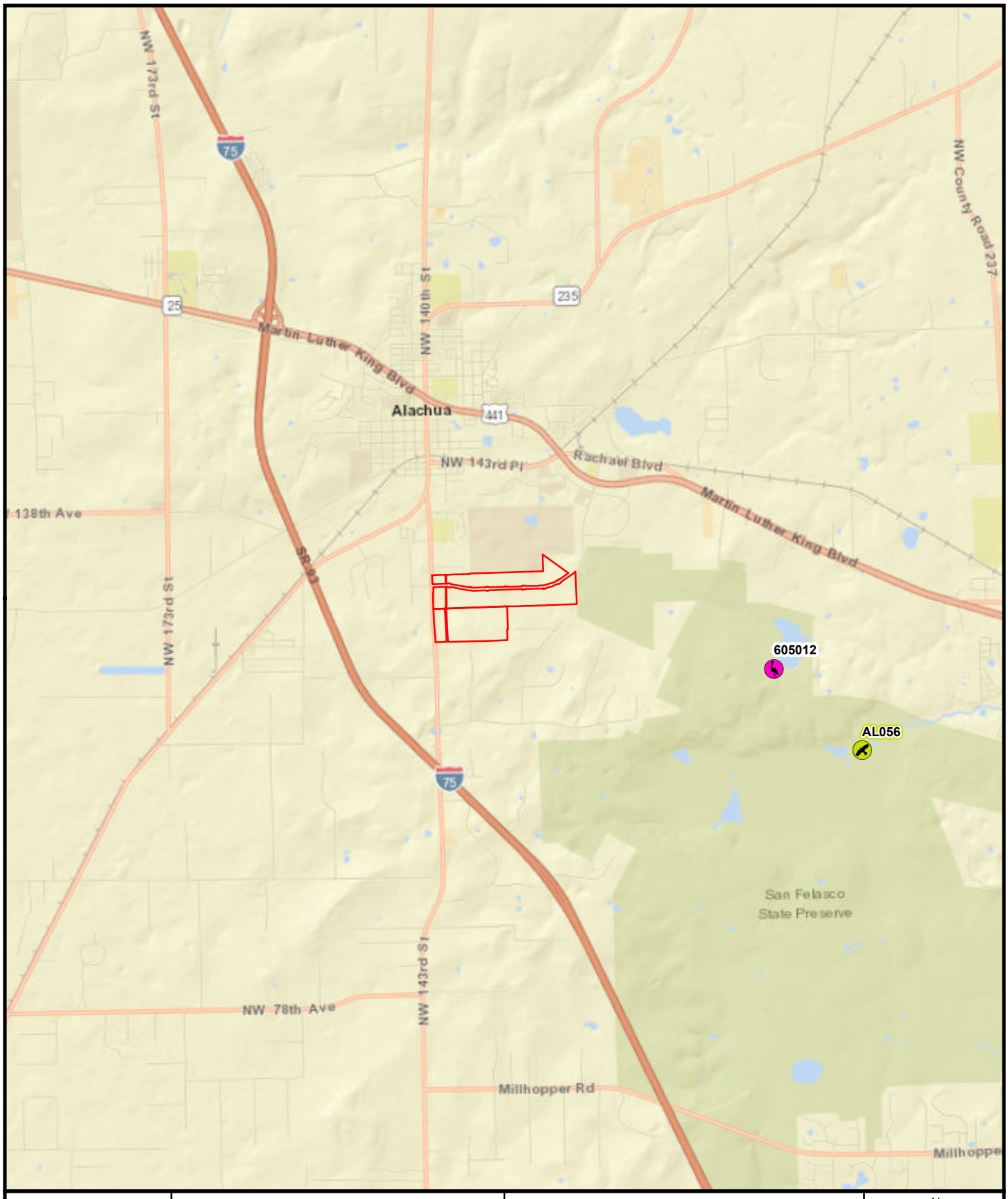

Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

Active Wading Bird Colony

Eagle Nest

N
W E
S

FNAI / FWC MAP

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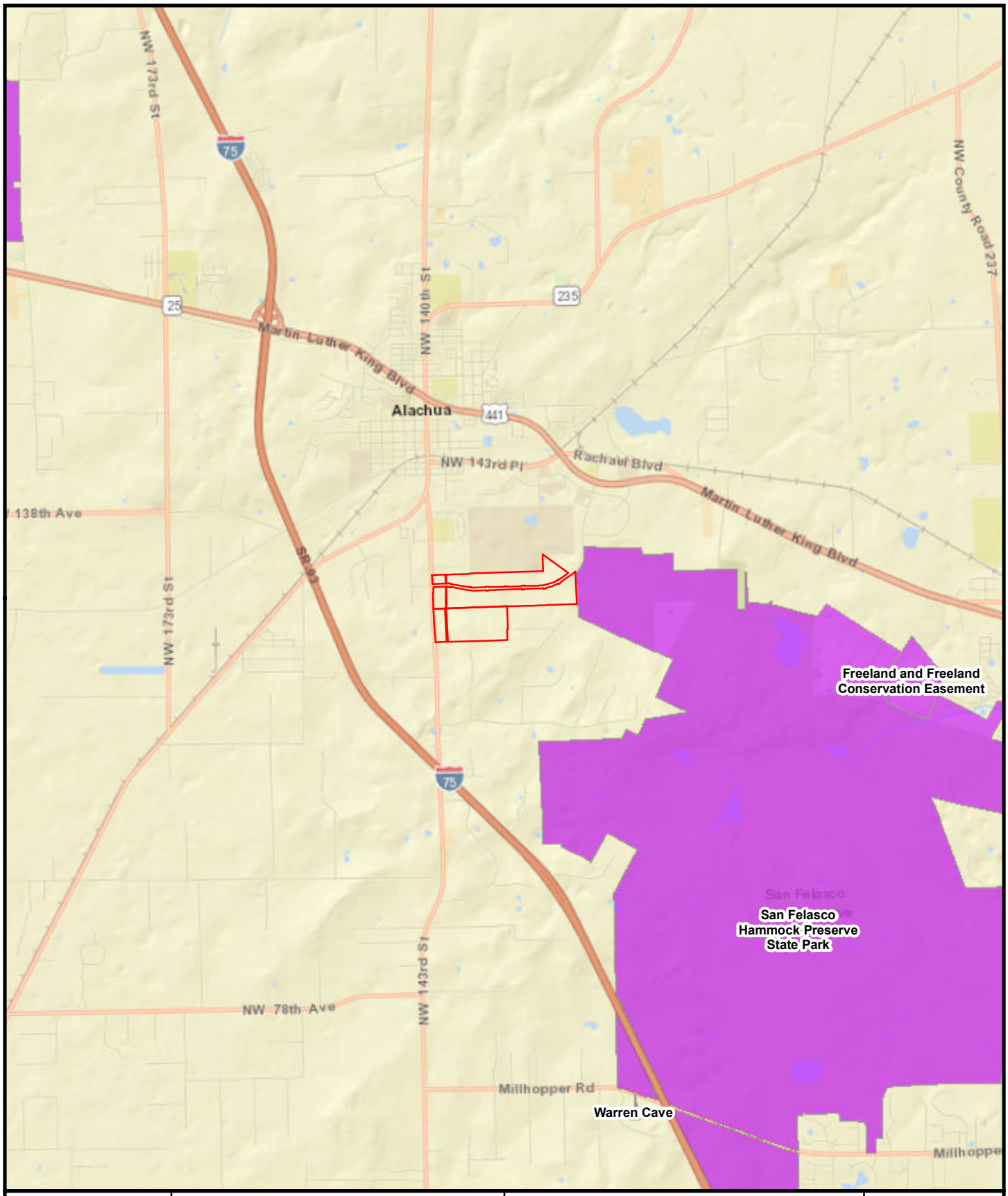

Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

Florida Conservation Lands

N
W E
S

PROTECTED LANDS MAP

FLATWOODS Consulting Group

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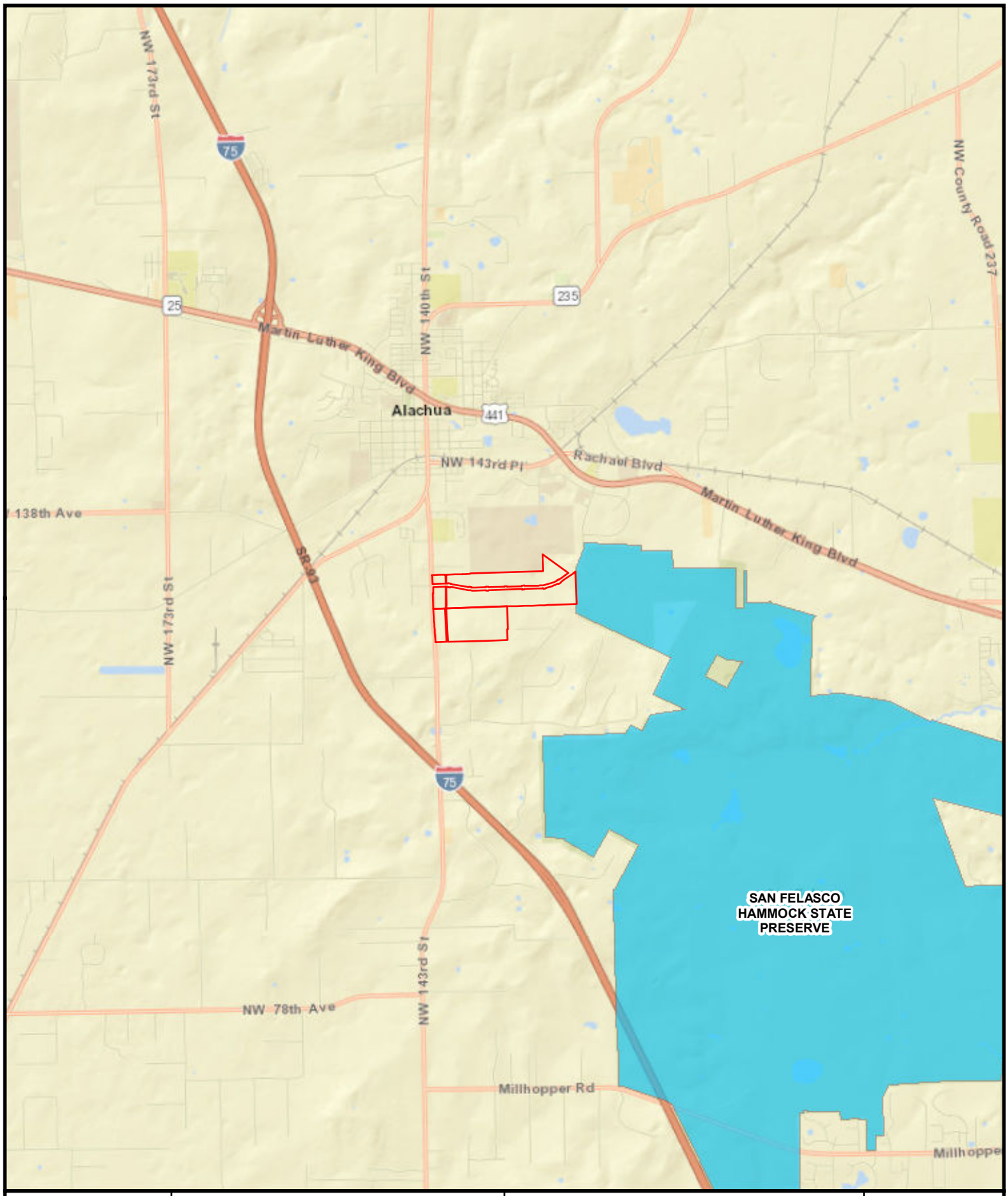

Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

Outstanding Florida Waters April 2020

N
W E
S

PROTECTED WATERS MAP

FLATWOODS Consulting Group

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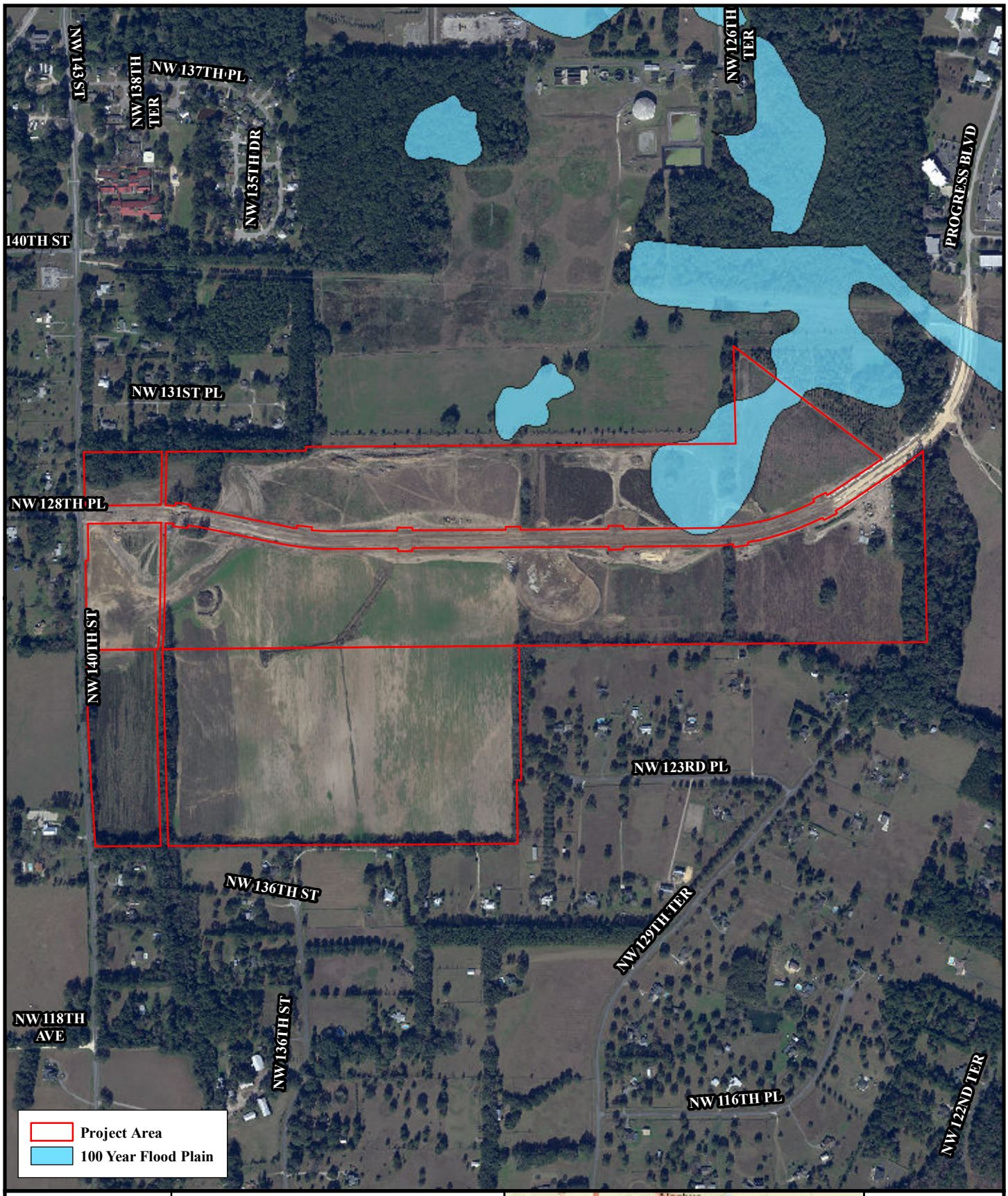

Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

N
W E
S

FLOODPLAIN MAP

FLATWOODS Consulting Group

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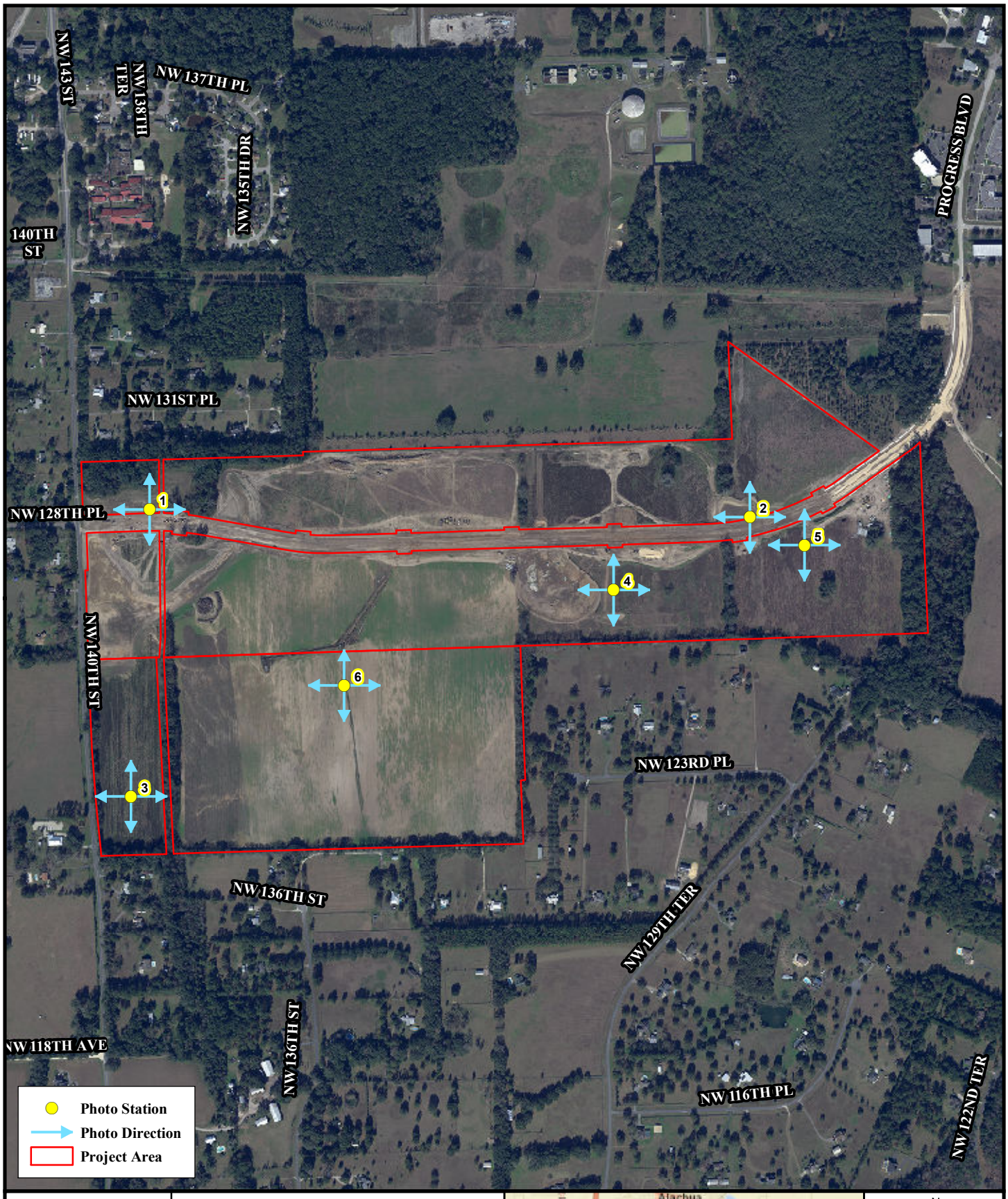

Feet

0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

N
W E
S

PHOTO STATION MAP

FLATWOODS Consulting Group

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Photo Station 1, view north

Photo Station 1, view east

Photo Station 1, view south

Photo Station 1, view west

Photo Station 2, view north

Photo Station 2, view east

Photo Station 2, view south

Photo Station 2, view west

Photo Station 3, view north

Photo Station 3, view east

Photo Station 3, view south

Photo Station 3, view west

Photo Station 4, view north

Photo Station 4, view east

Photo Station 4, view south

Photo Station 4, view west

Photo Station 5, view north

Photo Station 5, view east

Photo Station 5, view south

Photo Station 5, view west

Photo Station 6, view north

Photo Station 6, view east

Photo Station 6, view south

Photo Station 6, view west

Surface Water 1

Surface Water 2

Surface Water 3

Surface Water 4

Surface Water 5

Surface Water 6

Surface Water 7

OPERATIONAL ANALYSIS FOR

NW 140th St at the Proposed San Felasco Parkway Extension

City of Alachua

Prepared for:
Alachua County Public Works
5620 NW 120th Ln
Gainesville, FL 32653

Prepared on behalf of:
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Brian Richard Snyder
State of Florida
Professional Engineer, License No. 74607

This item has been digitally signed and sealed by Brian Richard Snyder, PE, on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Submittal: 1/22/2019
2nd Submittal: 2/15/2019

18-0368

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- Appendix B: Turning Movement Counts
- Appendix C: Background Data
- Appendix D: Background and Build-out Calculations
- Appendix E: Traffic Signal Warrant Analysis
- Appendix F: Operational Analysis Results

Executive Summary

CHW has reviewed the intersection of NW 140th Street (CR 241) and NW 128th Place, with the proposed San Felasco Parkway connection during the opening year 2020, year 2030, and design year 2040.

NW 140th Street at NW 128th Place is an existing T-intersection. NW 140th Street is a two-lane county road with a posted speed of 45 mph, connecting SR 26 with CR 235. NW 128th Place is local road serving a small subdivision.

The following conclusions were derived from this analysis:

- The two-way stop control is expected to operate acceptably well after year 2030.
- A roundabout is not a recommended control type for this intersection, based on the analysis results indicating volumes exceeding capacity during the AM and PM peak hours.
- A traffic signal is expected to be warranted at some point beyond year 2030 if the UF Foundation site develops to the extent provided in this analysis.

Based on the results of this study, CHW provides the following recommendations:

- A two-way stop-controlled intersection with the following lane configuration should be provided with the proposed San Felasco Parkway connection to NW 140th Street:
    - A southbound left-turn lane, with a queue length of 50 FT
    - A northbound right-turn lane with no queue length
    - A westbound left-turn lane, with a queue length of 200 FT
    - A westbound thru/right turn lane
- A signal warrant analysis should be performed at the time either of the scenarios below occur. A traffic signal should be constructed if the analysis demonstrates that a traffic signal is warranted.
    - For any development or roadway plan impacting traffic volumes along San Felasco Parkway, that occurs beyond year 2030; or
    - For any development within the UF Foundation site that exceeds 75% of full build-out, equivalent to 1,360,000 SF Gross Leasable Area (GLA), before year 2030.

Traffic Forecast

The forecasted traffic volumes that was analyzed in the subject intersection will come from the following three sources:

- Trips generated by the proposed UF Foundation site. This site is expected to consist primarily of research and development land use (ITE land use code 760).
- The existing trips at the intersection of NW 140th Street and NW 128th Place
- The rerouted trips along the roadway network that will use San Felasco Parkway instead of alternative routes

Trip Generation

The Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10th Edition was used to estimate the trip generation for the UF Foundation site, as provided in Table 1. Pass-by trips and internal capture were not applied to the trip generation volumes. The UF Foundation site along the proposed San Felasco Parkway extension is 277.5 acres. A floor area ratio (FAR) of 15% was applied to the 277.5 acres of property to estimate the gross floor area of 1,813,446 SF. This estimated gross floor area was used to determine the trip generation provided in Table 1.

The studies used to derive the trip generation for "the peak hour of adjacent street traffic" from the ITE manual, use smaller scale sites ranging in sizes up to a maximum of about 260,000 SF GLA. The studies used to derive the trip generation for "the peak hour of generator" use larger scale sites, ranging in sizes up to about 800,000 SF GLA. Therefore, the AM and PM "peak hour of generator" was used to calculate the AM and PM peak hour trip generation, as the study sites are closer in size to the UF Foundation site.

UF Foundation Trip Generation												
Land Use	ITE LU Code	Variable Type	Variable	Daily[1]			AM Peak[2]			PM Peak[2]		
				Total	In	Out	Total	In	Out	Total	In	Out
Research and Development	760	1000 GFA	1,813.446	1,8756	9,378	9,378	1,330	1,104	226	1,899	304	1,595

Land use: R&D at a 0.15 FAR, resulting in a GFA of 1,813,446 square feet
[1]Used fitted curve equation of trips vs. 1000 square feet GFA, according to ITE Trip Generation Manual
[2]Used Peak Hour of Generator fitted curve equations for AM and PM peak, according to ITE Trip Generation Manual

Table 1: Trip Generation

The Signal Warrants program, packaged in the HCS7 software, allows traffic volume input from 7:00 AM to 7:00 PM, to determine whether signal warrants are met, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). To estimate these hourly project trips, the ITE Journal, January 2015 Edition[1] was used, see citation in the footnote below. This document provides daily office use trip percentages for each hour of the day. Table 2 provides the estimated trip generation volumes throughout the day. The daily project trip distribution calculations are provided in Appendix A. The traffic forecast estimates full build-out of the UF Foundation site by the design year 2040. The projects are assumed to increase linearly from opening year 2020, with 0 project trips, to full build-out during design year 2040.

Daily Project Volumes - Trip Generation		
Time	Average Weekday	
	Hourly Entering Traffic	Hourly Exiting Traffic
6-7 AM	477	66
7-8 AM	1544	178
8-9 AM	1104	226
9-10 AM	850	300
10-11 AM	518	366
11-12 AM	529	806
12-1 PM	902	984
1-2 PM	1036	619
2-3 PM	611	591
3-4 PM	446	900
4-5 PM	352	1444
5-6 PM	304	1595
6-7 PM	145	516
7-8 PM	93	234
8-9 PM	73	150
9-10 PM	62	103
10 PM - 6 AM	332	300
Non-Peak Total	7969	7557
Peak Total	9378	9378

Table 2: Daily Distributed Trip Generation

[1] Zimmerman, Aaron T. (2015, January) Hourly Variations in Trip Generation for Office and Residential Land Use, Institute of Transportation URL:http://digitaleditions.sheridan.com/publication/?i=240553&article_id=1896126&view=articleBrowser&ver=html5#{"issue_id":"240553","page":16}

Project Trip Distribution

The project trip distribution is based on the ADT of the major roadways in the area. As illustrated in Figure 1, approximately 59% of the project trips will be destined to or originate from NW 140th Street to/from the north, while 8% of the project trips will be destined to or originate from NW 140th Street to/from the south. The remaining 33% of the project trips will be destined to or originate from US 441 to/from the east, and will not travel through the subject intersection.

LEGEND

2015 ROAD SEGMENT AADT

19811 (37%)

6189 (12%)

HWY 441

NW 140th St (SR 235)

Rachael Blvd

Rachael Blvd

840 (2%)

Peggy Rd

17295 (33%)

CR 235

4390 (8%)

NW 140th ST

San Felasco Parkway

(59%)

San Felasco Parkway Extension

(8%)

4390 (8%)

NORTH

Professional Consultants

Figure 1 - Project Trip Distribution

Data Collection

Data collection was performed on Wednesday October 3rd, 2018. Turning movement counts were collected from the following intersections:

- NW 140th Street and NW 128th Place (12-hour count)
- NW 140th Street and CR 235 (2-hour AM peak and 2-hour PM peak count)
- US 441 and NW 140th Street (2-hour AM peak and 2-hour PM peak count)
- US 441 and Progress Blvd (2-hour AM peak and 2-hour PM peak count)

Additionally, a 2-hour AM peak and 2-hour PM peak turning movement count was performed at the intersection of NW 140th Street and Rachael Boulevard on October 16th, 2018. The results from this data collection are provided in Appendix B. The collected data was then used to provide the base from which background and build-out conditions would be analyzed.

Diverted Trips

San Felasco Parkway will provide an alternative route for vehicles to connect from NW 140th Street (south) to US 441 (east) and vice versa, in the City of Alachua. Currently vehicles are using either Rachael Boulevard or connecting directly between US 441 and NW 140th Street to follow this trip pattern.

Based on the turning movement counts it is estimated that about half of the vehicles making a westbound left from Rachael Boulevard to NW 140th Street will continue to NW 140th Street while the other half will drive to CR 235. This forecast conservatively assumes that all of these trips destined to NW 140th Street will now be served by the proposed San Felasco Parkway extension. It is estimated that a quarter of the vehicles making a westbound left from US 441 to NW 140th Street will continue to NW 140th Street while the remaining vehicles are expected to have other destinations. Therefore, a quarter of the westbound lefts at the intersection of US 441 and NW 140th Street will use the proposed San Felasco Parkway extension. Similarly, it is estimated that half of the northbound rights at the intersection of NW 140th Street at Rachael Boulevard and a quarter of the northbound rights at the intersection of NW 140th Street at US 441 will be rerouted to the proposed San Felasco Parkway extension. This rerouting of vehicle trips is illustrated in Figure 2.

Background Trips

The turning movements at the intersection of NW 140th Street and NW 128th Place, with the added rerouted trips, were adjusted based on the seasonal adjustment factor of 1.02 provided by FDOT Traffic Online. These volumes were then adjusted by the growth rate of 1.0% to derive the background volumes for each of the study years. The growth

rate of 1.0% along NW 140th Street was derived from Alachua County's Long Range Transportation Plan which used historical counts provided by Alachua County. The peak season adjustment factor and the growth rate documentation are provided in Appendix C.

The spreadsheets prepared to derive the background and build-out conditions for the opening year 2020, year 2030, and design year 2040 are provided in Appendix D. The AM and PM peak hour build-out volumes for each of these scenarios are provided in Figures 3 through 5.

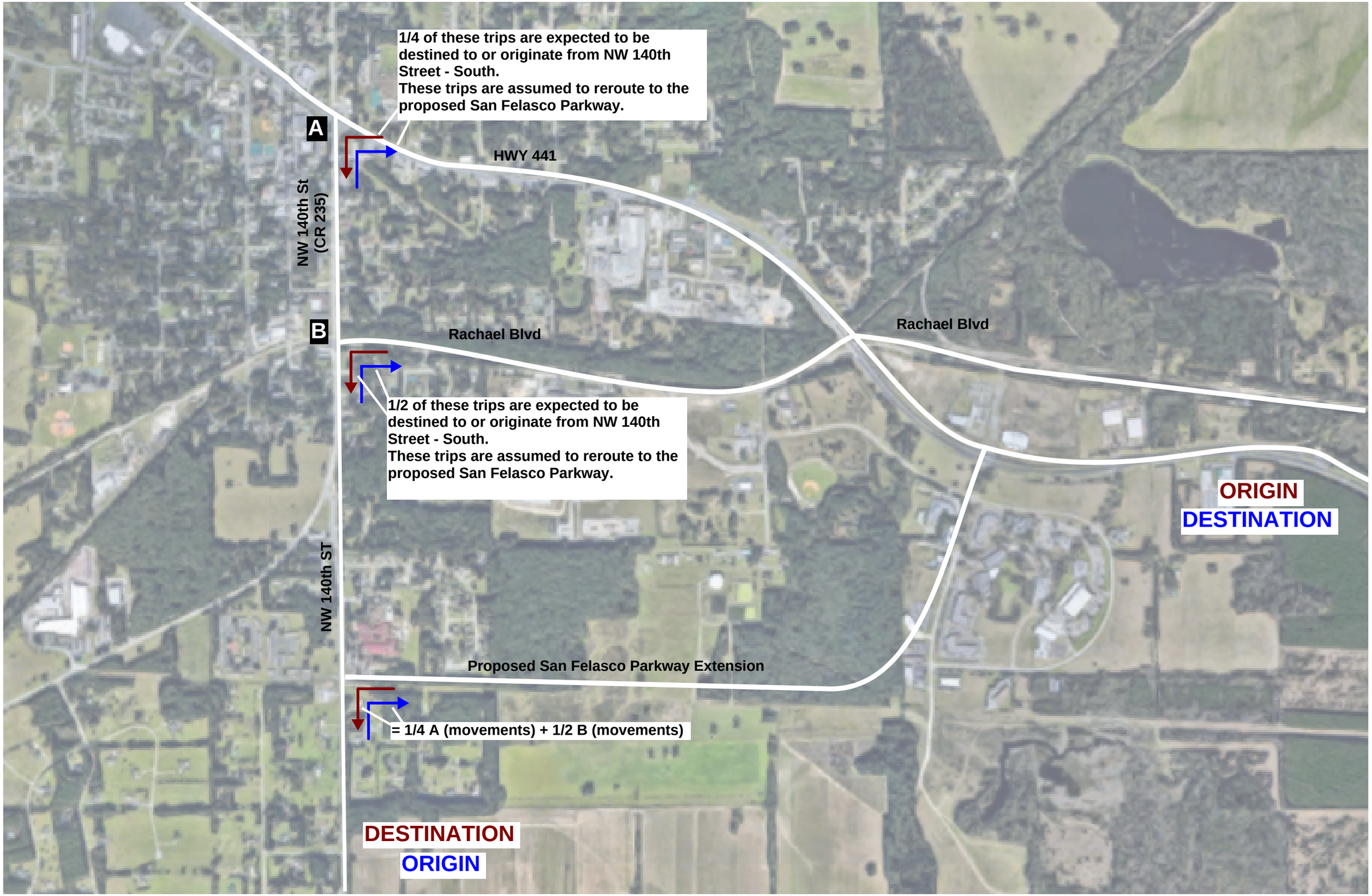

Figure 2 - Diverted Trips

NORTH

CHW Professional Consultants

LEGEND

#(#) Estimated AM(PM) 2020 Build-out Peak Hour Volume

NW 140th St

NW 128th Pl

534(306)

1(8) 10(10)

6(5) 10(10)

2(2) 42(123)

2(3) 102(63)

269(265)

Future San Felasco Parkway Extension

NORTH

Professional Consultants

Figure 3 - Opening Year 2020 Build-out

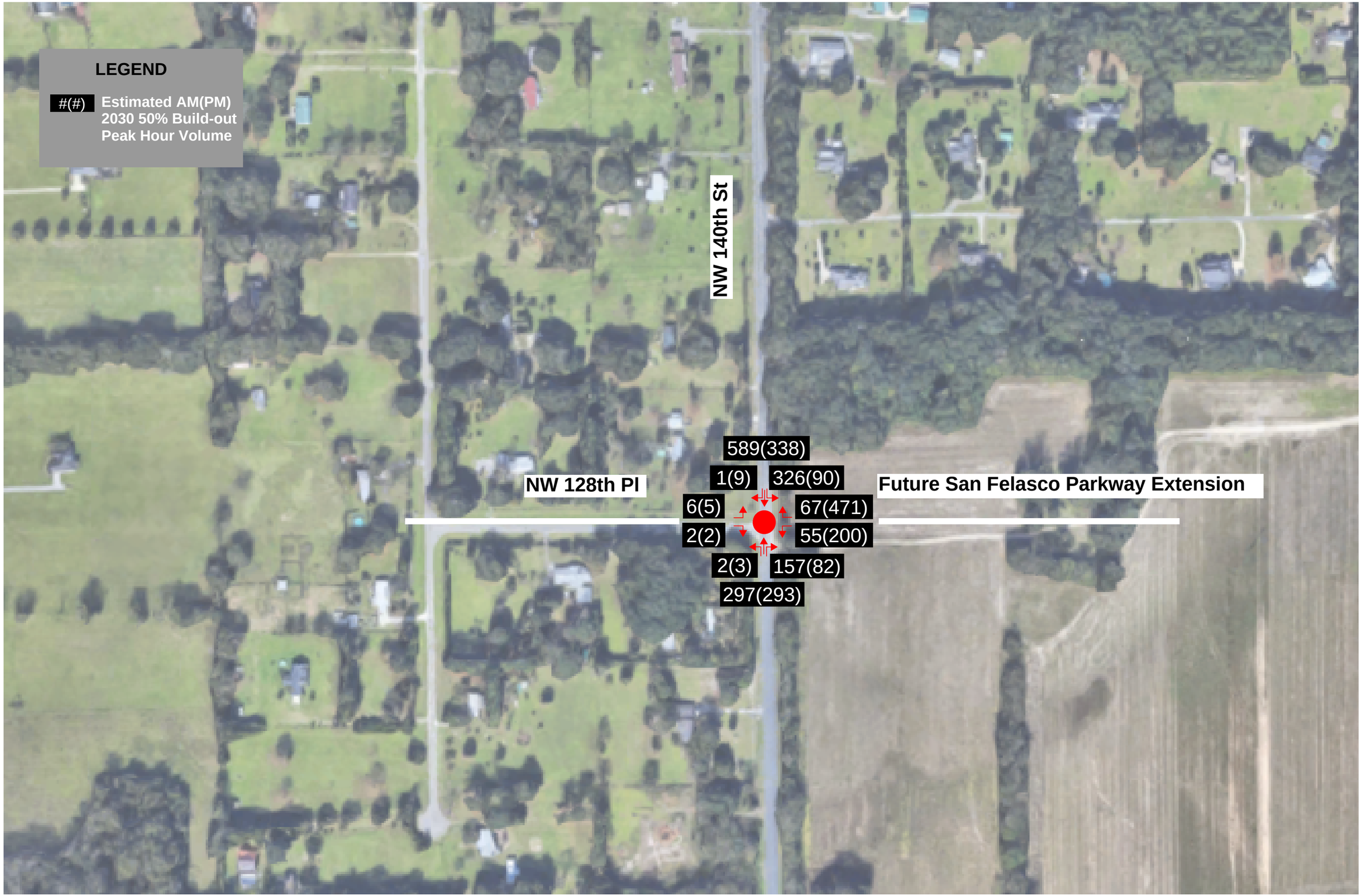

Figure 4 - Year 2030 Build-out

NORTH

CHW Professional Consultants

LEGEND

#(#) Estimated AM(PM) 2040 Build-out Peak Hour Volume

NW 140th St

651(373)

NW 128th Pl

1(10) 651(179)

Future San Felasco Parkway Extension

6(5) 133(941)

2(2) 69(279)

2(4) 212(101)

329(324)

NORTH

Professional Consultants

Figure 5 - Design Year 2040 Build-out

Analysis

The following analyses were performed to provide the most suitable control type and configuration for the intersection of the proposed San Felasco Parkway Extension with NW 140th Street:

- Traffic Signal Warrant Analysis (Opening Year 2020, year 2030, Design year 2040)
- Two-way Stop Control Operational Analysis (Opening Year 2020, year 2030, Design year 2040)
- Traffic Signal Control Operational Analysis (year 2030, Design year 2040)
- Roundabout Control Operational Analysis (Design Year 2040)

The traffic signal warrant analysis used the 7:00 AM to 7:00 PM forecasted traffic volumes. Under the existing T-intersection condition five years of crash history were reviewed which revealed only one crash at this intersection, therefore, Warrant 7 was not met during any of the scenarios. The Signal Warrants program, packaged with the HCS7 software, was used to perform the traffic signal warrant analysis. See Appendix E for the signal warrant documentation.

The two-way stop control was modeled with the following lane additions:

- southbound left-turn lane
- northbound right-turn lane
- westbound left-turn lane
- westbound thru/right lane

HCS7 was used to analyze the two-way stop-controlled conditions.

The traffic signal control was modeled with the lane additions described above, as well as a northbound left-turn lane. The traffic signal was not synchronized with other traffic signals. The left-turn treatment used was permitted/protected for the southbound left-turn and permitted only at all other approaches. The left turn treatment was applied based on the recommendations of the FHWA Signal Timing Manual. The cycle length and phase splits were optimized. Synchro 9 was used to analyze the traffic signal-controlled condition.

The roundabout was modeled as a single lane roundabout with a single approach in each direction. HCS7 was used to analyze the roundabout controlled condition.

Results from all operational analyses are provided in Table 3. Operational analysis reports from HCS7 and Synchro 9 are provided in Appendix F.

AM Intersection LOS Analysis Summary

Intersection	Movement	2020 Buildout- Stop Control				2030 50% Buildout - Stop Control				2030 50% Buildout - Signalized				2040 Build-out - Stop Control				2040 Build-out - Signalized				2040 Build-out - Roundabout			
		LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
NW 140th St & NW 128th Pl/San Felasco Parkway	EBL/T/R	C	17.6	0.03	25	F	66.6	0.12	25	A	0.4	0.06	0	F	729.3	0.85	50	A	0.6	0.08	0				
	EBR*																					B	12.6	0.03	25
	WBL	C	20.1	0.15	25	F	165.0	0.83	100	C	26.1	0.32	50	F	2844.8	5.93	250	E	72.1	0.70	125				
	WBT/R	A	9.7	0.01	0	B	10.3	0.09	25	A	0.4	0.12	0	B	11.3	0.19	25	A	0.5	0.19	0				
	WBR*																					A	5.8	0.21	25
	NBL**									B	13.0	0.01	25					C	27.0	0.01	25				
	NBT**									B	17.3	0.49	175					E	64.7	0.93	350				
	NBL/T	A	8.5	0.00	0	A	8.7	0.00	0					A	8.9	0.00	0								
	NBR**									A	3.7	0.26	50					A	6.7	0.46	50	D	33.9	0.86	25
	SBL	A	8.2	0.01	0	A	9.9	0.31	50	A	9.3	0.59	100	C	15.8	0.67	150	C	25.1	0.89	375				
	SBT/R**									A	7.9	0.53	225					A	5.4	0.53	200				
	SBR*																					F	82.2	1.12	50
	Total		1.2				9.0			B	10.0				104.0			C	23.6			F	61.7		

Yellow highlight = deficiency

PM Intersection LOS Analysis Summary

Intersection	Movement	2020 Buildout- Stop Control				2030 50% Buildout - Stop Control				2030 50% Buildout - Signalized				2040 Build-out - Stop Control				2040 Build-out - Signalized				2040 Build-out - Roundabout			
		LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
NW 140th St & NW 128th Pl/San Felasco Parkway	EBL/T/R	B	13.8	0.02	25	F	66.8	0.11	25	A	0.1	0.03	0	RESULTS NOT REPORTED IN HCS				A	0.0	0.02	0				
	EBR*																					A	6.7	0.01	0
	WBL	C	19.3	0.35	50	F	69.4	0.86	200	C	22.6	0.58	125	F	508.2	1.97	600	B	13.6	0.40	175				
	WBT/R	A	9.8	0.01	0	C	20.3	0.69	150	A	7.9	0.68	100	F	226.7	1.45	1200	D	40.3	0.99	750				
	WBR*																					F	191.8	1.38	75
	NBL**									B	14.3	0.01	25					C	29.8	0.02	25				
	NBT**									B	17.1	0.44	175					E	77.6	0.97	375				
	NBL/T	A	8.0	0.00	0	A	8.0	0.00	0					A	8.2	0.00	0								
	NBR**									A	1.6	0.13	25					A	8.4	0.28	50	A	7.7	0.42	25
	SBL	A	8.0	0.01	0	A	8.4	0.08	25	A	8.3	0.19	50	A	8.9	0.17	25	E	66.0	0.89	200				
	SBT/R									B	10.8	0.41	150					C	34.1	0.70	325				
	SBR*																					B	11.9	0.60	25
	Total		3.4				16.5			B	12.0				RESULTS NOT REPORTED			D	42.4			F	110.0		

Yellow highlight = deficiency

Table 3: Intersection Operational Analysis Summary

Opening Year 2020

The traffic signal warrant analysis resulted with no warrants being met during the opening year 2020. The two-way stop analysis resulted with no deficiencies for the AM and PM peak hours.

Year 2030

The traffic signal warrant analysis resulted with the following warrants being met during the year 2030 condition:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour

The two-way stop operates with a LOS of F for the eastbound approach and westbound left movements for the AM and PM peak hours. However, all v/c ratios are well below 1.0, demonstrating that backups are not expected. It is typical for main street left-turning movements and side street movements to operate with a LOS of F as the right-of-way is provided to the higher volume main street through movements.

The traffic signal operates with no deficiencies during year 2030. All movements operate well, providing a total intersection LOS of B during the AM and PM peak hours.

With the conservative estimates used in the traffic forecast it is expected that a two-way stop-controlled intersection will operate acceptably well after year 2030. Though three of the signal warrants are met, the two-way stop control continues to operate with no major deficiencies and no delay for the higher-volume NW 140th Street through movements.

Design Year 2040

The traffic signal warrant analysis resulted with the following warrants being met during the 2040 condition:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour

The two-way stop AM peak analysis resulted with a LOS of F for the eastbound approach and westbound left movements. The volume exceeds capacity for the westbound left, indicating that backups will occur for this movement. Additionally, the two-way stop PM peak analysis indicates that the westbound left and westbound through/right movements operate with a LOS of F and v/c ratios exceeding 1.0, indicating that backups are expected for these movements. If drivers from these failing movements are required to wait an extended length of time for a gap in traffic, the

drivers will be inclined to accept shorter gaps which could create safety issues at the intersection. The results for the eastbound left/thru/right movement and intersection total are not provided from HCS7 for the PM condition. Disregarding the eastbound approach, the total intersection delay during the PM peak hour is calculated as 161.4 seconds.

The traffic signal modeled during design year 2040 resulted with no deficient movements during the AM peak hour and PM peak hour analysis. The traffic signal operates with a total intersection delay that is lower than the roundabout during both the AM and PM peak hours. The traffic signal operates with a total intersection delay that is much lower, approximately one quarter, than the stop-controlled intersection delay, during the AM and PM peak hours.

A roundabout was modeled during the design year 2040. The roundabout analysis resulted with a LOS of F and a v/c exceeding 1.0 for the southbound approach during the AM and a LOS of F with a v/c exceeding 1.0 for the westbound approach during the PM. Comparing the total intersection operations, the roundabout operates with an average delay of 61.7 s during the AM peak and operates with a LOS of F and an average delay of 110s during the PM peak. This intersection delay is approximately 2.6 times that of the traffic signal.

Intersection Configuration

The following lane additions are recommended for the two-way stop-controlled intersection of NW 140th Street and NW 128th Place to accommodate the traffic added by the proposed San Felasco Parkway extension and future development along this roadway:

- A southbound left-turn lane with a queue length of 50 FT
- A northbound right-turn lane with no queue length
- A westbound left-turn lane with a queue length of 200 FT
- A westbound thru/right turn lane

By the design year 2040, the site is expected to warrant a traffic signal, should the UF Foundation site develop to the extent projected in this analysis. If the intersection is signalized in the future, the northbound left-turn lane would be needed as a northbound through vehicle could view a green light and rear-end a northbound left turning driver stopped to make a northbound left-turn at the intersection. Additionally, the southbound left-turn lane may need to be extended to accommodate the project trips.

Conclusion and Recommendations

Based on our analysis, and the understanding that the project trip traffic forecasted is conservatively high, with 18,756 daily trips estimated at full build-out, the following conclusions are made:

- The two-way stop control is expected to operate acceptably well after year 2030.
- A roundabout is not a recommended control type for this intersection.
- A traffic signal is expected to be warranted at some point beyond year 2030 given that the UF Foundation site develops to the extent provided in this analysis.

Similarly, CHW provides the following recommendations:

- A two-way stop-controlled intersection with the following lane configuration should be provided with the proposed San Felasco Parkway connection to NW 140th Street:

    - A southbound left-turn lane, with a queue length of 50 FT
    - A northbound right-turn lane with no queue length
    - A westbound left-turn lane
    - A westbound thru/right turn lane with a queue length of 200 FT

- A signal warrant analysis should be performed at the time either of the scenarios below occur. A traffic signal should be constructed if the analysis demonstrates that a traffic signal is warranted.

    - For any development or roadway plan impacting traffic volumes along San Felasco Parkway, that occurs beyond year 2030; or
    - For any development within the UF Foundation site that exceeds 75% of full build-out, equivalent to 1,360,000 SF Gross Leasable Area (GLA), before year 2030.

Appendix A:
Project Trip Distribution

Table 1: Office Uses Combined

Time	Average Weekday		Average Saturday		Average Sunday	
	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic
6–7 a.m.	4.6	0.7	4.1	1.4	1.8	2.4
7–8 a.m.	14.9	1.9	5.4	2.5	3.8	1.2
8–9 a.m.	20.7	3.0	9.1	1.5	6.0	2.9
9–10 a.m.	8.2	3.2	7.2	3.9	6.6	3.8
10–11 a.m.	5.0	3.9	6.8	4.6	9.7	7.5
11–12 p.m.	5.1	8.6	7.1	11.3	8.9	9.6
12–1 p.m.	8.7	10.5	8.1	14.0	6.9	9.1
1–2 p.m.	10.0	6.6	7.3	8.3	8.6	12.0
2–3 p.m.	5.9	6.3	7.6	7.7	6.6	8.2
3–4 p.m.	4.3	9.5	6.0	9.6	4.6	6.3
4–5 p.m.	3.4	15.4	3.1	7.9	5.5	7.5
5–6 p.m.	2.5	16.5	3.2	6.9	3.1	6.7
6–7 p.m.	1.4	5.5	2.5	3.2	3.5	4.1
7–8 p.m.	0.9	2.5	2.0	2.2	2.7	2.9
8–9 p.m.	0.7	1.6	2.4	2.1	3.3	4.3
9–10 p.m.	0.6	1.1	1.4	1.4	3.1	3.1
10 p.m.–6 a.m.	3.2	3.2	16.9	11.4	15.3	8.4

Table 2: Residential Uses Combined – Excluding Senior-Oriented Facilities

Time	Average Weekday		Average Saturday		Average Sunday	
	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic
6–7 a.m.	1.6	5.7	1.1	2.1	0.9	1.9
7–8 a.m.	2.5	9.0	1.8	3.6	1.6	3.3
8–9 a.m.	3.7	9.1	2.8	5.6	2.6	4.7
9–10 a.m.	3.7	6.5	4.4	7.3	3.5	6.8
10–11 a.m.	4.1	5.5	5.6	7.7	6.3	7.5
11–12 p.m.	4.5	5.7	6.9	7.5	6.4	9.5
12–1 p.m.	5.3	5.3	6.6	7.8	6.9	7.6
1–2 p.m.	5.4	5.7	7.1	6.9	7.2	7.4
2–3 p.m.	6.5	5.9	7.1	6.7	7.2	6.6
3–4 p.m.	8.1	6.3	7.4	6.1	7.3	6.6
4–5 p.m.	9.8	6.3	8.5	5.9	8.0	6.7
5–6 p.m.	10.8	6.5	8.6	6.3	7.3	6.9
6–7 p.m.	8.5	6.1	6.4	6.0	5.8	5.1
7–8 p.m.	5.9	4.9	5.2	4.9	5.5	4.1
8–9 p.m.	5.1	3.4	4.2	3.6	4.6	3.3
9–10 p.m.	4.2	2.3	3.8	2.6	4.3	2.7
10 p.m.–6 a.m.	10.3	5.6	12.4	9.3	14.6	9.4

Daily Percentages - ITE Journal		
Time	Average Weekday	
	% of 24-Hour Entering Traffic	% of 24-Hour Exiting Traffic
6-7 AM	4.6%	0.7%
7-8 AM	14.9%	1.9%
8-9 AM	20.7%	3.0%
9-10 AM	8.2%	3.2%
10-11 AM	5.0%	3.9%
11-12 AM	5.1%	8.6%
12-1 PM	8.7%	10.5%
1-2 PM	10.0%	6.6%
2-3 PM	5.9%	6.3%
3-4 PM	4.3%	9.6%
4-5 PM	3.4%	15.4%
5-6 PM	2.5%	16.5%
6-7 PM	1.4%	5.5%
7-8 PM	0.9%	2.5%
8-9 PM	0.7%	1.6%
9-10 PM	0.6%	1.1%
10 PM - 6 AM	3.2%	3.2%
Total	100.1%	100.1%

Daily Relative Percentages - ITE Journal		
Time	Average Weekday	
	% of 24-Hour Entering Traffic	% of 24-Hour Exiting Traffic
6-7 AM	5.98%	0.9%
7-8 AM	19.38%	2.4%
8-9 AM	0.00%	0.0%
9-10 AM	10.66%	4.0%
10-11 AM	6.50%	4.8%
11-12 AM	6.63%	10.7%
12-1 PM	11.31%	13.0%
1-2 PM	13.00%	8.2%
2-3 PM	7.67%	7.8%
3-4 PM	5.59%	11.9%
4-5 PM	4.42%	19.1%
5-6 PM	0.00%	0.0%
6-7 PM	1.82%	6.8%
7-8 PM	1.17%	3.1%
8-9 PM	0.91%	2.0%
9-10 PM	0.78%	1.4%
10 PM - 6 AM	4.16%	4.0%
Total		

% Non-peak Entering	76.9%
% Non-peak exiting	80.6%

Daily Project Volumes - Trip Generation- Original		
Time	Average Weekday	
	# Trips 24-Hour Entering Traffic	# Trips 24-Hour Exiting Traffic
6-7 AM	477	66
7-8 AM	1544	178
8-9 AM	1104	226
9-10 AM	850	300
10-11 AM	518	366
11-12 AM	529	806
12-1 PM	902	984
1-2 PM	1036	619
2-3 PM	611	591
3-4 PM	446	900
4-5 PM	352	1444
5-6 PM	304	1595
6-7 PM	145	516
7-8 PM	93	234
8-9 PM	73	150
9-10 PM	62	103
10 PM - 6 AM	332	300
Non-Peak Total	7969	7557
Peak Total	9378	9378

GOAL - To determine the entering and exiting project trips during the non-peak hours.

Step 1 - Determine the percentage of non-peak entering (76.9%) and exiting traffic (80.6%).

Step 2 - Determine the relative percentages of all non-peak hours. This is determined by dividing the original Office Use Daily percentages by the percentages of non-peak traffic.
Example: During 6:00 AM to 7:00 PM the relative percentage of entering project trips is 4.6%/76.9% = 6.0%

Step 3 - Determine the non-peak total daily trips by subtracting the AM and PM peak hour totals from the daily project trips resulting in 7969 entering trips and 7557 exiting trips.

Step 4 - Determine the non-peak hour project trips by multiplying the relative percentages by the non-peak total daily trips.
Example: During 6:00 AM to 7:00 PM the entering project trips = 5.98% X 7969 = 477

Appendix B:
Turning Movement Counts

NW 140th St. and NW 128th Pl.

Peggy Malone & Associates
(888) 247-8602

File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	NW 140th St Southbound				NW 140th St Northbound				NW 128th Pl Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
07:00 AM	0	94	0	94	50	0	0	50	2	2	0	4	148
07:15 AM	0	96	0	96	66	0	0	66	0	0	0	0	162
07:30 AM	0	104	0	104	72	0	0	72	2	1	0	3	179
07:45 AM	1	115	0	116	62	0	0	62	0	4	0	4	182
Total	1	409	0	410	250	0	0	250	4	7	0	11	671
08:00 AM	0	105	0	105	78	1	0	79	1	4	0	5	189
08:15 AM	1	111	0	112	69	1	0	70	0	1	0	1	183
08:30 AM	0	121	0	121	58	0	0	58	1	0	0	1	180
08:45 AM	0	135	0	135	49	0	0	49	0	1	0	1	185
Total	1	472	0	473	254	2	0	256	2	6	0	8	737
09:00 AM	0	96	0	96	36	0	0	36	0	0	0	0	132
09:15 AM	1	119	0	120	33	0	0	33	3	0	0	3	156
09:30 AM	0	86	0	86	33	0	0	33	1	1	0	2	121
09:45 AM	0	64	0	64	46	0	0	46	2	0	0	2	112
Total	1	365	0	366	148	0	0	148	6	1	0	7	521
10:00 AM	0	65	0	65	40	0	0	40	0	0	0	0	105
10:15 AM	0	42	0	42	29	0	0	29	0	0	0	0	71
10:30 AM	0	45	0	45	38	1	0	39	2	0	0	2	86
10:45 AM	0	40	0	40	38	0	0	38	0	0	0	0	78
Total	0	192	0	192	145	1	0	146	2	0	0	2	340
11:00 AM	1	32	0	33	27	0	0	27	0	0	0	0	60
11:15 AM	0	39	0	39	37	0	0	37	0	1	0	1	77
11:30 AM	0	30	0	30	41	0	0	41	0	0	0	0	71
11:45 AM	0	45	0	45	37	0	0	37	0	0	0	0	82
Total	1	146	0	147	142	0	0	142	0	1	0	1	290
12:00 PM	0	30	0	30	51	0	0	51	0	1	0	1	82
12:15 PM	1	37	0	38	35	1	0	36	0	1	0	1	75
12:30 PM	1	47	0	48	46	0	0	46	0	1	0	1	95
12:45 PM	0	46	0	46	27	0	0	27	0	0	0	0	73
Total	2	160	0	162	159	1	0	160	0	3	0	3	325
01:00 PM	1	39	0	40	38	1	0	39	0	0	0	0	79
01:15 PM	1	32	0	33	44	0	0	44	0	0	0	0	77
01:30 PM	0	28	0	28	48	0	0	48	0	0	0	0	76
01:45 PM	1	30	0	31	36	1	0	37	0	0	0	0	68
Total	3	129	0	132	166	2	0	168	0	0	0	0	300
02:00 PM	0	43	0	43	25	0	0	25	0	1	0	1	69
02:15 PM	0	41	0	41	30	0	0	30	0	0	0	0	71
02:30 PM	1	28	0	29	30	0	0	30	0	0	0	0	59
02:45 PM	0	44	0	44	38	1	0	39	0	0	0	0	83
Total	1	156	0	157	123	1	0	124	0	1	0	1	282
03:00 PM	0	41	0	41	48	1	0	49	1	0	0	1	91
03:15 PM	2	29	0	31	40	0	0	40	1	1	0	2	73
03:30 PM	2	64	0	66	42	0	0	42	0	1	0	1	109
03:45 PM	1	49	0	50	58	0	0	58	0	0	0	0	108
Total	5	183	0	188	188	1	0	189	2	2	0	4	381
04:00 PM	1	50	0	51	49	3	0	52	0	0	0	0	103
04:15 PM	5	59	0	64	45	2	0	47	1	0	0	1	112
04:30 PM	2	47	0	49	66	3	0	69	0	0	0	0	118
04:45 PM	0	57	0	57	69	0	0	69	1	1	0	2	128
Total	8	213	0	221	229	8	0	237	2	1	0	3	461
05:00 PM	3	78	0	81	64	2	0	66	1	1	0	2	149
05:15 PM	2	79	0	81	62	0	0	62	0	3	0	3	146
05:30 PM	3	78	0	81	55	1	0	56	0	0	0	0	137
05:45 PM	1	56	0	57	49	0	0	49	1	2	0	3	109
Total	9	291	0	300	230	3	0	233	2	6	0	8	541
06:00 PM	1	52	0	53	55	1	0	56	0	0	0	0	109
06:15 PM	1	54	0	55	40	0	0	40	0	0	0	0	95
06:30 PM	0	47	0	47	36	0	0	36	0	1	0	1	84
06:45 PM	2	51	0	53	35	0	0	35	0	2	0	2	90
Total	4	204	0	208	166	1	0	167	0	3	0	3	378
Grand Total	36	2920	0	2956	2200	20	0	2220	20	31	0	51	5227
Apprch %	1.2	98.8	0		99.1	0.9	0		39.2	60.8	0		
Total %	0.7	55.9	0	56.6	42.1	0.4	0	42.5	0.4	0.6	0	1	

Peggy Malone & Associates
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File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 2

	NW 140th St Southbound			NW 140th St Northbound			NW 128th Pl Eastbound			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	0	105	105	**78**	**1**	**79**	**1**	**4**	**5**	**189**
08:15 AM	**1**	111	112	69	1	70	0	1	1	183
08:30 AM	0	121	121	58	0	58	1	0	1	180
08:45 AM	0	**135**	**135**	49	0	49	0	1	1	185
Total Volume	1	472	473	254	2	256	2	6	8	737
% App. Total	0.2	99.8		99.2	0.8		25	75		
PHF	.250	.874	.876	.814	.500	.810	.500	.375	.400	.975
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	0	57	57	**69**	0	**69**	**1**	1	2	128
05:00 PM	**3**	78	**81**	64	**2**	66	1	1	2	**149**
05:15 PM	2	**79**	81	62	0	62	0	**3**	**3**	146
05:30 PM	3	78	81	55	1	56	0	0	0	137
Total Volume	8	292	300	250	3	253	2	5	7	560
% App. Total	2.7	97.3		98.8	1.2		28.6	71.4		
PHF	.667	.924	.926	.906	.375	.917	.500	.417	.583	.940

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File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	NW 140th St Southbound				NW 140th St Northbound				NW 128th Pl Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
07:00 AM	0	5	0	5	0	0	0	0	0	0	0	0	5
07:15 AM	0	6	0	6	1	0	0	1	0	0	0	0	7
07:30 AM	0	8	0	8	0	0	0	0	0	0	0	0	8
07:45 AM	0	6	0	6	6	0	0	6	0	0	0	0	12
Total	0	25	0	25	7	0	0	7	0	0	0	0	32
08:00 AM	0	5	0	5	2	0	0	2	0	0	0	0	7
08:15 AM	0	8	0	8	2	0	0	2	0	0	0	0	10
08:30 AM	0	18	0	18	1	0	0	1	0	0	0	0	19
08:45 AM	0	10	0	10	0	0	0	0	0	0	0	0	10
Total	0	41	0	41	5	0	0	5	0	0	0	0	46
09:00 AM	0	3	0	3	1	0	0	1	0	0	0	0	4
09:15 AM	0	9	0	9	4	0	0	4	0	0	0	0	13
09:30 AM	0	8	0	8	1	0	0	1	0	0	0	0	9
09:45 AM	0	5	0	5	3	0	0	3	0	0	0	0	8
Total	0	25	0	25	9	0	0	9	0	0	0	0	34
10:00 AM	0	10	0	10	2	0	0	2	0	0	0	0	12
10:15 AM	0	3	0	3	0	1	0	1	0	1	0	1	5
10:30 AM	0	0	0	0	2	0	0	2	0	0	0	0	2
10:45 AM	0	1	0	1	2	0	0	2	0	0	0	0	3
Total	0	14	0	14	6	1	0	7	0	1	0	1	22
11:00 AM	0	0	0	0	2	0	0	2	0	0	0	0	2
11:15 AM	0	1	0	1	1	0	0	1	0	0	0	0	2
11:30 AM	0	1	0	1	3	0	0	3	0	0	0	0	4
11:45 AM	0	4	0	4	1	0	0	1	0	0	0	0	5
Total	0	6	0	6	7	0	0	7	0	0	0	0	13
12:00 PM	0	1	0	1	3	0	0	3	0	0	0	0	4
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	1	0	1	3	0	0	3	0	0	0	0	4
12:45 PM	0	7	0	7	0	0	0	0	0	0	0	0	7
Total	0	9	0	9	6	0	0	6	0	0	0	0	15
01:00 PM	0	0	0	0	2	0	0	2	0	0	0	0	2
01:15 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
01:30 PM	0	1	0	1	2	0	0	2	0	0	0	0	3
01:45 PM	0	2	0	2	2	0	0	2	0	0	0	0	4
Total	0	4	0	4	7	0	0	7	0	0	0	0	11
02:00 PM	1	1	0	2	3	0	0	3	0	0	0	0	5
02:15 PM	0	1	0	1	2	0	0	2	1	0	0	1	4
02:30 PM	0	1	0	1	0	0	0	0	0	0	0	0	1
02:45 PM	0	2	0	2	2	0	0	2	0	0	0	0	4
Total	1	5	0	6	7	0	0	7	1	0	0	1	14
03:00 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
03:15 PM	0	2	0	2	2	0	0	2	0	0	0	0	4
03:30 PM	0	2	0	2	2	0	0	2	0	0	0	0	4
03:45 PM	0	1	0	1	2	0	0	2	0	0	0	0	3
Total	0	6	0	6	7	0	0	7	0	0	0	0	13
04:00 PM	0	3	0	3	1	0	0	1	1	0	0	1	5
04:15 PM	0	0	0	0	1	0	0	1	0	0	0	0	1
04:30 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
04:45 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
Total	0	5	0	5	4	0	0	4	1	0	0	1	10
05:00 PM	0	0	0	0	3	0	0	3	0	0	0	0	3
05:15 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	1	0	1	4	0	0	4	0	0	0	0	5
06:00 PM	0	1	0	1	0	0	0	0	0	0	0	0	1
06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM	0	1	0	1	2	0	0	2	0	0	0	0	3
06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	2	0	2	2	0	0	2	0	0	0	0	4
Grand Total	1	143	0	144	71	1	0	72	2	1	0	3	219
Apprch %	0.7	99.3	0		98.6	1.4	0		66.7	33.3	0		
Total %	0.5	65.3	0	65.8	32.4	0.5	0	32.9	0.9	0.5	0	1.4	

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File Name : 2-NW 140th St and NW 128th Place
Site Code :
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	NW 140th St Southbound			NW 140th St Northbound			NW 128th Pl Eastbound			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:45 AM										
07:45 AM	0	6	6	**6**	0	**6**	0	0	0	12
08:00 AM	0	5	5	2	0	2	0	0	0	7
08:15 AM	0	8	8	2	0	2	0	0	0	10
08:30 AM	0	**18**	**18**	1	0	1	0	0	0	**19**
Total Volume	0	37	37	11	0	11	0	0	0	48
% App. Total	0	100		100	0		0	0		
PHF	.000	.514	.514	.458	.000	.458	.000	.000	.000	.632
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 01:30 PM										
01:30 PM	0	1	1	2	0	2	0	0	0	3
01:45 PM	0	**2**	**2**	2	0	2	0	0	0	4
02:00 PM	**1**	1	2	**3**	0	**3**	0	0	0	**5**
02:15 PM	0	1	1	2	0	2	**1**	0	**1**	4
Total Volume	1	5	6	9	0	9	1	0	1	16
% App. Total	16.7	83.3		100	0		100	0		
PHF	.250	.625	.750	.750	.000	.750	.250	.000	.250	.800

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File Name : 2-NW 140th St and NW 128th Place
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Groups Printed- Combined

	NW 140th St Southbound				NW 140th St Northbound				NW 128th Pl Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
07:00 AM	0	99	0	99	50	0	0	50	2	2	0	4	153
07:15 AM	0	102	0	102	67	0	0	67	0	0	0	0	169
07:30 AM	0	112	0	112	72	0	0	72	2	1	0	3	187
07:45 AM	1	121	0	122	68	0	0	68	0	4	0	4	194
Total	1	434	0	435	257	0	0	257	4	7	0	11	703
08:00 AM	0	110	0	110	80	1	0	81	1	4	0	5	196
08:15 AM	1	119	0	120	71	1	0	72	0	1	0	1	193
08:30 AM	0	139	0	139	59	0	0	59	1	0	0	1	199
08:45 AM	0	145	0	145	49	0	0	49	0	1	0	1	195
Total	1	513	0	514	259	2	0	261	2	6	0	8	783
09:00 AM	0	99	0	99	37	0	0	37	0	0	0	0	136
09:15 AM	1	128	0	129	37	0	0	37	3	0	0	3	169
09:30 AM	0	94	0	94	34	0	0	34	1	1	0	2	130
09:45 AM	0	69	0	69	49	0	0	49	2	0	0	2	120
Total	1	390	0	391	157	0	0	157	6	1	0	7	555
10:00 AM	0	75	0	75	42	0	0	42	0	0	0	0	117
10:15 AM	0	45	0	45	29	1	0	30	0	1	0	1	76
10:30 AM	0	45	0	45	40	1	0	41	2	0	0	2	88
10:45 AM	0	41	0	41	40	0	0	40	0	0	0	0	81
Total	0	206	0	206	151	2	0	153	2	1	0	3	362
11:00 AM	1	32	0	33	29	0	0	29	0	0	0	0	62
11:15 AM	0	40	0	40	38	0	0	38	0	1	0	1	79
11:30 AM	0	31	0	31	44	0	0	44	0	0	0	0	75
11:45 AM	0	49	0	49	38	0	0	38	0	0	0	0	87
Total	1	152	0	153	149	0	0	149	0	1	0	1	303
12:00 PM	0	31	0	31	54	0	0	54	0	1	0	1	86
12:15 PM	1	37	0	38	35	1	0	36	0	1	0	1	75
12:30 PM	1	48	0	49	49	0	0	49	0	1	0	1	99
12:45 PM	0	53	0	53	27	0	0	27	0	0	0	0	80
Total	2	169	0	171	165	1	0	166	0	3	0	3	340
01:00 PM	1	39	0	40	40	1	0	41	0	0	0	0	81
01:15 PM	1	33	0	34	45	0	0	45	0	0	0	0	79
01:30 PM	0	29	0	29	50	0	0	50	0	0	0	0	79
01:45 PM	1	32	0	33	38	1	0	39	0	0	0	0	72
Total	3	133	0	136	173	2	0	175	0	0	0	0	311
02:00 PM	1	44	0	45	28	0	0	28	0	1	0	1	74
02:15 PM	0	42	0	42	32	0	0	32	1	0	0	1	75
02:30 PM	1	29	0	30	30	0	0	30	0	0	0	0	60
02:45 PM	0	46	0	46	40	1	0	41	0	0	0	0	87
Total	2	161	0	163	130	1	0	131	1	1	0	2	296
03:00 PM	0	42	0	42	49	1	0	50	1	0	0	1	93
03:15 PM	2	31	0	33	42	0	0	42	1	1	0	2	77
03:30 PM	2	66	0	68	44	0	0	44	0	1	0	1	113
03:45 PM	1	50	0	51	60	0	0	60	0	0	0	0	111
Total	5	189	0	194	195	1	0	196	2	2	0	4	394
04:00 PM	1	53	0	54	50	3	0	53	1	0	0	1	108
04:15 PM	5	59	0	64	46	2	0	48	1	0	0	1	113
04:30 PM	2	48	0	50	67	3	0	70	0	0	0	0	120
04:45 PM	0	58	0	58	70	0	0	70	1	1	0	2	130
Total	8	218	0	226	233	8	0	241	3	1	0	4	471
05:00 PM	3	78	0	81	67	2	0	69	1	1	0	2	152
05:15 PM	2	80	0	82	63	0	0	63	0	3	0	3	148
05:30 PM	3	78	0	81	55	1	0	56	0	0	0	0	137
05:45 PM	1	56	0	57	49	0	0	49	1	2	0	3	109
Total	9	292	0	301	234	3	0	237	2	6	0	8	546
06:00 PM	1	53	0	54	55	1	0	56	0	0	0	0	110
06:15 PM	1	54	0	55	40	0	0	40	0	0	0	0	95
06:30 PM	0	48	0	48	38	0	0	38	0	1	0	1	87
06:45 PM	2	51	0	53	35	0	0	35	0	2	0	2	90
Total	4	206	0	210	168	1	0	169	0	3	0	3	382
Grand Total	37	3063	0	3100	2271	21	0	2292	22	32	0	54	5446
Apprch %	1.2	98.8	0		99.1	0.9	0		40.7	59.3	0		
Total %	0.7	56.2	0	56.9	41.7	0.4	0	42.1	0.4	0.6	0	1	

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File Name : 2-NW 140th St and NW 128th Place
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	NW 140th St Southbound			NW 140th St Northbound			NW 128th Pl Eastbound			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	0	110	110	**80**	**1**	**81**	**1**	**4**	**5**	196
08:15 AM	**1**	119	120	71	1	72	0	1	1	193
08:30 AM	0	139	139	59	0	59	1	0	1	**199**
08:45 AM	0	**145**	**145**	49	0	49	0	1	1	195
Total Volume	1	513	514	259	2	261	2	6	8	783
% App. Total	0.2	99.8		99.2	0.8		25	75		
PHF	.250	.884	.886	.809	.500	.806	.500	.375	.400	.984
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	0	58	58	**70**	0	**70**	**1**	1	2	130
05:00 PM	**3**	78	81	67	**2**	69	1	1	2	**152**
05:15 PM	2	**80**	**82**	63	0	63	0	**3**	**3**	148
05:30 PM	3	78	81	55	1	56	0	0	0	137
Total Volume	8	294	302	255	3	258	2	5	7	567
% App. Total	2.6	97.4		98.8	1.2		28.6	71.4		
PHF	.667	.919	.921	.911	.375	.921	.500	.417	.583	.933

NW 140th Street and CR-235

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File Name : 3-CR 235 and NW 140th St AM
Site Code :
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Groups Printed- Car

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
06:45 AM	35	112	0	147	37	3	0	40	2	57	0	59	246
Total	35	112	0	147	37	3	0	40	2	57	0	59	246
07:00 AM	35	132	0	167	64	0	0	64	8	61	0	69	300
07:15 AM	30	133	0	163	82	0	0	82	17	81	0	98	343
07:30 AM	25	129	0	154	117	2	0	119	15	97	0	112	385
07:45 AM	48	151	0	199	119	6	0	125	5	91	0	96	420
Total	138	545	0	683	382	8	0	390	45	330	0	375	1448
08:00 AM	56	97	0	153	100	2	0	102	8	74	0	82	337
08:15 AM	56	102	0	158	77	1	0	78	6	72	0	78	314
08:30 AM	44	102	0	146	67	2	0	69	16	65	0	81	296
Grand Total	329	958	0	1287	663	16	0	679	77	598	0	675	2641
Apprch %	25.6	74.4	0		97.6	2.4	0		11.4	88.6	0		
Total %	12.5	36.3	0	48.7	25.1	0.6	0	25.7	2.9	22.6	0	25.6	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:15 AM										
07:15 AM	30	133	163	82	0	82	**17**	81	98	343
07:30 AM	25	129	154	117	2	119	15	**97**	**112**	385
07:45 AM	48	**151**	**199**	**119**	**6**	**125**	5	91	96	**420**
08:00 AM	**56**	97	153	100	2	102	8	74	82	337
Total Volume	159	510	669	418	10	428	45	343	388	1485
% App. Total	23.8	76.2		97.7	2.3		11.6	88.4		
PHF	.710	.844	.840	.878	.417	.856	.662	.884	.866	.884

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Groups Printed- Truck

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
06:45 AM	8	21	0	29	2	0	0	2	0	5	0	5	36
Total	8	21	0	29	2	0	0	2	0	5	0	5	36
07:00 AM	7	5	0	12	1	0	0	1	0	5	0	5	18
07:15 AM	14	10	0	24	7	0	0	7	0	13	0	13	44
07:30 AM	9	12	0	21	3	0	0	3	2	10	0	12	36
07:45 AM	32	4	0	36	8	0	0	8	1	10	0	11	55
Total	62	31	0	93	19	0	0	19	3	38	0	41	153
08:00 AM	23	3	0	26	4	0	0	4	2	11	0	13	43
08:15 AM	25	7	0	32	3	0	0	3	0	17	0	17	52
08:30 AM	11	14	0	25	1	0	0	1	2	11	0	13	39
Grand Total	129	76	0	205	29	0	0	29	7	82	0	89	323
Apprch %	62.9	37.1	0		100	0	0		7.9	92.1	0		
Total %	39.9	23.5	0	63.5	9	0	0	9	2.2	25.4	0	27.6	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:45 AM										
07:45 AM	**32**	4	**36**	**8**	0	**8**	1	10	11	**55**
08:00 AM	23	3	26	4	0	4	**2**	11	13	43
08:15 AM	25	7	32	3	0	3	0	**17**	**17**	52
08:30 AM	11	**14**	25	1	0	1	2	11	13	39
Total Volume	91	28	119	16	0	16	5	49	54	189
% App. Total	76.5	23.5		100	0		9.3	90.7		
PHF	.711	.500	.826	.500	.000	.500	.625	.721	.794	.859

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Groups Printed- Combined

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
06:45 AM	43	133	0	176	39	3	0	42	2	62	0	64	282
Total	43	133	0	176	39	3	0	42	2	62	0	64	282
07:00 AM	42	137	0	179	65	0	0	65	8	66	0	74	318
07:15 AM	44	143	0	187	89	0	0	89	17	94	0	111	387
07:30 AM	34	141	0	175	120	2	0	122	17	107	0	124	421
07:45 AM	80	155	0	235	127	6	0	133	6	101	0	107	475
Total	200	576	0	776	401	8	0	409	48	368	0	416	1601
08:00 AM	79	100	0	179	104	2	0	106	10	85	0	95	380
08:15 AM	81	109	0	190	80	1	0	81	6	89	0	95	366
08:30 AM	55	116	0	171	68	2	0	70	18	76	0	94	335
Grand Total	458	1034	0	1492	692	16	0	708	84	680	0	764	2964
Apprch %	30.7	69.3	0		97.7	2.3	0		11	89	0		
Total %	15.5	34.9	0	50.3	23.3	0.5	0	23.9	2.8	22.9	0	25.8	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:15 AM										
07:15 AM	44	143	187	89	0	89	**17**	94	111	387
07:30 AM	34	141	175	120	2	122	17	**107**	**124**	421
07:45 AM	**80**	**155**	**235**	**127**	**6**	**133**	6	101	107	**475**
08:00 AM	79	100	179	104	2	106	10	85	95	380
Total Volume	237	539	776	440	10	450	50	387	437	1663
% App. Total	30.5	69.5		97.8	2.2		11.4	88.6		
PHF	.741	.869	.826	.866	.417	.846	.735	.904	.881	.875

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File Name : 3-CR 235 and NW 140th St PM
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Groups Printed- Car

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
04:30 PM	65	63	0	128	66	3	0	69	7	46	0	53	250
04:45 PM	64	72	0	136	75	4	4	83	1	51	0	52	271
Total	129	135	0	264	141	7	4	152	8	97	0	105	521
05:00 PM	98	95	0	193	78	2	4	84	8	75	0	83	360
05:15 PM	81	108	0	189	82	3	3	88	3	58	0	61	338
05:30 PM	97	80	0	177	72	2	1	75	2	47	0	49	301
05:45 PM	89	59	0	148	52	2	1	55	4	36	3	43	246
Total	365	342	0	707	284	9	9	302	17	216	3	236	1245
06:00 PM	69	56	0	125	47	1	0	48	3	39	0	42	215
06:15 PM	46	59	0	105	50	3	0	53	1	31	1	33	191
Grand Total	609	592	0	1201	522	20	13	555	29	383	4	416	2172
Apprch %	50.7	49.3	0		94.1	3.6	2.3		7	92.1	1		
Total %	28	27.3	0	55.3	24	0.9	0.6	25.6	1.3	17.6	0.2	19.2	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	64	72	136	75	**4**	79	1	51	52	267
05:00 PM	**98**	95	**193**	78	2	80	**8**	**75**	**83**	**356**
05:15 PM	81	**108**	189	**82**	3	**85**	3	58	61	335
05:30 PM	97	80	177	72	2	74	2	47	49	300
Total Volume	340	355	695	307	11	318	14	231	245	1258
% App. Total	48.9	51.1		96.5	3.5		5.7	94.3		
PHF	.867	.822	.900	.936	.688	.935	.438	.770	.738	.883

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File Name : 3-CR 235 and NW 140th St PM
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Groups Printed- Truck

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
04:30 PM	6	0	0	6	1	0	0	1	0	3	0	3	10
04:45 PM	1	1	0	2	1	0	0	1	0	4	0	4	7
Total	7	1	0	8	2	0	0	2	0	7	0	7	17
05:00 PM	4	0	0	4	2	0	0	2	0	5	0	5	11
05:15 PM	6	4	0	10	0	0	0	0	0	7	0	7	17
05:30 PM	0	0	0	0	0	0	0	0	0	8	0	8	8
05:45 PM	5	0	0	5	0	0	0	0	0	2	0	2	7
Total	15	4	0	19	2	0	0	2	0	22	0	22	43
06:00 PM	5	1	0	6	0	0	0	0	0	4	0	4	10
06:15 PM	3	0	0	3	0	0	0	0	0	2	0	2	5
Grand Total	30	6	0	36	4	0	0	4	0	35	0	35	75
Apprch %	83.3	16.7	0		100	0	0		0	100	0		
Total %	40	8	0	48	5.3	0	0	5.3	0	46.7	0	46.7	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	**6**	0	6	1	0	1	0	3	3	10
04:45 PM	1	1	2	1	0	1	0	4	4	7
05:00 PM	4	0	4	**2**	0	**2**	0	5	5	11
05:15 PM	6	**4**	**10**	0	0	0	0	**7**	**7**	**17**
Total Volume	17	5	22	4	0	4	0	19	19	45
% App. Total	77.3	22.7		100	0		0	100		
PHF	.708	.313	.550	.500	.000	.500	.000	.679	.679	.662

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File Name : 3-CR 235 and NW 140th St PM
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Groups Printed- Combined

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
04:30 PM	71	63	0	134	67	3	0	70	7	49	0	56	260
04:45 PM	65	73	0	138	76	4	4	84	1	55	0	56	278
Total	136	136	0	272	143	7	4	154	8	104	0	112	538
05:00 PM	102	95	0	197	80	2	4	86	8	80	0	88	371
05:15 PM	87	112	0	199	82	3	3	88	3	65	0	68	355
05:30 PM	97	80	0	177	72	2	1	75	2	55	0	57	309
05:45 PM	94	59	0	153	52	2	1	55	4	38	3	45	253
Total	380	346	0	726	286	9	9	304	17	238	3	258	1288
06:00 PM	74	57	0	131	47	1	0	48	3	43	0	46	225
06:15 PM	49	59	0	108	50	3	0	53	1	33	1	35	196
Grand Total	639	598	0	1237	526	20	13	559	29	418	4	451	2247
Apprch %	51.7	48.3	0		94.1	3.6	2.3		6.4	92.7	0.9		
Total %	28.4	26.6	0	55.1	23.4	0.9	0.6	24.9	1.3	18.6	0.2	20.1	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	65	73	138	76	**4**	80	1	55	56	274
05:00 PM	**102**	95	197	80	2	82	**8**	**80**	**88**	**367**
05:15 PM	87	**112**	**199**	**82**	3	**85**	3	65	68	352
05:30 PM	97	80	177	72	2	74	2	55	57	308
Total Volume	351	360	711	310	11	321	14	255	269	1301
% App. Total	49.4	50.6		96.6	3.4		5.2	94.8		
PHF	.860	.804	.893	.945	.688	.944	.438	.797	.764	.886

US 441 at NW 140th Street

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File Name : 5-NW 140th St and US 441 AM
Site Code :
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Groups Printed- Car

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	1	27	29	0	57	3	62	5	0	70	15	17	10	1	43	36	279	6	0	321	491
Total	1	27	29	0	57	3	62	5	0	70	15	17	10	1	43	36	279	6	0	321	491
07:00 AM	3	30	30	0	63	12	67	37	0	116	19	19	20	0	58	34	226	12	0	272	509
07:15 AM	0	34	40	0	74	14	90	35	0	139	15	17	11	0	43	22	220	12	0	254	510
07:30 AM	1	25	15	0	41	13	102	14	0	129	12	31	12	0	55	15	173	10	0	198	423
07:45 AM	7	26	37	1	71	2	98	27	0	127	17	16	15	0	48	14	225	10	0	249	495
Total	11	115	122	1	249	41	357	113	0	511	63	83	58	0	204	85	844	44	0	973	1937
08:00 AM	2	27	16	0	45	7	97	25	0	129	13	11	15	0	39	25	272	8	0	305	518
08:15 AM	3	25	21	1	50	5	87	19	0	111	25	15	6	1	47	30	245	13	0	288	496
08:30 AM	5	22	18	1	46	8	85	22	0	115	17	19	12	0	48	27	229	5	0	261	470
Grand Total	22	216	206	3	447	64	688	184	0	936	133	145	101	2	381	203	1869	76	0	2148	3912
Apprch %	4.9	48.3	46.1	0.7		6.8	73.5	19.7	0		34.9	38.1	26.5	0.5		9.5	87	3.5	0		
Total %	0.6	5.5	5.3	0.1	11.4	1.6	17.6	4.7	0	23.9	3.4	3.7	2.6	0.1	9.7	5.2	47.8	1.9	0	54.9	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	**7**	26	**37**	**70**	2	**98**	**27**	127	17	16	**15**	**48**	14	225	10	249	494
08:00 AM	2	**27**	16	45	7	97	25	**129**	13	11	15	39	25	**272**	8	**305**	**518**
08:15 AM	3	25	21	49	5	87	19	111	**25**	15	6	46	**30**	245	**13**	288	494
08:30 AM	5	22	18	45	**8**	85	22	115	17	**19**	12	48	27	229	5	261	469
Total Volume	17	100	92	209	22	367	93	482	72	61	48	181	96	971	36	1103	1975
% App. Total	8.1	47.8	44		4.6	76.1	19.3		39.8	33.7	26.5		8.7	88	3.3		
PHF	.607	.926	.622	.746	.688	.936	.861	.934	.720	.803	.800	.943	.800	.892	.692	.904	.953

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Groups Printed- Truck

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	0	17	2	0	19	1	5	0	0	6	2	8	2	0	12	10	22	1	0	33	70
Total	0	17	2	0	19	1	5	0	0	6	2	8	2	0	12	10	22	1	0	33	70
07:00 AM	7	9	1	0	17	0	3	1	0	4	0	2	1	0	3	3	32	0	0	35	59
07:15 AM	3	9	1	0	13	0	6	3	0	9	2	13	1	0	16	12	16	2	0	30	68
07:30 AM	2	7	2	0	11	0	8	8	0	16	0	10	0	0	10	11	3	0	0	14	51
07:45 AM	4	11	3	0	18	0	8	6	0	14	1	9	1	0	11	6	28	0	0	34	77
Total	16	36	7	0	59	0	25	18	0	43	3	34	3	0	40	32	79	2	0	113	255
08:00 AM	2	8	1	0	11	2	5	4	0	11	2	8	3	0	13	4	40	1	0	45	80
08:15 AM	2	11	1	0	14	1	12	9	0	22	4	6	1	0	11	10	34	1	0	45	92
08:30 AM	3	6	2	0	11	0	6	5	0	11	3	4	2	0	9	15	35	0	0	50	81
Grand Total	23	78	13	0	114	4	53	36	0	93	14	60	11	0	85	71	210	5	0	286	578
Apprch %	20.2	68.4	11.4	0		4.3	57	38.7	0		16.5	70.6	12.9	0		24.8	73.4	1.7	0		
Total %	4	13.5	2.2	0	19.7	0.7	9.2	6.2	0	16.1	2.4	10.4	1.9	0	14.7	12.3	36.3	0.9	0	49.5	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	**4**	**11**	**3**	**18**	0	8	6	14	1	**9**	1	11	6	28	0	34	77
08:00 AM	2	8	1	11	**2**	5	4	11	2	8	**3**	**13**	4	**40**	**1**	45	80
08:15 AM	2	11	1	14	1	**12**	**9**	**22**	**4**	6	1	11	10	34	1	45	**92**
08:30 AM	3	6	2	11	0	6	5	11	3	4	2	9	**15**	35	0	**50**	81
Total Volume	11	36	7	54	3	31	24	58	10	27	7	44	35	137	2	174	330
% App. Total	20.4	66.7	13		5.2	53.4	41.4		22.7	61.4	15.9		20.1	78.7	1.1		
PHF	.688	.818	.583	.750	.375	.646	.667	.659	.625	.750	.583	.846	.583	.856	.500	.870	.897

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Groups Printed- Combined

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	1	44	31	0	76	4	67	5	0	76	17	25	12	1	55	46	301	7	0	354	561
Total	1	44	31	0	76	4	67	5	0	76	17	25	12	1	55	46	301	7	0	354	561
07:00 AM	10	39	31	0	80	12	70	38	0	120	19	21	21	0	61	37	258	12	0	307	568
07:15 AM	3	43	41	0	87	14	96	38	0	148	17	30	12	0	59	34	236	14	0	284	578
07:30 AM	3	32	17	0	52	13	110	22	0	145	12	41	12	0	65	26	176	10	0	212	474
07:45 AM	11	37	40	1	89	2	106	33	0	141	18	25	16	0	59	20	253	10	0	283	572
Total	27	151	129	1	308	41	382	131	0	554	66	117	61	0	244	117	923	46	0	1086	2192
08:00 AM	4	35	17	0	56	9	102	29	0	140	15	19	18	0	52	29	312	9	0	350	598
08:15 AM	5	36	22	1	64	6	99	28	0	133	29	21	7	1	58	40	279	14	0	333	588
08:30 AM	8	28	20	1	57	8	91	27	0	126	20	23	14	0	57	42	264	5	0	311	551
Grand Total	45	294	219	3	561	68	741	220	0	1029	147	205	112	2	466	274	2079	81	0	2434	4490
Apprch %	8	52.4	39	0.5		6.6	72	21.4	0		31.5	44	24	0.4		11.3	85.4	3.3	0		
Total %	1	6.5	4.9	0.1	12.5	1.5	16.5	4.9	0	22.9	3.3	4.6	2.5	0	10.4	6.1	46.3	1.8	0	54.2	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	**11**	**37**	**40**	**88**	2	**106**	**33**	**141**	18	**25**	16	**59**	20	253	10	283	571
08:00 AM	4	35	17	56	**9**	102	29	140	15	19	**18**	52	29	**312**	9	**350**	**598**
08:15 AM	5	36	22	63	6	99	28	133	**29**	21	7	57	40	279	**14**	333	586
08:30 AM	8	28	20	56	8	91	27	126	20	23	14	57	**42**	264	5	311	550
Total Volume	28	136	99	263	25	398	117	540	82	88	55	225	131	1108	38	1277	2305
% App. Total	10.6	51.7	37.6		4.6	73.7	21.7		36.4	39.1	24.4		10.3	86.8	3		
PHF	.636	.919	.619	.747	.694	.939	.886	.957	.707	.880	.764	.953	.780	.888	.679	.912	.964

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Groups Printed- Car

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	16	24	12	1	53	26	218	41	0	285	17	35	36	0	88	32	116	17	1	166	592
04:45 PM	14	29	10	1	54	25	219	31	0	275	12	36	31	0	79	23	100	24	0	147	555
Total	30	53	22	2	107	51	437	72	0	560	29	71	67	0	167	55	216	41	1	313	1147
05:00 PM	16	30	19	0	65	21	236	61	0	318	29	33	38	0	100	42	144	22	0	208	691
05:15 PM	14	34	17	0	65	23	270	46	0	339	19	31	33	0	83	40	133	32	0	205	692
05:30 PM	15	32	27	0	74	25	250	39	0	314	16	40	29	0	85	32	121	32	0	185	658
05:45 PM	18	25	14	0	57	26	268	33	0	327	14	31	30	0	75	42	89	33	0	164	623
Total	63	121	77	0	261	95	1024	179	0	1298	78	135	130	0	343	156	487	119	0	762	2664
06:00 PM	12	25	14	0	51	26	253	27	0	306	17	20	28	0	65	26	113	21	0	160	582
06:15 PM	15	27	14	0	56	13	195	22	0	230	12	20	31	0	63	31	98	24	0	153	502
Grand Total	120	226	127	2	475	185	1909	300	0	2394	136	246	256	0	638	268	914	205	1	1388	4895
Apprch %	25.3	47.6	26.7	0.4		7.7	79.7	12.5	0		21.3	38.6	40.1	0		19.3	65.9	14.8	0.1		
Total %	2.5	4.6	2.6	0	9.7	3.8	39	6.1	0	48.9	2.8	5	5.2	0	13	5.5	18.7	4.2	0	28.4	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	16	30	19	65	21	236	**61**	318	**29**	33	**38**	**100**	**42**	**144**	22	**208**	691
05:15 PM	14	**34**	17	65	23	**270**	46	**339**	19	31	33	83	40	133	32	205	**692**
05:30 PM	15	32	**27**	**74**	25	250	39	314	16	**40**	29	85	32	121	32	185	658
05:45 PM	**18**	25	14	57	**26**	268	33	327	14	31	30	75	42	89	**33**	164	623
Total Volume	63	121	77	261	95	1024	179	1298	78	135	130	343	156	487	119	762	2664
% App. Total	24.1	46.4	29.5		7.3	78.9	13.8		22.7	39.4	37.9		20.5	63.9	15.6		
PHF	.875	.890	.713	.882	.913	.948	.734	.957	.672	.844	.855	.858	.929	.845	.902	.916	.962

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Groups Printed- Truck

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	0	5	0	0	5	1	5	1	0	7	0	4	0	0	4	0	3	1	0	4	20
04:45 PM	2	1	1	0	4	0	4	2	0	6	1	3	0	0	4	0	5	0	0	5	19
Total	2	6	1	0	9	1	9	3	0	13	1	7	0	0	8	0	8	1	0	9	39
05:00 PM	0	2	0	0	2	2	4	1	0	7	3	3	2	0	8	2	13	1	0	16	33
05:15 PM	0	5	0	0	5	0	6	1	0	7	3	3	0	0	6	2	2	0	0	4	22
05:30 PM	1	3	0	0	4	1	4	1	0	6	2	1	1	0	4	0	3	1	0	4	18
05:45 PM	1	5	1	0	7	0	3	0	0	3	1	2	0	0	3	0	2	2	0	4	17
Total	2	15	1	0	18	3	17	3	0	23	9	9	3	0	21	4	20	4	0	28	90
06:00 PM	0	3	0	0	3	0	5	2	0	7	1	3	0	0	4	1	0	1	0	2	16
06:15 PM	0	2	0	0	2	0	4	0	0	4	0	2	0	0	2	0	3	0	0	3	11
Grand Total	4	26	2	0	32	4	35	8	0	47	11	21	3	0	35	5	31	6	0	42	156
Apprch %	12.5	81.2	6.2	0		8.5	74.5	17	0		31.4	60	8.6	0		11.9	73.8	14.3	0		
Total %	2.6	16.7	1.3	0	20.5	2.6	22.4	5.1	0	30.1	7.1	13.5	1.9	0	22.4	3.2	19.9	3.8	0	26.9	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	**5**	0	**5**	1	5	1	**7**	0	**4**	0	4	0	3	**1**	4	20
04:45 PM	**2**	1	**1**	4	0	4	**2**	6	1	3	0	4	0	5	0	5	19
05:00 PM	0	2	0	2	**2**	4	1	7	**3**	3	**2**	**8**	**2**	**13**	1	**16**	**33**
05:15 PM	0	5	0	5	0	**6**	1	7	3	3	0	6	2	2	0	4	22
Total Volume	2	13	1	16	3	19	5	27	7	13	2	22	4	23	2	29	94
% App. Total	12.5	81.2	6.2		11.1	70.4	18.5		31.8	59.1	9.1		13.8	79.3	6.9		
PHF	.250	.650	.250	.800	.375	.792	.625	.964	.583	.813	.250	.688	.500	.442	.500	.453	.712

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	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	16	29	12	1	58	27	223	42	0	292	17	39	36	0	92	32	119	18	1	170	612
04:45 PM	16	30	11	1	58	25	223	33	0	281	13	39	31	0	83	23	105	24	0	152	574
Total	32	59	23	2	116	52	446	75	0	573	30	78	67	0	175	55	224	42	1	322	1186
05:00 PM	16	32	19	0	67	23	240	62	0	325	32	36	40	0	108	44	157	23	0	224	724
05:15 PM	14	39	17	0	70	23	276	47	0	346	22	34	33	0	89	42	135	32	0	209	714
05:30 PM	16	35	27	0	78	26	254	40	0	320	18	41	30	0	89	32	124	33	0	189	676
05:45 PM	19	30	15	0	64	26	271	33	0	330	15	33	30	0	78	42	91	35	0	168	640
Total	65	136	78	0	279	98	1041	182	0	1321	87	144	133	0	364	160	507	123	0	790	2754
06:00 PM	12	28	14	0	54	26	258	29	0	313	18	23	28	0	69	27	113	22	0	162	598
06:15 PM	15	29	14	0	58	13	199	22	0	234	12	22	31	0	65	31	101	24	0	156	513
Grand Total	124	252	129	2	507	189	1944	308	0	2441	147	267	259	0	673	273	945	211	1	1430	5051
Apprch %	24.5	49.7	25.4	0.4		7.7	79.6	12.6	0		21.8	39.7	38.5	0		19.1	66.1	14.8	0.1		
Total %	2.5	5	2.6	0	10	3.7	38.5	6.1	0	48.3	2.9	5.3	5.1	0	13.3	5.4	18.7	4.2	0	28.3	

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	16	32	19	67		23	240	**62**	325		**32**	36	**40**	**108**		**44**	**157**	23	**224**		**724**
05:15 PM	14	**39**	17	70		23	**276**	47	**346**		22	34	33	89		42	135	32	209		714
05:30 PM	16	35	**27**	**78**		**26**	254	40	320		18	**41**	30	89		32	124	33	189		676
05:45 PM	**19**	30	15	64		26	271	33	330		15	33	30	78		42	91	**35**	168		640
Total Volume	65	136	78	279		98	1041	182	1321		87	144	133	364		160	507	123	790		2754
% App. Total	23.3	48.7	28			7.4	78.8	13.8			23.9	39.6	36.5			20.3	64.2	15.6			
PHF	.855	.872	.722	.894		.942	.943	.734	.954		.680	.878	.831	.843		.909	.807	.879	.882		.951

US 441 and Progress Blvd

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	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	2	0	0	0	2	0	69	2	0	71	8	0	1	0	9	4	335	0	0	339	421
Total	2	0	0	0	2	0	69	2	0	71	8	0	1	0	9	4	335	0	0	339	421
07:00 AM	2	0	0	0	2	0	94	1	0	95	7	0	0	0	7	9	277	2	0	288	392
07:15 AM	0	0	1	0	1	2	110	12	0	124	6	0	1	0	7	6	286	2	0	294	426
07:30 AM	1	1	3	0	5	3	129	9	0	141	5	0	1	0	6	11	227	1	0	239	391
07:45 AM	1	0	0	0	1	4	109	18	0	131	7	0	1	0	8	22	254	2	0	278	418
Total	4	1	4	0	9	9	442	40	0	491	25	0	3	0	28	48	1044	7	0	1099	1627
08:00 AM	4	0	3	0	7	5	87	22	0	114	7	1	4	0	12	31	262	8	0	301	434
08:15 AM	2	0	1	0	3	1	98	26	0	125	10	1	1	0	12	29	278	6	0	313	453
08:30 AM	3	0	1	0	4	7	106	25	0	138	9	0	1	0	10	31	245	7	0	283	435
Grand Total	15	1	9	0	25	22	802	115	0	939	59	2	10	0	71	143	2164	28	0	2335	3370
Apprch %	60	4	36	0		2.3	85.4	12.2	0		83.1	2.8	14.1	0		6.1	92.7	1.2	0		
Total %	0.4	0	0.3	0	0.7	0.7	23.8	3.4	0	27.9	1.8	0.1	0.3	0	2.1	4.2	64.2	0.8	0	69.3	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	1	0	0	1	4	**109**	18	131	7	0	1	8	22	254	2	278	418
08:00 AM	**4**	0	**3**	**7**	5	87	22	114	7	**1**	**4**	**12**	**31**	262	**8**	301	434
08:15 AM	2	0	1	3	1	98	**26**	125	**10**	1	1	12	29	**278**	6	**313**	**453**
08:30 AM	3	0	1	4	**7**	106	25	**138**	9	0	1	10	31	245	7	283	435
Total Volume	10	0	5	15	17	400	91	508	33	2	7	42	113	1039	23	1175	1740
% App. Total	66.7	0	33.3		3.3	78.7	17.9		78.6	4.8	16.7		9.6	88.4	2		
PHF	.625	.000	.417	.536	.607	.917	.875	.920	.825	.500	.438	.875	.911	.934	.719	.938	.960

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Groups Printed- Truck

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	20	0	0	20	25
Total	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	20	0	0	20	25
07:00 AM	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	0	36	0	0	36	45
07:15 AM	0	0	0	0	0	0	13	0	0	13	0	0	0	0	0	0	18	0	0	18	31
07:30 AM	0	0	0	0	0	0	7	0	0	7	1	0	0	0	1	0	9	0	0	9	17
07:45 AM	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	1	18	0	0	19	28
Total	0	0	0	0	0	0	38	0	0	38	1	0	0	0	1	1	81	0	0	82	121
08:00 AM	0	0	0	0	0	0	12	0	0	12	1	1	1	0	3	0	48	0	0	48	63
08:15 AM	0	0	0	0	0	0	18	0	0	18	0	0	0	0	0	1	31	0	0	32	50
08:30 AM	0	0	0	0	0	0	9	0	0	9	0	0	1	0	1	0	44	0	0	44	54
Grand Total	0	0	0	0	0	0	82	0	0	82	2	1	2	0	5	2	224	0	0	226	313
Apprch %	0	0	0	0		0	100	0	0		40	20	40	0		0.9	99.1	0	0		
Total %	0	0	0	0	0	0	26.2	0	0	26.2	0.6	0.3	0.6	0	1.6	0.6	71.6	0	0	72.2	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	0	0	0	0	9	0	9	0	0	0	0	**1**	18	0	19	28
08:00 AM	0	0	0	0	0	12	0	12	**1**	**1**	**1**	**3**	0	**48**	0	**48**	**63**
08:15 AM	0	0	0	0	0	**18**	0	**18**	0	0	0	0	1	31	0	32	50
08:30 AM	0	0	0	0	0	9	0	9	0	0	1	1	0	44	0	44	54
Total Volume	0	0	0	0	0	48	0	48	1	1	2	4	2	141	0	143	195
% App. Total	0	0	0		0	100	0		25	25	50		1.4	98.6	0		
PHF	.000	.000	.000	.000	.000	.667	.000	.667	.250	.250	.500	.333	.500	.734	.000	.745	.774

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Groups Printed- Combined

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	2	0	0	0	2	0	74	2	0	76	8	0	1	0	9	4	355	0	0	359	446
Total	2	0	0	0	2	0	74	2	0	76	8	0	1	0	9	4	355	0	0	359	446
07:00 AM	2	0	0	0	2	0	103	1	0	104	7	0	0	0	7	9	313	2	0	324	437
07:15 AM	0	0	1	0	1	2	123	12	0	137	6	0	1	0	7	6	304	2	0	312	457
07:30 AM	1	1	3	0	5	3	136	9	0	148	6	0	1	0	7	11	236	1	0	248	408
07:45 AM	1	0	0	0	1	4	118	18	0	140	7	0	1	0	8	23	272	2	0	297	446
Total	4	1	4	0	9	9	480	40	0	529	26	0	3	0	29	49	1125	7	0	1181	1748
08:00 AM	4	0	3	0	7	5	99	22	0	126	8	2	5	0	15	31	310	8	0	349	497
08:15 AM	2	0	1	0	3	1	116	26	0	143	10	1	1	0	12	30	309	6	0	345	503
08:30 AM	3	0	1	0	4	7	115	25	0	147	9	0	2	0	11	31	289	7	0	327	489
Grand Total	15	1	9	0	25	22	884	115	0	1021	61	3	12	0	76	145	2388	28	0	2561	3683
Apprch %	60	4	36	0		2.2	86.6	11.3	0		80.3	3.9	15.8	0		5.7	93.2	1.1	0		
Total %	0.4	0	0.2	0	0.7	0.6	24	3.1	0	27.7	1.7	0.1	0.3	0	2.1	3.9	64.8	0.8	0	69.5	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	1	0	0	1	4	**118**	18	140	7	0	1	8	23	272	2	297	446
08:00 AM	**4**	0	**3**	**7**	5	99	22	126	8	**2**	**5**	**15**	**31**	**310**	**8**	**349**	497
08:15 AM	2	0	1	3	1	116	**26**	143	**10**	1	1	12	30	309	6	345	**503**
08:30 AM	3	0	1	4	**7**	115	25	**147**	9	0	2	11	31	289	7	327	489
Total Volume	10	0	5	15	17	448	91	556	34	3	9	46	115	1180	23	1318	1935
% App. Total	66.7	0	33.3		3.1	80.6	16.4		73.9	6.5	19.6		8.7	89.5	1.7		
PHF	.625	.000	.417	.536	.607	.949	.875	.946	.850	.375	.450	.767	.927	.952	.719	.944	.962

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Groups Printed- Car

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	9	0	10	0	19	0	266	2	0	268	17	0	23	0	40	3	104	5	0	112	439
04:45 PM	7	1	6	0	14	0	235	2	0	237	16	1	17	0	34	3	102	2	0	107	392
Total	16	1	16	0	33	0	501	4	0	505	33	1	40	0	74	6	206	7	0	219	831
05:00 PM	8	0	4	0	12	0	314	2	0	316	36	0	30	1	67	3	149	2	0	154	549
05:15 PM	3	1	7	0	11	0	282	2	0	284	20	0	17	0	37	9	153	3	0	165	497
05:30 PM	11	0	0	0	11	2	311	5	0	318	24	0	26	0	50	2	127	3	0	132	511
05:45 PM	3	0	2	0	5	2	251	1	0	254	16	1	22	0	39	2	113	2	0	117	415
Total	25	1	13	0	39	4	1158	10	0	1172	96	1	95	1	193	16	542	10	0	568	1972
06:00 PM	3	0	1	0	4	0	259	0	0	259	15	0	35	0	50	1	117	2	0	120	433
06:15 PM	2	0	2	0	4	0	197	1	0	198	10	0	13	0	23	2	100	3	0	105	330
Grand Total	46	2	32	0	80	4	2115	15	0	2134	154	2	183	1	340	25	965	22	0	1012	3566
Apprch %	57.5	2.5	40	0		0.2	99.1	0.7	0		45.3	0.6	53.8	0.3		2.5	95.4	2.2	0		
Total %	1.3	0.1	0.9	0	2.2	0.1	59.3	0.4	0	59.8	4.3	0.1	5.1	0	9.5	0.7	27.1	0.6	0	28.4	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	8	0	4	**12**	0	**314**	2	316	**36**	0	**30**	**66**	3	149	2	154	**548**
05:15 PM	3	**1**	**7**	11	0	282	2	284	20	0	17	37	**9**	**153**	**3**	**165**	497
05:30 PM	**11**	0	0	11	**2**	311	**5**	**318**	24	0	26	50	2	127	3	132	511
05:45 PM	3	0	2	5	2	251	1	254	16	**1**	22	39	2	113	2	117	415
Total Volume	25	1	13	39	4	1158	10	1172	96	1	95	192	16	542	10	568	1971
% App. Total	64.1	2.6	33.3		0.3	98.8	0.9		50	0.5	49.5		2.8	95.4	1.8		
PHF	.568	.250	.464	.813	.500	.922	.500	.921	.667	.250	.792	.727	.444	.886	.833	.861	.899

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Groups Printed- Truck

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	0	1	0	0	1	10
04:45 PM	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	0	6	0	0	6	13
Total	0	0	0	0	0	0	16	0	0	16	0	0	0	0	0	0	7	0	0	7	23
05:00 PM	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	13	0	0	13	19
05:15 PM	0	0	0	0	0	0	3	0	0	3	1	0	0	0	1	0	9	0	0	9	13
05:30 PM	0	0	0	0	0	0	5	0	0	5	1	0	0	0	1	0	3	0	0	3	9
05:45 PM	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	4	0	0	4	9
Total	0	0	0	0	0	0	19	0	0	19	2	0	0	0	2	0	29	0	0	29	50
06:00 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	3
06:15 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	4
Grand Total	0	0	0	0	0	0	41	0	0	41	2	0	0	0	2	0	37	0	0	37	80
Apprch %	0	0	0	0		0	100	0	0		100	0	0	0		0	100	0	0		
Total %	0	0	0	0	0	0	51.2	0	0	51.2	2.5	0	0	0	2.5	0	46.2	0	0	46.2	

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	0	0	0	0		0	**9**	0	**9**		0	0	0	0		0	1	0	1		10
04:45 PM	0	0	0	0		0	7	0	7		0	0	0	0		0	6	0	6		13
05:00 PM	0	0	0	0		0	6	0	6		0	0	0	0		0	**13**	0	**13**		**19**
05:15 PM	0	0	0	0		0	3	0	3		**1**	0	0	**1**		0	9	0	9		13
Total Volume	0	0	0	0		0	25	0	25		1	0	0	1		0	29	0	29		55
% App. Total	0	0	0			0	100	0			100	0	0			0	100	0			
PHF	.000	.000	.000	.000		.000	.694	.000	.694		.250	.000	.000	.250		.000	.558	.000	.558		.724

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Groups Printed- Combined

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	9	0	10	0	19	0	275	2	0	277	17	0	23	0	40	3	105	5	0	113	449
04:45 PM	7	1	6	0	14	0	242	2	0	244	16	1	17	0	34	3	108	2	0	113	405
Total	16	1	16	0	33	0	517	4	0	521	33	1	40	0	74	6	213	7	0	226	854
05:00 PM	8	0	4	0	12	0	320	2	0	322	36	0	30	1	67	3	162	2	0	167	568
05:15 PM	3	1	7	0	11	0	285	2	0	287	21	0	17	0	38	9	162	3	0	174	510
05:30 PM	11	0	0	0	11	2	316	5	0	323	25	0	26	0	51	2	130	3	0	135	520
05:45 PM	3	0	2	0	5	2	256	1	0	259	16	1	22	0	39	2	117	2	0	121	424
Total	25	1	13	0	39	4	1177	10	0	1191	98	1	95	1	195	16	571	10	0	597	2022
06:00 PM	3	0	1	0	4	0	262	0	0	262	15	0	35	0	50	1	117	2	0	120	436
06:15 PM	2	0	2	0	4	0	200	1	0	201	10	0	13	0	23	2	101	3	0	106	334
Grand Total	46	2	32	0	80	4	2156	15	0	2175	156	2	183	1	342	25	1002	22	0	1049	3646
Apprch %	57.5	2.5	40	0		0.2	99.1	0.7	0		45.6	0.6	53.5	0.3		2.4	95.5	2.1	0		
Total %	1.3	0.1	0.9	0	2.2	0.1	59.1	0.4	0	59.7	4.3	0.1	5	0	9.4	0.7	27.5	0.6	0	28.8	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	8	0	4	**12**	0	**320**	2	322	**36**	0	**30**	**66**	3	**162**	2	167	**567**
05:15 PM	3	**1**	**7**	11	0	285	2	287	21	0	17	38	**9**	162	**3**	**174**	510
05:30 PM	**11**	0	0	11	**2**	316	**5**	**323**	25	0	26	51	2	130	3	135	520
05:45 PM	3	0	2	5	2	256	1	259	16	**1**	22	39	2	117	2	121	424
Total Volume	25	1	13	39	4	1177	10	1191	98	1	95	194	16	571	10	597	2021
% App. Total	64.1	2.6	33.3		0.3	98.8	0.8		50.5	0.5	49		2.7	95.6	1.7		
PHF	.568	.250	.464	.813	.500	.920	.500	.922	.681	.250	.792	.735	.444	.881	.833	.858	.891

Rachael Blvd at NW 140th Street

, ,

Turn Count Summary

Location: FL-235 at Rachael Blvd, Alachua FL
GPS Coordinates: Lat=29.786539, Lon=-82.494180
Date: 2018-10-16
Day of week: Tuesday
Weather:
Analyst: Fabio Sasahara

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:45	12	51	0	6	6	4	1	51	47	0	0	0	178
07:00	14	91	0	9	2	4	3	77	44	0	3	1	248
07:15	13	119	0	17	2	3	4	102	72	0	1	4	337
07:30	13	119	1	9	1	1	2	115	91	0	1	3	356
07:45	27	100	0	9	2	3	7	126	86	0	3	3	366
08:00	20	95	1	11	1	5	6	86	75	0	4	3	307
08:15	17	70	2	12	2	3	1	68	66	0	4	2	247
08:30	5	86	0	10	2	4	3	84	30	0	0	1	225
08:45	0	0	0	0	0	1	0	1	0	0	0	0	2
7:00 - 8:00 AM	67	429	1	44	7	11	16	420	293	0	8	11	

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:45	12	46	0	6	6	3	0	36	46	0	0	0	155
07:00	14	81	0	9	2	4	2	66	43	0	3	1	225
07:15	13	104	0	16	2	3	4	90	71	0	1	4	308
07:30	13	99	1	9	1	1	2	109	82	0	1	3	321
07:45	27	72	0	9	2	2	7	110	80	0	3	3	315
08:00	20	76	1	9	1	5	5	72	70	0	4	3	266
08:15	17	55	2	8	2	3	1	60	64	0	3	2	217
08:30	5	67	0	8	2	3	3	67	27	0	0	1	183
08:45	0	0	0	0	0	1	0	0	0	0	0	0	1

Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:45	0	5	0	0	0	1	1	15	0	0	0	0	22
07:00	0	10	0	0	0	0	1	11	1	0	0	0	23
07:15	0	14	0	1	0	0	0	12	1	0	0	0	28
07:30	0	19	0	0	0	0	0	6	7	0	0	0	32
07:45	0	28	0	0	0	1	0	16	6	0	0	0	51
08:00	0	19	0	1	0	0	1	14	5	0	0	0	40
08:15	0	15	0	4	0	0	0	7	2	0	0	0	28
08:30	0	19	0	2	0	1	0	17	2	0	0	0	41
08:45	0	0	0	0	0	0	0	1	0	0	0	0	1

Bicycle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:45	0	0	0	0	0	0	0	0	1	0	0	0	1
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	1	0	0	0	0	0	0	0	0	0	0	1
07:30	0	1	0	0	0	0	0	0	2	0	0	0	3
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	1	0	0	0	0	0	0	0	0	1
08:15	0	0	0	0	0	0	0	1	0	0	1	0	2
08:30	0	0	0	0	0	0	0	0	1	0	0	0	1
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
06:45	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	1	0	1	0	0	0	0	0	0	0	0	0	1
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0	0	0	0	1	1	1
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	1	0	1	0	0	0	1
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

07:15 - 08:15

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	73	433	2	46	6	12	19	429	324	0	9	13	1366
Factor	0.68	0.91	0.50	0.68	0.75	0.60	0.68	0.85	0.89	0.00	0.56	0.81	0.93
Approach Factor	0.95			0.73			0.88			0.79			

Peak Hour Vehicle Summary

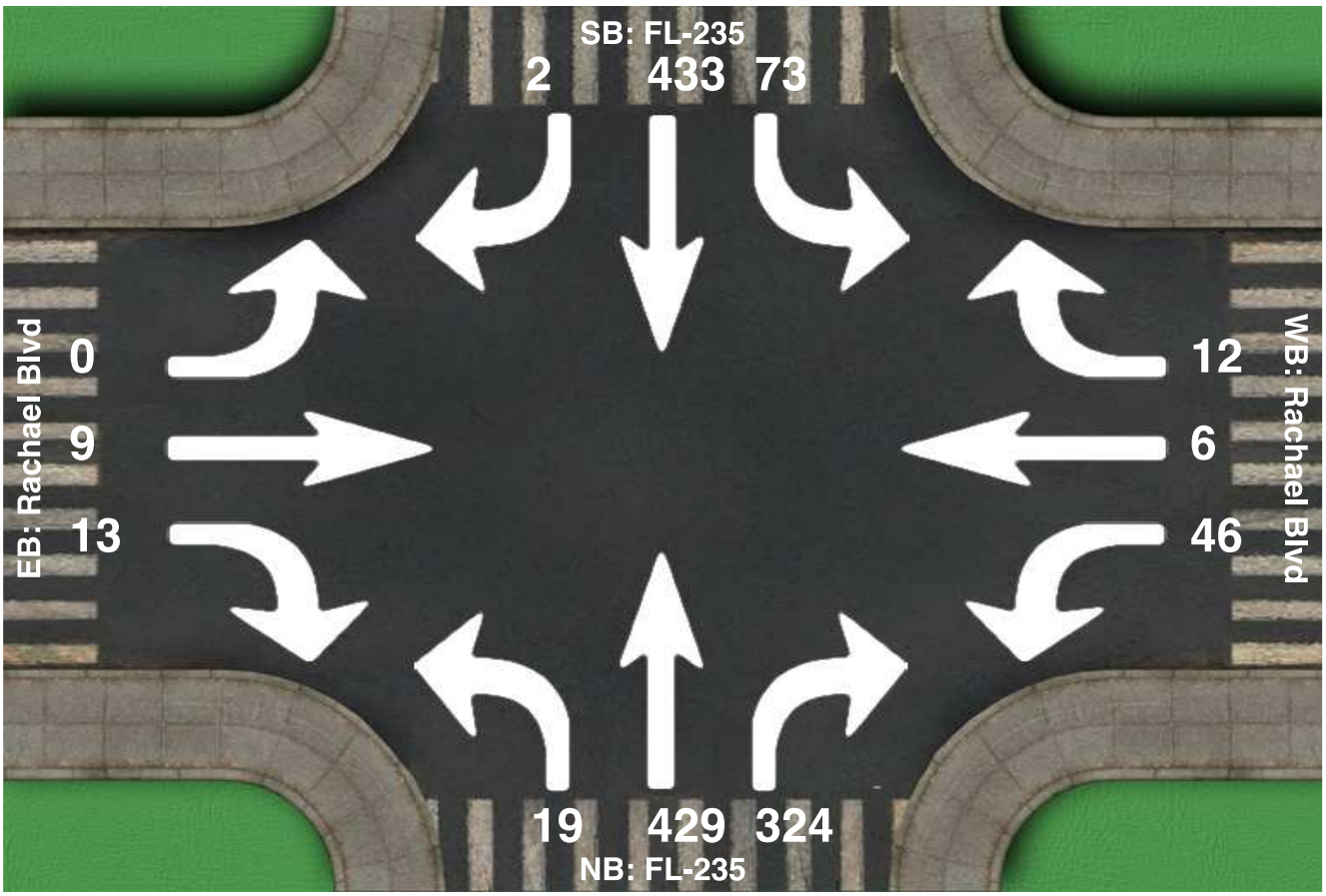
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	73	351	2	43	6	11	18	381	303	0	9	13	1210
Truck	0	80	0	2	0	1	1	48	19	0	0	0	151
Bicycle	0	2	0	1	0	0	0	0	2	0	0	0	5

Peak Hour Pedestrians

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	1	0	1	0	0	0	0	0	0	0	1	1	2

Intersection Peak Hour

Location: FL-235 at Rachael Blvd, Alachua FL
GPS Coordinates: Lat=29.786539, Lon=-82.494180
Date: 2018-10-16
Day of week: Tuesday
Weather:
Analyst: Fabio Sasahara



Intersection Peak Hour

07:15 - 08:15

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	73	433	2	46	6	12	19	429	324	0	9	13	1366
Factor	0.68	0.91	0.50	0.68	0.75	0.60	0.68	0.85	0.89	0.00	0.56	0.81	0.93
Approach Factor	0.95			0.73			0.88			0.79			

, ,

Turn Count Summary

Location: NW 140th ST at Rachael Blvd, Alachua, Fl
GPS Coordinates: Lat=29.786775, Lon=-82.494098
Date: 2018-10-16
Day of week: Tuesday
Weather: Sunny
Analyst: Tejas Thyagaraja

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:45	7	96	0	34	6	14	4	93	16	0	3	2	275
17:00	5	112	1	44	6	8	2	112	19	0	1	6	316
17:15	3	93	2	33	14	17	1	96	25	1	2	2	289
17:30	3	89	0	36	18	11	4	91	20	0	7	3	282
17:45	5	101	2	36	7	11	2	100	18	0	4	2	288
18:00	4	94	1	31	11	13	0	67	11	1	2	0	235
18:15	5	72	0	24	7	6	0	59	15	0	3	3	194
18:30	6	64	0	19	11	8	1	63	8	0	2	3	185
5 - 6:00 PM	16	395	5	149	45	47	9	399	82	1	14	13	

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:45	7	85	0	31	6	14	4	84	16	0	3	2	252
17:00	5	110	1	44	6	8	2	105	19	0	1	6	307
17:15	3	92	2	33	14	17	1	93	25	1	2	2	285
17:30	3	85	0	36	18	11	4	87	18	0	7	3	272
17:45	5	98	2	36	7	11	2	96	18	0	4	2	281
18:00	4	91	1	31	11	13	0	65	11	1	2	0	230
18:15	5	69	0	24	7	6	0	57	15	0	3	3	189
18:30	6	61	0	19	11	8	1	63	8	0	2	3	182

Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:45	0	11	0	3	0	0	0	9	0	0	0	0	23
17:00	0	2	0	0	0	0	0	7	0	0	0	0	9
17:15	0	1	0	0	0	0	0	3	0	0	0	0	4
17:30	0	4	0	0	0	0	0	4	2	0	0	0	10
17:45	0	3	0	0	0	0	0	4	0	0	0	0	7
18:00	0	3	0	0	0	0	0	2	0	0	0	0	5
18:15	0	3	0	0	0	0	0	2	0	0	0	0	5
18:30	0	3	0	0	0	0	0	0	0	0	0	0	3

Bicycle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0
18:15	0	0	0	0	0	0	0	0	0	0	0	0	0
18:30	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	1	1	0	0	0	0	0	0	1
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0
18:15	0	0	0	0	0	0	0	0	0	0	0	0	0
18:30	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

17:00 - 18:00

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	16	395	5	149	45	47	9	399	82	1	14	13	1175
Factor	0.80	0.88	0.62	0.85	0.62	0.69	0.56	0.89	0.82	0.25	0.50	0.54	0.93
Approach Factor	0.88			0.93			0.92			0.70			

Peak Hour Vehicle Summary

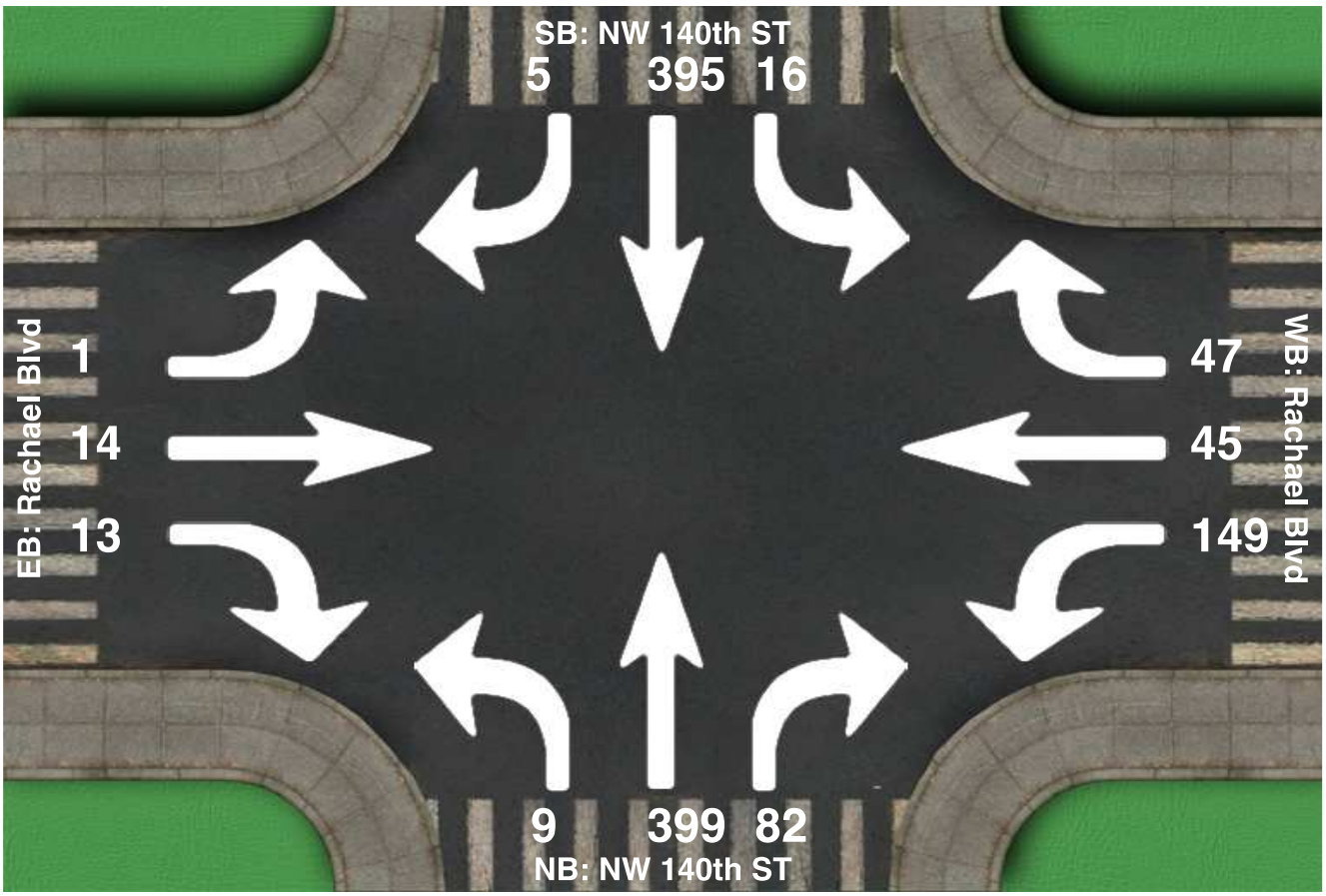
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	16	385	5	149	45	47	9	381	80	1	14	13	1145
Truck	0	10	0	0	0	0	0	18	2	0	0	0	30
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

Peak Hour Pedestrians

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	0	1	1	0	0	0	0	0	0	1

Intersection Peak Hour

Location: NW 140th ST at Rachael Blvd, Alachua, Fl
GPS Coordinates: Lat=29.786775, Lon=-82.494098
Date: 2018-10-16
Day of week: Tuesday
Weather: Sunny
Analyst: Tejas Thyagaraja



Intersection Peak Hour

17:00 - 18:00

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	16	395	5	149	45	47	9	399	82	1	14	13	1175
Factor	0.80	0.88	0.62	0.85	0.62	0.69	0.56	0.89	0.82	0.25	0.50	0.54	0.93
Approach Factor	0.88			0.93			0.92			0.70			

Appendix C:
Background Data

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.96

WEEK	DATES	SF	PSCF
1	01/01/2017 - 01/07/2017	1.06	1.10
2	01/08/2017 - 01/14/2017	1.04	1.08
3	01/15/2017 - 01/21/2017	1.03	1.07
4	01/22/2017 - 01/28/2017	1.02	1.06
5	01/29/2017 - 02/04/2017	1.00	1.04
6	02/05/2017 - 02/11/2017	0.99	1.03
* 7	02/12/2017 - 02/18/2017	0.98	1.02
* 8	02/19/2017 - 02/25/2017	0.97	1.01
* 9	02/26/2017 - 03/04/2017	0.97	1.01
*10	03/05/2017 - 03/11/2017	0.97	1.01
*11	03/12/2017 - 03/18/2017	0.96	1.00
*12	03/19/2017 - 03/25/2017	0.96	1.00
*13	03/26/2017 - 04/01/2017	0.95	0.99
*14	04/02/2017 - 04/08/2017	0.94	0.98
*15	04/09/2017 - 04/15/2017	0.93	0.97
*16	04/16/2017 - 04/22/2017	0.95	0.99
*17	04/23/2017 - 04/29/2017	0.96	1.00
*18	04/30/2017 - 05/06/2017	0.98	1.02
*19	05/07/2017 - 05/13/2017	0.99	1.03
20	05/14/2017 - 05/20/2017	1.01	1.05
21	05/21/2017 - 05/27/2017	1.01	1.05
22	05/28/2017 - 06/03/2017	1.02	1.06
23	06/04/2017 - 06/10/2017	1.03	1.07
24	06/11/2017 - 06/17/2017	1.04	1.08
25	06/18/2017 - 06/24/2017	1.04	1.08
26	06/25/2017 - 07/01/2017	1.05	1.09
27	07/02/2017 - 07/08/2017	1.05	1.09
28	07/09/2017 - 07/15/2017	1.06	1.10
29	07/16/2017 - 07/22/2017	1.05	1.09
30	07/23/2017 - 07/29/2017	1.04	1.08
31	07/30/2017 - 08/05/2017	1.04	1.08
32	08/06/2017 - 08/12/2017	1.03	1.07
33	08/13/2017 - 08/19/2017	1.03	1.07
34	08/20/2017 - 08/26/2017	1.01	1.05
35	08/27/2017 - 09/02/2017	1.00	1.04
36	09/03/2017 - 09/09/2017	0.99	1.03
37	09/10/2017 - 09/16/2017	0.98	1.02
38	09/17/2017 - 09/23/2017	0.98	1.02
39	09/24/2017 - 09/30/2017	0.98	1.02
40	10/01/2017 - 10/07/2017	0.98	1.02
41	10/08/2017 - 10/14/2017	0.98	1.02
42	10/15/2017 - 10/21/2017	0.98	1.02
43	10/22/2017 - 10/28/2017	0.99	1.03
44	10/29/2017 - 11/04/2017	1.00	1.04
45	11/05/2017 - 11/11/2017	1.01	1.05
46	11/12/2017 - 11/18/2017	1.02	1.06
47	11/19/2017 - 11/25/2017	1.03	1.07
48	11/26/2017 - 12/02/2017	1.04	1.08
49	12/03/2017 - 12/09/2017	1.05	1.09
50	12/10/2017 - 12/16/2017	1.06	1.10
51	12/17/2017 - 12/23/2017	1.05	1.09
52	12/24/2017 - 12/30/2017	1.04	1.08
53	12/31/2017 - 12/31/2017	1.03	1.07

* PEAK SEASON

ALACHUA CITY LTRP GROWTH RATES

ID	Map ID - FL LOS Report 2014	Location	growth rate %	K Factor	2015 Peak Hour	2015 AADT	2036 Peak Hour	2036 AADT	AADT growth factor
32	7	I-75 from US 441 to CR 236	1.7	0.105	4463	42505	6056	57676	1.357
31	6	I-75 from SR 222 to US 441	1.6	0.105	5930	56476	7922	75448	1.336
4127	17	US 441 from SR 121 to CR 25A	1.7	0.09	1890	21000	2565	28500	1.357
4107	14	US 441 from I-75 to NW 173rd St	1.0	0.095	2319	24411	2805	29526	1.210
14	13	US 441 from NW 173rd St to E City Limit for High Springs	1.1	0.095	1834	19305	2258	23768	1.231
107	15	US 441 from SR 235 to I-75	1.3	0.095	1882	19811	2396	25221	1.273
106	16	US 441 from CR 25A to SR 235	1.6	0.095	1643	17295	2195	23105	1.336
108	136	SR 235 from CR 2054 to US 441 (south of 441)	1.0	0.095	950	10000	1149	12095	1.210
109	137	SR 241 from US 441 to NW 159th Pl (north of 441)	1.4	0.095	588	6189	761	8011	1.294
4109	138	SR 241 from NW 159th Place to E City Limit (north of 441)	1.3	0.095	352	3705	448	4716	1.273
A	N/A	NW 140th St: 4,000' North of I-75	1.0	0.095	417	4390	509	5355	1.220
B	N/A	NW 143rd St: 1,000' North of NW 78th Ave	1.6	0.095	527	5546	704	7409	1.336
C	N/A	NW 143rd St: 1,200' North of 94th Ave	1.0	0.095	433	4560	524	5518	1.210
D	N/A	NW 143rd St: 1,700' South of NW Millhopper Rd	1.6	0.095	846	8904	1130	11896	1.336
E	N/A	NW 143rd St: 4,000' North of NW Millhopper Rd	1.6	0.095	827	8710	1106	11637	1.336
F	N/A	NW 173rd St: 750' South of US 441	2.7	0.095	359	3780	563	5923	1.567
G	N/A	NW CR 235: 470' South of NW CR235A	2.7	0.095	491	5165	769	8094	1.567
H	N/A	NW CR 235: 570' North of NW CR235A	2.7	0.095	417	4390	654	6879	1.567
I	N/A	NW CR 235: 1,000' South of NW 78th Ave	2.7	0.095	378	3977	592	6232	1.567
J	N/A	NW CR 235: 770' South of NW 46th Ave	2.7	0.095	282	2965	441	4646	1.567
K	N/A	NW CR 235A: 2,400' North of US 441	2.7	0.095	136	1428	213	2237	1.567
L	N/A	Peggy Rd: 1,700' East of I-75	1.0	0.095	84	879	102	1072	1.220
M	N/A	Peggy Rd: 2,750' East of CR 235A	1.0	0.095	80	840	97	1024	1.219
N	N/A	Peggy Rd: 400' West of NW 142 Ter	1.0	0.095	97	1026	119	1252	1.220
O	N/A	CR 2054 (Peggy Rd): 550' East of NW CR 235A	2.6	0.095	160	1686	247	2607	1.546
P	N/A	CR 2054 (Rachael Blvd): 2,750' West of US HWY 441	1.0	0.095	205	2161	250	2636	1.220

Counts used for Roadway Segment Analysis are shown in red

Growth factors used for Intersection Analysis are shown in green

COUNTY: 26
STATION: 5027
DESCRIPTION: SR 20 SE OF SR 235
START DATE: 05/31/2017
START TIME: 0000

TIME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	16	13	13	12	54	13	15	10	14	52	106
0100	12	7	8	10	37	11	6	7	9	33	70
0200	16	18	10	9	53	11	6	6	10	33	86
0300	6	4	14	14	38	11	7	10	14	42	80
0400	6	8	28	23	65	11	6	11	15	43	108
0500	37	83	97	126	343	22	27	28	22	99	442
0600	121	166	250	200	737	36	51	55	93	235	972
0700	283	294	276	288	1141	120	196	195	119	630	1771
0800	270	225	261	195	951	125	151	148	140	564	1515
0900	171	151	156	172	650	147	137	139	163	586	1236
1000	153	160	149	160	622	142	123	143	148	556	1178
1100	159	146	174	152	631	130	157	170	215	672	1303
1200	180	208	187	221	796	215	186	190	177	768	1564
1300	175	198	186	159	718	182	152	218	145	697	1415
1400	190	151	147	145	633	163	160	220	205	748	1381
1500	157	160	139	138	594	174	210	271	231	886	1480
1600	164	163	150	148	625	231	211	248	276	966	1591
1700	164	151	146	148	609	355	292	376	294	1317	1926
1800	142	139	103	106	490	241	217	187	149	794	1284
1900	91	82	86	70	329	131	142	136	102	511	840
2000	71	63	71	55	260	101	77	91	72	341	601
2100	61	54	40	54	209	79	78	62	60	279	488
2200	39	45	25	37	146	40	59	59	30	188	334
2300	18	25	18	16	77	29	29	29	30	117	194
24-HOUR TOTALS:					10808					11157	21965

7-7 TOTAL
17644

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	700	1141	715	635	700	1771
P.M.	1200	796	1700	1317	1700	1926
DAILY	700	1141	1700	1317	1700	1926

GENERATED BY SPS 5.0.53P

Alachua County Public Works

5620 NW 120 LN
Gainesville, FL 32653

Direction: North/South
Counter Number: 16210
Installed By: Kevin

Station ID: 1-241-7-1
Date Start: 14-Feb-17
Date End: 16-Feb-17

Start Time	14-Feb-17 Tue	North	South							Total
12:00 AM		1	1							2
12:15		4	4							8
12:30		2	0							2
12:45		0	0							0
01:00		2	3							5
01:15		1	0							1
01:30		2	1							3
01:45		2	1							3
02:00		0	0							0
02:15		2	1							3
02:30		1	1							2
02:45		0	0							0
03:00		0	2							2
03:15		3	0							3
03:30		2	0							2
03:45		1	3							4
04:00		1	1							2
04:15		1	1							2
04:30		0	1							1
04:45		9	3							12
05:00		5	2							7
05:15		4	2							6
05:30		9	6							15
05:45		12	8							20
06:00		25	14							39
06:15		19	15							34
06:30		36	19							55
06:45		35	29							64
07:00		66	33							99
07:15		**59**	**42**							**101**
07:30		**50**	**50**							**100**
07:45		**49**	**35**							**84**
08:00		**72**	**51**							**123**
08:15		53	34							87
08:30		41	47							88
08:45		52	45							97
09:00		35	26							61
09:15		23	34							57
09:30		28	16							44
09:45		29	34							63
10:00		26	28							54
10:15		33	28							61
10:30		36	29							65
10:45		26	28							54
11:00		38	34							72
11:15		21	34							55
11:30		42	34							76
11:45		35	28							63
Total		993	808							1801
Percent		55.1%	44.9%							
Peak	-	07:15	07:15	-	-	-	-	-	-	07:15
Vol.	-	230	178	-	-	-	-	-	-	408
P.H.F.		0.799	0.873							0.829

Alachua County Public Works

5620 NW 120 LN
Gainesville, FL 32653

Direction: North/South
Counter Number: 16210
Installed By: Kevin

Station ID: 1-241-7-1
Date Start: 14-Feb-17
Date End: 16-Feb-17

Start Time	14-Feb-17 Tue	North	South	Total
12:00 PM		33	42	75
12:15		38	37	75
12:30		38	38	76
12:45		32	35	67
01:00		33	29	62
01:15		42	35	77
01:30		31	25	56
01:45		30	26	56
02:00		38	35	73
02:15		44	39	83
02:30		38	47	85
02:45		38	40	78
03:00		43	43	86
03:15		40	38	78
03:30		37	48	85
03:45		45	54	99
04:00		46	57	103
04:15		56	48	104
04:30		59	60	119
04:45		**55**	57	112
05:00		**60**	**93**	**153**
05:15		**62**	**77**	**139**
05:30		**66**	**68**	**134**
05:45		52	**63**	**115**
06:00		47	63	110
06:15		42	40	82
06:30		37	36	73
06:45		31	28	59
07:00		30	22	52
07:15		23	23	46
07:30		21	30	51
07:45		23	14	37
08:00		17	15	32
08:15		21	19	40
08:30		17	17	34
08:45		17	23	40
09:00		18	9	27
09:15		14	8	22
09:30		7	10	17
09:45		9	8	17
10:00		15	13	28
10:15		10	8	18
10:30		11	5	16
10:45		9	0	9
11:00		1	3	4
11:15		5	2	7
11:30		0	2	2
11:45		3	2	5
Total		1484	1534	3018
Percent		49.2%	50.8%	
Peak	-	16:45	17:00	17:00
Vol.	-	243	301	541
P.H.F.		0.920	0.809	0.884

7-7 total 4018

Total 4819

Appendix D:
Background and Build-out Calculations

NW 140th St at Rachael Blvd - Rerouted Trips

Interval Starts		Southbound			Westbound			Northbound			Eastbound			Total Racheal Blvd	Westbound		Eastbound		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		Volume	Percent	Volume	Percent	
AM	7:00:00 AM	67	429	1	44	7	11	16	420	293	0	8	11	[A] 430	62	[B] 14.42%	368	85.58%	[B]
	8:00:00 AM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
	9:00:00 AM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
	10:00:00 AM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
	11:00:00 AM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
	12:00:00 PM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
PM	1:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	2:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	3:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	4:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	5:00:00 PM	16	395	5	149	45	47	9	399	82	1	14	13	[A] 353	241	[B] 68.27%	112	31.73%	[B]
	6:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	TOTAL	331			843	230	255			1501		94		3253	1328		1925		
Peak Hour: 4:45-5:45 PM		18	390	3	147	44	50	11	392	80	1	13	13	1162					

AADT NW 140th St	4819	
7-7 Total Trips NW 140th St	4018	
Percent of 7-7 trips	83.38%	[C]
AADT Rachel Blvd	3900	
(AADT X 83%)7-7 Total Trips Racheal Blvd	3252	

Percentage Calculations - Total Rachel Blvd		
Total Trips 7-7	3252	
Total minus 7AM & 5PM	2469	[D]
Volume per hour	247	

Percentage Calculations - Turning Movements AM			Percentage Calculations - Turning Movements PM		
WB	*WBL*	70.97%	WB [D]	*WBL*	61.83%
	WBT [D]	11.29%		*WBT*	18.67%
	WBR	17.74%		*WBR*	19.50%
EB	*SBL*	18.21%	EB [D]	*SBL*	14.29%
	NBR [D]	79.62%		*NBR*	73.21%
	EBT	2.17%		*EBT*	12.50%

Interval Starts	Rerouted HWY Rachael Blvd Trips to San Felasco	
	WBL	NBR
7:00:00 AM	22	147
8:00:00 AM	13	84
9:00:00 AM	13	84
10:00:00 AM	13	84
11:00:00 AM	13	84
12:00:00 PM	13	84
1:00:00 PM	52	29
2:00:00 PM	52	29
3:00:00 PM	52	29
4:00:00 PM	52	29
5:00:00 PM	75	41
6:00:00 PM	52	29
4:45 to 5:45 PM	74	40

Goal: Estimate the volume of trips that will be rerouted from Rachael BLVD. to San Felasco

Step 1: Determine the total trips on Rachael BLVD. during the 7:00 AM and 5:00 PM peak hours based on the turning movement count [A] and determine the AM and PM directional distribution [B]

Step 2: Use the NW 140th St. 24-hour count from Appendix C to estimate the percentage o 7AM-7PM trips to the total daily trips. [C]

Step 3: Multiply the Rachael BLVD. daily trips by the percentage of 7AM - 7PM, subtract the peak hour volumes and divide by 10 to derive the average vehicles per hour throughout the day.

Step 4: Apply the directional distribution percentage and movement percentages to the total Rachael BLVD. vehicles per hour to determine the movement vehicles per hour throughout the day.

Step 5: Divide the estimated westbound left-turn and northbound right turns by 2 to determine the hourly volume of trips that will be rerouted to San Felasco.

NW 140th St at US 441 - Rerouted Trips

Interval Starts		NW 140th St Southbound			HWY 441 Westbound			NW 140th St Northbound			HWY 441 Eastbound			Total HWY 441	Westbound		Eastbound		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		Volume	Percent	Volume	Percent	
AM	7:00:00 AM	129	151	27	131	382	41	61	117	66	46	923	117	[A] 1672	554	[B] 33.13%	1118	66.87%	[B]
	8:00:00 AM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
	9:00:00 AM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
	10:00:00 AM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
	11:00:00 AM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
	12:00:00 PM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
PM	1:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	2:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	3:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	4:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	5:00:00 PM	78	136	65	182	1041	98	133	144	87	123	507	160	[A] 1993	1321	[B] 66.28%	672	33.72%	[B]
	6:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	TOTAL	1022			1500	6673	652			733		7064		17644	8825		8819		
PM Peak: 4:45-5:45		74	136	62	182	993	97	134	150	85	112	521	141						

AADT HWY 441	21965
7-7 Total Trips HWY 441	17644 [C]

Percentage Calculations - Total HWY 441	
Total Trips	17644
Total minus 7AM & 5PM	13979
Volume per hour	1398

Percentage Calculations - Turning Movements AM			Percentage Calculations - Turning Movements PM		
WB	*WBL*	23.65%	WB	*WBL*	13.78%
	WBT	68.95%		*WBT*	78.80%
	WBR	7.40%		*WBR*	7.42%
EB	*SBL*	11.54%	EB	*SBL*	11.61%
	NBR	5.90%		*NBR*	12.95%
	EBT	82.56%		*EBT*	75.45%

Interval Starts	Rerouted HWY 441 Trips to San Felasco	
	WBL	NBR
7:00:00 AM	33	17
8:00:00 AM	27	14
9:00:00 AM	27	14
10:00:00 AM	27	14
11:00:00 AM	27	14
12:00:00 PM	27	14
1:00:00 PM	32	15
2:00:00 PM	32	15
3:00:00 PM	32	15
4:00:00 PM	32	15
5:00:00 PM	46	22
6:00:00 PM	32	15
4:45 to 5:45 PM	46	21

Goal: Estimate the volume of trips that will be rerouted from HWY 441 to San Felasco

Step 1: Determine the total trips on HWY 441 during the 7:00 AM and 5:00 PM peak hours based on the turning movement count [A] and determine the AM and PM directional distribution [B]

Step 2: Use the HWY 441 Synopsis data provided in Appendix C to derive the 7AM-7PM vehicles per hour. [C]

Step 3: Subtract the 7 AM and 5 PM vehicles per hour from the 7 AM to 7 PM total and divide by 10 to derive the average vehicles per hour throughout the day.

Step 4: Apply the directional distribution percentage and movement percentages to the total Rachael BLVD. vehicles per hour to determine the movement vehicles per hour throughout the day.

Step 5: Divide the estimated westbound left-turn and northbound right turns by 4 to determine the hourly volume of trips that will be rerouted to San Felasco.

NW 140th St at NW 128th Pl (Existing)- With Rerouted Trips

Existing Volumes Estimation									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	434	1	55	0	257	163	7	4
	8:00:00 AM	513	1	40	2	259	98	6	2
	9:00:00 AM	390	1	40	0	157	98	1	6
	10:00:00 AM	206	0	40	2	151	98	1	2
	11:00:00 AM	152	1	40	0	149	98	1	0
	12:00:00 PM	169	2	40	1	165	98	3	0
PM	1:00:00 PM	133	3	84	2	173	44	0	0
	2:00:00 PM	161	2	84	1	130	44	1	1
	3:00:00 PM	189	5	84	1	195	44	2	2
	4:00:00 PM	218	8	84	8	233	44	1	3
	5:00:00 PM	292	9	120	3	234	63	6	2
	6:00:00 PM	206	4	84	1	168	44	3	0
	TOTAL	**3063**	**37**	**795**	**21**	**2271**	**936**	**32**	**22**
PM Peak : 4:45-5:45PM		294	8	119	3	255	61	5	2

NW 140th St at NW 128th Pl - 2020 Background

Peak Season	1.02

Growth Rate		Growth Factor
140th St SB	1.01	1.020
140th St NB	1.01	1.020
128th Pl WB	1.01	1.020
128th Pl EB	0	1.000

Peak Season									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	443	1	56	0	262	166	7	4
	8:00:00 AM	523	1	41	2	264	100	6	2
	9:00:00 AM	398	1	41	0	160	100	1	6
	10:00:00 AM	210	0	41	2	154	100	1	2
	11:00:00 AM	155	1	41	0	152	100	1	0
	12:00:00 PM	172	2	41	1	168	100	3	0
PM	1:00:00 PM	136	3	86	2	176	45	0	0
	2:00:00 PM	164	2	86	1	133	45	1	1
	3:00:00 PM	193	5	86	1	199	45	2	2
	4:00:00 PM	222	8	86	8	238	45	1	3
	5:00:00 PM	298	9	122	3	239	64	6	2
	6:00:00 PM	210	4	86	1	171	45	3	0
	TOTAL	**3124**	**37**	**813**	**21**	**2316**	**955**	**32**	**22**
PM Peak : 4:45-5:45PM		300	8	121	3	260	62	5	2

2020 Background									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	452	1	57	0	267	169	7	4
	8:00:00 AM	534	1	42	2	269	102	6	2
	9:00:00 AM	406	1	42	0	163	102	1	6
	10:00:00 AM	214	0	42	2	157	102	1	2
	11:00:00 AM	158	1	42	0	155	102	1	0
	12:00:00 PM	175	2	42	1	171	102	3	0
PM	1:00:00 PM	139	3	88	2	180	46	0	0
	2:00:00 PM	167	2	88	1	136	46	1	1
	3:00:00 PM	197	5	88	1	203	46	2	2
	4:00:00 PM	226	8	88	8	243	46	1	3
	5:00:00 PM	304	9	124	3	244	65	6	2
	6:00:00 PM	214	4	88	1	174	46	3	0
	TOTAL	**3186**	**37**	**831**	**21**	**2362**	**974**	**32**	**22**
PM Peak : 4:45-5:45PM		306	8	123	3	265	63	5	2

* Westbound right and and southbound left trips are expected to be minor, estimated at 10 vph.

** Westbound through and eastbound thru trips are expected to be minor, etimated at 0 vph.

NW 140th St at NW 128th Pl - 2030 Background

Peak Season	1.02

	Growth Rate	Growth Factor
140th St SB	1.01	1.127
140th St NB	1.01	1.127
128th Pl WB	1.01	1.127
128th Pl EB	0	1.000

Peak Season									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	443	1	56	0	262	166	7	4
	8:00:00 AM	523	1	41	2	264	100	6	2
	9:00:00 AM	398	1	41	0	160	100	1	6
	10:00:00 AM	210	0	41	2	154	100	1	2
	11:00:00 AM	155	1	41	0	152	100	1	0
	12:00:00 PM	172	2	41	1	168	100	3	0
PM	1:00:00 PM	136	3	86	2	176	45	0	0
	2:00:00 PM	164	2	86	1	133	45	1	1
	3:00:00 PM	193	5	86	1	199	45	2	2
	4:00:00 PM	222	8	86	8	238	45	1	3
	5:00:00 PM	298	9	122	3	239	64	6	2
	6:00:00 PM	210	4	86	1	171	45	3	0
	TOTAL	**3124**	**37**	**813**	**21**	**2316**	**955**	**32**	**22**
PM Peak : 4:45-5:45PM		300	8	121	3	260	62	5	2

2030 Background									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	499	1	63	0	295	187	7	4
	8:00:00 AM	589	1	46	2	297	113	6	2
	9:00:00 AM	448	1	46	0	180	113	1	6
	10:00:00 AM	237	0	46	2	174	113	1	2
	11:00:00 AM	175	1	46	0	171	113	1	0
	12:00:00 PM	194	2	46	1	189	113	3	0
PM	1:00:00 PM	153	3	97	2	198	51	0	0
	2:00:00 PM	185	2	97	1	150	51	1	1
	3:00:00 PM	217	6	97	1	224	51	2	2
	4:00:00 PM	250	9	97	9	268	51	1	3
	5:00:00 PM	336	10	137	3	269	72	6	2
	6:00:00 PM	237	5	97	1	193	51	3	0
	TOTAL	**3520**	**41**	**915**	**22**	**2608**	**1079**	**32**	**22**
PM Peak : 4:45-5:45PM		338	9	136	3	293	70	5	2

* Westbound right and and southbound left trips are expected to be minor, estimated at 10 vph.

** Westbound through and eastbound thru trips are expected to be minor, etimated at 0 vph.

NW 140th St at NW 128th Pl - 2030 Build-out

2030 Background										
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound		
		Thru	Right	Left	Left	Thru	Right	Left	Right	
AM	7:00:00 AM	499	1	63	0	295	187	7	4	
	8:00:00 AM	589	1	46	2	297	113	6	2	
	9:00:00 AM	448	1	46	0	180	113	1	6	
	10:00:00 AM	237	0	46	2	174	113	1	2	
	11:00:00 AM	175	1	46	0	171	113	1	0	
	12:00:00 PM	194	2	46	1	189	113	3	0	
PM	1:00:00 PM	153	3	97	2	198	51	0	0	
	2:00:00 PM	185	2	97	1	150	51	1	1	
	3:00:00 PM	217	6	97	1	224	51	2	2	
	4:00:00 PM	250	9	97	9	268	51	1	3	
	5:00:00 PM	336	10	137	3	269	72	6	2	
	6:00:00 PM	237	5	97	1	193	51	3	0	
	TOTAL	**3520**	**41**	**915**	**22**	**2608**	**1079**	**32**	**22**	
PM Peak : 4:45-5:45PM		338	9	136	3	293	70	5	2	

Daily Project Volumes - 50%		
Time	Average Weekday	
	# Trips 24-Hour Entering Traffic	# Trips 24-Hour Exiting Traffic
7-8 AM	772	89
8-9 AM	552	113
9-10 AM	425	150
10-11 AM	259	183
11-12 AM	264	403
12-1 PM	451	492
1-2 PM	518	309
2-3 PM	306	295
3-4 PM	223	450
4-5 PM	176	722
5-6 PM	152	798
6-7 PM	73	258

2030 50% Build-out											
Interval Starts		NW 140th St Southbound			NW 128th Pl Westbound		NW 140th St Northbound			NW 128th Pl Eastbound	
		Left	Thru	Right	Left	Right	Left	Thru	Right	Left	Right
AM (phf: .984)	7:00:00 AM	455	499	1	70	53	0	295	249	7	4
	8:00:00 AM	326	589	1	55	67	2	297	157	6	2
	9:00:00 AM	251	448	1	58	89	0	180	147	1	6
	10:00:00 AM	153	237	0	61	108	2	174	134	1	2
	11:00:00 AM	156	175	1	78	238	0	171	134	1	0
	12:00:00 PM	266	194	2	85	290	1	189	149	3	0
PM (phf: .933)	1:00:00 PM	306	153	3	122	183	2	198	92	0	0
	2:00:00 PM	180	185	2	121	174	1	150	75	1	1
	3:00:00 PM	131	217	6	133	266	1	224	69	2	2
	4:00:00 PM	104	250	9	155	426	9	268	65	1	3
	5:00:00 PM	90	336	10	201	471	3	269	84	6	2
	6:00:00 PM	43	237	5	118	152	1	193	57	3	0
	TOTAL	**2461**	**3520**	41	**1257**	**2517**	22	2608	**1412**	**32**	**2**
PM Peak : 4:45-5:45PM		90	338	9	200	471	3	293	82	5	2

59% X 1/2 Project Entering Traffic

Background Trips + 8% X 1/2 Project Entering Traffic

59% X 1/2 Project Entering Traffic

Background Trips + 8% X 1/2 Project Entering Traffic

NW 140th St at NW 128th Pl - 2040 Background

Peak Season	1.02

	Growth Rate	Growth Factor
140th St SB	1.01	1.24
140th St NB	1.01	1.24
128th Pl WB	1.01	1.24
128th Pl EB	0	1

Peak Season									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	443	1	56	0	262	166	7	4
	8:00:00 AM	523	1	41	2	264	100	6	2
	9:00:00 AM	398	1	41	0	160	100	1	6
	10:00:00 AM	210	0	41	2	154	100	1	2
	11:00:00 AM	155	1	41	0	152	100	1	0
	12:00:00 PM	172	2	41	1	168	100	3	0
PM	1:00:00 PM	136	3	86	2	176	45	0	0
	2:00:00 PM	164	2	86	1	133	45	1	1
	3:00:00 PM	193	5	86	1	199	45	2	2
	4:00:00 PM	222	8	86	8	238	45	1	3
	5:00:00 PM	298	9	122	3	239	64	6	2
	6:00:00 PM	210	4	86	1	171	45	3	0
	TOTAL	**3124**	**37**	**813**	**21**	**2316**	**955**	**32**	**22**
PM Peak : 4:45-5:45PM		300	8	121	3	260	62	5	2

2040 Background									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	551	1	70	0	326	207	7	4
	8:00:00 AM	651	1	51	2	329	124	6	2
	9:00:00 AM	495	1	51	0	199	124	1	6
	10:00:00 AM	261	0	51	2	192	124	1	2
	11:00:00 AM	193	1	51	0	189	124	1	0
	12:00:00 PM	214	2	51	1	209	124	3	0
PM	1:00:00 PM	169	4	107	2	219	56	0	0
	2:00:00 PM	204	2	107	1	166	56	1	1
	3:00:00 PM	240	6	107	1	248	56	2	2
	4:00:00 PM	276	10	107	10	296	56	1	3
	5:00:00 PM	371	11	152	4	297	80	6	2
	6:00:00 PM	261	5	107	1	213	56	3	0
	TOTAL	**3886**	**44**	**1012**	**24**	**2883**	**1187**	**32**	**22**

NW 140th St at NW 128th Pl - 2040 Build-out

2040 Background									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			128th Pl Eastb	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	551	1	70	0	326	207	7	4
	8:00:00 AM	651	1	51	2	329	124	6	2
	9:00:00 AM	495	1	51	0	199	124	1	6
	10:00:00 AM	261	0	51	2	192	124	1	2
	11:00:00 AM	193	1	51	0	189	124	1	0
	12:00:00 PM	214	2	51	1	209	124	3	0
PM	1:00:00 PM	169	4	107	2	219	56	0	0
	2:00:00 PM	204	2	107	1	166	56	1	1
	3:00:00 PM	240	6	107	1	248	56	2	2
	4:00:00 PM	276	10	107	10	296	56	1	3
	5:00:00 PM	371	11	152	4	297	80	6	2
	6:00:00 PM	261	5	107	1	213	56	3	0
	TOTAL	**3886**	**44**	**1012**	**24**	**2883**	**1187**	**32**	**22**
PM Peak : 4:45-5:45PM		373	10	151	4	324	77	5	2

Daily Project Volumes -Original		
Time	Average Weekday	
	# Trips 24-Hour Entering Traffic	# Trips 24-Hour Exiting Traffic
7-8 AM	1544	178
8-9 AM	1104	226
9-10 AM	850	300
10-11 AM	518	366
11-12 AM	529	806
12-1 PM	902	984
1-2 PM	1036	619
2-3 PM	611	591
3-4 PM	446	900
4-5 PM	352	1444
5-6 PM	304	1595
6-7 PM	145	516

2040 Build-out											
Interval Starts		NW 140th St Southbound			NW 128th Pl Westbound		NW 140th St Northbound			NW 128th Pl Eastbound	
		Left	Thru	Right	Left	Right	Left	Thru	Right	Left	Right
AM (phf: .984)	7:00:00 AM	911	551	1	84	105	0	326	331	7	4
	8:00:00 AM	651	651	1	69	133	2	329	212	6	2
	9:00:00 AM	501	495	1	75	177	0	199	192	1	6
	10:00:00 AM	306	261	0	80	216	2	192	165	1	2
	11:00:00 AM	312	193	1	116	476	0	189	166	1	0
	12:00:00 PM	532	214	2	130	581	1	209	196	3	0
PM (phf: .933)	1:00:00 PM	611	169	4	157	365	2	219	139	0	0
	2:00:00 PM	361	204	2	154	349	1	166	105	1	1
	3:00:00 PM	263	240	6	179	531	1	248	92	2	2
	4:00:00 PM	208	276	10	223	852	10	296	84	1	3
	5:00:00 PM	179	371	11	280	941	4	297	104	6	2
	6:00:00 PM	86	261	5	148	304	1	213	68	3	0
	TOTAL	**4921**	**3886**	**44**	**1695**	**5030**	**24**	**2883**	**1854**	**32**	**2**
PM Peak : 4:45-5:45PM		179	373	10	279	941	4	324	101	5	2

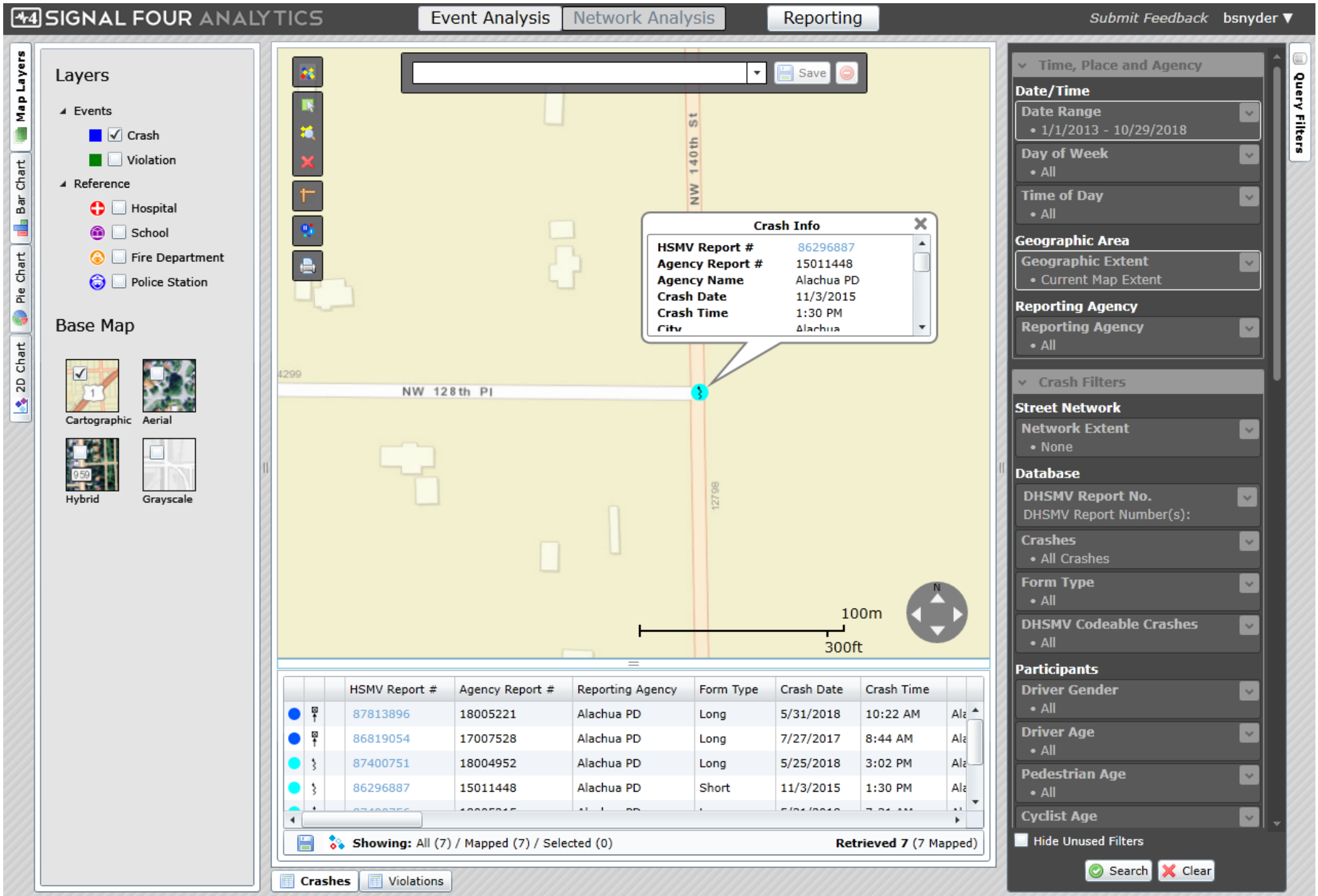
59% Project Entering Traffic

Background Trips + 8% Project Entering Traffic

59% Project Entering Traffic

Background Trips + 8% Project Entering Traffic

Appendix E:
Traffic Signal Warrant Analysis


SIGNAL FOUR ANALYTICS
Event Analysis
Network Analysis
Reporting
Submit Feedback
bsnyder
Map Layers
Bar Chart
Pie Chart
2D Chart
Layers
Events
Crash
Violation
Reference
Hospital
School
Fire Department
Police Station
Base Map
Cartographic
Aerial
Hybrid
Grayscale
Save
NW 140th St
NW 128th Pl
Crash Info
HSMV Report # 86296887
Agency Report # 15011448
Agency Name Alachua PD
Crash Date 11/3/2015
Crash Time 1:30 PM
City Alachua
100m
300ft
N
HSMV Report # | Agency Report # | Reporting Agency | Form Type | Crash Date | Crash Time
87813896 | 18005221 | Alachua PD | Long | 5/31/2018 | 10:22 AM
86819054 | 17007528 | Alachua PD | Long | 7/27/2017 | 8:44 AM
87400751 | 18004952 | Alachua PD | Long | 5/25/2018 | 3:02 PM
86296887 | 15011448 | Alachua PD | Short | 11/3/2015 | 1:30 PM
Showing: All (7) / Mapped (7) / Selected (0)
Retrieved 7 (7 Mapped)
Crashes
Violations
Time, Place and Agency
Date/Time
Date Range
• 1/1/2013 - 10/29/2018
Day of Week
• All
Time of Day
• All
Geographic Area
Geographic Extent
• Current Map Extent
Reporting Agency
Reporting Agency
• All
Crash Filters
Street Network
Network Extent
• None
Database
DHSMV Report No.
DHSMV Report Number(s):
Crashes
• All Crashes
Form Type
• All
DHSMV Codeable Crashes
• All
Participants
Driver Gender
• All
Driver Age
• All
Pedestrian Age
• All
Cyclist Age
Hide Unused Filters
Search
Clear
Query Filters

HCS7 Warrants Report

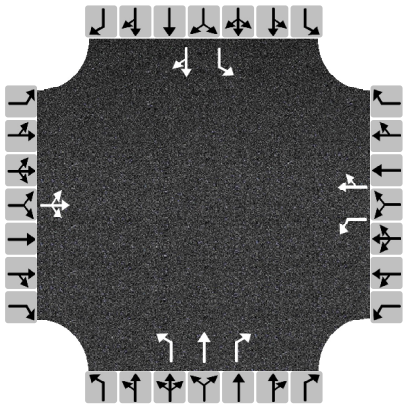
Project Information

Analyst	Brian Snyder	Date	11/26/2018
Agency	CHW Consultants	Analysis Year	2020
Jurisdiction	Alachua County	Time Period Analyzed	7AM to 7PM
Project Description	140th and 128th Opening Year		

General

Major Street Direction	North-South	Population < 10,000	No
Starting Time Interval	7	Coordinated Signal System	No
Median Type	Undivided	Crashes (crashes/year)	1
Major Street Speed (mi/h)	45	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	7444		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	1	0	1	1	0	1	1	1	1	1	0
Lane Usage		LTR		L	TR		L	T	R	L	TR	
Vehicle Volumes Averages (veh/h)	2	0	1	69	0	10	1	196	81	10	265	3
Pedestrian Averages (peds/h)	0			0			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay (s/veh)	2.6			3.0			0.0			0.0		
Delay (veh-hrs)	0.0			0.1			0.0			0.0		

School Crossing and Roadway Network

Number of Students in Highest Hour	0	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	0
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)		Tractor-Trailer Trucks (%)	4

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HCS7 Warrants Report

Volume Summary

Hour	Major Volume	Minor Volume	Total Volume	Peds/h	Gaps/h	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (70%)	4A (70%)	4B (70%)
07 - 08	899	67	977	0	0	No	No	No	Yes	No	No	No	No	No
08 - 09	918	52	978	0	0	No	No	No	No	No	No	No	No	No
09 - 10	682	52	741	0	0	No	No	No	No	No	No	No	No	No
10 - 11	485	52	540	0	0	No	No	No	No	No	No	No	No	No
11 - 12	426	52	479	0	0	No	No	No	No	No	No	No	No	No
12 - 13	461	52	516	0	0	No	No	No	No	No	No	No	No	No
13 - 14	380	98	478	0	0	No	No	No	No	No	No	No	No	No
14 - 15	362	98	462	0	0	No	No	No	No	No	No	No	No	No
15 - 16	462	98	564	0	0	No	No	No	No	No	No	No	No	No
16 - 17	541	98	643	0	0	No	No	No	Yes	No	No	No	No	No
17 - 18	635	134	777	0	0	No	Yes	Yes	Yes	No	No	No	No	No
18 - 19	449	98	550	0	0	No	No	No	No	No	No	No	No	No
Total	6700	951	7705	0	0	0	1	1	3	0	0	0	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	
A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	
B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	
56% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	
Warrant 2: Four-Hour Vehicular Volume	
Four-Hour Vehicular Volume (Both major approaches --and-- higher minor approach)	
Warrant 3: Peak Hour	
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	
B. Peak-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. One-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported crashes susceptible to correction by signal (12-month period) --and--	
C. 56% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

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HCS7 Warrants Report

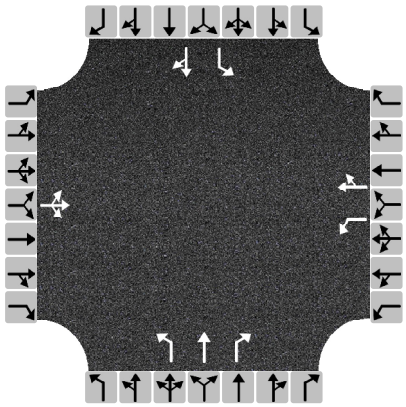
Project Information

Analyst	Brian Snyder	Date	11/26/2018
Agency	CHW Consultants	Analysis Year	2030
Jurisdiction	Alachua County	Time Period Analyzed	7AM to 7PM
Project Description	140th and 128th 50% **Year 2030**		

General

Major Street Direction	North-South	Population < 10,000	No
Starting Time Interval	7	Coordinated Signal System	No
Median Type	Undivided	Crashes (crashes/year)	1
Major Street Speed (mi/h)	45	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	7444		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	1	0	1	1	0	1	1	1	1	1	0
Lane Usage		LTR		L	TR		L	T	R	L	TR	
Vehicle Volumes Averages (veh/h)	2	0	1	104	0	209	1	217	117	205	293	3
Pedestrian Averages (peds/h)	0			0			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay (s/veh)	10.8			9.3			0.0			0.4		
Delay (veh-hrs)	0.0			0.7			0.0			0.1		

School Crossing and Roadway Network

Number of Students in Highest Hour	0	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	0
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)		Tractor-Trailer Trucks (%)	4

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HCS7 Warrants Report

Volume Summary

Hour	Major Volume	Minor Volume	Total Volume	Peds/h	Gaps/h	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (70%)	4A (70%)	4B (70%)
07 - 08	1499	123	1633	0	0	No	Yes	Yes	Yes	Yes	No	Yes	No	No
08 - 09	1372	122	1502	0	0	No	Yes	Yes	Yes	Yes	No	Yes	No	No
09 - 10	1027	147	1181	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
10 - 11	700	169	872	0	0	Yes	Yes	Yes	Yes	Yes	No	No	No	No
11 - 12	637	316	954	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
12 - 13	801	375	1179	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
13 - 14	754	305	1059	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
14 - 15	593	295	890	0	0	Yes	Yes	No	Yes	Yes	No	No	No	No
15 - 16	648	399	1051	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
16 - 17	705	581	1290	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
17 - 18	792	672	1472	0	0	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
18 - 19	536	270	809	0	0	Yes	Yes	No	Yes	Yes	No	No	No	No
Total	10064	3774	13892	0	0	10	12	10	12	12	1	9	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	✔
A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	✓
B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	✓
56% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 2: Four-Hour Vehicular Volume	✔
Four-Hour Vehicular Volume (Both major approaches --and-- higher minor approach)	✓
Warrant 3: Peak Hour	✔
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	✓
B. Peak-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. One-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported crashes susceptible to correction by signal (12-month period) --and--	
C. 56% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	✓
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

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HCS7 Warrants Report

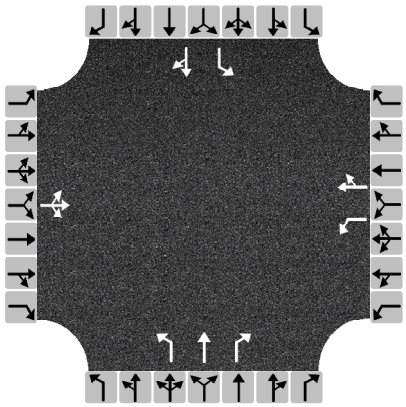
Project Information

Analyst	Sophia Semensky	Date	11/9/2018
Agency	CHW Consultants	Analysis Year	2040
Jurisdiction	Alachua County	Time Period Analyzed	7AM to 7PM
Project Description	140th and 128th Build-Out	**Design year 2040**	

General

Major Street Direction	North-South	Population < 10,000	No
Starting Time Interval	7	Coordinated Signal System	No
Median Type	Undivided	Crashes (crashes/year)	1
Major Street Speed (mi/h)	45	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	7444		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	1	0	1	1	0	1	1	1	1	1	0
Lane Usage		LTR		L	TR		L	T	R	L	TR	
Vehicle Volumes Averages (veh/h)	2	0	1	141	0	419	2	240	154	410	323	3
Pedestrian Averages (peds/h)	0			0			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay (s/veh)	60.8			103.5			0.0			0.9		
Delay (veh-hrs)	0.1			12.0			0.0			0.3		

School Crossing and Roadway Network

Number of Students in Highest Hour	0	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	0
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)		Tractor-Trailer Trucks (%)	4

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HCS7 Warrants Report

Volume Summary

Hour	Major Volume	Minor Volume	Total Volume	Peds/h	Gaps/h	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (70%)	4A (70%)	4B (70%)
07 - 08	2120	189	2320	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
08 - 09	1846	202	2056	0	0	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
09 - 10	1388	252	1647	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
10 - 11	926	296	1225	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
11 - 12	861	592	1454	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
12 - 13	1154	711	1868	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
13 - 14	1144	522	1666	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
14 - 15	839	503	1344	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
15 - 16	850	710	1564	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
16 - 17	884	1075	1963	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
17 - 18	966	1221	2195	0	0	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
18 - 19	634	452	1089	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
Total	13612	6725	20391	0	0	12	12	12	12	12	2	12	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	✔
A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	✓
B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	✓
56% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 2: Four-Hour Vehicular Volume	✔
Four-Hour Vehicular Volume (Both major approaches --and-- higher minor approach)	✓
Warrant 3: Peak Hour	✔
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	✓
B. Peak-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. One-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported crashes susceptible to correction by signal (12-month period) --and--	
C. 56% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	✓
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

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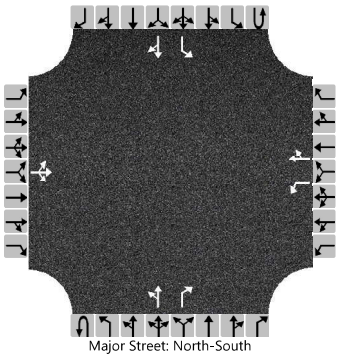
Appendix F:
Operational Analysis Results

Opening Year 2020

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Brian Snyder	Intersection	NW 140th at NW 128th Pl
Agency/Co.	CHW Consultants	Jurisdiction	Alachua County
Date Performed	11/26/2018	East/West Street	NW 128th Pl
Analysis Year	2020	North/South Street	NW 140th St
Time Analyzed	AM 2020 Opening Year	Peak Hour Factor	0.98
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	San Felasco Parkway		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		6	0	2		42	0	10		2	269	102		10	534	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				8		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.18		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.27		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			43		10		2				10		
Capacity, c (veh/h)			294			281		769		1023				1148		
v/c Ratio			0.03			0.15		0.01		0.00				0.01		
95% Queue Length, Q_{95} (veh)			0.1			0.5		0.0		0.0				0.0		
Control Delay (s/veh)			17.6			20.1		9.7		8.5				8.2		
Level of Service (LOS)			C			C		A		A				A		
Approach Delay (s/veh)	17.6				18.1				0.1				0.1			
Approach LOS	C				C											

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HCS7 Two-Way Stop-Control Report

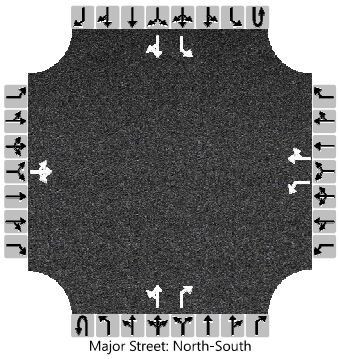
General Information

Analyst	Brian Snyder
Agency/Co.	CHW Consultants
Date Performed	11/26/2018
Analysis Year	2020
Time Analyzed	PM Peak Hr 2020 Build-out
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		5	0	2		123	0	10		3	265	63		10	306	8
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				1		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.11		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			132		11		3				11		
Capacity, c (veh/h)			416			382		759		1222				1212		
v/c Ratio			0.02			0.35		0.01		0.00				0.01		
95% Queue Length, Q_{95} (veh)			0.1			1.5		0.0		0.0				0.0		
Control Delay (s/veh)			13.8			19.3		9.8		8.0				8.0		
Level of Service (LOS)			B			C		A		A				A		
Approach Delay (s/veh)	13.8				18.6				0.1				0.2			
Approach LOS	B				C											

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Year 2030

HCS7 Two-Way Stop-Control Report

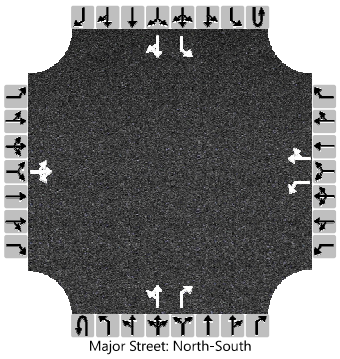
General Information

Analyst	Sophia Semensky
Agency/Co.	CHW Consultants
Date Performed	11/26/2018
Analysis Year	2030
Time Analyzed	AM 2030 50% Build-out
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		6	0	2		55	0	67		2	297	157		326	589	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				8		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.18		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.27		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			56		68		2				333		
Capacity, c (veh/h)			66			68		741		975				1067		
v/c Ratio			0.12			0.83		0.09		0.00				0.31		
95% Queue Length, Q_{95} (veh)			0.4			3.9		0.3		0.0				1.3		
Control Delay (s/veh)			66.6			165.0		10.3		8.7				9.9		
Level of Service (LOS)			F			F		B		A				A		
Approach Delay (s/veh)	66.6				80.1				0.1				3.5			
Approach LOS	F				F											

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HCS7 Two-Way Stop-Control Report

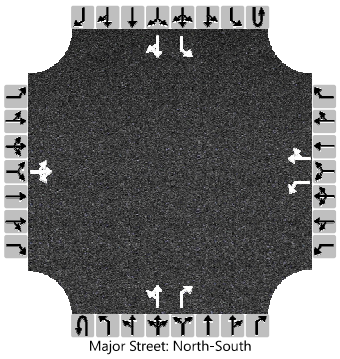
General Information

Analyst	Sophia Semensky
Agency/Co.	CHW Consultants
Date Performed	11/26/2018
Analysis Year	2030
Time Analyzed	PM Peak 2030 50% Buildout
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		5	0	2		200	0	471		3	293	82		90	338	9
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				1		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.11		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			215		506		3				97		
Capacity, c (veh/h)			66			249		730		1185				1161		
v/c Ratio			0.11			0.86		0.69		0.00				0.08		
95% Queue Length, Q_{95} (veh)			0.4			7.1		5.7		0.0				0.3		
Control Delay (s/veh)			66.8			69.4		20.3		8.0				8.4		
Level of Service (LOS)			F			F		C		A				A		
Approach Delay (s/veh)	66.8				34.9				0.1				1.7			
Approach LOS	F				D											

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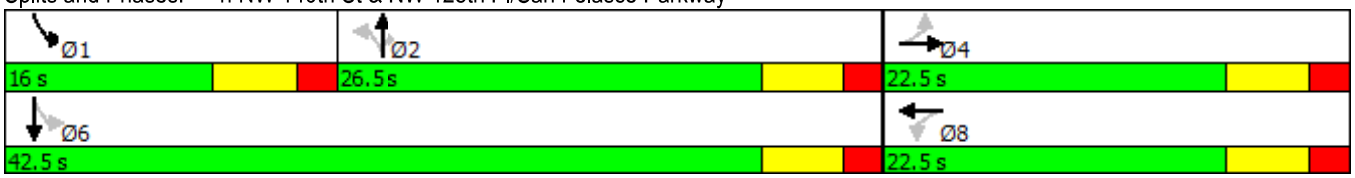
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	0	2	55	0	67	2	297	157	326	589	1
Future Volume (vph)	6	0	2	55	0	67	2	297	157	326	589	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	0		0
Storage Lanes	0		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.850				0.850			
Flt Protected		0.964		0.950			0.950			0.950		
Satd. Flow (prot)	0	1769	0	1719	1538	0	1770	1863	1583	1671	1759	0
Flt Permitted		0.729		0.744			0.413			0.374		
Satd. Flow (perm)	0	1338	0	1346	1538	0	769	1863	1583	658	1759	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		151			518				194			
Link Speed (mph)		25			30			45			45	
Link Distance (ft)		801			940			813			905	
Travel Time (s)		21.8			21.4			12.3			13.7	
Peak Hour Factor	0.40	0.40	0.40	0.85	0.85	0.85	0.81	0.81	0.81	0.89	0.89	0.89
Heavy Vehicles (%)	0%	0%	0%	5%	5%	5%	2%	2%	2%	8%	8%	8%
Adj. Flow (vph)	15	0	5	65	0	79	2	367	194	366	662	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	20	0	65	79	0	2	367	194	366	663	0
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		2	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5		22.5	22.5	22.5	16.0	22.5	
Total Split (s)	22.5	22.5		22.5	22.5		26.5	26.5	26.5	16.0	42.5	
Total Split (%)	34.6%	34.6%		34.6%	34.6%		40.8%	40.8%	40.8%	24.6%	65.4%	
Maximum Green (s)	16.5	16.5		16.5	16.5		20.5	20.5	20.5	10.0	36.5	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0		6.0	6.0		6.0	6.0	6.0	6.0	6.0	
Lead/Lag							Lag	Lag	Lag	Lead		
Lead-Lag Optimize?							Yes	Yes	Yes	Yes		
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		Max	Max	Max	None	Max	
Act Effct Green (s)		8.1		8.1	8.1		21.8	21.8	21.8	37.0	38.6	
Actuated g/C Ratio		0.15		0.15	0.15		0.40	0.40	0.40	0.68	0.71	
v/c Ratio		0.06		0.32	0.12		0.01	0.49	0.26	0.59	0.53	
Control Delay		0.4		26.1	0.4		13.0	17.3	3.7	9.3	7.9	
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay		0.4		26.1	0.4		13.0	17.3	3.7	9.3	7.9	
LOS		A		C	A		B	B	A	A	A	
Approach Delay		0.4			12.0			12.6			8.4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		A			B			B			A	
Queue Length 50th (ft)		0		20	0		0	95	0	46	103	
Queue Length 95th (ft)		0		47	0		4	157	27	98	215	
Internal Link Dist (ft)		721			860			733			825	
Turn Bay Length (ft)							300					
Base Capacity (vph)		516		414	831		307	745	749	636	1247	
Starvation Cap Reductn		0		0	0		0	0	0	0	0	
Spillback Cap Reductn		0		0	0		0	0	0	0	0	
Storage Cap Reductn		0		0	0		0	0	0	0	0	
Reduced v/c Ratio		0.04		0.16	0.10		0.01	0.49	0.26	0.58	0.53	

Intersection Summary			
Area Type:	Other		
Cycle Length: 65			
Actuated Cycle Length: 54.4			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.59			
Intersection Signal Delay: 10.0		Intersection LOS: A	
Intersection Capacity Utilization 55.8%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 4: NW 140th St & NW 128th Pl/San Felasco Parkway



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	0	2	200	0	471	3	293	82	90	338	9
Future Volume (vph)	5	0	2	200	0	471	3	293	82	90	338	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	0		0
Storage Lanes	0		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.850				0.850		0.996	
Flt Protected		0.964		0.950			0.950			0.950		
Satd. Flow (prot)	0	1769	0	1770	1583	0	1770	1863	1583	1787	1874	0
Flt Permitted		0.495		0.750			0.538			0.438		
Satd. Flow (perm)	0	909	0	1397	1583	0	1002	1863	1583	824	1874	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		149			456				149		3	
Link Speed (mph)		25			35			45			45	
Link Distance (ft)		801			940			813			905	
Travel Time (s)		21.8			18.3			12.3			13.7	
Peak Hour Factor	0.58	0.58	0.58	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	2%	2%	2%	2%	2%	2%	1%	1%	1%
Adj. Flow (vph)	9	0	3	217	0	512	3	318	89	98	367	10
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	12	0	217	512	0	3	318	89	98	377	0
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		2	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		20.0	20.0	20.0	9.5	24.0	
Total Split (s)	24.0	24.0		24.0	24.0		21.5	21.5	21.5	9.5	31.0	
Total Split (%)	43.6%	43.6%		43.6%	43.6%		39.1%	39.1%	39.1%	17.3%	56.4%	
Maximum Green (s)	18.0	18.0		18.0	18.0		15.5	15.5	15.5	5.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	3.5	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0	1.0	2.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0		6.0	6.0		6.0	6.0	6.0	4.5	6.0	
Lead/Lag							Lag	Lag	Lag	Lead		
Lead-Lag Optimize?							Yes	Yes	Yes	Yes		
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		Max	Max	Max	None	Max	
Act Effct Green (s)		13.6		13.6	13.6		19.8	19.8	19.8	26.7	25.2	
Actuated g/C Ratio		0.27		0.27	0.27		0.39	0.39	0.39	0.52	0.50	
v/c Ratio		0.03		0.58	0.68		0.01	0.44	0.13	0.19	0.41	
Control Delay		0.1		22.6	7.9		14.3	17.1	1.6	8.3	10.8	
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay		0.1		22.6	7.9		14.3	17.1	1.6	8.3	10.8	
LOS		A		C	A		B	B	A	A	B	
Approach Delay		0.1			12.3			13.7			10.2	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		A			B			B			B	
Queue Length 50th (ft)		0		55	13		1	81	0	14	67	
Queue Length 95th (ft)		0		109	76		6	159	11	37	137	
Internal Link Dist (ft)		721			860			733			825	
Turn Bay Length (ft)							300					
Base Capacity (vph)		419		497	857		389	725	707	527	928	
Starvation Cap Reductn		0		0	0		0	0	0	0	0	
Spillback Cap Reductn		0		0	0		0	0	0	0	0	
Storage Cap Reductn		0		0	0		0	0	0	0	0	
Reduced v/c Ratio		0.03		0.44	0.60		0.01	0.44	0.13	0.19	0.41	

Intersection Summary			
Area Type:	Other		
Cycle Length: 55			
Actuated Cycle Length: 50.9			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.68			
Intersection Signal Delay: 12.0		Intersection LOS: B	
Intersection Capacity Utilization 66.7%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 4: NW 140th St & NW 128th Pl/San Felasco Parkway

Design Year 2040

HCS7 Two-Way Stop-Control Report

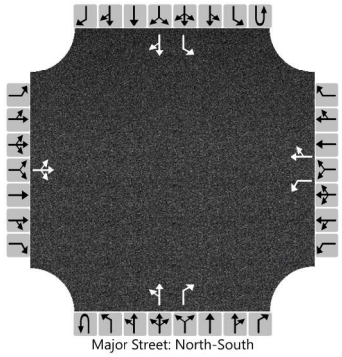
General Information

Analyst	Sophia Semensky
Agency/Co.	CHW Consultants
Date Performed	11/15/2018
Analysis Year	2040
Time Analyzed	AM 2040 Build-out
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		6	0	2		69	0	133		2	329	212		651	651	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				8		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.18		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.27		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			70		136		2				664		
Capacity, c (veh/h)			10			12		711		924				989		
v/c Ratio			0.85			5.93		0.19		0.00				0.67		
95% Queue Length, Q_{95} (veh)			1.7			10.0		0.7		0.0				5.4		
Control Delay (s/veh)			729.3			2844.8		11.3		8.9				15.8		
Level of Service (LOS)			F			F		B		A				C		
Approach Delay (s/veh)	729.3				979.1				0.0				7.9			
Approach LOS	F				F											

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HCS7 Two-Way Stop-Control Report

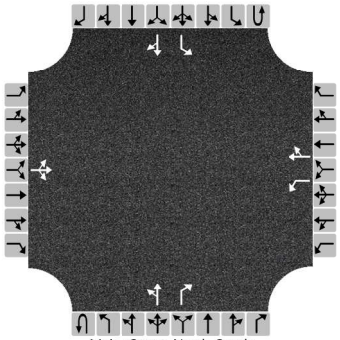
General Information

Analyst	Sophia Semensky
Agency/Co.	CHW Consultants
Date Performed	11/15/2018
Analysis Year	2040
Time Analyzed	PM Peak Hr 2040 Build-out
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		5	0	2		279	0	941		4	324	101		179	373	10
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				1		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.11		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			300		1012		4				192		
Capacity, c (veh/h)						152		699		1147				1109		
v/c Ratio						1.97		1.45		0.00				0.17		
95% Queue Length, Q_{95} (veh)						23.3		47.1		0.0				0.6		
Control Delay (s/veh)						508.2		226.7		8.2				8.9		
Level of Service (LOS)						F		F		A				A		
Approach Delay (s/veh)					291.1				0.1				2.8			
Approach LOS					F											

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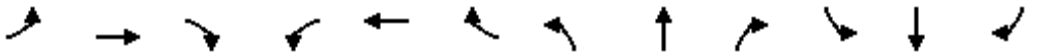


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	0	2	69	0	133	2	329	212	651	651	1
Future Volume (vph)	6	0	2	69	0	133	2	329	212	651	651	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	0		0
Storage Lanes	0		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.850				0.850			
Flt Protected		0.964		0.950			0.950			0.950		
Satd. Flow (prot)	0	1769	0	1719	1538	0	1770	1863	1583	1671	1759	0
Flt Permitted		0.524		0.744			0.387			0.206		
Satd. Flow (perm)	0	962	0	1346	1538	0	721	1863	1583	362	1759	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		182			735				262			
Link Speed (mph)		25			30			45			45	
Link Distance (ft)		801			940			813			905	
Travel Time (s)		21.8			21.4			12.3			13.7	
Peak Hour Factor	0.40	0.40	0.40	0.85	0.85	0.85	0.81	0.81	0.81	0.89	0.89	0.89
Heavy Vehicles (%)	0%	0%	0%	5%	5%	5%	2%	2%	2%	8%	8%	8%
Adj. Flow (vph)	15	0	5	81	0	156	2	406	262	731	731	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	20	0	81	156	0	2	406	262	731	732	0
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			2		1 9	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		2	2	2	1 9	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0		5.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		22.5	22.5	22.5		22.5	
Total Split (s)	14.0	14.0		14.0	14.0		27.0	27.0	27.0		76.0	
Total Split (%)	15.6%	15.6%		15.6%	15.6%		30.0%	30.0%	30.0%		84.4%	
Maximum Green (s)	8.0	8.0		8.0	8.0		21.0	21.0	21.0		70.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0		4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0		2.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)		6.0		6.0	6.0		6.0	6.0	6.0		6.0	
Lead/Lag							Lag	Lag	Lag			
Lead-Lag Optimize?							Yes	Yes	Yes			
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0		3.0	
Recall Mode	None	None		None	None		Max	Max	Max		Max	
Act Effct Green (s)		7.7		7.7	7.7		21.0	21.0	21.0	70.0	70.0	
Actuated g/C Ratio		0.09		0.09	0.09		0.23	0.23	0.23	0.78	0.78	
v/c Ratio		0.08		0.70	0.19		0.01	0.93	0.46	0.89	0.53	
Control Delay		0.6		72.1	0.5		27.0	64.7	6.7	25.1	5.4	
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay		0.6		72.1	0.5		27.0	64.7	6.7	25.1	5.4	
LOS		A		E	A		C	E	A	C	A	
Approach Delay		0.6			25.0			41.9			15.3	

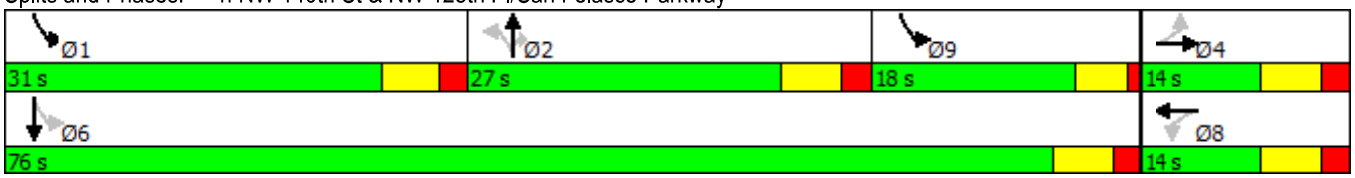
Lane Group	Ø1	Ø9
Lane Configurations		
Traffic Volume (vph)		
Future Volume (vph)		
Ideal Flow (vphpl)		
Storage Length (ft)		
Storage Lanes		
Taper Length (ft)		
Lane Util. Factor		
Frt		
Flt Protected		
Satd. Flow (prot)		
Flt Permitted		
Satd. Flow (perm)		
Right Turn on Red		
Satd. Flow (RTOR)		
Link Speed (mph)		
Link Distance (ft)		
Travel Time (s)		
Peak Hour Factor		
Heavy Vehicles (%)		
Adj. Flow (vph)		
Shared Lane Traffic (%)		
Lane Group Flow (vph)		
Turn Type		
Protected Phases	1	9
Permitted Phases		
Detector Phase		
Switch Phase		
Minimum Initial (s)	5.0	5.0
Minimum Split (s)	16.0	9.5
Total Split (s)	31.0	18.0
Total Split (%)	34%	20%
Maximum Green (s)	25.0	13.5
Yellow Time (s)	4.0	3.5
All-Red Time (s)	2.0	1.0
Lost Time Adjust (s)		
Total Lost Time (s)		
Lead/Lag	Lead	
Lead-Lag Optimize?	Yes	
Vehicle Extension (s)	3.0	3.0
Recall Mode	None	None
Act Effct Green (s)		
Actuated g/C Ratio		
v/c Ratio		
Control Delay		
Queue Delay		
Total Delay		
LOS		
Approach Delay		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		A			C			D			B	
Queue Length 50th (ft)		0		46	0		1	227	0	135	122	
Queue Length 95th (ft)		0		#107	0		6	#337	40	#357	181	
Internal Link Dist (ft)		721			860			733			825	
Turn Bay Length (ft)							300					
Base Capacity (vph)		251		119	806		168	435	571	854	1372	
Starvation Cap Reductn		0		0	0		0	0	0	0	0	
Spillback Cap Reductn		0		0	0		0	0	0	0	0	
Storage Cap Reductn		0		0	0		0	0	0	0	0	
Reduced v/c Ratio		0.08		0.68	0.19		0.01	0.93	0.46	0.86	0.53	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 89.7			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.93			
Intersection Signal Delay: 23.6		Intersection LOS: C	
Intersection Capacity Utilization 76.6%		ICU Level of Service D	
Analysis Period (min) 15			

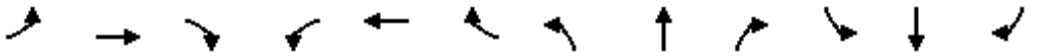
\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 4: NW 140th St & NW 128th Pl/San Felasco Parkway



Lane Group	Ø1	Ø9
Approach LOS		
Queue Length 50th (ft)		
Queue Length 95th (ft)		
Internal Link Dist (ft)		
Turn Bay Length (ft)		
Base Capacity (vph)		
Starvation Cap Reductn		
Spillback Cap Reductn		
Storage Cap Reductn		
Reduced v/c Ratio		

Intersection Summary



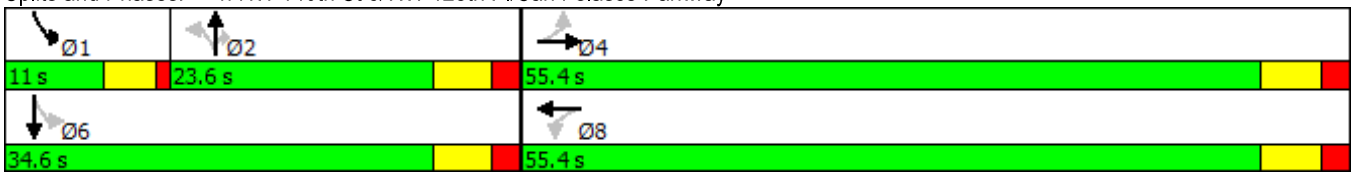
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	0	2	279	0	941	4	324	101	179	373	10
Future Volume (vph)	5	0	2	279	0	941	4	324	101	179	373	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	0		0
Storage Lanes	0		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.850				0.850		0.996	
Flt Protected		0.964		0.950			0.950			0.950		
Satd. Flow (prot)	0	1769	0	1770	1583	0	1770	1863	1583	1787	1874	0
Flt Permitted		0.605		0.750			0.476			0.181		
Satd. Flow (perm)	0	1110	0	1397	1583	0	887	1863	1583	340	1874	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		91			367				110		2	
Link Speed (mph)		25			35			45			45	
Link Distance (ft)		801			940			813			905	
Travel Time (s)		21.8			18.3			12.3			13.7	
Peak Hour Factor	0.58	0.58	0.58	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	2%	2%	2%	2%	2%	2%	1%	1%	1%
Adj. Flow (vph)	9	0	3	303	0	1023	4	352	110	195	405	11
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	12	0	303	1023	0	4	352	110	195	416	0
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		2	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		20.0	20.0	20.0	9.5	24.0	
Total Split (s)	55.4	55.4		55.4	55.4		23.6	23.6	23.6	11.0	34.6	
Total Split (%)	61.6%	61.6%		61.6%	61.6%		26.2%	26.2%	26.2%	12.2%	38.4%	
Maximum Green (s)	49.4	49.4		49.4	49.4		17.6	17.6	17.6	6.5	28.6	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	3.5	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0	1.0	2.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0		6.0	6.0		6.0	6.0	6.0	4.5	6.0	
Lead/Lag							Lag	Lag	Lag	Lead		
Lead-Lag Optimize?							Yes	Yes	Yes	Yes		
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		Max	Max	Max	None	Max	
Act Effct Green (s)		49.4		49.4	49.4		17.6	17.6	17.6	30.1	28.6	
Actuated g/C Ratio		0.55		0.55	0.55		0.20	0.20	0.20	0.33	0.32	
v/c Ratio		0.02		0.40	0.99		0.02	0.97	0.28	0.89	0.70	
Control Delay		0.0		13.6	40.3		29.8	77.6	8.4	66.0	34.1	
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay		0.0		13.6	40.3		29.8	77.6	8.4	66.0	34.1	
LOS		A		B	D		C	E	A	E	C	
Approach Delay					34.2			60.8			44.3	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS					C			E			D	
Queue Length 50th (ft)		0		93	403		2	200	0	82	205	
Queue Length 95th (ft)		0		152	#742		11	#370	42	#179	310	
Internal Link Dist (ft)		721			860			733			825	
Turn Bay Length (ft)							300					
Base Capacity (vph)		650		766	1034		173	364	398	218	596	
Starvation Cap Reductn		0		0	0		0	0	0	0	0	
Spillback Cap Reductn		0		0	0		0	0	0	0	0	
Storage Cap Reductn		0		0	0		0	0	0	0	0	
Reduced v/c Ratio		0.02		0.40	0.99		0.02	0.97	0.28	0.89	0.70	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 90			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.99			
Intersection Signal Delay: 41.7		Intersection LOS: D	
Intersection Capacity Utilization 99.0%		ICU Level of Service F	
Analysis Period (min) 15			

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 4: NW 140th St & NW 128th Pl/San Felasco Parkway



HCS7 Roundabouts Report

General Information

Analyst	Sophia Semensky
Agency or Co.	CHW Consultants
Date Performed	11/16/2018
Analysis Year	2040
Time Analyzed	AM 2040 Build-Out
Project Description	San Felasco Parkway

Site Information

Intersection	NW 128th Pl at NW 140th S
E/W Street Name	NW 128th Pl
N/S Street Name	NW 140th St
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.98
Jurisdiction	Alachua County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	6	0	2	0	69	0	133	0	2	329	212	0	651	651	1
Percent Heavy Vehicles, %	0	0	0	0	0	0	0	0	2	2	2	2	8	8	8	8
Flow Rate (v_{PCE}), pc/h	0	6	0	2	0	70	0	136	0	2	342	221	0	717	717	1
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		8.00			206.00			565.00			1435.00	
Entry Volume veh/h		8.00			206.00			553.92			1328.70	
Circulating Flow (v_c), pc/h	1504			350			723			72		
Exiting Flow (v_{ex}), pc/h	938			3			484			789		
Capacity (c_{pce}), pc/h		297.61			965.69			660.10			1282.28	
Capacity (c), veh/h		297.61			965.69			647.15			1187.30	
v/c Ratio (x)		0.03			0.21			0.86			1.12	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		12.6			5.8			33.9			82.2	
Lane LOS		B			A			D			F	
95% Queue, veh		0.1			0.8			9.7			32.8	
Approach Delay, s/veh	12.6			5.8			33.9			82.2		
Approach LOS	B			A			D			F		
Intersection Delay, s/veh | LOS	61.7						F					

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HCS7 Roundabouts Report

General Information

Analyst	Sophia Semensky
Agency or Co.	CHW Consultants
Date Performed	11/16/2018
Analysis Year	2040
Time Analyzed	PM 2040 Build-Out
Project Description	San Felasco Parkway

Site Information

Intersection	NW 128th Pl NW 140th St
E/W Street Name	NW 128th Pl
N/S Street Name	NW 140th St
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.93
Jurisdiction	Alachua County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	5	0	2	0	279	0	941	0	4	324	101	0	179	373	10
Percent Heavy Vehicles, %	0	0	0	0	0	0	0	0	2	2	2	2	1	1	1	1
Flow Rate (v_{PCE}), pc/h	0	5	0	2	0	300	0	1012	0	4	355	111	0	194	405	11
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		7.00			1312.00			470.00			610.00	
Entry Volume veh/h		7.00			1312.00			460.78			603.96	
Circulating Flow (v_c), pc/h	899			364			199			304		
Exiting Flow (v_{ex}), pc/h	305			15			1372			707		
Capacity (c_{pce}), pc/h		551.63			952.00			1126.49			1012.08	
Capacity (c), veh/h		551.63			952.00			1104.40			1002.06	
v/c Ratio (x)		0.01			1.38			0.42			0.60	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		6.7			191.8			7.7			11.9	
Lane LOS		A			F			A			B	
95% Queue, veh		0.0			54.1			2.1			4.2	
Approach Delay, s/veh	6.7			191.8			7.7			11.9		
Approach LOS	A			F			A			B		
Intersection Delay, s/veh | LOS	110.1						F					

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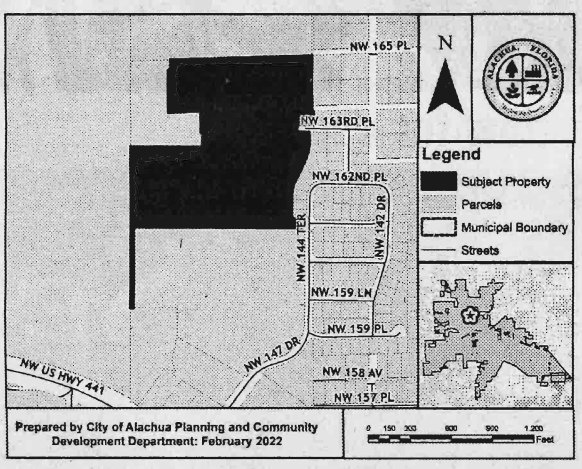
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Logan B. Peters, P.E, of JBPro, Inc., applicant and agent, for Tara Baywood, LLC., property owner, for consideration of the Final Plat for Tara Baywood Phase 1. The final plat proposes to subdivide the ±35.32 acre subject property into a total of 61 lots. The subject property is located to the west of the Baywood subdivision, and north of the Baywood Centre subdivision, consisting of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family – 6 (RSF-6).



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

(Published: Alachua County Today - June 2, 2022)

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE TOWN OF LACROSSE IN ALACHUA COUNTY, FLORIDA

The Town of LaCrosse Town Council will hold a public hearing on a proposed ordinance on June 14, 2022 at 6:00 pm. The hearing will be held at the town hall located at 20613 N SR 121, LaCrosse, Florida.

The ordinance title is as follows:

ORDINANCE 2022-01

AN ORDINANCE OF THE TOWN OF LACROSSE, FLORIDA REPEALING ORDINANCE NUMBER 11-02, TOGETHER WITH ALL OTHER ORDINANCES REGULATING THE USE, CONSUMPTION, SALE, DISTRIBUTION, AND ALL OTHER MATTERS PERTAINING TO ALCOHOL, TOGETHER WITH THE TOWN OF LACROSSE CODE OF ORDINANCES WHICH ORDINANCE IS TITLED "AN ORDINANCE RELATING TO ALCOHOLIC BEVERAGES, DEFINING TERMS, REGULATING HOURS OF SALE, PROHIBITING SALES WITHIN CERTAIN DISTANCE OF SCHOOLS AND CHURCHES, PROVIDING PENALTIES FOR VIOLATION HEREOF, PROVIDING FOR AN ANNUAL REPORTING REQUIREMENT, PROCEDURES FOR REVOCATION AND REINSTATEMENT, PROVIDING FOR SEVERABILITY, REPEALING ALL ORDINACES IN CONFLICT, AND PROVIDIING AN EFFECTIVE DATE." , AND PROVIDING AN EFFECTIVE DATE.

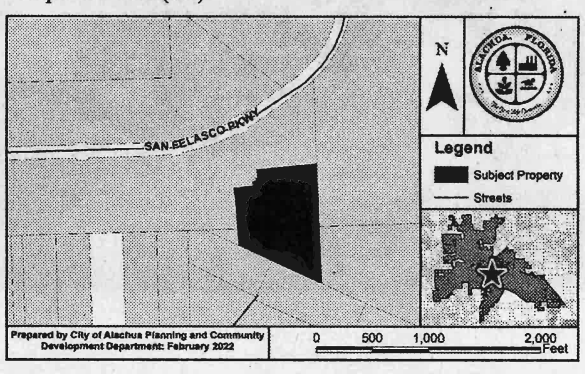
At the public hearing, all interested parties may appear and be heard with respect to the proposed Ordinance. Copies of the proposed Ordinance are available for public inspection at the Office of the Town Clerk, 20613 N SR 121, LaCrosse, Florida during regular hours Monday, Tuesday and Thursday, 9 am to 2 pm. 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 American Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this hearing should call the Town Clerk at (386) 462-2784 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 2, 2022)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of the preliminary plat of the Convergence Research Park Cottage Neighborhood, which proposes the subdivision of a ±14.82 acre subject property into a total of 72 lots with associated common areas and right-of-way. The subject property is generally located south of the San Felasco Parkway and north of Shaw Farms of Alachua. Consisting of portions of Tax Parcel Numbers 03929-000-000 and 03969-000-000; Future Land Use Map (FLUM) Designation: Corporate Park; Zoning: Residential Corporate Park (CP).



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

(Published: Alachua County Today - June 2, 2022)

CITY COUNCIL OF CITY OF WALDO NOTICE OF PUBLIC HEARING REGARDING PROPOSED ROAD CLOSURE

NOTICE IS HEREBY GIVEN that the City Council of the City of Waldo, Florida, will hold a public hearing on June 14, 2022, at 7:00 PM, or as soon thereafter as possible, at City Hall, 14450 NE 148th Ave., Waldo, Florida. The following will be considered:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALDO, FLORIDA; MAKING CERTAIN FINDINGS WITH REGARD TO THE VACATION OF PORTIONS OF SW 5TH TERRACE AND OF SW 5TH PLACE; VACATING THAT PORTION OF SW 5TH TERRACE LYING TO THE SOUTH OF AND INTERSECTING WITH STATE ROAD 24, AND OF SW 5TH PLACE LYING TO THE WEST OF AND INTERSECTING WITH SW 5TH TERRACE; DIRECTING THAT THIS RESOLUTION BE RECORDED IN THE OFFICIAL RECORDS OF ALACHUA COUNTY; AND PROVIDING AN

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

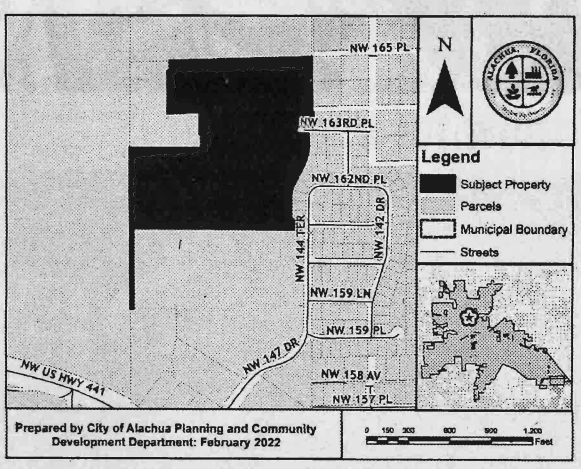
Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Kyle Willems, E.I., of JBPro, Inc., applicant and agent, for Tara Forest, LLC., property owner, for consideration of the Final Plat for Tara Forest East Phase 1. The final plat proposes to subdivide the ±10.86 acre subject property into a total of 32 lots. The subject property is located to the north of the Baywood subdivision, and west of CR 241/ NW 140th Street, consisting of portions of Tax Parcel Numbers 03067-000-000 and 03067-005-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single Family – 3 (RSF-3).

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP of CHW, Inc, applicant, on behalf of Concept Development, Inc, property owner, for consideration of a Special Exception Permit to establish an automobile repair and servicing use on a ±0.98 acre subject property located north of US 441, west of Interstate 75 and east of NW 161st Terrace (Tax Parcel No. 03049-003-000) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).

property is located to the west of the Baywood subdivision, and north of the Baywood Centre subdivision, consisting of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family – 6 (RSF-6).



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At the aforementioned public hearing, all interested parties may appear to be heard with respect to this item.

All documents relating to the proposed road closure are available for public inspection at City Hall, 14450 NE 148th Ave., Waldo, Florida, during regular business hours.

Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact City Hall at (352) 468-1001 at least 48 hours prior to the meeting date.

Please be advised that if a person decides to appeal any decision made by the Commission with respect to any matter considered at said hearing, that person will need a record of the proceedings, and that for such purpose, that person may need to insure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based.

(Published: Alachua County Today - June 2, 2022)

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386.462.3355

MATTERS PERTAINING TO ALCOHOL, TOGETHER WITH THE TOWN OF LACROSSE CODE OF ORDINANCES WHICH ORDINANCE IS TITLED "AN ORDINANCE RELATING TO ALCOHOLIC BEVERAGES, DEFINING TERMS, REGULATING HOURS OF SALE, PROHIBITING SALES WITHIN CERTAIN DISTANCE OF SCHOOLS AND CHURCHES, PROVIDING PENALTIES FOR VIOLATION HEREOF, PROVIDING FOR AN ANNUAL REPORTING REQUIREMENT, PROCEDURES FOR REVOCATION AND REINSTATEMENT, PROVIDING FOR SEVERABILITY, REPEALING ALL ORDINACES IN CONFLICT, AND PROVIDIING AN EFFECTIVE DATE." , AND PROVIDING AN EFFECTIVE DATE.

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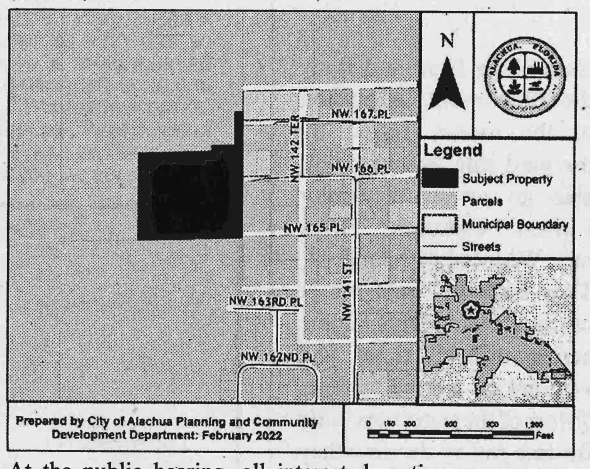

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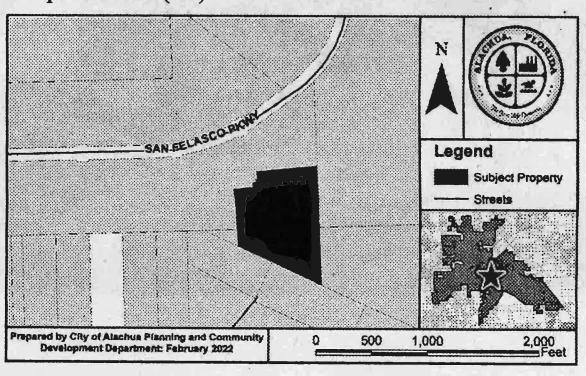

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City of ALACHUA

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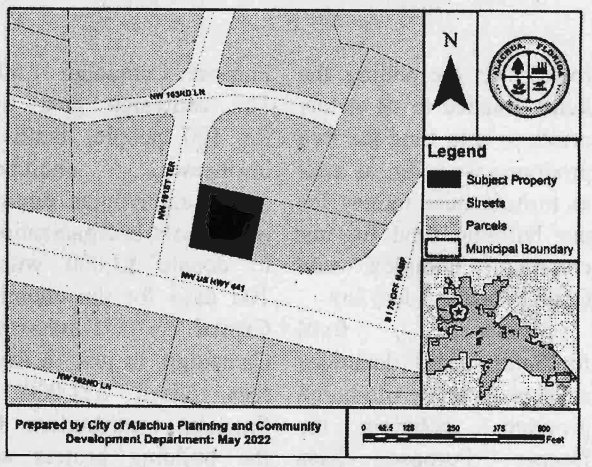

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(Published: Alachua County Today - June 2, 2022)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Shona Richardson, POSTED THE LAND USE
(name)
SIGN ON 25 May 22 FOR THE Convergence Cottage Neighborhood Preliminary Plat
(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)

2 (two)
(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.

Convergence Research Park
Cottage Neighborhood
Preliminary Plat

Prepared by the City of Alachua
Planning & Community Development Department

Prepared February 2022

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 90 180 360
Feet

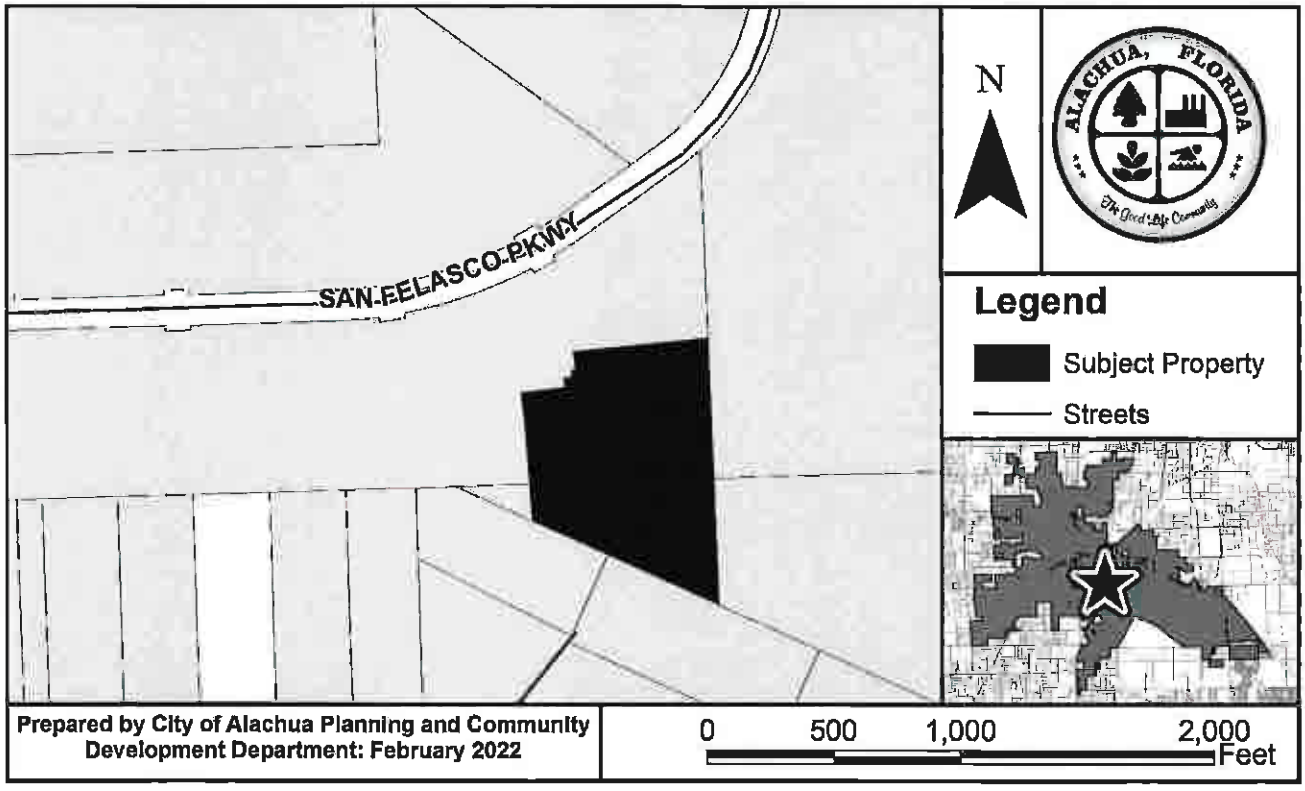
City of ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 5/26/22 KC

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 June 14, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of the preliminary plat of the Convergence Research Park Cottage Neighborhood, which proposes the subdivision of a ±14.82 acre subject property into a total of 72 lots with associated common areas and right-of-way. The subject property is generally located south of the San Felasco Parkway and north of Shaw Farms of Alachua. Consisting of portions of Tax Parcel Numbers 03929-000-000 and 03969-000-000; Future Land Use Map (FLUM) Designation: Corporate Park; Zoning: Residential Corporate Park (CP).



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

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

03926-025-011
EDWARDS CHARLES T & NORMA G
13108 NW 140TH ST
ALACHUA, FL 32615

03926-025-012
VALLELLANES CHARLOTTE V
13002 NW 140TH ST
ALACHUA, FL 32615

03926-025-018
MORGAN & WALKO
12910 NW 140TH ST
ALACHUA, FL 32615

03926-025-019
HIGDON LINDA
PO BOX 118
ALACHUA, FL 32616

03926-025-025
HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

03926-025-026
CASON EVELYN YVONNE LIFE ESTATE
12616 NW 140TH ST
ALACHUA, FL 32615

03929-000-000
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

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

03929-002-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03929-003-000
FOUNDATION FOR ENVIROMENTAL RESI
510 MISSISSIPPI RIVER BLVD N
ST PAUL, MN 55104

03932-100-001
SMITH JASON H & JESSICA A
13550 NW 131ST PL
ALACHUA, FL 32615

03932-100-002
KIRKPATRICK & VAN DER LINDE H/W
13650 NW 131ST PL
ALACHUA, FL 32615

03932-100-003
STORMANT JOHN F & SUSAN S
PO BOX 24
ALACHUA, FL 32616

03932-100-004
HOLMES JOHN E & JENNIFER A
13850 NW 131ST PL
ALACHUA, FL 32615

03932-100-005
HARRIS GREGORY SCOTT & KELLY LYN
13950 NW 131ST PL
ALACHUA, FL 32615

03932-100-006
UKHOVA TATIANA VASILYEVNA
13951 NW 131ST PL
ALACHUA, FL 32615

03932-100-007
SALBERT JOHN
13851 NW 131ST PL
ALACHUA, FL 32615

03932-100-008
DUQUE DIEGO ALONSO & MARIA MARG
13751 NW 131ST PL
ALACHUA, FL 32615

03932-100-010
KOHN JOHN A & BETTE A
13551 NW 131ST PL
ALACHUA, FL 32615

03960-001-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAMI
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03967-000-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03968-100-016
MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA, FL 32615

03968-100-017
PAGE DARYN D
12416 NW 129TH TER
GAINESVILLE, FL 32615

03968-100-018
TIPTON BRIAN & LAURA S
13002 NW 123RD PL
ALACHUA, FL 32615

03968-100-019
MILLS DOUGLAS W & CATHY A
13010 NW 123RD PL
ALACHUA, FL 32615

03968-100-021
LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA, FL 32615

03968-100-022
RICKES ROBERT E
13034 NW 123RD PL
ALACHUA, FL 32615

03968-100-023
SWIFT WILLIAM L & KATHERINE M
12413 NW 129TH TER
ALACHUA, FL 32615

03969-000-000
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

03970-000-000
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

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288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

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410 Turkey Creek
Alachua, FL 32615

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23 Turkey Creek
Alachua, FL 32615

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Gainesville, FL 32641

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Alachua, FL. 32616

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15907 NW 188th St.
Alachua, FL. 32615

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ALACHUA, FL 32615

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TIPTON BRIAN & LAURA S
13002 NW 126RD PL
ALACHUA, FL 32615

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

Vero Equities Inc
12416 NW 129th Ter
Alachua, FL 32615

Mangelsdorf Zoey and Judy
12103 NW 136th St
Alachua, FL 32615

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PO BOX 40
ALACHUA, FL 32616

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 6/14/2022
SUBJECT: HighPoint Crossing Small Scale Comprehensive Plan Amendment (SSCPA): A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) from Corporate Park to High Density Residential on a ±27.9 acre subject property; Tax Parcel Number 03049-000-000 (Legislative Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to the City Commission with a recommendation to approve upon making the following motion:

Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.

Summary

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Clay Sweger, AICP, of EDA Consultants, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±27.9 acre subject property from Corporate Park to High Density Residential.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15).

The FLUM Designation of the ±125.14 acre parent tract was amended in 2009 from Agriculture to Moderate Density Residential (±40 acres), Medium Density Residential (±36.14 acres), and Commercial (±50 acres). In 2018, the FLUM Designation of a ±57.87 acre portion of the parent tract was amended from Moderate Density Residential (±50 acres), Medium Density Residential (±36.14 acres), and Commercial (±21.2 acres) to Commercial (±2.11 acres), Corporate Park (±27.88 acres), Moderate Density Residential (±39.36 acres) and High Density Residential (±27.88 acres).

The subject property is generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace. The property undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

Existing FLUM Designation

Objective 1.4 and Policy 1.4.a of the FLUE establishes the Corporate Park land use category, and states that this category is intended to provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology. The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential (provided certain criteria is met), building industry uses, and accessory storage facilities (including outdoor storage yards).

Proposed FLUM Designation

Policy 1.2.c of the FLUE establishes the High Density Residential land use category, and states that this category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are examples of uses permitted within the High Density Residential land use category: single family, conventional dwelling units and single family, attached dwelling units; accessory dwelling units; apartments and townhomes; live/work units; residential planned developments; traditional mixed-use neighborhood planned developments; neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood (i.e., a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices); group living; and supporting community services, such as schools, houses of worship, parks, and community centers.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Draft Ordinance
- Public Notice Materials for the 6/13/22 City Commission Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: June 14, 2022
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation on a ±27.9 acre subject property from Corporate Park to High Density Residential
APPLICANT/AGENT:	Clay Sweger, AICP, EDA Consultants, Inc.
PROPERTY OWNER:	Alachua A One, LLC
LOCATION:	Generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace
PARCEL ID NUMBER:	Portion of 03049-000-000
ACREAGE:	±27.9 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Clay Sweger, AICP, of EDA Consultants, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±27.9 acre subject property from Corporate Park to High Density Residential.

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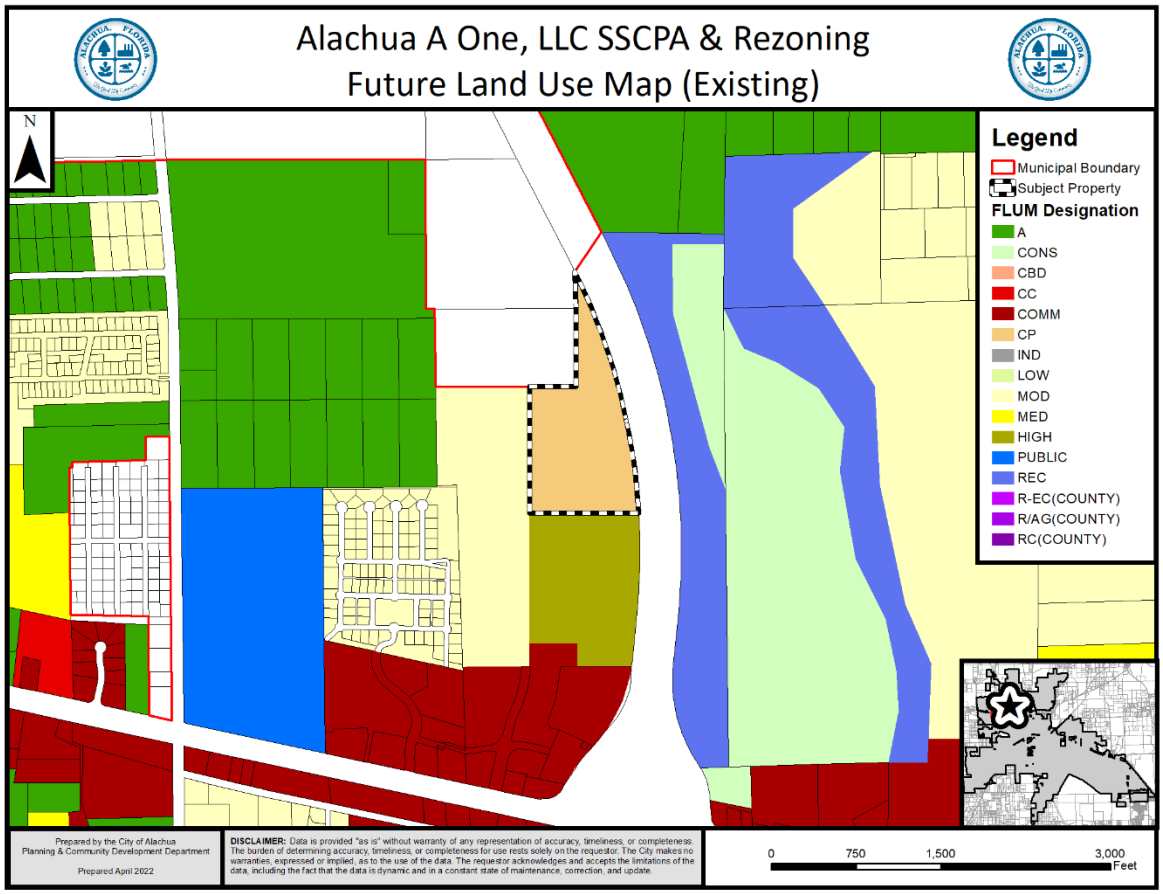
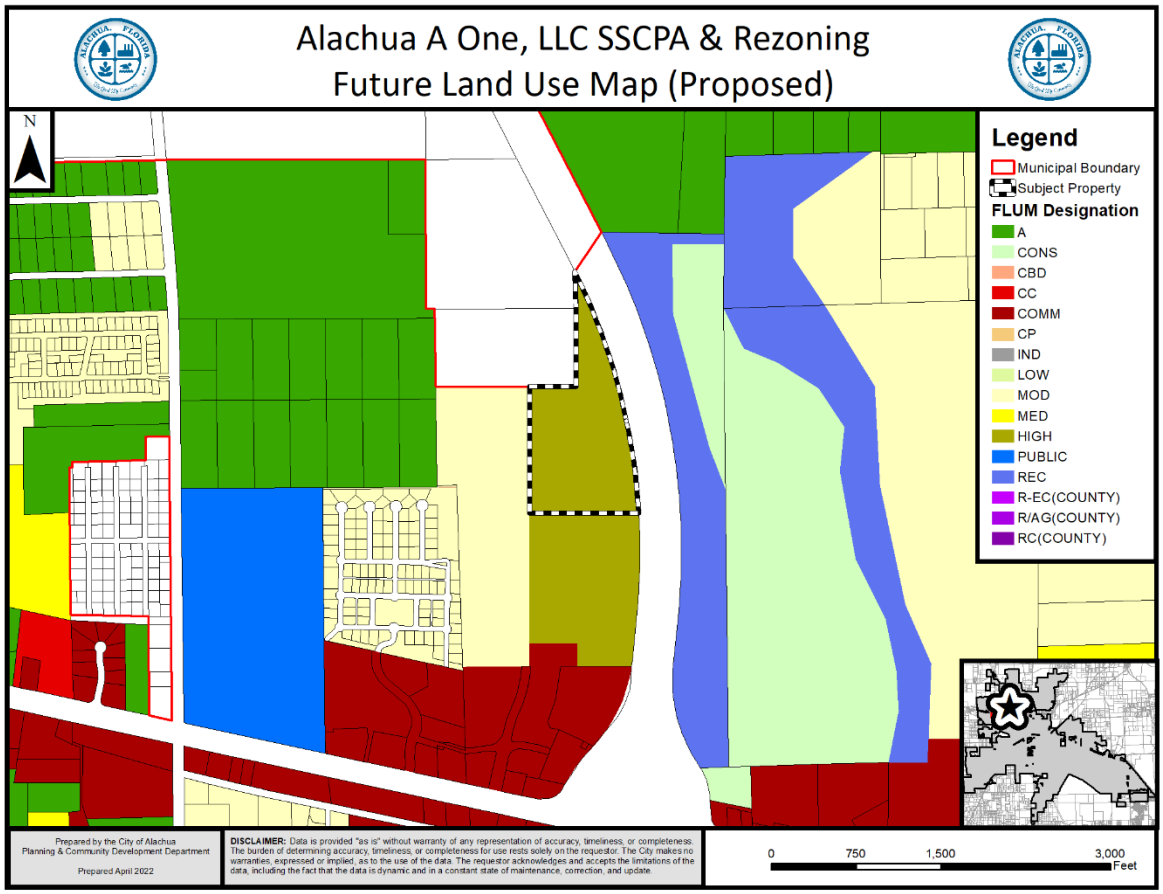
Table 1. Comparison of Existing / Proposed FLUM Designations

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Corporate Park	High Density Residential
Max. Gross Density*:	N/A	418 dwellings
Max. Floor Area:	607,662 square feet	N/A
Typical Uses:	See Description Above	See Description Above
Net Increase/ Decrease:	***Increase of 418 dwellings*** ***Decrease of 607,662 square feet non-residential uses***	
* *Residential uses are only permitted in the Corporate Park (CP) zoning district when at least 50 acres of contiguous land are zoned Corporate Park (CP).*		

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

The property undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

SURROUNDING USES

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

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

Map 3. Vicinity Map

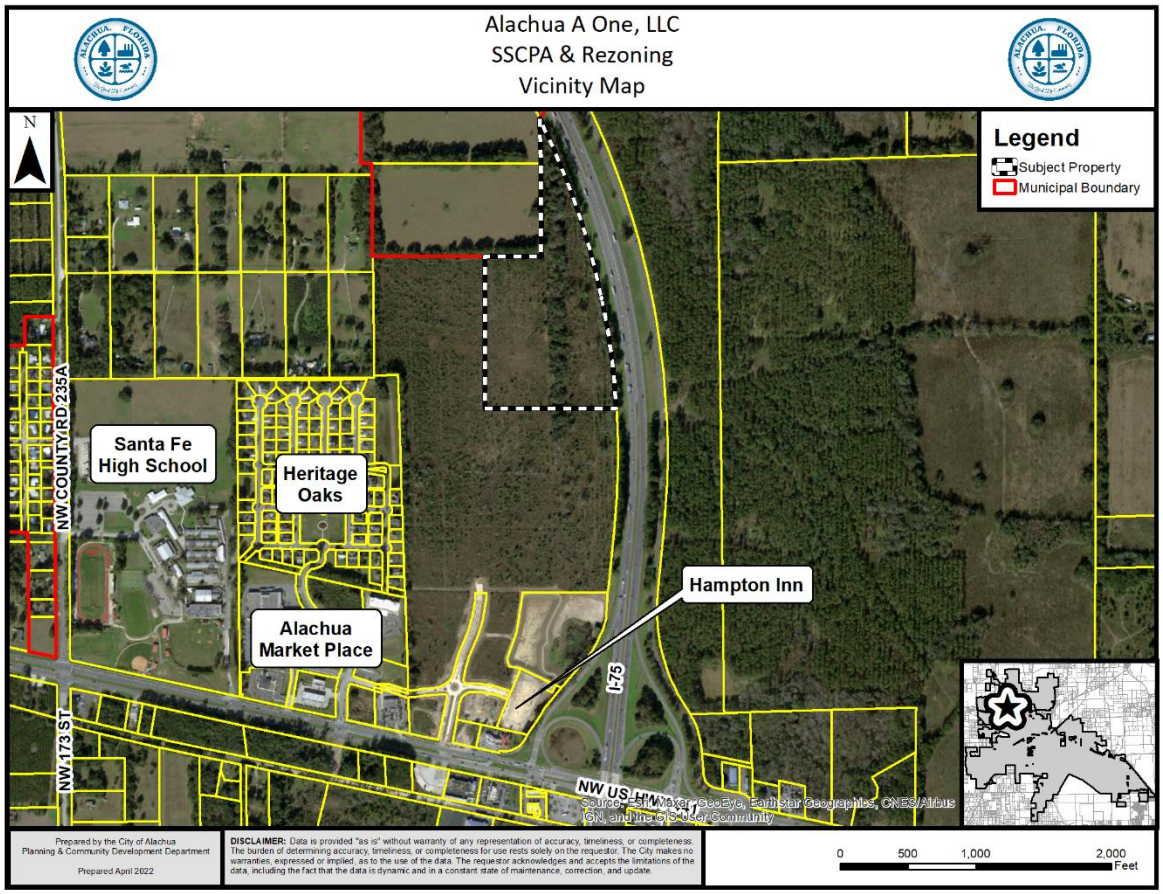


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Interstate 75; Vacant Lands	Rural/Agriculture (County)	Agriculture (County)
South	Vacant Lands	High Density Residential	Residential Multiple Family – 15 (RMF-15)
East	Interstate 75	N/A	N/A
West	Vacant Lands	Moderate Density Residential	Residential Single Family – 4 (RSF-4)

NEIGHBORHOOD MEETING

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

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

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

The Neighborhood Meeting was held on March 16, 2022 at 6:00 p.m. at the offices of the Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, ten (10) persons attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

NEEDS ANALYSIS

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

The applicant contends that: the subject property is located within an urbanizing portion of the City, abutting Interstate 75 and in proximity to existing employment sectors within the City; public services are available to serve the subject property at adequate capacity to accommodate on-site development; development of the land would support the concept of urban development; and the amendment would provide new housing opportunities to support population growth within the City in an area within close proximity to existing non-residential development, providing a balance of uses in the area that will reduce vehicle miles travelled for goods and services.

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 High Density Residential land use category permits multifamily development at a maximum density of 15 dwelling units per acre. It is the densest land use category within the City of Alachua. The subject property is located within an urbanizing area of the City, proximate to the Interstate 75/US 441 interchange, and existing residential and nonresidential uses.

(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 within an urbanizing area of the City, proximate to the Interstate 75/US 441 interchange, and existing residential and nonresidential uses, and nearby the historic urban core of the City. The potential development of the subject property would reduce the potential for urban development to occur within the periphery of these developed areas of the City.

(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 within an urbanizing area of the City, proximate to the Interstate 75/US 441 interchange, and existing residential and nonresidential uses, and nearby the historic urban core of the City. Lands designated for urban uses are located to the west and south of the subject property, and the subject property is adjacent to Interstate 75 to the east.

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

Evaluation & Findings: The subject property is undeveloped and primarily consists of cleared land and naturally wooded areas. There are no known features on the subject property which would preclude the development of the subject property.

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

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

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor, proximate to the subject property, and are available to serve future development of the subject property.

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor, areas proximate to the subject property, and are available to serve future development of the subject property.

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

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

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

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

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

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

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

Evaluation & Findings: The High Density Residential land use category permits multifamily development at a maximum density of 15 dwelling units per acre. The subject property is located proximate to lands presently designated for single-family and multifamily residential uses as well as commercial uses.

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

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

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

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

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

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

Evaluation & Findings: The subject property is located within an urbanizing area of the City, proximate to the Interstate 75/US 441 interchange, and existing residential and nonresidential uses, and nearby the historic urban core of the City. Lands designated for urban uses are located to the west and south of the subject property, and the subject property is adjacent to Interstate 75 to the east. The subject property is undeveloped and primarily consists of cleared land and naturally wooded areas. There are no known features on the subject property which would preclude the development of the subject property.

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor proximate to the subject property, and are available to serve future development of the subject property.

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

Evaluation & Findings: The High Density Residential land use category permits multifamily development at a maximum density of 15 dwelling units per acre. It is the densest land use category within the City of Alachua. The subject property is located within an urbanizing area of the City, proximate to the Interstate 75/US 441 interchange, and existing residential and nonresidential uses. Additionally, the subject property is located proximate to lands presently designated for single-family and multifamily residential uses as well as commercial uses.

(IV) Promotes conservation of water and energy.

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

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

Evaluation & Findings: The property is not presently used for any active agricultural or silvicultural operations. The adjacent lands to the south and and west are designated for urban uses on the FLUM.

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

Evaluation & Findings: The amendment would not result in the loss of functional open space nor would it result in the 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.

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

Evaluation & Findings: The proposed amendment would apply a residential land use category to the subject property. Therefore, the amendment would not address the demands of the residential population for nonresidential needed of the area.

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

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2035:

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

Objective 1.2: *Residential*

The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its

residents and provides for the best use of available lands for residential development.

Policy 1.2.d: *High Density Residential (8 to 15 dwelling units per acre):* The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. The following uses are allowed within the High Density Residential land use category:

1. Single family attached and detached dwelling units ;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Evaluation & Findings: The amendment would apply the High Density Residential land use category to the subject property. The lands contiguous to the south and west of the subject property are presently designated for residential uses and are consistent with the High Density Residential category.

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

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

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

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

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

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

Evaluation & Findings: There are no wetlands, flood plains, surface water bodies, or other environmentally significant areas known to exist on the subject property.

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

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

Evaluation and Findings: 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 current facility capacities, existing demand, and reserved capacities, there are no public facilities that would be deficient as a result of this development.

GOAL 9: Water and Wastewater Service:

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

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

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

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.

Evaluation & Findings: This amendment would support additional housing within the City, thereby furthering Policy 1.1.a.

Transportation Element

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

Evaluation and Findings: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as

required for construction of the infrastructure along public utility easements and right of ways.

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

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

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

Evaluation and Findings: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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

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

Evaluation and Findings: The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

Conservation and Open Space Element

Objective 1.2: *Native Communities and Ecosystems*
The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

OBJECTIVE 1.3: *Listed Species*
The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

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

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

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

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

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

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

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Evaluation and Findings: There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas, located on or known to exist on the subject property. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Policy 1.12.e: The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Policy 1.12.f: The City shall work with FEMA, SRWMD, DEP and the County to regulate development within special flood hazard areas susceptible to the one percent (1%) annual chance flood established by FEMA. The City will

require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the minimum floor elevation of any structure to be at least one foot above the established base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the base flood elevation.

Evaluation and Findings: There are no flood prone areas located on the subject property.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

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

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

Creeks and Streams

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

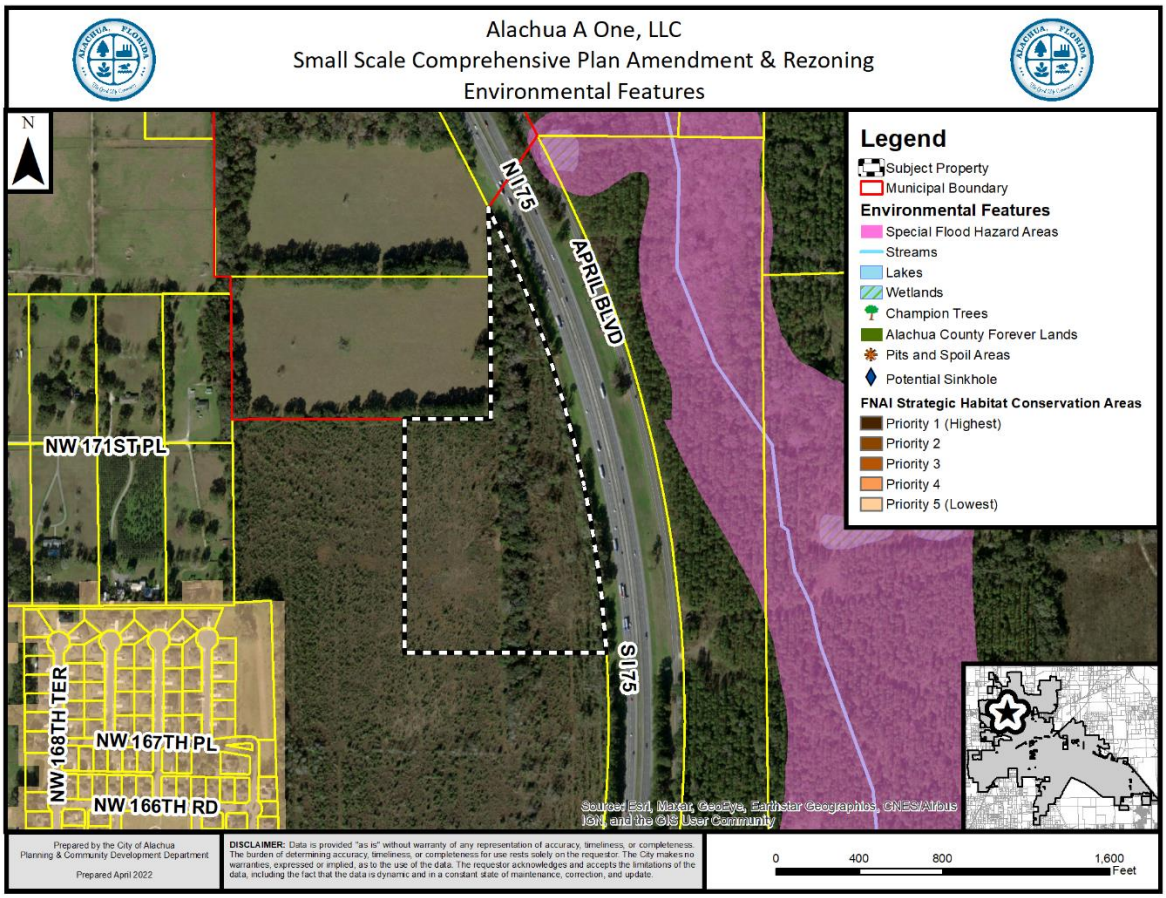
Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall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

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem. Future development of the subject property is not expected to result in any adverse impacts upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 3. Environmental Features



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision

making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

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

Soil Survey

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

There are three (3) 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 permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Kendrick Sand (2-5% slopes)
Hydrologic Soil Group: B

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

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

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

Evaluation: The site consists of soil types which pose only slight limitations for development. Development which may occur on the subject property will consider any limitations presented by soils present on-site.

Flood Potential

Panels 0110D and 0120D of the Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM") Series, dated June 16, 2006, indicate that the subject property is in Flood Zones X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

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

Evaluation: There are no known geologic features located on the subject property which would 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.

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designations	Proposed FLUM Designation
FLUM Designation:	Corporate Park	High Density Residential
Max. Gross Density*:	4 dwelling units / acre	15 dwellings/acre
Floor Area Ratio:	0.50 FAR	N/A
Maximum Density*:	N/A	418 dwelling units
Maximum Intensity:	607,662 square feet	0 square feet

* *Residential uses are only permitted in the Corporate Park (CP) zoning district when at least 50 acres of contiguous land are zoned Corporate Park (CP).*

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation.

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 Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (32)	Interstate 75 (From North City Limit to US 441)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (From US 441 to South City Limit)	6/D	Freeway	COMM	C
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	COMM	D
6 (106)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D

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

Table 4. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Multifamily Mid-Rise[2] (ITE Code 221)	2,274 (1,137/1,137)	150 (39/111)	184 (112/72)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: ITE Code 221: AADT - 5.44 trips per dwelling x 418 dwellings (50% entering/50% exiting); AM Peak Hour - 0.36 trips per dwelling x 418 dwellings (26% entering/74% exiting); PM Peak Hour - 0.44 trips per dwelling x 418 dwellings (61% entering/39% exiting);

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

Traffic System Category	Segment 1: I-75 (From US 441 to North City Limits)[1]	Segment 2: I-75 (From US 441 to South City Limits)[1]	Segment 5: US 441 (From SR 235 to I-75)[1]	Segment 6: US 441 (From I-75 to CR 235A)[1]
PM Peak Hour Trips				
Maximum Service Volume[2]	91,600	91,600	39,000	39,000
Existing Traffic[3]	29,500	55,956	22,581	27,914
Reserved Trips[4]	208	208	2,160	1,927
Available Capacity[4]	61,892	35,436	14,259	9,159
Maximum AADT Generated by Amendment[5]	341	569	682	2,274
Residual Capacity After Potential Development's Impacts[6]	61,551	34,867	13,577	6,885

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2022.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua May 2022 Development Monitoring Report.
5 Trip Distribution: Segment 1 - 15%; Segment 2- 25%; Segment 5 - 30%; Segment 6 - 100%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

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

Traffic System Category	Segment 1: I-75 (From US 441 to North City Limits)[1]	Segment 2: I-75 (From US 441 to South City Limits)[1]	Segment 5: US 441 (From SR 235 to I-75)[1]	Segment 6: US 441 (From I-75 to CR 235A)[1]
PM Peak Hour Trips				
Maximum Service Volume[2]	8,250	8,250	3,510	3,510
Existing Traffic[3]	3,098	5,875	2,145	2,652
Reserved Trips[4]	15	15	170	154
Available Capacity[4]	5,137	2,360	1,195	704
Maximum AADT Generated by Amendment[5]	27	46	55	184
Residual Capacity After Potential Development's Impacts[6]	5,107	2,314	1,140	520

1. FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2. AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2022.
3. Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4. Source: City of Alachua May 2022 Development Monitoring Report.
5. Trip Distribution: Segment 1 - 15%; Segment 2- 25%; Segment 5 - 30%; Segment 6 - 100%.
*6. 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") of any affected roadway segments and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's transportation system will be reevaluated at the site plan or preliminary plat review stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	203,857
Available Capacity	786,726
Projected Potable Water Demand from Application[3]	114,950
Residual Capacity	**671,776**
Percentage of Permitted Design Capacity Utilized	**70.79%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua May 2022 Development Monitoring Report.*
3 *Source: City of Alachua Comprehensive Plan; 275 gallons per day per dwelling x 418 dwellings.*

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

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	183,868
Available Capacity	558,132
Projected Sanitary Sewer Demand from Application[3]	104,500
Residual Capacity	**453,632**
Percentage of Permitted Design Capacity Utilized	**69.76%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua May 2022 Development Monitoring Report.*
3 *Source: City of Alachua Comprehensive Plan; 275 gallons per day per dwelling x 419 dwellings.*

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

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	73,024	7,851.88
Reserved Capacity[2]	17,933.28	3,272.82
Demand Generated by Application[3]	4,263.62	778.11
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).*
2 *City of Alachua May 2022 Development Monitoring Report.*
3 *City of Alachua Comprehensive Plan; 0.73 tons per capita per year x 2.55 persons per household x 418 dwellings.*
4 *New River Solid Waste Facility, April 2022.*

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

Recreational Impacts

Table 9a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	3.46
Potential Demand Generated by Development[3]	5.32
Residual Recreational Capacity After Impacts	**72.92**

Sources:
1 *City of Alachua May 2022 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2021; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 418 dwellings / [5 acres/1,000 persons])*

Table 9b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.45 acres
Acreage Required to Serve Demand Generated by Development[2]	1.06 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.51 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**35.93%**

1 Source: City of Alachua May 2022 Development Monitoring Report.
2 Formula: Recreation Demand Generated by Development (5.32 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 development would increase the maximum potential demand of recreational facilities by 5.32 acres, and would increase the demand of passive park space by 1.06 acres. It is anticipated that the proposed development will not adversely affect the LOS of recreational facilities; therefore, the impacts are acceptable. Concurrency and impacts to the City's recreation system will be reevaluated at site plan review or preliminary plat review stage.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on April 21, 2022, capacity is currently available at the elementary, middle, and high school levels to support the proposed development.

Upon submittal of a final development order for residential development (e.g., a site plan or final plat), a concurrency review will occur and determination of the availability of school capacity will rendered. Facility capacity must be available in order for a final development order to be granted.

EXHIBIT "A"

TO

ALACHUA A ONE, LLC (HIGHPOINT CROSSING)
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 16, 2022

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: HighPoint Crossing SSCPA and Rezoning Applications

Dear Mr. Sweger:

On May 5, 2022, the City of Alachua received your revised applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of on behalf of Alachua A One, LLC. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **June 14, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, May 31, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, May 31, 2022***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, June 13, 2022***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

May 4, 2022

Justin Tabor, AICP
Principal Planner
City of Alachua
P.O. Box 9
Alachua, FL 32616

RE: HighPoint Crossing SSCPA & Rezoning Applications

Justin:

Below are responses to the Planning Assistance Team (PAT) comments issued on April 21, 2022. **In addition, please note that the Justification Reports have been amended to reflect the deletion of proposed map changes to 2.1 acres of Commercial land use and Commercial Intensive zoning that were originally proposed in the March 31, 2022 submittal. The City of Alachua was notified of the exclusion of the 2.1 acres from the applications via an email from Clay Sweger to Justin Tabor on Tuesday, April 19, 2022. The April 20, 2022 response from Mr. Tabor was that it would be acceptable to incorporate the necessary revisions to the reports as part of the resubmittal based on Planning Assistance Team comments. An informational notice was mailed out to the mailing list for this project on May 4, 2022 as well.**

1. *LSCPA & Rezoning Applications*
   a. *Per Section 2.4.14(H)(2)(a), for proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. For purposes of this analysis, this should be measured from the intersection of NW 161st Terrace and US 441. Therefore, Segments 1 (I-75 north of US 441), 2 (I-75 south of US 441), and 5 (US 441 from SR 235 to I-75) should be considered affected roadway segments.*

      Response: Recommended changes are included in the revised Justification Reports for the SSCPA and Rezoning.

   b. *For solid waste and recreation impacts, please use the most current figure published by the US Census Bureau: 2.55 persons per household.*

      Response: This change has been incorporated in the Justification Reports.

2. *LSCPA Application*
   a. *Needs analysis discusses the potential transportation impacts between the existing and*

proposed land uses. The analysis should more directly address the provisions of Chapter 163.3177(6)(a)4., which states "The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission."

Response: The Needs Analysis section of the SSCPA Justification Report has been supplemented with additional information. Please see the revised report.

b. *Please clarify the land uses of the adjacent properties in the compatibility analysis. Suggest the adjacencies for each portion of the property subject to the proposed amendment be evaluated independent of one another.*

Response: The revised application only concerns a single area, therefore the adjacency issue has been resolved.

c. *Page 4, paragraph below Policy 1.2.d: The word "policies" should be singular.*

Response: This has been corrected in the revised Justification Report.

3. *Rezoning Application*

a. *Please confirm the correct proposed land use category is identified in the statement of proposed change on page 2.*

Response: Please see the revised Justification Report.

b. *In response to Section 2.4.2(E)(1)(v), please clarify the land uses of the adjacent properties. Suggest the adjacencies for each portion of the property subject to the proposed amendment be evaluated independent of one another.*

Response: The revised application now only concerns a single area, therefore the adjacency issue has been resolved.

c. *Suggest including the text of Section 2.4.2(E)(vi) – (xi) rather than just the section titles.*

Response: Please see the revised Justification Report that reflects this change.

Sincerely,

Clay Sweger, AICP, LEED AP
Director of Planning

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Shane Andrew, Interim

Alachua County Public Schools

An 'A-rated' District

Mission Statement: We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

*Facilities Department ** 3700 NE 53rd Avenue ** Gainesville, Florida 32609 ** 352-955-7400*

April 21, 2022

RE: ACPS – High Point Crossing CPA / Rezone

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 29.99 acres identified as Parcel. 03049-000-000. This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*. The proposed amendment will entitle 450 multi-family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction, maintenance, and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities, policies, and student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation, and maintenance, as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. Because of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school-zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 14 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 14 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this project is projected to generate 27 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods

A resolution to these capacity issues will not be clear until the comprehensive evaluation noted above has been completed. To facilitate satisfactory and long-term solutions, it is recommended that the County encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions, please contact Suzanne Wynn, Director of Community Planning @ 352-955-7400 x 1445

Sincerely,

for Supt.

Shane Andrew
Interim Superintendent
cc: ACPS Director of Community Planning

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 21, 2022

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning Assistance Team (PAT) Summary: HighPoint Crossing SSCPA and Rezoning Applications

Dear Mr. Sweger:

On March 31, 2021, the City of Alachua received your applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Alachua A One, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±29.99 acre subject property, comprised of portions of Tax Parcel Number 03049-000-000, from Corporate Park (±27.88 acres) and Commercial (±2.11 acres) to High Density Residential and to rezone the subject property from Corporate Park (CP) (±27.88 acres) and Commercial Intensive (CI) (±2.11 acres) to Residential Multiple Family – 15 (RMF-15). A completeness review was performed on April 6, 2022 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, May 11, 2022**. A total of four (4) copies of each application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **June 14, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. ***LSCPA & Rezoning Applications***
   a. Per Section 2.4.14(H)(2)(a), for proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. For purposes of this analysis, this should be measured from the intersection of NW 161st Terrace and US 441. Therefore,

Segments 1 (I-75 north of US 441), 2 (I-75 south of US 441), and 5 (US 441 from SR 235 to I-75) should be considered affected roadway segments.

b. For solid waste and recreation impacts, please use the most current figure published by the US Census Bureau: 2.55 persons per household.

2. *LSCPA Application*

a. Needs analysis discusses the potential transportation impacts between the existing and proposed land uses. The analysis should more directly address the provisions of Chapter 163.3177(6)(a)4., which states "***The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns****, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission."*

b. Please clarify the land uses of the adjacent properties in the compatibility analysis. Suggest the adjacencies for each portion of the property subject to the proposed amendment be evaluated independent of one another.

c. Page 4, paragraph below Policy 1.2.d: The word "policies" should be singular.

3. *Rezoning Application*

a. Please confirm the correct proposed land use category is identified in the statement of proposed change on page 2.

b. In response to Section 2.4.2(E)(1)(v), please clarify the land uses of the adjacent properties. Suggest the adjacencies for each portion of the property subject to the proposed amendment be evaluated independent of one another.

c. Suggest including the text of Section 2.4.2(E)(vi) – (xi) rather than just the section titles.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Apr 19, 2022**

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

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

TR 4/18/2022

RE: **High Point Crossing SSCPA and RZ**

Public Services has reviewed the subject project (Apr 06, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Apr 06, 2022 Submittal** Public Services has no comments and thus approve this submittal. **APPROVED**
2.	
	END OF COMMENTS

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 6, 2022

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: HighPoint Crossing SSCPA and Rezoning Applications

Dear Mr. Sweger:

On March 31, 2021, the City of Alachua received your applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Alachua A One, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±29.99 acre subject property, comprised of portions of Tax Parcel Number 03049-000-000, from Corporate Park (±27.88 acres) and Commercial (±2.11 acres) to High Density Residential and to rezone the subject property from Corporate Park (CP) (±27.88 acres) and Commercial Intensive (CI) (±2.11 acres) to Residential Multiple Family – 15 (RMF-15).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please address the following deficiencies no later than **5:00 PM on Wednesday, April 13, 2022**. All materials may be provided by email to the project planner (e.g., printed copies are not required at this time).

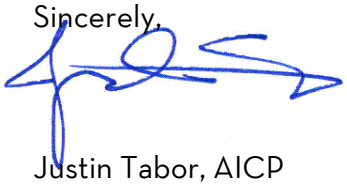
The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled after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

Please address the following:

1. Please update each application to state both existing land use/zoning categories in Section A of each application.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

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

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

City of Alachua
Comprehensive Plan Amendment Application

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

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

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

A. PROJECT

1. Project Name: Highpoint Land Use Change Application
2. Address of Subject Property: No address - Located at 16500 - 17100 block of NW 161st Terrace (East Side)
3. Parcel ID Number(s): Portion of 03049-000-000
4. Existing Use of Property: Vacant; Timberland
5. Existing Future Land Use Map Designation: Corporate Park
6. Proposed Future Land Use Map Designation: High Density Residential
7. Acreage: 27.9 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ▣ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( ) 352-373-3541 FAX: ( ) N/A e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Alachua A One LLC
   Mailing Address: 15260 NW 147th Drive, Ste 100
   City: Alachua State: FL ZIP: 32615

   * 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: N/A
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

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

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

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

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

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

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

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

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

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

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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

Signature of Applicant

Clay Sweger, Dir. of Planning
Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 28th day of April, 2022, by Clay Sweger, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

Audra Burrell
Signature of Notary Public, State of Florida

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 04/29/2022

NAME & DESCRIPTION OF PROJECT Highpoint Rezoning & Land Use Change

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) No Address- Located at 16500-17100

block of NW 161st Terrace (East Side)

Tax Parcel Numbers Portion of 03049-000-000

Acreage 27.9 +/-

DEVELOPMENT DATA (check all that apply)

☐ Single Family — Number of Units

☑ Multi Family — Number of Units 419

☐ Exempt (See exemptions on page 2)

Level of Review

☐ Pre-Application Conference ☐ Preliminary ☐ Final ☐ Revised ☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.12 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.06 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.09 High School Multiplier**		**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	419	**units X 0.06 Elementary School Multiplier**	25	**Student Stations**
MIDDLE	419	**units X 0.03 Middle School Multiplier**	13	**Student Stations**
HIGH	419	**units X 0.03 High School Multiplier**	13	**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: eda consultants, inc.
Mailing Address: 720 SW 2nd Ave, S. Tower,
Ste 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: csweger@edafl.com

PROPERTY OWNER

Name: Alachua A One LLC
Mailing Address 15260 NW 147th Drive, Ste 100
Alachua, FL 32615
Phone: 352-519-8987
Email mccauleyjmd@yahoo.com

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 2021-2022 Capacity Tables)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: No Address - Located at 16500 - 17100 block of NW 161st Terrace (East Side)

Parcel ID Number(s): portion of 03049-000-000

Acreage: 30 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: James McCauley Title: Manager

Company (if applicable): Alachua A One LLC

Mailing Address: 15260 NW 147th Drive, Ste. 100

City: Alachua State: FL ZIP: 32615

Telephone: 352-519-8987 FAX: N/A e-mail: mccauleyjmd@yahoo.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment and Rezoning

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

Signature of Applicant

James McCauley

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30th day of March, 2022 by James McCauley, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

STEPHANIE SUTTON
Notary Public - State of Florida
Commission # HH 051501
My Comm. Expires Oct 19, 2024
Bonded through National Notary Assn.

Detail by Entity Name

Florida Limited Liability Company
ALACHUA A ONE LLC

Filing Information

Document Number	L16000217620
FEI/EIN Number	81-4642404
Date Filed	11/30/2016
Effective Date	11/30/2016
State	FL
Status	ACTIVE

Principal Address

15260 NW 147TH DRIVE
SUITE 100
ALACHUA, FL 32615

Mailing Address

15260 NW 147TH DRIVE
SUITE 100
ALACHUA, FL 32615

Registered Agent Name & Address

MCCAULEY, JAMES W
15260 NW 147TH DRIVE
SUITE 100
ALACHUA, FL 32615

Authorized Person(s) Detail

Name & Address

Title MGR

MCCAULEY, JAMES W
15260 NW 147TH DRIVE SUITE 100
ALACHUA, FL 32615

Annual Reports

Report Year	Filed Date
2019	05/01/2019
2020	06/30/2020

2021 05/01/2021

Document Images

05/01/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
11/30/2016 -- Florida Limited Liability	View image in PDF format

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3034727 5 PG(S)
December 30, 2016 09:53:01 AM
Book 4485 Page 971
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $17,759.00

This instrument prepared by and
after recording return to:

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 21st day of December, 2016, by MURPHY'S LOT, LLC, a Florida limited liability company and MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership successor by conversion to Megahee Enterprises, Ltd., the address for which is 2513 S.W. 50th Boulevard, Gainesville, Florida 32608 (collectively, the "Grantors"), to ALACHUA A ONE LLC, a Florida limited liability company, the address for which is 15260 NW 147th Drive, Suite 100, Alachua, Florida 32615 (the "Grantee").

W I T N E S S E T H:

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantors, Grantors hereby grant, bargain, sell, convey and confirm unto Grantee all that certain real property together with the improvements thereon (collectively, the "Real Property") in Alachua County, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

Subject to conditions, covenants, restrictions, reservations, easements, rights-of-way, taxes assessed subsequent to December 31, 2016, and all applicable zoning ordinances; provided, however, this reference will not serve to reimpose any such conditions, covenants, restrictions, reservations or easements.

And Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantors have caused this Special Warranty Deed to be executed on their behalf as of the day and year first above written.

MURPHY'S LOT, LLC, a Florida limited liability company

Witness Print Name: Benjamin Jas Devine

By: _____
Joan M. Jones, Manager

Witness Print Name: Robyn Montana

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of December, 2016, by Joan M. Jones, Manager of MURPHY'S LOT, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced Florida DL as identification.

Notary Stamp

AMANDA SMITH
MY COMMISSION #FF031626
EXPIRES June 28, 2017
(407) 398-0153 FloridaNotaryService.com

_____
Print Name: Amanda Smith
Title: Notary Public BLC
Serial No. (if any) FF031626
Commission Expires: June 28 2017

Signed, sealed and delivered
in the presence of:

MEGAHEE ENTERPRISES, LTD., LLLP,
a Florida limited liability limited partnership

Witness Print Name: Benjamin James Browne

By: _____
Joan M. Jones
Its: General Partner

Witness Print Name: Robyn Mondana

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of December, 2016, by Joan M. Jones, a General Partner of MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, on behalf of the partnership, who ☐ is personally known to me or ☑ has produced Florida DL as identification.

Notary Stamp

AMANDA SMITH
MY COMMISSION #FF031626
EXPIRES June 28, 2017
(407) 398-0153 FloridaNotaryService.com

68111

Amanda Smith
Print Name: Amanda Smith
Title: Notary Public
Serial No. (if any) FF031626
Commission Expires: June 28, 2017

PARCEL 1:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, LYING NORTH OF THE NORTH RIGHT OF WAY OF U. S. HIGHWAY 441.

LESS AND EXCEPT THE NORTH 1/4 OF GOVERNMENT LOT 2;

AND LESS AND EXCEPT THE RIGHT OF WAY OF STATE ROAD 93, A/K/A INTERSTATE 75;

AND LESS AND EXCEPT THAT PART OF GOVERNMENT LOTS 1 AND 8 LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROAD 93 A/K/A INTERSTATE 75;

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST AND RUN NORTH 3°37'28" WEST 286.74 FEET TO THE NORTH RIGHT OF WAY OF OLD STATE ROAD NO. 25; THENCE RUN NORTH 79°23'05" WEST ALONG SAID RIGHT OF WAY 1055.3 FEET TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN NORTH 4°26'55" EAST ALONG SAID INTERSTATE ROAD RIGHT OF WAY 212.91 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY OF STATE ROAD NO. 25 (U. S. NO. 441), THENCE RUN NORTH 79°06'35" WEST ALONG SAID STATE ROAD RIGHT OF WAY 306.92 FEET, THENCE RUN NORTH 1°48'35" WEST 205.01 FEET, THENCE RUN NORTH 79°06'35" WEST 355.34 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF STATE ROAD NO. 24 (U. S. NO. 441) AND THE POINT OF BEGINNING, THENCE RUN NORTH 79°06'35" WEST ALONG SAID RIGHT OF WAY 175.00 FEET, THENCE RUN NORTH 10°53'25" EAST 175.00 FEET, THENCE SOUTH 79°06'35" EAST 349.10 FEET TO THE WESTERLY RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN SOUTH 27°21'25" WEST ALONG SAID RIGHT OF WAY 38.71 FEET TO THE P.C. OF A 34°11'20" CURVE, HAVING A RADIUS OF 170.10 FEET, AN INTERNAL ANGLE OF 73°32' AND BEING CONCAVE TO A NORTHWESTERLY DIRECTION, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID RIGHT OF WAY CURVE A DISTANCE OF 215.08 FEET TO THE P.T. OF SAID CURVE, THENCE RUN SOUTH 10° 53'25" WEST 16.00 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01°48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79°06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79°06'35" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79°06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10°5325" EAST, 175.00 FEET; THENCE RUN SOUTH 79°06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10°53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 89 DEGREES 21 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 2236.8 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 7; THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7, 1240.73 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25 AND THE POINT OF BEGINNING. THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 2, 2560.56 FEET; THENCE RUN NORTH 84 DEGREES 54 MINUTES 02 SECONDS EAST 252.65 FEET; THENCE RUN SOUTH 3 DEGREES 05 MINUTES 40 SECONDS EAST 2646.09 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25; THENCE RUN NORTH 79 DEGREES 06 MINUTES 36 SECONDS WEST ALONG SAID RIGHT OF WAY 320.03 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN GOVERNMENT LOTS 2 AND 7 IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART IN O.R. BOOK 1970, PAGE 718.

PARCEL 3:

THE SOUTH 1/2 OF THE EAST 1/2 OF GOVERNMENT LOT 7 IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYNG WEST OF THE RIGHT OF WAY OF STATE ROAD NO. 93 A/K/A INTERSTATE 75.

AYESHA SOLOMON
PROPERTY APPRAISER
KNOWLEDGEABLE · COMMUNITY-FOCUSED · COMMITTED

Parcel Summary

Parcel ID	03049-000-000
Prop ID	12635
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	E1/2 N OF NEW HIWAY 20 LESS R/W FOR SR 93 & LESS THAT PART OF GOV LOT 8 LYING E OF SR 93 & S OF PAR NO 1 AS PER OR 167/185 & LESS N1/2 OF N1/2 OF GOV LOT 2 & LESS LOT PER OR 326/606 LESS LOT 175 FT BY 175 FT ON US 441 OR 1582/1576 OR 2195/2880-2886 & OR 2 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	119.500
Homestead	N

View Map

Owner Information

ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$700,000	$700,000	$700,000	$700,000	$700,000
Land Agricultural Value	$30,912	$27,977	$38,700	$38,700	$22,300
Agricultural (Market) Value	$1,524,420	$1,379,700	$1,786,700	$1,786,700	$1,786,700
Just (Market) Value	**$2,224,420**	**$2,079,700**	**$2,486,700**	**$2,486,700**	**$2,486,700**
Assessed Value	$730,912	$727,977	$738,700	$738,700	$722,300
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$730,912	$727,977	$738,700	$738,700	$722,300
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

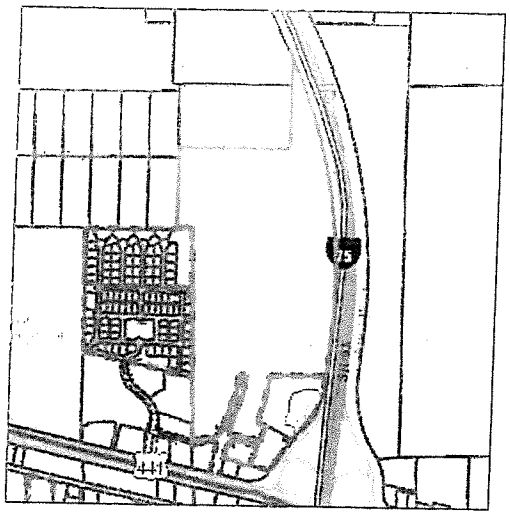
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	34.81	1516323.6	0	0	RSF-4
5500	TIMBER 2	84.69	3689096.4	0	0	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/23/2016	$100	MS	4485	0967	11 - CORRECTIVE DEED	Vacant	* JOAN M JONES	* MEGAHEE ENTERPRISES LTD.,LLL	Link (Clerk)
12/21/2016	$2,537,000	MS	4485	0971	05 - QUALIFIED, MULTI TRANS	Vacant		ALACHUA A ONE LLC	Link (Clerk)
9/28/1998	$100	MS	2209	2650	U - UNQUALIFIED	Vacant	* LISA M WOOD	* MEGAHEE ENTERPRISES LTD.,LLL	Link (Clerk)
9/28/1998	$100	MS	2209	2647	U - UNQUALIFIED	Vacant	* WILBUR L WOOD III	* LISA M WOOD	Link (Clerk)
9/28/1998	$100	MS	2209	2644	U - UNQUALIFIED	Vacant	* JOAN M JONES TRUSTEE	* WILBUR L WOOD III	Link (Clerk)
9/28/1998	$100	MS	2195	2886	U - UNQUALIFIED	Vacant	* JOAN M JONES	* JOAN M JONES TRUSTEE	Link (Clerk)
9/28/1998	$100	MS	2195	2883	U - UNQUALIFIED	Vacant	* JOAN MEGAHEE JONES PER/REP I	* JOAN M JONES	Link (Clerk)
9/28/1998	$100	MS	2195	2880	U - UNQUALIFIED	Vacant	* JOAN M JONES FKA WOOD TRUSTE	* JOAN MEGAHEE JONES PER/REP I	Link (Clerk)
12/28/1984	$100	MS	1582	1576	U - UNQUALIFIED	Vacant	* MARIE M MECGAHEE PER/REP NOE	* JOAN M JONES FKA WOOD TRUSTE	Link (Clerk)

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

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

"This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public records and data are the primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 3/30/2022, 6:13:17 AM

Search > Account Summary

Real Estate Account #03049 000 000

Owner:
ALACHUA A ONE LLC

Situs:
UNASSIGNED LOCATION RE
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/30/2021** for **$15,469.35**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	Paid $15,469.35	11/30/2021	Receipt #21-0051360	Print (PDF)
2020 Annual Bill	$0.00	Paid $16,643.69	04/30/2021	Receipt #20-0159946	Print (PDF)
2019 Annual Bill	$0.00	Paid $16,389.68	12/31/2019	Receipt #19-0078621	Print (PDF)
2018 Annual Bill	$0.00	Paid $16,166.55	12/26/2018	Receipt #18-0067687	Print (PDF)
2017 Annual Bill	$0.00	Paid $16,719.81	03/06/2018	Receipt #17-0122652	Print (PDF)
2016 Annual Bill	$0.00	Paid $3,198.08	11/29/2016	Receipt #16-0036238	Print (PDF)
2015 Annual Bill	$0.00	Paid $3,259.53	11/25/2015	Receipt #15-0032591	Print (PDF)
2014 Annual Bill	$0.00	Paid $3,201.54	11/20/2014	Receipt #14-0023019	Print (PDF)
2013 Annual Bill	$0.00	Paid $3,202.91	11/13/2013	Receipt #13-0012873	Print (PDF)
2012 Annual Bill	$0.00	Paid $3,197.94	11/08/2012	Receipt #12-0017416	Print (PDF)
2011 Annual Bill	$0.00	Paid $3,268.29	11/16/2011	Receipt #2011-3006904	Print (PDF)
2010 Annual Bill	$0.00	Paid $3,244.53	11/24/2010	Receipt #2010-3012521	Print (PDF)
2009 Annual Bill	$0.00	Paid $3,243.18	11/30/2009	Receipt #2009-1013366	Print (PDF)
2008 Annual Bill	$0.00	Paid $3,258.27	11/24/2008	Receipt #2008-9009965	Print (PDF)
2007 Annual Bill	$0.00	Paid $2,990.22	11/30/2007	Receipt #2007-9034360	Print (PDF)
2006 Annual Bill	$0.00	Paid $3,618.41	11/28/2006	Receipt #2006-9087088	Print (PDF)
2005 Annual Bill	$0.00	Paid $3,732.08	11/30/2005	Receipt #2005-5007757	Print (PDF)
2004 Annual Bill	$0.00	Paid $3,768.52	11/30/2004	Receipt #2004-9015759	Print (PDF)
2003 Annual Bill	$0.00	Paid $3,786.84	11/14/2003	Receipt #2003-3007673	Print (PDF)
2002 Annual Bill	$0.00	Paid $3,840.78	11/14/2002	Receipt #2002-0207578	Print (PDF)
Total Amount Due	**$0.00**				

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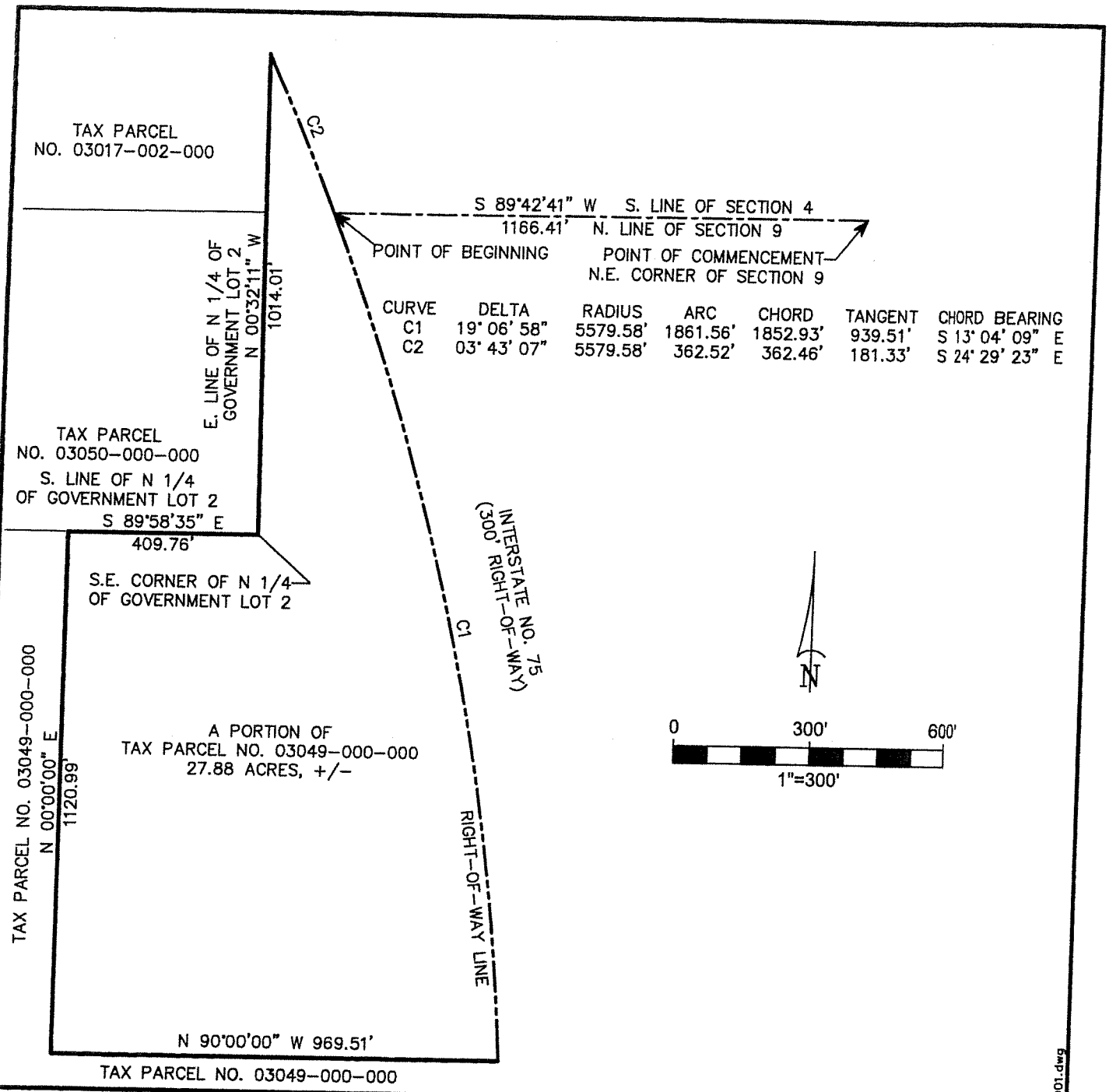
eda consultants · inc.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING AND LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 969.51 FEET; THENCE NORTH 0° 00' 00" EAST, A DISTANCE OF 1120.99 FEET TO THE SOUTH LINE OF THE NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9; THENCE SOUTH 89°58'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 409.76 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF SECTION 9; THENCE NORTH 00°32'11" WEST, ALONG THE EAST LINE OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9, AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1014.01 FEET TO AN INTERSECTION OF THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75, LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°29'23" EAST, 362.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°43'07", AN ARC DISTANCE OF 362.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.88 ACRES, MORE OR LESS.



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	19° 06' 58"	5579.58'	1861.56'	1852.93'	939.51'	S 13° 04' 09" E
C2	03° 43' 07"	5579.58'	362.52'	362.46'	181.33'	S 24° 29' 23" E

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		3/10/2022	2022-0001		

J:\BOB\2022-001.dwg

LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

FOR:

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389

eda consultants inc.

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

NEIGHBORHOOD WORKSHOP NOTICE

Date: March 16, 2022

Time: 6:30 PM

Place: Legacy Park Multi-Purpose Center
Meeting Room 2
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed future land use map change from Corporate Park to High Density Residential and rezoning from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on approximately 28 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at 16130 NW 161st Place. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed land use and zoning change and to seek their comments.

Contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com
eda consultants, inc.
(352) 373-3541

This is an informational notice regarding a proposed future land use map change from Commercial to High Density Residential and rezoning from Commercial Intensive (CI) to Residential Multiple Family – 15 (RMF-15) on approximately 2 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at the 16500 block of NW 161st Terrace. You are receiving this notice as a method to inform neighboring property owners of the proposed map amendments, which is in addition to a prior notification which you received for a proposed map amendment on a different portion of the property.

The exhibit below shows the limits of the proposed land use and zoning map change:

If you have any questions, please contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **Neighborhood Workshop – Highpoint Rezoning**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **February 24, 2022**.

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

Sworn to and subscribed before me this **24th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed future land use map change from Corporate Park to High Density Residential and rezoning from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on approximately 28 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at 16130 NW 161st Place. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed land use and zoning change and to seek their comments.

The meeting will be held at 6:30 pm on March 16, 2022, in the Legacy Park Multi-Purpose Center, 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger of eda consultants inc.

Ph: 352-373-3541 E-mail: csweger@edafl.com

(Published: Alachua County Today - Febuary 24, 2022)

03053-010-035

03053-010-050

03053-010-034

03053-020-063

03053-001-007
ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG, FL 33701

03053-001-002
TALAL PROPERTIES LTD & TAREK PROPERTIES LTD
1326 E LUMSDEN RD
BRANDON, FL 33511

03053-001-005
A MASON GRACE RENTALS LLC
13929 NW 166TH TER
ALACHUA, FL 32615

03053-020-000
HERITAGE OAKS PROPERTY OWNERS ASSOCIATION INC
15010 NW 173RD ST
ALACHUA, FL 32615

03049-000-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-003-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-001
ALACHUA HIGHPOINT LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-001-008
ALACHUA COUNTY FARM BUREAU INC
16206 NW 163RD LN
ALACHUA, FL 32615

03053-010-014
FORD NATHANIEL M III & TIROSHSA T
16515 NW 165TH TER
ALACHUA, FL 32615

03053-010-037
BALCH-RANKIN BRANDY C
16518 NW 166TH RD
ALACHUA, FL 32615

03053-010-015
MITCHELL NANCY
16530 NW 165TH TER
ALACHUA, FL 32615

03053-010-036
HARBACH WENDY
16539 NW 167TH PL
ALACHUA, FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA, FL 32615

03053-010-038
HANCOCK TROY DANIEL
16548 NW 166TH RD
ALACHUA, FL 32615

03053-010-017
STRATTAN KEVIN
16567 NW 165TH LN
ALACHUA, FL 32615

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA, FL 32615

03053-010-039
RIEHLE DANIEL R
16578 NW 166TH RD
ALACHUA, FL 32615

03053-010-054
KORNER KEVIN T
16604 NW 165TH TER
ALACHUA, FL 32615

03049-001-000
CABELLERO JR & JULIA H/W
16604 NW 171ST PL
ALACHUA, FL 32615

03053-010-051
MOURAS DENNIS JAMES & REBECCA JANE
16609 NW 166TH DR
ALACHUA, FL 32615

03049-001-011
KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA, FL 32615-4863

03053-010-011
SCHLICHT MILDRED O
16611 NW 165TH TER
ALACHUA, FL 32615

03049-001-002
BURGETTO GAETANO & STELLA M
16615 NW 171ST PL
ALACHUA, FL 32615

03053-010-018
WALLACE CHARLES E TRUSTEE
16621 NW 165TH LN
ALACHUA, FL 32615

03053-010-040
HYDEN & HYDEN
16622 NW 166TH RD
ALACHUA, FL 32615

03053-010-053
DAVIS MAUREEN
16624 NW 165TH TER
ALACHUA, FL 32615

03053-010-010
ALLEN & COWART M/C
16631 NW 165TH TER
ALACHUA, FL 32615

03053-010-052
JAIN KAVITA
16644 NW 165TH TER
ALACHUA, FL 32615

03053-010-049
HINES JOSEPH & JENNIFER L
16649 NW 166TH DR
ALACHUA, FL 32615

03053-010-009
OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA, FL 32615-4992

03053-020-055
ZAMORANO MICHELLE MARIE
16737 NW 166TH DR
ALACHUA, FL 32615

03053-020-064
SAMUEL DWIGHT BRANDON &
NATASHA JUNE MARIE
16738 NW 166TH DR
ALACHUA, FL 32615

03053-020-056
COKER KORI DRAKE & ALBERT
16769 NW 166TH DR
ALACHUA, FL 32615

03053-020-057
FLYNN BONNITA M
16801 NW 166TH DR
ALACHUA, FL 32615

03053-020-062
LIMAYE SWAPNA RAVEENDRA &
RAVEENDRA V
16818 NW 166TH DR
ALACHUA, FL 32615

03053-020-067
LILKENDEY JAMES H & FRANCES C
16819 NW 167TH ST
ALACHUA, FL 32615

03053-020-058
WEALING RITA L & GENE A
16831 NW 166TH DR
ALACHUA, FL 32615

03053-020-068
BODNER JENNIFER
16857 NW 167TH ST
ALACHUA, FL 32615

03053-020-061
CHANDRAN & RAJENDRAN W/H
16860 NW 166TH DR
ALACHUA, FL 32615

03053-020-059
KANJI EMIL S & JILL ANDREA
16863 NW 166TH DR
ALACHUA, FL 32615

03053-020-069
GALLMAN BRITTANY F & MATTHEW
C
16879 NW 167TH ST
ALACHUA, FL 32615

03053-020-060
MCLAUGHLIN MARK & GRACE
16882 NW 166TH DR
ALACHUA, FL 32615

03053-020-070
WILSON BLAKE EDWARD
16884 NW 167TH ST
ALACHUA, FL 32615

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03049-002-000
BOB'S MOBIL LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669-2205

03053-002-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE, FL 32308

03053-002-001
T & H PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03017-002-000
SPENCER ARTHUR PRESCOTT JR
TRUSTEE
4145 STATE RD 11
DELAND, FL 32724

03050-000-000
SPENCER ARTHUR PRESCOTT JR
TRUSTEE
4145 STATE RD 11
DELAND, FL 32724

03061-004-001
T & H PROPERTY GROUP LLC
4220 EDISON LAKE PKWY
MISHAWAKA, IN 46545

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE, FL 32606

03053-000-000
CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616-1325

03049-001-010
BULLARD DONALD E & GLENDA M
PO BOX 417
ALACHUA, FL 32616

03049-041-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03053-001-009
THE CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03053-001-010
THE CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03053-001-001
ALACHUA GATEWAY CENTER
SURFACEWATER MANAGEMENT
ASSOCIATION INC
PO BOX 969
ALACHUA. FL 32616

03053-010-000
HERITAGE OAKS PROPERTY
OWNERS ASSN INC
PO BOX 969
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
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

eda consultants · inc.

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Future Land Use Map Change and Rezoning

Date & Time: March 16, 2022, 6:30 PM

Location: Legacy Park Multi-Purpose Center Meeting Room
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
Gene + Rita Wealing	16831 NW 166th Dr	352-317-4288	gwealing@yahoo.com
Charles Wallace	16621 NW 165th LN	386 418 4629	wfcew@yahoo.com
Pam Monroe	16775 NW 167th Str	352-870-6711	pjirey f@cox.net
Bonnie Flynn	16801 NW 166 Dr	352-318-0318	bbonnitaf@aol.com
Jan Osejo	16681 NW 165 TER	352-317-0517	janosejo@cox.net
Kevin Stratton	16567 NW 165 Ln		
Donald Bubbs	16614 NW 171 PL	352-213-3408	
Nate Fox	16515 NW 165th Ter	352-359-3723	NF3SS@Yahoo.com
Noe Caballero	16604 NW 171st Place	7865251478	noel@airconfleet.com
Kristine Julia	16604 NW 171st Pl	3057722109	Caballerokris2@gmail.com

Neighborhood Meeting Minutes

Project:	Highpoint Land Use & Zoning Change Proposal
Meeting Date & Time:	March 16, 2022 at 6:30 p.m.
Community Participants:	11 participants in total
Project Representatives:	Clay Sweger, eda Sergio Reyes, eda

Meeting Minutes:

Clay Sweger gave a brief presentation to inform the participants of the project, which is a proposed land use change from Corporate Park and Commercial to High Density Residential and a rezoning from Corporate Park and Commercial Intensive to RMF-15 on approximately 30 acres. After presenting, he opened up the floor for questions afterwards.

Q: Is there a development proposed?
A: No, at this time, there is no development proposed and this is limited to a proposed land use and zoning map change. Any future development would require a separate process, which would require a neighborhood workshop, notices, meetings, etc.

Q: Is there an Assisted Living Facility proposed?
A: There is some discussion about a potential ALF on commonly owned property in this area, but nothing has been submitted to the City at this time.

Q: What is the timing of the project?
A: This is the first step in the process. No applications have been submitted yet. We hope to submit the proposed land use and zoning change applications at the end of this month. The entire city review process takes several months and you will received mailed notices as these public meetings occur.

Q: We are concerned and unhappy about traffic. Higher density residential development will increase traffic, correct? What can be done? There needs to be a larger plan by the City and FDOT to address overall traffic in the area.
A: Part of the City's review will be related to traffic and in addition, FDOT will be notified of any future development projects on the property and they may have input as well. Also, it is important to note that the existing land use and zoning on the property is Corporate Park and Commercial / CI, which based on maximum allowable development in the City regulations, could generate many times more daily trips than the proposed residential land use and zoning designations.

Q: Is there a plan for a 3rd lane in each direction on US 441?
A: We are not sure if FDOT is planning for that.

Q: Why was Heritage Oaks a PD?
A: Not sure, that was the developer's decision when they planned the neighborhood.

Q: What about noise from I-75 to residential?
A: There will be separation between the residential buildings and the interstate and the land slopes toward the interstate, so there will likely be stormwater basins in-between.

C: Maybe corporate park is better than what is proposed.
A: I respect your opinion, but I would restate that the projected traffic impacts will be reduced as a result of the proposed land use and zoning changes.

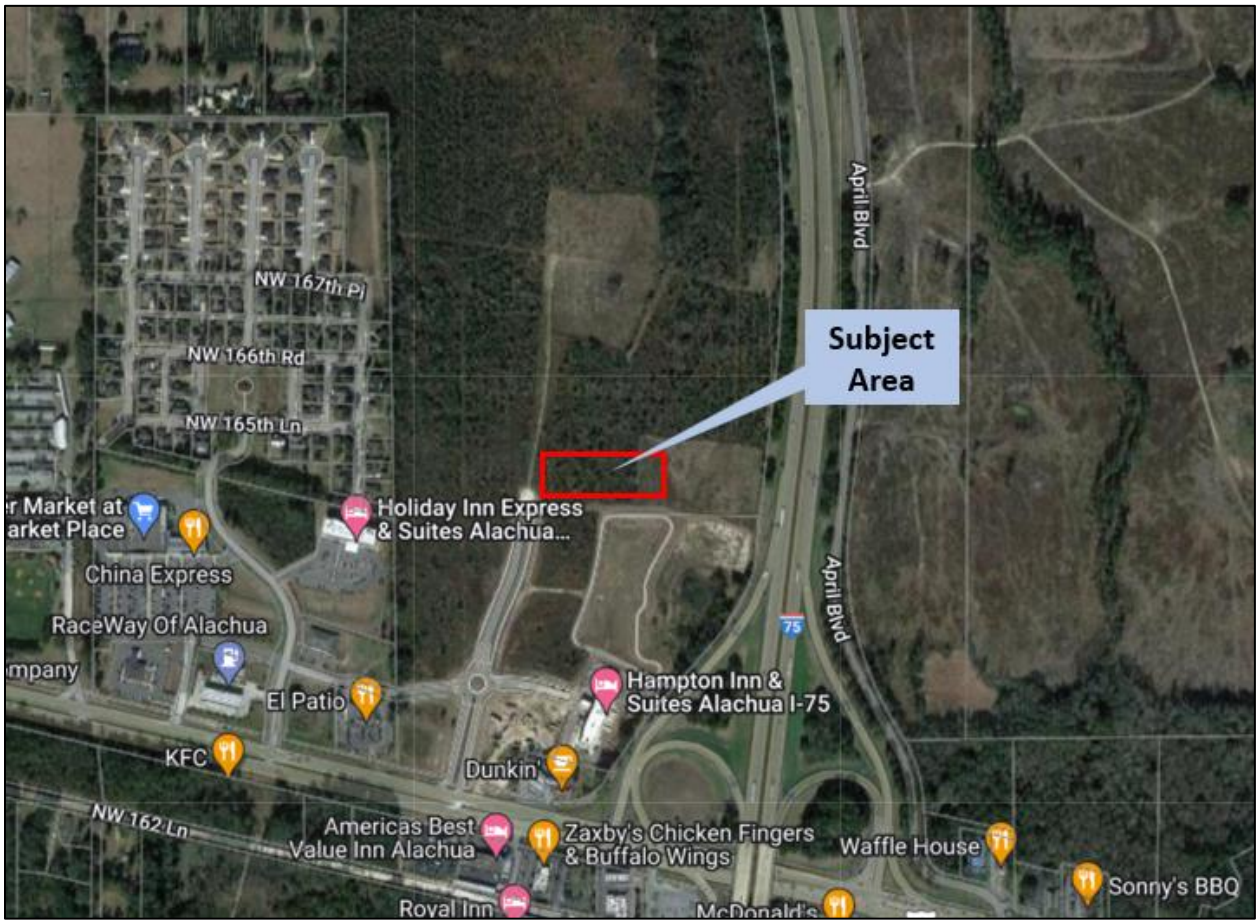
C: As stated in the meeting for the subdivision next door, there is no desire for any roadway to connect to NW 171th Place.
A: Understood and none is proposed.

Q: How to we voice our concerns?
A: We will provide minutes of this meeting to the City as part of the application. Also, you can call and email City of Alachua planning with your questions/comments/concerns and you, of course, will be able to attend any public hearings and speak as a citizen.

MAY 4, 2022

This is an informational notice regarding a proposed future land use and zoning map change. You were previously sent a mailed notice (postmarked March 30, 2022) that the area depicted below would be changed from Commercial to High Density Residential land use and rezoned from Commercial Intensive (CI) to Residential Multiple Family – 15 (RMF-15) on approximately 2 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at the 16500 block of NW 161st Terrace. The applicant has decided **not** to pursue these changes to the property indicated in the map below.

Therefore, there will be no proposed changes to the existing land use category and zoning on this subject property as depicted on the exhibit below.



If you have any questions, please contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

Future Land Use Map Amendment Justification Report

Request:	Small-Scale Future Land Use Map Amendment application from Corporate Park (portion of 03049-000-000) to High Density Residential.
Location:	17100 block of NW 161st Terrace
Parcel Numbers:	Portion of 03049-000-000
Acreage:	27.9 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP
Date:	April 29, 2022

720 SW 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601

Phone (352) 373-3541
www.edafl.com

Background

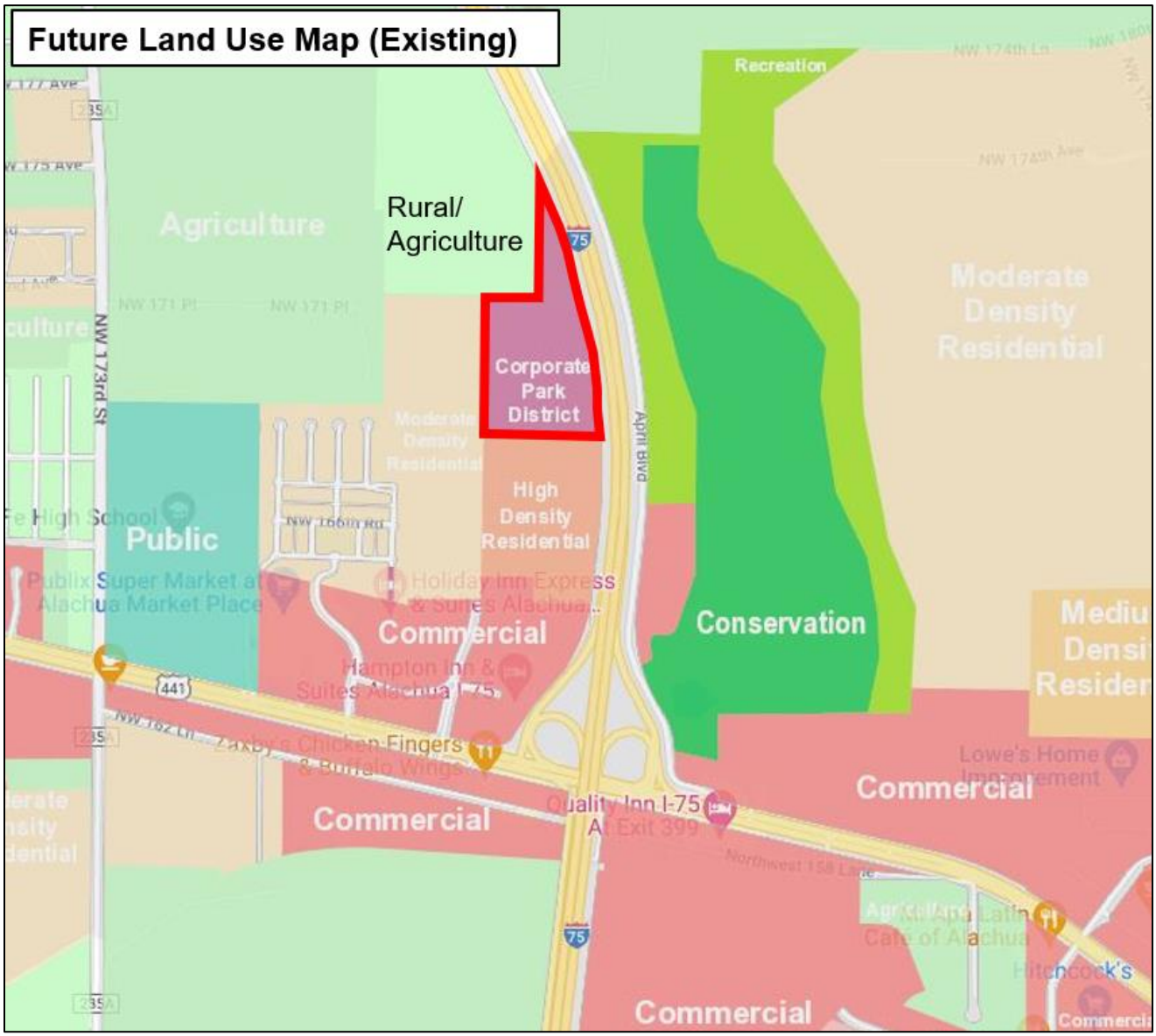
The subject property is located in the 17100 block of NW 161st Terrace on a portion of Tax Parcel 03049-000-000 in the City of Alachua. The subject property is located west of I-75, north of US 441 (Martin Luther King Boulevard), southeast of NW 178th Avenue, and east of NW 173rd Street, near the intersection of I-75 and US 441. The proposal concerns 27.9 +/- acres of property that is vacant and presently utilized as timberland. The parcel is located within Section 9, Township 8, Range 18.

An aerial photo showing the existing conditions of the subject property and surrounding properties is provided below:

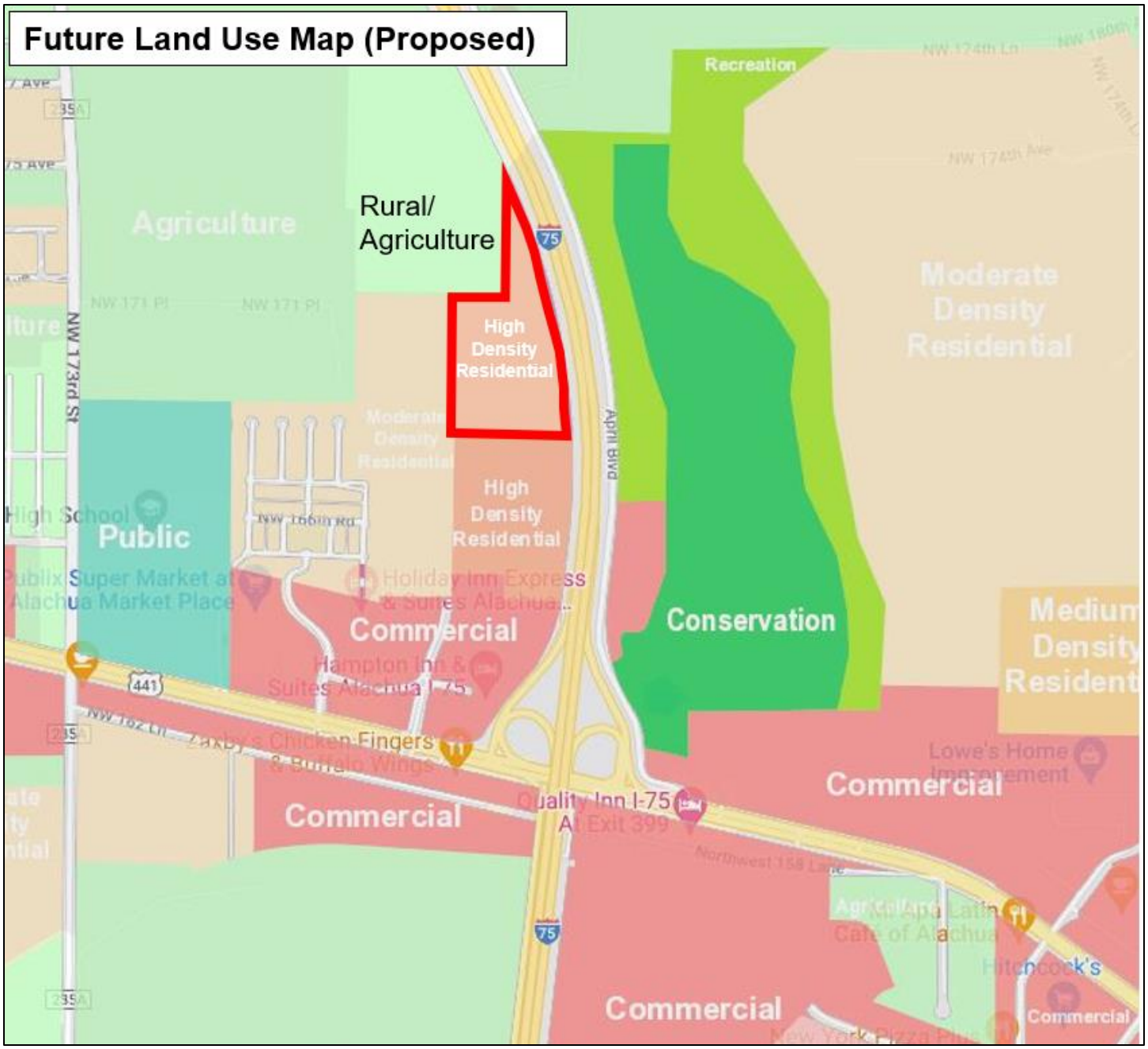
Statement of Proposed Change

The applicant requests a small-scale future land use map amendment to amend the future land use category from Corporate Park (27.9 +/- acres) to High Density Residential on a portion of Tax Parcel 03049-000-000. There is a related application to rezone the property from Corporate Park (CP) Residential Multiple-Family-15 (RMF-15) for consistency with the proposed future land use categories.

The existing Future Land Use Map for the subject property (portions of the parcel) and surrounding area is shown below:



As stated above, the subject portions of the property currently have Corporate Park future land use designation on the portion of the property proposed for the land use amendment. The area is bounded by a mix of residential and agricultural land use designations and I-75 to the east. The proposed Future Land Use Map for the project site and surrounding area is shown below:



As indicated earlier, this proposed future land use map amendment is related to an application for a rezoning that is being submitted simultaneously (please see the Justification Report for the related

application that discusses the rezoning). The proposed rezoning would place a proposed Residential Multiple-Family-15 (RMF-15) zoning district on the subject property that would be consistent with the proposed future land use map designation of High Density Residential.

The High Density Residential future land use designation will allow for use types such as single family attached and single family detached units and multi-family residential that are compatible with the surrounding development pattern in the vicinity.

The City of Alachua Comprehensive Plan Future Land Use Element describes the High Density future land use category as shown below:

Policy 1.2d: High Density Residential (8 to 15 dwelling units per acre): High Density Residential (8 to 15 dwelling units per acre): The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. *The following uses are allowed in the High Density Residential land use category:*

1. *Single family attached and detached dwelling units;*
2. *Accessory dwelling units;*
3. *Apartments and townhomes;*
4. *Duplexes and quadplexes;*
5. Live/work units;
6. *Residential Planned Developments;*
7. *Traditional Neighborhood Planned Developments;*
8. *Group living;*
9. *Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,*
10. *Supporting community services such as schools, houses of worship, parks, and community centers.*

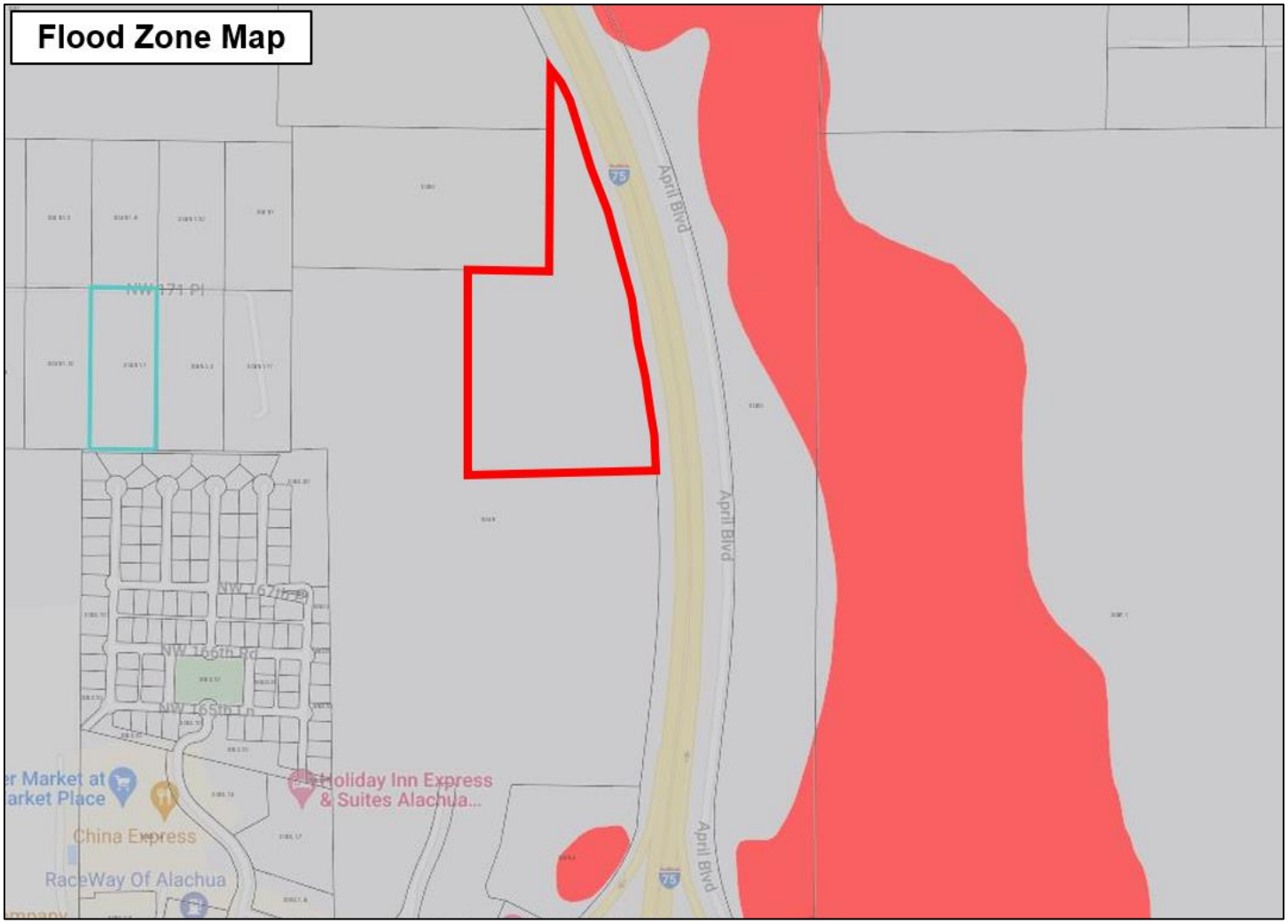
As described in the policy listed above, the proposed High Density Residential future land use designation is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to its location in an area with a mix of residential land use densities, non-residential development areas further to the south, and proximity to I-75. In addition, the property is served by all necessary public facilities to serve future development of the site, and connections to the property will be at developer cost.

Environmental / Suitability Analysis

The subject property has no significant environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

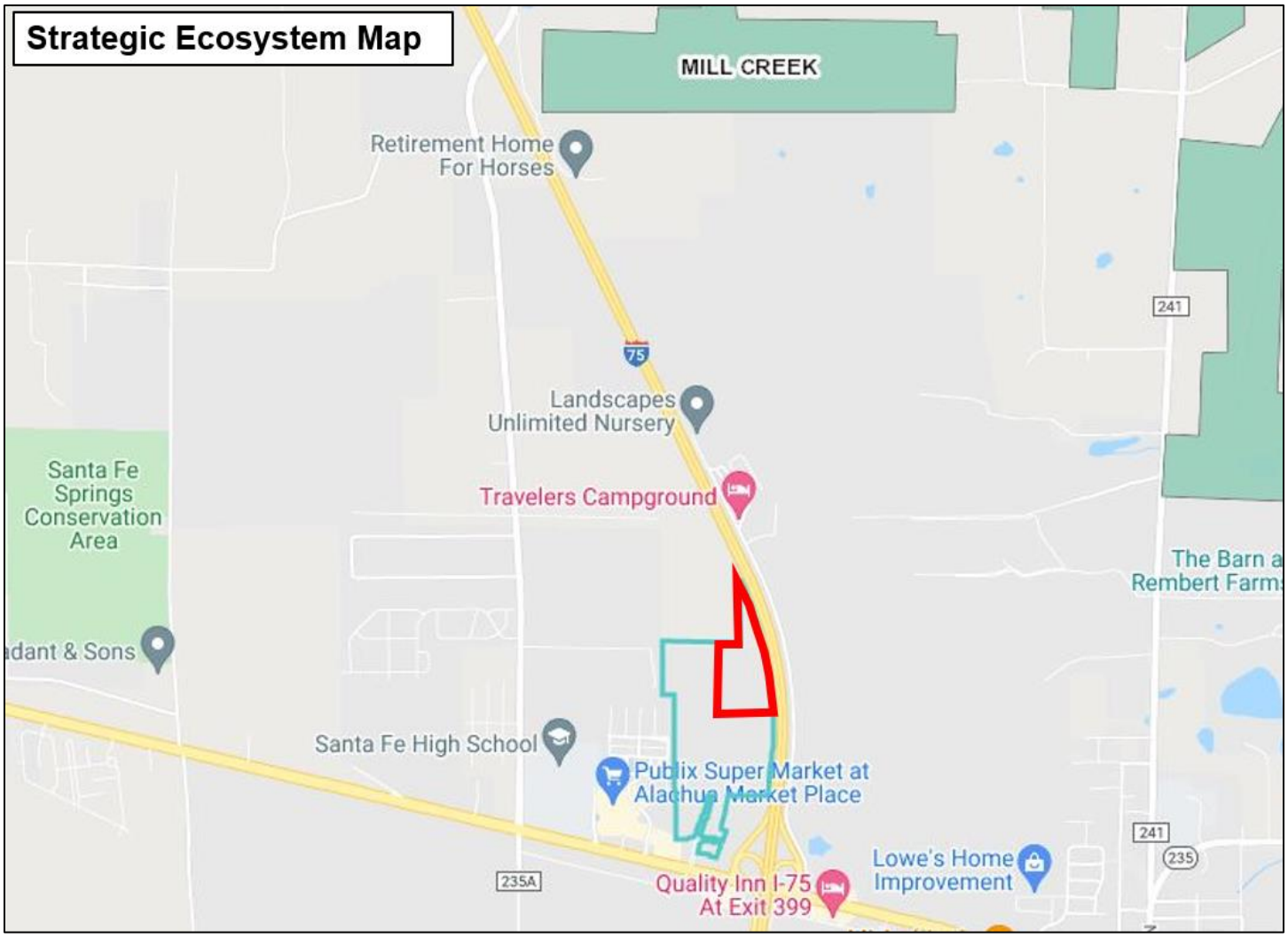
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



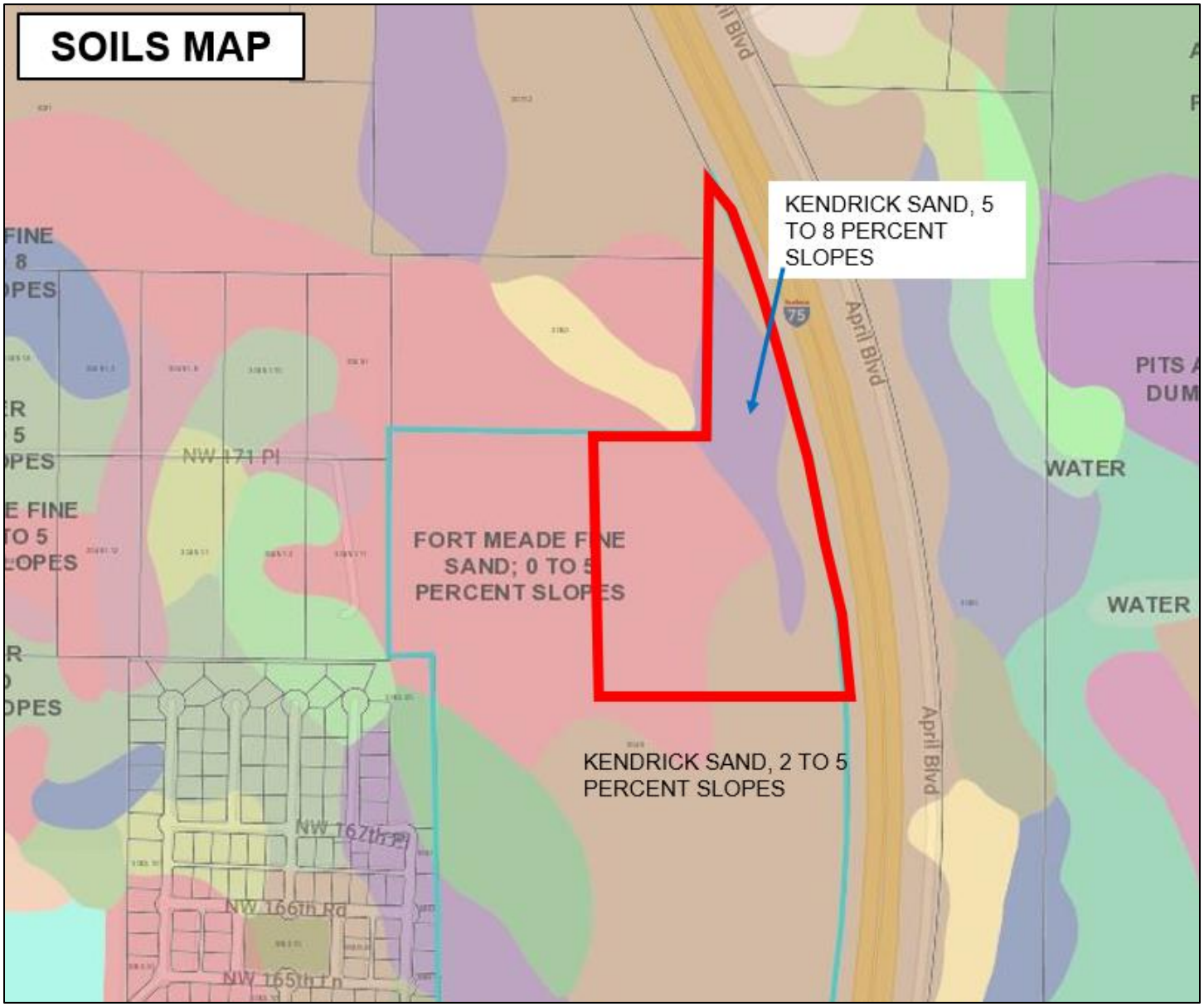
Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed rezoning application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.). The soil types present on the subject property are: Fort Meade Fine Sand, 0 to 5 percent slopes; Kendrick Sand, 2 to 5 percent slopes; and Kendrick Sand, 5 to 8 percent slopes.

According to the *Soil Survey of Alachua County Florida*, Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.

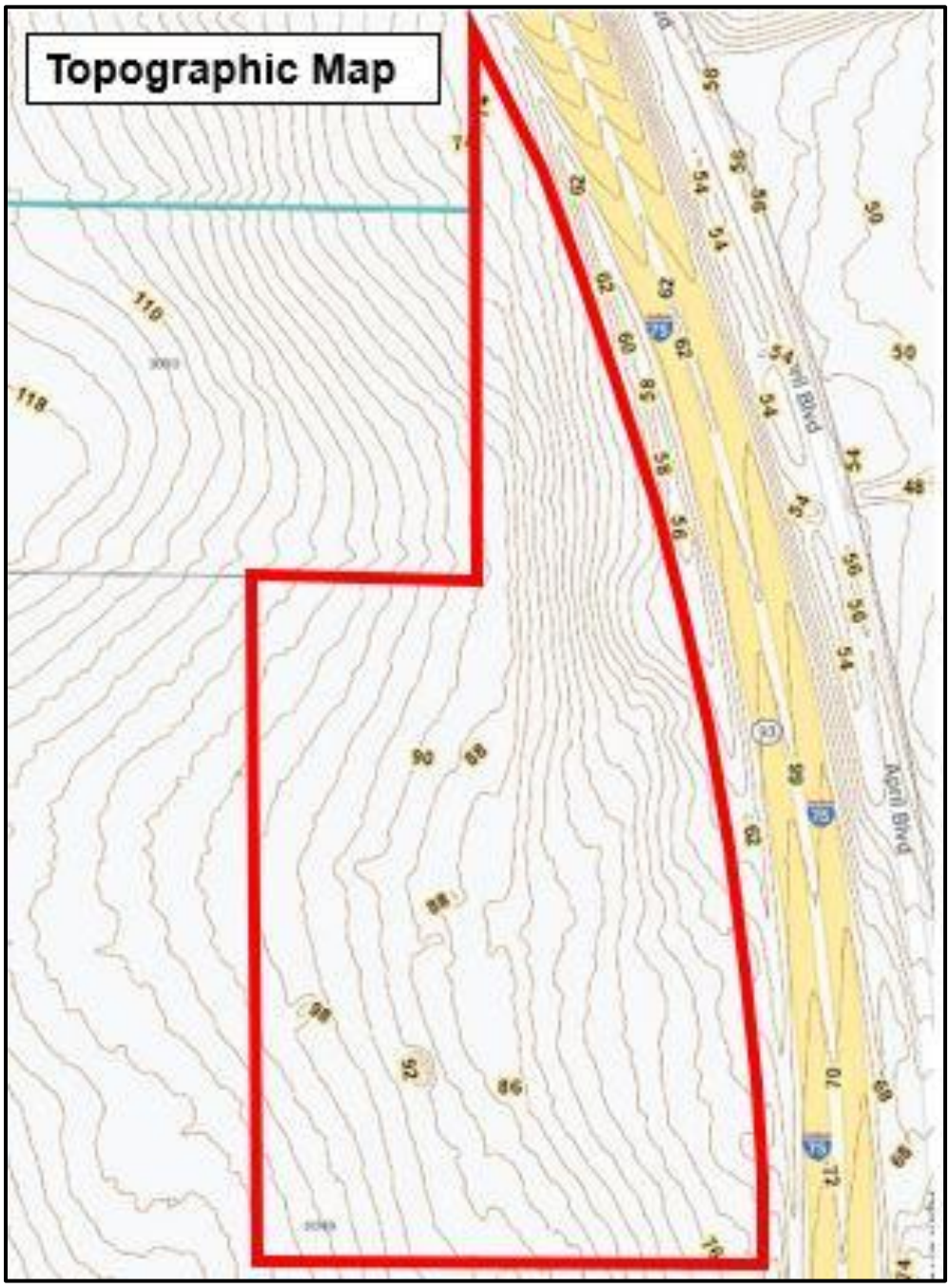
Kendrick sand, 2 to 5 percent slopes is gently sloping, well drained soil in both small and large areas on the gently rolling uplands. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Kendrick sand, 5 to 8 percent slopes is a sloping, well drained soil usually in elongated areas on long slopes of uplands. This soil has slight limitations as sites for septic tank absorption fields, dwellings, trench type sanitary landfills, and local roads and streets. Limitations for use as sites for small commercial buildings are moderate because of the slope.



Topography:

The figure below illustrates the topography of the northeastern portion of the site. The entire parcel slopes from west to east toward I-75.

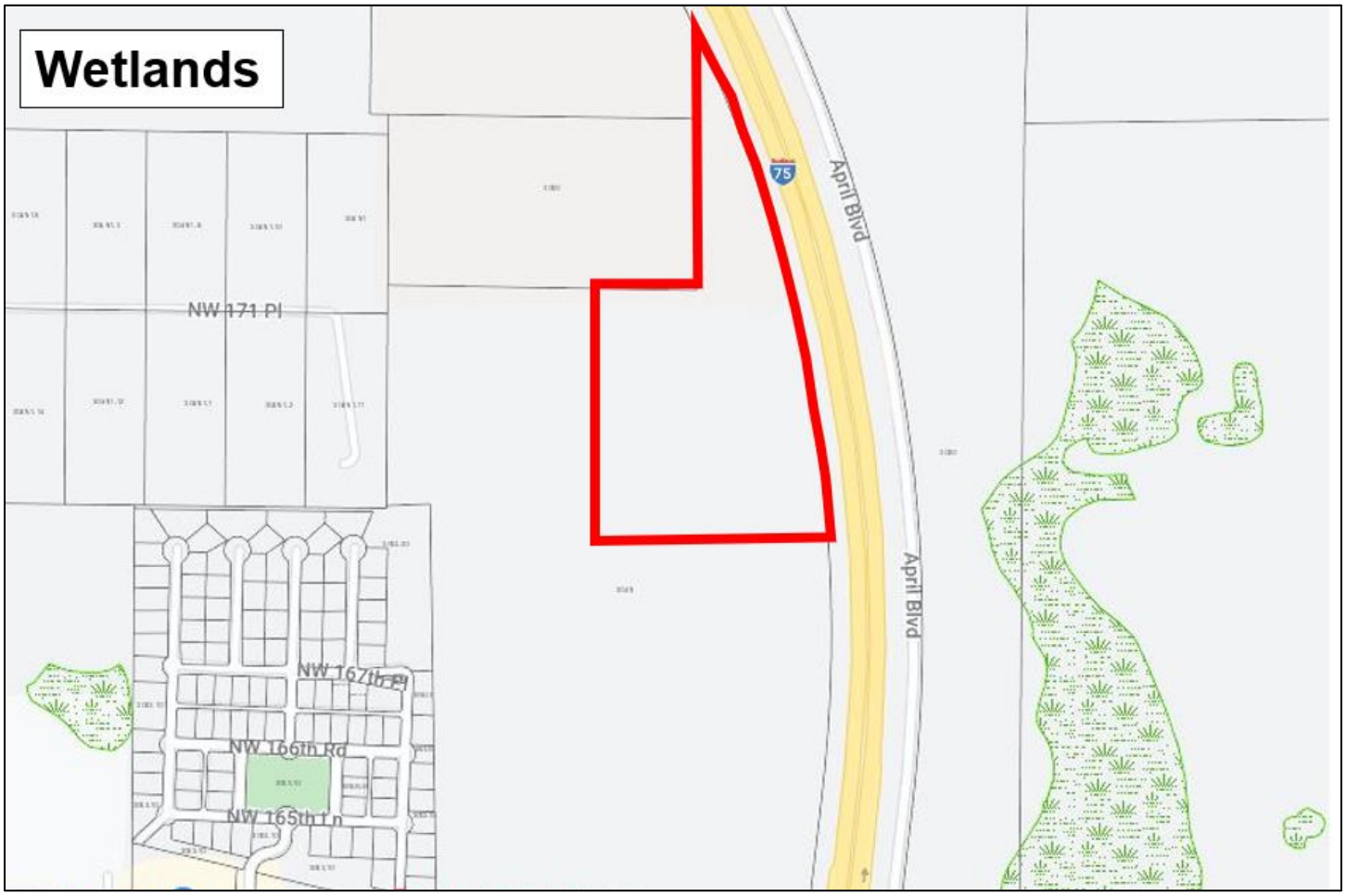


Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

Wetlands:

The figure below illustrates that there are no wetlands located on the subject property.



Needs Analysis

State Requirements

Recent action by the Florida State legislature (H.B. 7202) modified the requirements for need determinations on comprehensive plan future land use map amendments. The law no longer places a maximum need based strictly on population projections. Rather, it should allow the operation of real estate markets to provide adequate choices for businesses and residents. Therefore, this new policy direction precludes the need to analyze land use changes based on existing and projected populations and directs the focus on preparing lands in urban infill areas for appropriate and compatible development.

Based on existing development and existence of public facilities intended to serve development, the site is located within urbanizing portion of the City of Alachua, abutting I-75 and in proximity to employment sectors of the City. West of the areas proposed for the land use change are houses in the Heritage Oaks Subdivision. South and southwest of the areas proposed for a land use change are several commercial facilities including a Publix Shopping Center, Holiday Inn Express Hotel, Hampton Inn Hotel, gas stations, and restaurants. Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Utility extensions to serve any proposed future development of these two areas proposed for the land use change would be at developer expense. Development of this land will support the concept of urban development.

The proposed small-scale land use change will add 27.9 +/- acres of land to the High Density Residential land use category, which will reduce the City of Alachua acreage in the Corporate Park land use category by the same amount. The addition of the 27.9 +/- acres to the High Density Residential land use category will provide new housing opportunities to support population growth in the City of Alachua in an area that is within close proximity of existing non-residential development. This will provide a balance of uses in the area that will foster transportation choice and reduce vehicle miles travelled for goods and services. The new residential land uses will help to support the existing commercial facilities such as the Publix Shopping Center and nearby restaurants, which will foster economic development opportunities.

Existing vs. Proposed Designations

The proposed land use change to High Density Residential on the 27.9 +/- acre subject property will result in an increase of residential density for the site because the Corporate Park land category (with the given acreage area on the subject property) would not allow residential use. However, the Corporate Park land use category does allow for a significant amount of non-residential square footage and development. Thus, the comparison is between a residential scenario and a Corporate Park scenario where a maximum of 607,662 SF of non-residential could be developed on the property areas (see tables below). The “Public Facilities Impact Analysis” section will analyze capacity to serve a maximum residential density scenario on the site.

Existing FLUM Designation	Acreage	Max. Density	Max Dev. Scenario
Corporate Park	27.9	None	0

Existing FLUM Designation	Acreage	Max. Intensity	Max Dev. Scenario
Corporate Park	27.9	0.50 FAR	607,662 SF

Proposed FLUM Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
High. Density Residential	27.9	15 UPA	419 Units

The City of Alachua High Density Residential future land use designation allows for a variety of residential use types and allows some limited neighborhood-scale retail and services uses (up to 30,000 square feet of floor area). For the purposes of this analysis, the maximum development scenario for High Density Residential will be based on 419 dwelling units, which will be assumed to be multi-family.

Aside from the large amount of non-residential square footage available under the existing land use scenario, it is useful to compare the trip generation from the existing maximum development scenario to the proposed High Density Residential land use scenario. The analysis below compares the trip generation from the existing Corporate Park land use area using an even split of General Office and Research and Development Center square footage on 27.9 acres (303,831 SF for each), which assumes that half of the available square footage would be developed as general office use and half would be developed as a research and development center). The trip generation from the existing versus proposed land use designations is indicated in the tables below. The analysis does not take into account any internal trip capture or pass-by trips.

Development Scenario – Existing Corporate Park FLU

ITE CODE	UNITS	DESCRIPTION	RATE / KSF	DAILY TRIPS (ADT)
710	303,831 SF	General Office	10.84	3,294
760	303,831 SF	Research & Development Center	11.08	3,366
TOTAL:	**607,662 SF**			**6,660**
ITE CODE	UNITS	DESCRIPTION	RATE / KSF	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
710	303,831 SF	General Office	1.44	438
760	303,831 SF	Research & Development Center	0.98	298
TOTAL:	**607,662 SF**			**736**

Total Trip Generation: Existing Zoning Districts

- **6,660 ADT**
- **736 PM PEAK HOUR OF ADJACENT STREET TRAFFIC**

In comparison, the trip generation for the proposed High Density Residential land use designation with a maximum of 419 multi-family units yields the following trip generation (see Public Facilities Analysis in the next section for the full calculation of proposed trips):

Total Trip Generation: Proposed HDR Future Land Use Designation

- **1,902 ADT**
- **163 PM PEAK HOUR OF ADJACENT STREET TRAFFIC**

Net Change from Existing Corporate Park to Proposed HDR Future Land Use Designation

- **(1,902 ADT – 6,660 ADT) = -4,758 ADT**
- **(163 PM PEAK – 736 PM PEAK) = -573 PM PEAK HOUR OF ADJACENT STREET TRAFFIC**

As can be noted from the above, based on a maximum development scenario, there is a significant net reduction in both average daily trip impacts and p.m. peak hour of adjacent street traffic trips resulting from the proposed land use change to High Density Residential.

Public Facilities Analysis

A future land use map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed land use categories.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any new development allowed in the proposed land use category will operate within the level of service standards outlined in the Comprehensive Plan.

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed future land use designation is described below:

Proposed FLUM Designation	Acreage	Max Dev. Scenario
High Density Residential	27.9 (+/-)	419 MF Units

Traffic:

Development Scenario: High Density Residential Land Use Designation

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
221	419	Multifamily Mid-Rise	4.54 / Unit	1,902
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
221	419	Multifamily Mid-Rise	0.39 / Unit	163

Total Trip Generation:

- 1,902 ADT
- 163 PM PEAK HOUR OF ADJACENT STREET TRAFFIC

Affected Roadway Segments (per Sec. 2.4.14(H)(2)(a))

- Segment 6 – US 441 (From I-75 to CR 235A)
- Segment 5 – US 441 (From SR 235 to I-75)
- Segment 2 – Interstate 75 (From US 441 to SCL)
- Segment 1 – Interstate 75 (From NCL to US 441)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on Segment 6 (I-75 to CR 235A) (1,902 ADT, 163 PM Peak)
- 30% Distribution on Segment 5 (SR 235 to I-75) (571 ADT, 49 PM Peak)
- 25% Distribution on Segment 2 (US 441 to SCL) (476 ADT, 41 PM Peak)
- 15% Distribution on Segment 1 (NCL to US 441) (285 ADT, 25 PM Peak)

The level of service analysis for average daily trips and p.m. peak hour of adjacent street traffic is shown below in the tables.

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	29,841
Project Trips (ADT)	1,902
Available Capacity	7,257

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	2,806
Project Trips (PM Peak)	163
Available Capacity	541

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 5
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	24,741
Project Trips (ADT)	571
Available Capacity	13,688

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 5
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	2,315
Project Trips (PM Peak)	49
Available Capacity	1,146

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	I-75 Segment 2
Maximum Service Volume	91,600
Existing Traffic and Reserved Trips	56,164
Project Trips (ADT)	476
Available Capacity	34,960

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	I-75 Segment 2
Maximum Service Volume	8,250
Existing Traffic and Reserved Trips	5,890
Project Trips (PM Peak)	41
Available Capacity	2,319

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	I-75 Segment 1
Maximum Service Volume	91,600
Existing Traffic and Reserved Trips	29,708
Project Trips (ADT)	285
Available Capacity	61,607

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	I-75 Segment 1
Maximum Service Volume	8,250
Existing Traffic and Reserved Trips	3,113
Project Trips (PM Peak)	25
Available Capacity	5,112

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

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

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 104,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	104,750
Residual Capacity	453,382

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Multi-Family Calculations: 250 Gal/Unit per day x 419 = 104,750 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 115,225 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity	203,857
Parcel Demand for Site	115,225
Residual Capacity	671,501

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 275 Gal/Unit per day x 419 = 115,225 GPD*

Solid Waste:

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

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (419 units x 2.55 residents per unit x 0.73 tons/year per capita = 780 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	780 Tons

1. *Formula: (0.73 tons / year per capita @ 2.55 residents per unit)*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	419	**units X 0.06 Elementary School Multiplier**	25	**Student Stations**
MIDDLE	419	**units X 0.03 Middle School Multiplier**	13	**Student Stations**
HIGH	419	**units X 0.03 High School Multiplier**	13	**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

Approval of the application will result in a projected school enrollment impact of 25 elementary, 13 middle and 13 high school student stations. According to the 2021 Annual Report on School Concurrency for Alachua County Public Schools, the available FISH capacity at Santa Fe High School in 2029-2030 is 255, which will not be negatively impacted by this proposed zoning change. The available FISH capacity at Mebane Middle School in the 10th Year is 435, which will not be negatively

impacted by this proposed zoning change. The available FISH capacity for the Northwest Alachua CSA in the 10th year is 316, which will not be negatively impacted by this proposed zoning change.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.78
Reserved Capacity	3.46
Project Demand	5.3
Available Recreation Acreage	73.94

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Calculations for Proposed Project: 419 Units x 2.55 persons/household x 5 acres / 1,000 persons = 5.3 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. The proposed land use change is expected to have a minimal impact on the City's current recreation level of service.

STORMWATER

Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in land use designation.

The existing land uses and future land use designations of the adjacent properties are as follows:

North: Vacant Land / Interstate 75
Alachua County Rural/Agriculture future land use designation

East: Interstate 75

West: Vacant land
Moderate Density Residential & County Rural/Agriculture future land use designation

South: Vacant land
High Density Residential future land use designation

The proposed High Density Residential land use designation is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua with close proximity to employment areas, I-75, and US Highway 441. There are existing commercial uses such as gas stations, grocery store, and restaurants in close proximity to the site proposed for land use map change. Santa Fe High School is within approximately 1 mile of the site. Public services (centralized water & sewer utilities, police/fire protection, public schools, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. Connections to public utilities will be at developer cost.

Urban Sprawl Analysis

Urban Sprawl Indicators
This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

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

Response: This proposed land use map amendment to High Density Residential is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) near the developed intersection of I-75 and US 441. It is in close proximity to employment areas within the City. The site does not contain wetlands and is not in a floodplain area or a strategic ecosystem area, so natural resources and ecosystems are protected. In addition, future development at the site shall comply with the regulations applicable to the protection of natural resources.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: Existing public utilities are available to serve the site and connections to such utilities will be provided at private developer cost. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Access to the two areas proposed for the land use change will be via an extension of NW 161st Terrace (an existing roadway) that will be developer constructed.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Response: The areas proposed for a future land use change on the parcel do not have an Agriculture future land use designation (current designation is Corporate Park). Therefore, the City does not consider this an area to be preserved for agricultural areas and activities. The existing land use designation indicates that it is not the City's long-term vision for agricultural activities to occur on this property.

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

Response: The proposed land use map amendment for the property to High Density Residential will help to provide housing for the growing residential population in the City in an area served by several non-residential/commercial services such as a grocery store, gas stations, and restaurant. It also will provide additional housing stock to serve the community in an area with centralized services available. This residential use will support the non-residential uses in the City by providing housing opportunities for the employees of local businesses, including those in close proximity to the site.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Response: The proposed amendment is not for low-density residential. In fact, it is for high-density residential within a larger property area that includes a portion designated for Commercial land use. This change will promote the already existing mix of residential and non-residential in a portion of the City of Alachua that is primed for continued economic development due to geographic considerations, available public facilities and availability of centralized utilities. Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services

Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

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

Response: The subject property is located in an urbanizing area abutting I-75 and at the intersection with US 441, which is already developed. Public facilities needed to support development, including water & sewer services and a high school (Santa Fe High School) are proximate to the property. Existing centralized public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection of potable water and wastewater lines. In addition, surrounding properties in the immediate vicinity to the south and southwest already have an urban land use and zoning designation.

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

Response: No radial, strip, isolated or ribbon patterns will be created by this land use change. High density residential development on the subject property will not promote strip development based on the proposed map's consistency with the overall land use pattern in the immediate area. Urban land use and zoning designations are existing on a majority of the adjacent parcels to the south and southwest in the immediate area and this change will be consistent with those designations.

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

Response: There are no identified regulated natural resources on the property (wetlands, floodplains, etc.). In addition, any on site environmental resources (if any) will be protected at the development stage in accordance with the City of Alachua Comprehensive Plan and Land Development Regulations.

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.

Response: Currently, there are only agricultural land use designations on properties to the north of the northernmost area proposed for a land use map amendment. The proposed future land use category is less intense (residential) than the existing Corporate Park designation on

the properties to the north, which will provide additional protection for the adjacent agricultural areas and activities.

6. Fails to maximize use of existing public facilities and services.

Response: Upon approval of the land use change and development of the site, all existing utilities provided by the City of Alachua shall be utilized. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Extension of NW 161st Terrace will be at developer expense to provide access to the subject areas of the property.

7. Fails to maximize use of future public facilities and services.

Response: As stated above, future development will be required to maximize the existing public facilities that are available to serve the site. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines. Extension of NW 161st Terrace will be at developer expense to provide access to the subject areas of the property

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

Response: The subject property is located in the urbanizing portion of the City of Alachua and will be accessed by an extension (at developer cost) of NW 161st Terrace. A portion of NW 161st Terrace currently exists, and it runs north from US 441. Santa Fe High School is in close proximity to the southwest of the areas proposed for the land use map amendments. Potable water and sanitary sewer facilities are available to the site and connections shall be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Adequate vehicular capacity is currently available on the local road network to serve future development on site. Due to the immediate proximity of the property areas to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.

9. Fails to provide a clear separation between rural and urban uses.

Response: The subject property falls within urbanized area the City of Alachua due to its adjacency to I-75 / US 441, availability of centralized utilities and land use pattern in the area. The areas proposed for the land use map amendments currently have urban land use category designation (Corporate Park).

10. Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The development of this site for high density residential near the intersection of I-75 / US 441 is in an area that already has residential and non-residential development. Public services are available (water, sewer, police, fire, etc.) and as such, should be considered an area that is urbanizing in nature based on the existing local development pattern and urban future land use designations within the immediate vicinity of the subject property.

11. Fails to encourage an attractive and functional mix of uses.

Response: The proposed land use change areas are within a larger parcel that already has an area designated for Commercial land use and additional areas designated Moderate Density Residential and High Density Residential, thus providing a mix of uses and densities on the overall parcel. The High Density Residential land use category allows for neighborhood scale retail and services (up to 30,000 square feet), which provides for a mix of uses such as: convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices. There are also other Commercial-designated parcels to the south and southwest of the site and Santa Fe High School (designated Public) is in close proximity to the west. All these uses and designations provide for a functional mix of uses.

12. Results in poor accessibility among linked and related land uses.

Response: The proposed amendment will not result in poor accessibility among linked and related uses. Future development will provide connectivity to the extent feasible. The extension of NW 161st Terrace will provide internal connectivity to the Publix shopping center, restaurants, and other commercial and residential uses (Heritage Oaks Subdivision) without the need to use US 441. There are existing sidewalks along US 441 that connect to a sidewalk system along NW 161st Terrace. As NW 161st Terrace is extended (at developer expense), it will provide pedestrian connectivity among a variety of the uses north of US 441 through the construction of sidewalks along NW 161st Terrace.

13. Results in loss of significant amounts of functional open space.

Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, any development of the site will be required to provide at least 10% functional open space as part of the overall development, per LDR requirements.

Comprehensive Plan Consistency

This future land use map amendment Justification Report, along with the following summary of the applicable Comprehensive Plan Elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed land use map amendment application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, Community Facilities Element, Transportation Element, Conservation/Open Space Element and Capital Improvements Element.

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed land use change application:

Policy 1.2d: High Density Residential (8 to 15 dwelling units per acre): High Density Residential (8 to 15 dwelling units per acre): The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. *The following uses are allowed in the High Density Residential land use category:*

1. *Single family attached and detached dwelling units;*
2. *Accessory dwelling units;*
3. *Apartments and townhomes;*
4. *Duplexes and quadplexes;*
5. Live/work units;
6. *Residential Planned Developments;*
7. *Traditional Neighborhood Planned Developments;*
8. *Group living;*
9. *Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,*
10. *Supporting community services such as schools, houses of worship, parks, and community centers.*

Consistency: As described in the policy listed above, the proposed High Density Residential future land use designation is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use map designation is appropriate due to is location in an area with a mix of residential and non-residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. The property is also served by all necessary public facilities to serve future development of the site.

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

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

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Consistency: Any new development on the site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development Regulations.

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

Consistency: Future development on the site will identify and address on-site natural features and will address them in compliance with the Land Development Regulations. Maps included within this report indicate that there are no wetlands, floodplains, or strategic ecosystems on the subject sites.

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

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

Consistency: As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively impact the City's adopted LOS standards. Public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Access to the site will be from the extension of NW 161st Terrace, which will also include sidewalks on both sides of the roadway. This extension will be at developer expense. Public school capacity is available currently to serve future development. Santa Fe High School is in close proximity to the areas proposed for a land use change.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

GOAL 9: Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan

Consistency: Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.

Transportation Element:

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

Consistency: An analysis of the proposed land use change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report). Based on land use maximum development scenarios, the calculations indicate that the proposed future land use map amendment will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.

Community Facilities Element:

Goal 1: The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

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

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

Goal 3: The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves, and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

Consistency: **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental / Suitability Analysis" sections of the report. Future development on the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.**

Conservation & Open Space Element:

The proposed future land use amendment is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: **Any future development proposal associated with these parcels will meet the City's air quality standards.**

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

Consistency: **As described in the Environmental / Suitability Analysis section of this application, the existing soil types on site have minimal limitations for urban development.**

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Response: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the future development of the site and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas that comply with all applicable City, County and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: **There are no known mineral resources within the subject property.**

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

Consistency: **There are no known or identified geological resources on the property.**

Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Consistency: **The land use category that is proposed is residential in nature (Residential High) and, therefore, no hazardous materials shall be utilized.**

Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Consistency: **The subject property does not currently have an Agriculture future land use designation, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.**

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

Consistency: **No wetlands are located on the subject property.**

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: **The required open and green space requirements shall be met upon subsequent development of the site.**

Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: **Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.**

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

Response: **There are no surface water bodies located on the project site.**

Capital Improvements Element:

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). However, any future development plan applications would be subject to review for required capital improvements.

ORDINANCE 22-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±27.88 ACRE PROPERTY FROM CORPORATE PARK TO HIGH DENSITY RESIDENTIAL; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, a duly advertised public hearing was conducted on the proposed Amendment on June 14, 2022 by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

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

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Comprehensive Plan Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Corporate Park to High Density Residential on a ±27.9 acre subject property, consisting of a portion of Tax Parcel Number 03049-000-000, in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto.

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Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

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

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

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

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

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

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EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING AND LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 969.51 FEET; THENCE NORTH 0° 00' 00" EAST, A DISTANCE OF 1120.99 FEET TO THE SOUTH LINE OF THE NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9; THENCE SOUTH 89°58'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 409.76 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF SECTION 9; THENCE NORTH 00°32'11" WEST, ALONG THE EAST LINE OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9, AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1014.01 FEET TO AN INTERSECTION OF THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75, LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°29'23" EAST, 362.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°43'07", AN ARC DISTANCE OF 362.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.88 ACRES, MORE OR LESS.

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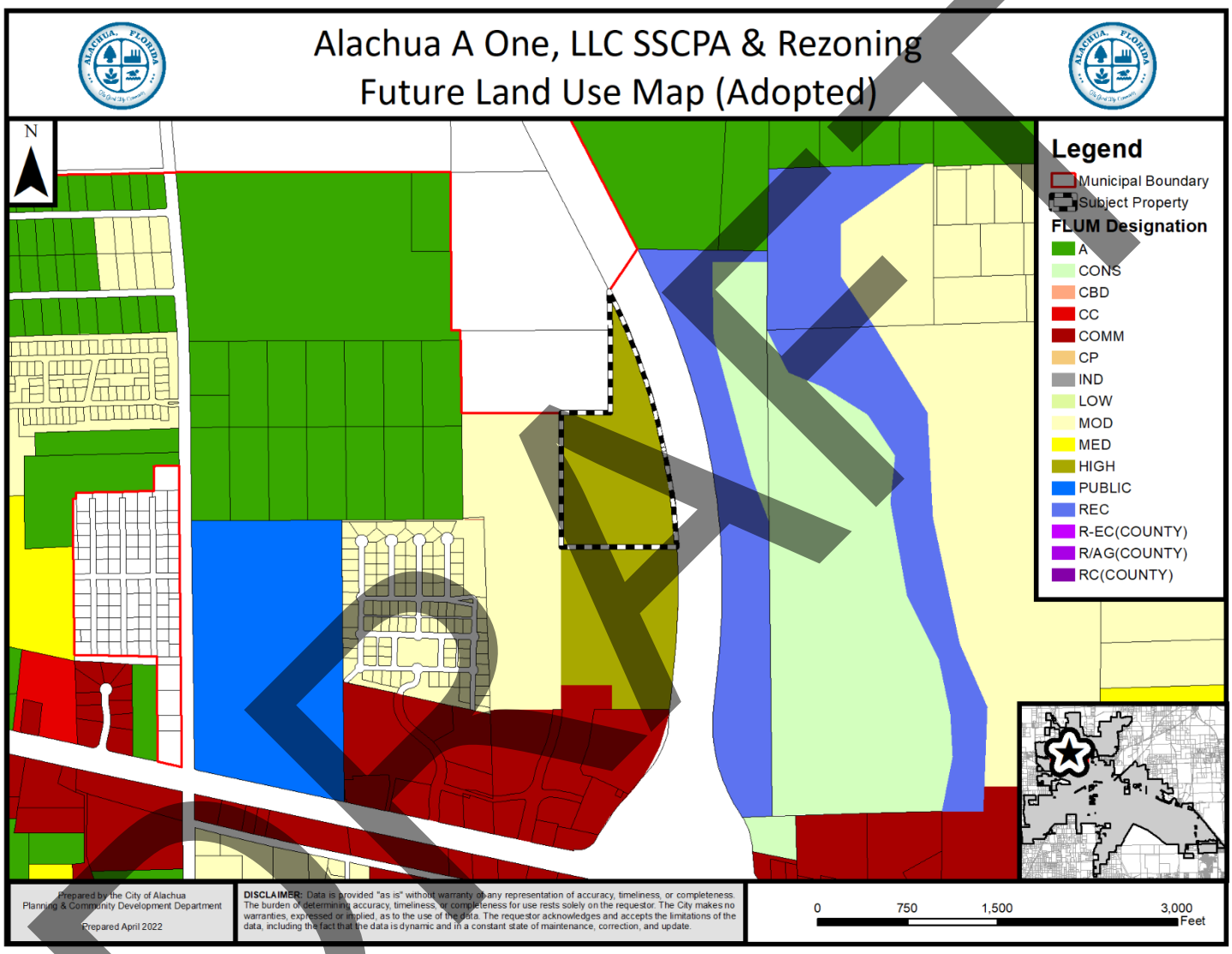
EXHIBIT "B"



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Banks

Continued from Page 3A

brated 54 years of marriage before her husband died at 88.

Throughout her time in the region, Banks was involved in civil rights movements becoming a lifetime member of the NAACP and a founding member of Gainesville Women for Equal Rights. She also co-founded the Millhopper Cooperative Nursery School, after her son was denied access at an all-white preschool.

She was appointed by Florida Gov. Bob Graham to the Governor's Commission on Post Secondary-Education in 1979.

As the University of Florida began to integrate their college she and her husband rallied to organize support for African Americans who wanted to go into med school. Banks organized events for social activities, enrichment sessions, medical care and fundraiser for scholarships.

In 2003, Banks was honored by Santa Fe College as a woman of distinction for her work in the community, such as driving bringing food to families in need and counseling teen parents.

But to those who knew her best, she was "mom."

Banks leaves behind three children: Barry Banks, 62, Garry Banks, 59, and Colleen Banks, 58.

"Although she seemed to be very outgoing and a gregarious person she loved being at home, decorating her home, painting and performing yardwork – that's what she loved," Colleen Banks said.

They describe their mother as a detailed and time-sensitive person who once got a speeding ticket because she didn't want to be late to her doctor's appointment.

"And you can't forget her laugh," Colleen said. "She had a contagious laugh."

Banks' funeral will be held at 3 p.m. at the Greater Bethel AME Church. The family asks that in lieu of flowers monetary contributions be made to the Shands Kidney Transplant Program or Cullen W. Banks M.D. Scholarship, University of Florida Foundation.

Housing

Continued from Page 3A

only person who voted against the proposal, said she is concerned about putting another measure on the November ballot due because it could hurt the chances of the Wild Spaces & Public Places sales tax extension passing.

"I think people may support something (on a housing bond) when they see a fully fleshed out, fully developed proposal," she said. "I think that could gain some traction."

The Wild Spaces & Public Places ballot question in November calls for extending the half-cent sales tax for environmental preservation and park projects. The proposal is being paired with another half-cent infrastructure surtax to pay for road paving, upgrades to public safety facilities and land for affordable housing projects.

Both will be decided by voters countywide.

While the commissioners generally supported the the affordable housing bond proposal, several pushed back on placing the item on the upcoming ballot, an issue that remains unanswered at this time.

"I do think that ultimately this (bond) can be a significant part of our overall affordable housing strategy, so I want to continue to learn more and find out how it can be used,"

Mayor Lauren Poe said. "Unless I'm just blown away by what I see (from staff) in July, I'm highly unlikely to vote to put it on the November ballot."

Commissioners Reina Saco and Harvey Ward also said they feared the plan would feel rushed and would prefer the question be poised to voters in 2024.

"The process of preparing to put a bond issue on the ballot should include months or years of conversation, and we would only have weeks to prepare to place it on the November ballot," Ward said in an email. "So I support a report that would begin the conversation, but I do not believe we are prepared to ask the people to approve a large housing bond for this November."

City staff is preparing to outline exactly how much of the $30 million to $50 million in bond revenues would be spent on affordable housing preservation and new affordable housing projects, as well as identify income limits for those qualifying for housing, Hayes-Santos said.

"They are also coming back with information about what would be the costs for the bonds for our taxpayers, the yearly costs – all the information for us to move forward on the housing bond to make sure we could build housing for our lowest-income individuals," Hayes-Santos said.

Hayes-Santos also suggested combining the bond funds with those offered by nonprofits and the Gainesville Housing Authority, allowing more than 1,200 affordable housing units to be built.

Scott Winzeler, chief outreach and development officer for Alachua Habitat for Humanity, said Tuesday that the bond revenues combined with Habitat dollars could increase the number of affordable homes the program offers.

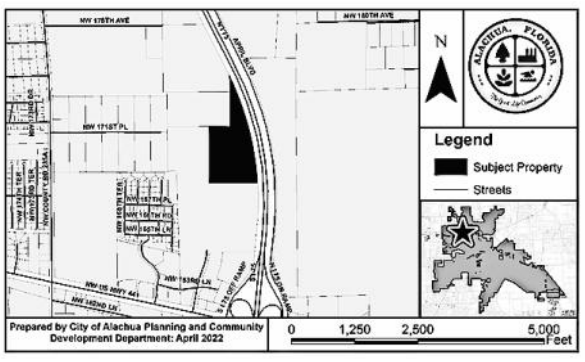
"Obviously, it would be a great opportunity for people like us in the affordable housing sphere," he said.

Kim Tanzer, a former UF architecture professor and former dean of the University of Virginia's School of Architecture, said Wednesday that it would be too early to ask voters in November if they support the bond.

"(City officials) need to have a plan before they bring it to the voters, which is what the staff report told them," she said. "Cities with established goals and strategies have had some success. We do not have any meaningful goals or strategies this time as a city."

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 June 14, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±27.9 acre subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a parcel of land generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace; consisting of a portion of Tax Parcel Number 03049-000-000. Existing FLUM: Corporate Park; Proposed FLUM: High Density Residential; Existing Zoning: Corporate Park (CP).



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

GF-30402660

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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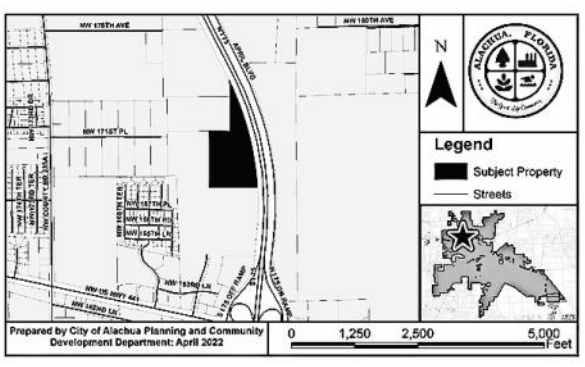

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GF-30402834

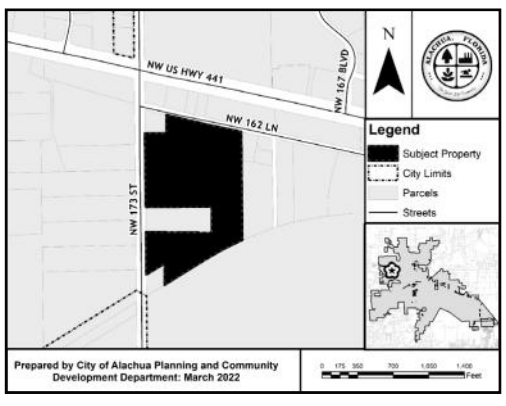
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on June 13, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±25.48 ACRE PROPERTY FROM AGRICULTURE AND MODERATE DENSITY RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-30402926

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

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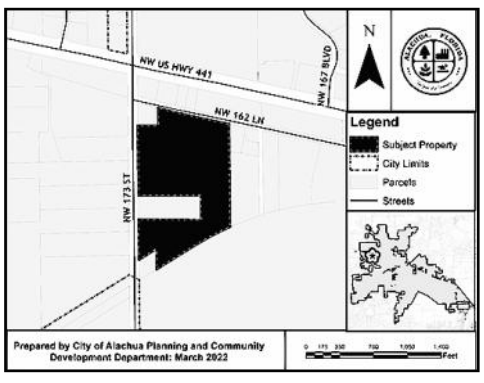
The ordinance title is as follows:

ORDINANCE 22-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) AND RESIDENTIAL SINGLE FAMILY – 1 (RSF-1) TO RESDENTIAL SINGLE FAMILY – 4 (RSF-4) AND RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8)ON A ±25.48 ACRE PROPERTY; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-30403005

City of ALACHUA

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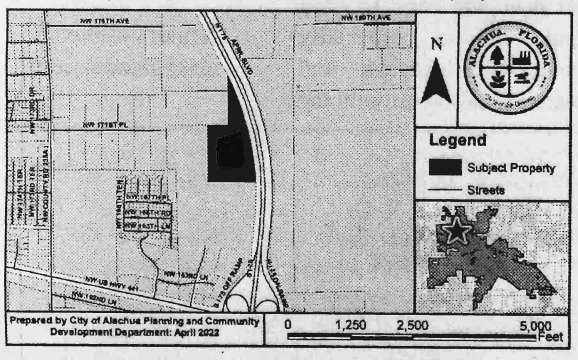

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(Published: Alachua County Today - June 2, 2022)

City of ALACHUA

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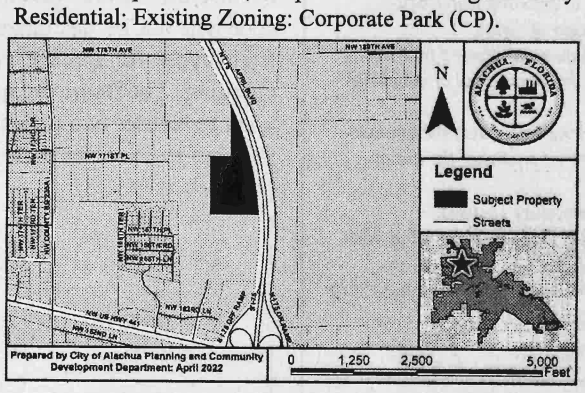

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(Published: Alachua County Today - June 2, 2022)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by John C Vick III of V3 Capital Group to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 4.3.4 (J) regarding use-specific standards for vehicle sales and services.

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

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City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Daniel Young, P.E., of CHW, Inc, applicant, on behalf of Concept Development, Inc, property owner, for consideration of a Site Plan to construct a ±6,952 square foot automobile repair and servicing facility with associated site improvements on a ±0.98 acre subject property located north of US 441, west of Interstate 75 and east of NW 161st Terrace (Tax Parcel No. 03049-003-000);

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 13, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Aaron Hickman, PSM., of Causseaux, Hewett, & Walpole, Inc., applicant and agent, for San Felasco Research Ventures, LLC, property owner, for consideration of the Final Plat for Convergence Research Park Residential Phase 1. The final plat proposes to subdivide the ±44.44 acre subject property into a total of 86 lots with associated common areas and road right-of-way. The subject property is located south of San Felasco Parkway, north of Shaw Farms of Alachua and Alachua Highlands, and east of

City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on June 13, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±25.48 ACRE PROPERTY FROM AGRICULTURE AND MODERATE DENSITY RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson (name), POSTED THE LAND USE SIGN ON 5/25/2022 (date) FOR THE HighPoint Crossing SSCPA & Rezoning (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)

~~3 (three)~~ 6 (Six)
(number of signs)

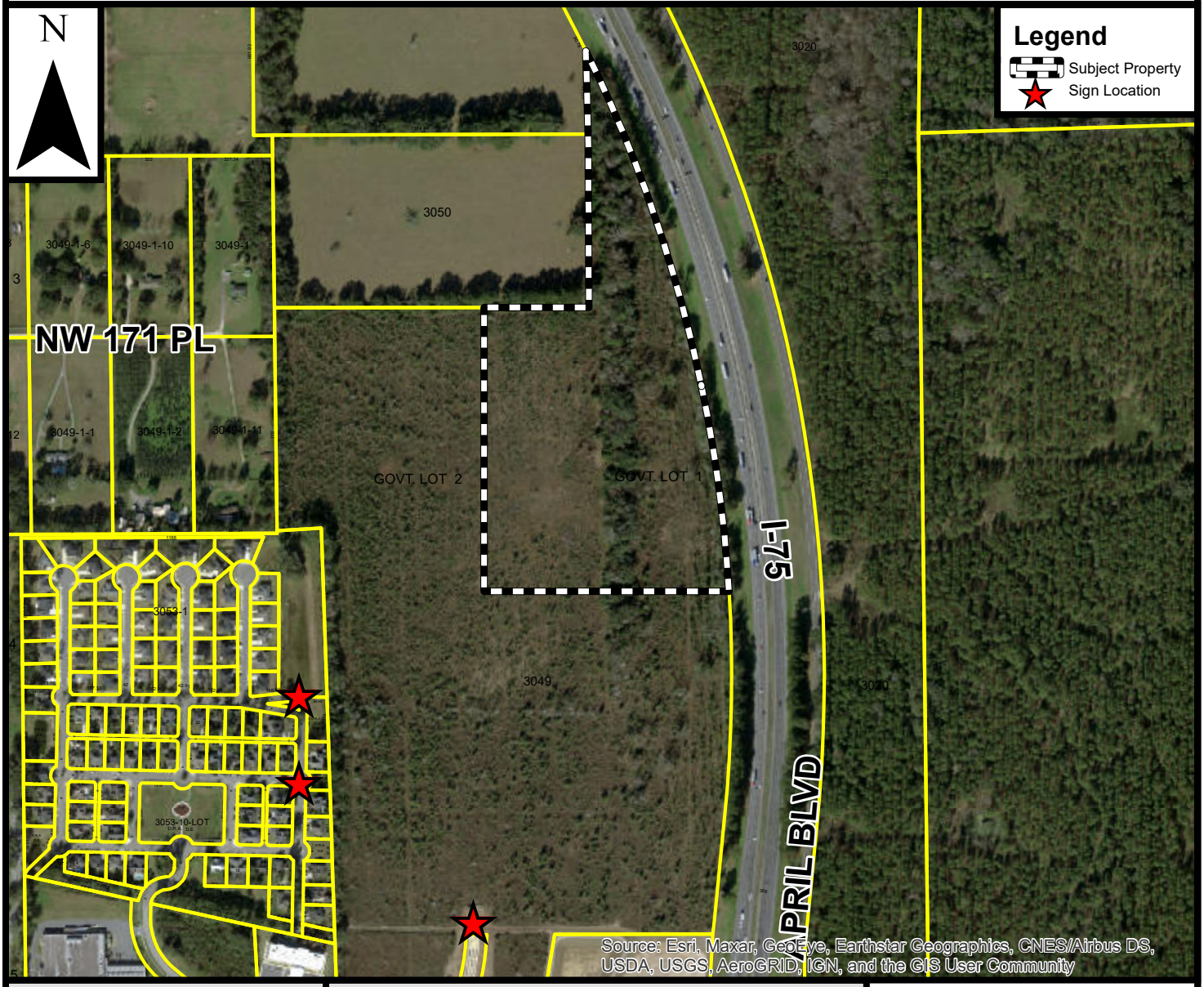
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Alachua A One, LLC
SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared April 2022

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 225 450 900 Feet

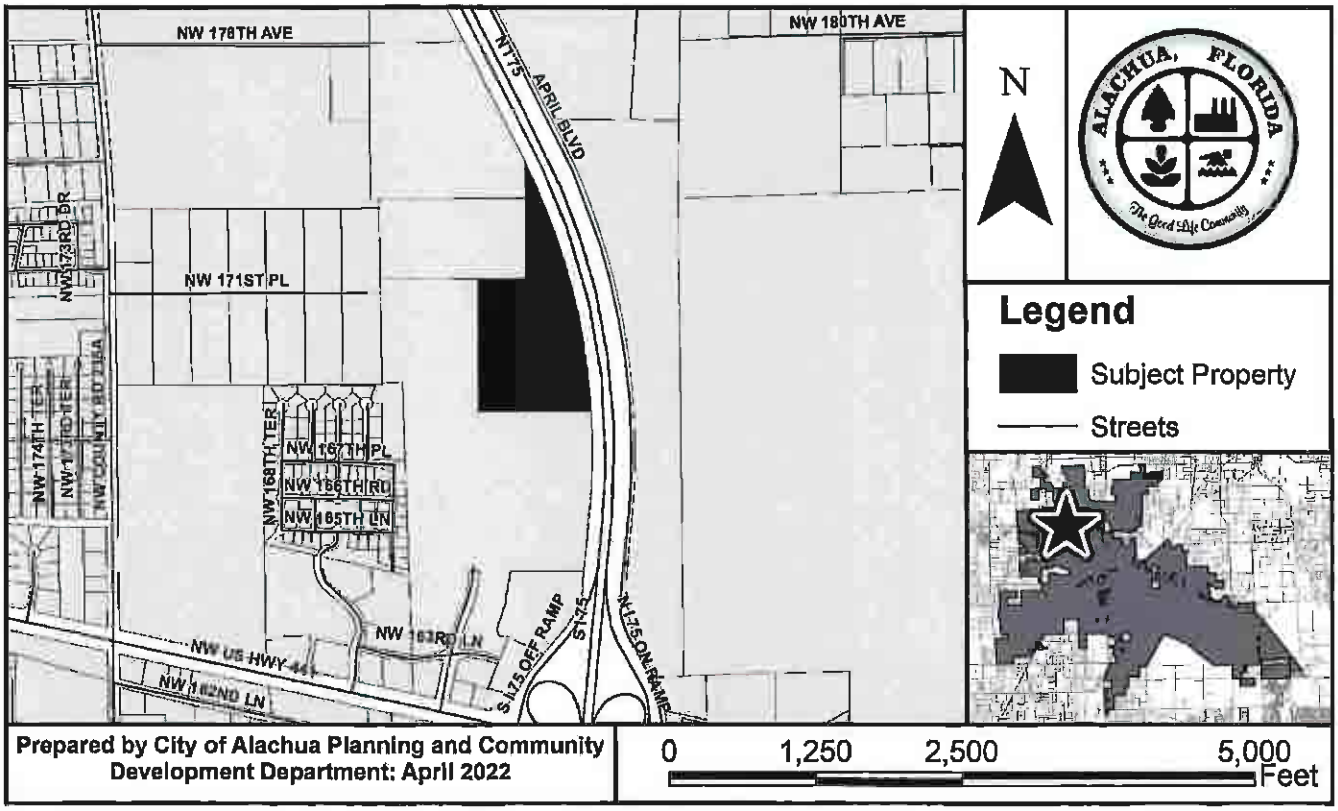
Mailed 5/26/22 KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

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 June 14, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±27.9 acre subject property to amend the Future Land Use Map (FLUM) from Corporate Park to High Density Residential on a parcel of land generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace; consisting of a portion of Tax Parcel Number 03049-000-000. Existing FLUM: Corporate Park; Proposed FLUM: High Density Residential; Existing Zoning: Corporate Park (CP).



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

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

03049-001-010
BULLARD DONALD E & GLENDA M
PO BOX 417
ALACHUA, FL 32616

03053-000-000
CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616-1325

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE, FL 32606

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03053-001-007
ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG, FL 33701

03053-001-002
Talal Properties LTD & Tarek Properties LTD
1326 E LUMSDEN RD
BRANDON, FL 33511

03053-001-005
A MASON GRACE RENTALS LLC
13929 NW 166TH TER
ALACHUA, FL 32615

03053-020-000 & 03053-020-063
Heritage Oaks Property Owners Association Inc
15010 NW 173RD ST
ALACHUA, FL 32615

03049-000-000 & 03049-003-000
03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-010-000 & 03053-010-035
03053-010-050 & 03053-010-034
Heritage Oaks Property Owners Assn Inc
PO BOX 969
ALACHUA, FL 32615

03053-001-001
Alachua Gateway Center Surfacewater Management Association Inc
PO BOX 969
ALACHUA, FL 32616

03049-004-001
ALACHUA HIGHPOINT LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-001-008
Alachua County Farm Bureau Inc
16206 NW 163RD LN
ALACHUA, FL 32615

03053-010-014
Ford Nathaniel M Iii & Tiroshsa T
16515 NW 165TH TER
ALACHUA, FL 32615

03053-010-037
BALCH-RANKIN BRANDY C
16518 NW 166TH RD
ALACHUA, FL 32615

03053-010-015
MITCHELL NANCY
16530 NW 165TH TER
ALACHUA, FL 32615

03053-010-036
HARBACH WENDY
16539 NW 167TH PL
ALACHUA, FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA, FL 32615

03053-010-038
HANCOCK TROY DANIEL
16548 NW 166TH RD
ALACHUA, FL 32615

03053-010-017
STRATTAN KEVIN
16567 NW 165TH LN
ALACHUA, FL 32615

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA, FL 32615

03053-010-039
RIEHLE DANIEL R
16578 NW 166TH RD
ALACHUA, FL 32615

03053-010-054
KORNER KEVIN T
16604 NW 165TH TER
ALACHUA, FL 32615

03049-001-000
CABELLERO JR & JULIA H/W
16604 NW 171ST PL
ALACHUA, FL 32615

03053-010-051
Mouras Dennis James & Rebecca Jane
16609 NW 166TH DR
ALACHUA, FL 32615

03049-001-011
KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA, FL 32615-4863

03053-010-011
SCHLICHT MILDRED O
16611 NW 165TH TER
ALACHUA, FL 32615

03049-001-002
BURGETTO GAETANO & STELLA M
16615 NW 171ST PL
ALACHUA, FL 32615

03053-010-018
WALLACE CHARLES E TRUSTEE
16621 NW 165TH LN
ALACHUA, FL 32615

03053-010-040
HYDEN & HYDEN
16622 NW 166TH RD
ALACHUA, FL 32615

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03053-010-053
DAVIS MAUREEN
16624 NW 165TH TER
ALACHUA, FL 32615

03053-010-010
ALLEN & COWART M/C
16631 NW 165TH TER
ALACHUA, FL 32615

03053-010-052
JAIN KAVITA
16644 NW 165TH TER
ALACHUA, FL 32615

03053-010-049
HINES JOSEPH & JENNIFER L
16649 NW 166TH DR
ALACHUA, FL 32615

03053-010-009
OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA, FL 32615-4992

03053-020-055
ZAMORANO MICHELLE MARIE
16737 NW 166TH DR
ALACHUA, FL 32615

03053-020-064
Samuel Dwight Brandon & Natasha June Marie
16738 NW 166TH DR
ALACHUA, FL 32615

03053-020-056
COKER KORI DRAKE & ALBERT
16769 NW 166TH DR
ALACHUA, FL 32615

03053-020-057
FLYNN BONNITA M
16801 NW 166TH DR
ALACHUA, FL 32615

03053-020-062
Limaye Swapna Raveendra & Raveendra V
16818 NW 166TH DR
ALACHUA, FL 32615

03053-020-067
LILKENDEY JAMES H & FRANCES C
16819 NW 167TH ST
ALACHUA, FL 32615

03053-020-058
WEALING RITA L & GENE A
16831 NW 166TH DR
ALACHUA, FL 32615

03053-020-068
BODNER JENNIFER
16857 NW 167TH ST
ALACHUA, FL 32615

03053-020-061
CHANDRAN & RAJENDRAN W/H
16860 NW 166TH DR
ALACHUA, FL 32615

03053-020-059
KANJI EMIL S & JILL ANDREA
16863 NW 166TH DR
ALACHUA, FL 32615

03053-020-069
GALLMAN BRITTANY F & MATTHEW C
16879 NW 167TH ST
ALACHUA, FL 32615

03053-020-060
MCLAUGHLIN MARK & GRACE
16882 NW 166TH DR
ALACHUA, FL 32615

03053-020-070
WILSON BLAKE EDWARD
16884 NW 167TH ST
ALACHUA, FL 32615

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03049-002-000
BOB'S MOBIL LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669-2205

03053-002-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE, FL 32308

03053-002-001
T & H PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03017-002-000 & 03050-000-000
Spencer Arthur Prescott Jr Trustee
4145 STATE RD 11
DELAND, FL 32724

03049-041-000 & 03053-001-009
03053-001-010
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03061-004-001
T & H PROPERTY GROUP LLC
4220 EDISON LAKE PKWY
MISHAWAKA, IN 46545

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
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Gainesville, FL 32611

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FL Dept. of Environmental Protection
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Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

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7406 NW 126th Ave
Alachua, FL 32615

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Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

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City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 6/14/2022
SUBJECT: HighPoint Crossing Site-Specific Amendment to the Official Zoning Atlas: (Rezoning): A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Rezoning to amend the Official Zoning Atlas from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a ±27.9 acre subject property; consisting of a portion of Tax Parcel Number 03049-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to the City Commission with a recommendation to approve upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Alachua A One, Inc. on behalf of Alachua A One, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.

Summary

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, of EDA Consultants, Inc., for the consideration of an amendment to the Official Zoning Atlas to amend the zoning on a ±27.9 acre subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15).

The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Corporate Park to High Density Residential.

The subject property is generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace. The property undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

The general purposes of the residential zone districts are established and described in Section 3.4.1 of the City's Land Development Regulations (LDRs):

3.4.1 *General purposes.* The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:

(A) *Provide appropriately located lands for residential development.* Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) *Protect from harmful effects.* Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and

(C) *Provide lands with varying degrees of density.* Provide for residential lands with varying density, together

with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The specific purpose of the Residential Multiple Family – 15 (RMF-15) zone district is established and described in Section 3.4.2(H) of the City's Land Development Regulations (LDRs):

> 3.4.2(H) *RMF-15, Residential Multiple Family District-15.* The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Draft Ordinance
- Public Notice Materials for the 6/13/22 City Commission Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: June 14, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas on a ±27.9 acre subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15)
APPLICANT/AGENT:	Clay Sweger, AICP, EDA Consultants, Inc.
PROPERTY OWNER:	Alachua A One, LLC
LOCATION:	Generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace
PARCEL ID NUMBER:	Portion of 03049-000-000
ACREAGE:	±27.9 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Alachua A One, Inc. on behalf of Alachua A One, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

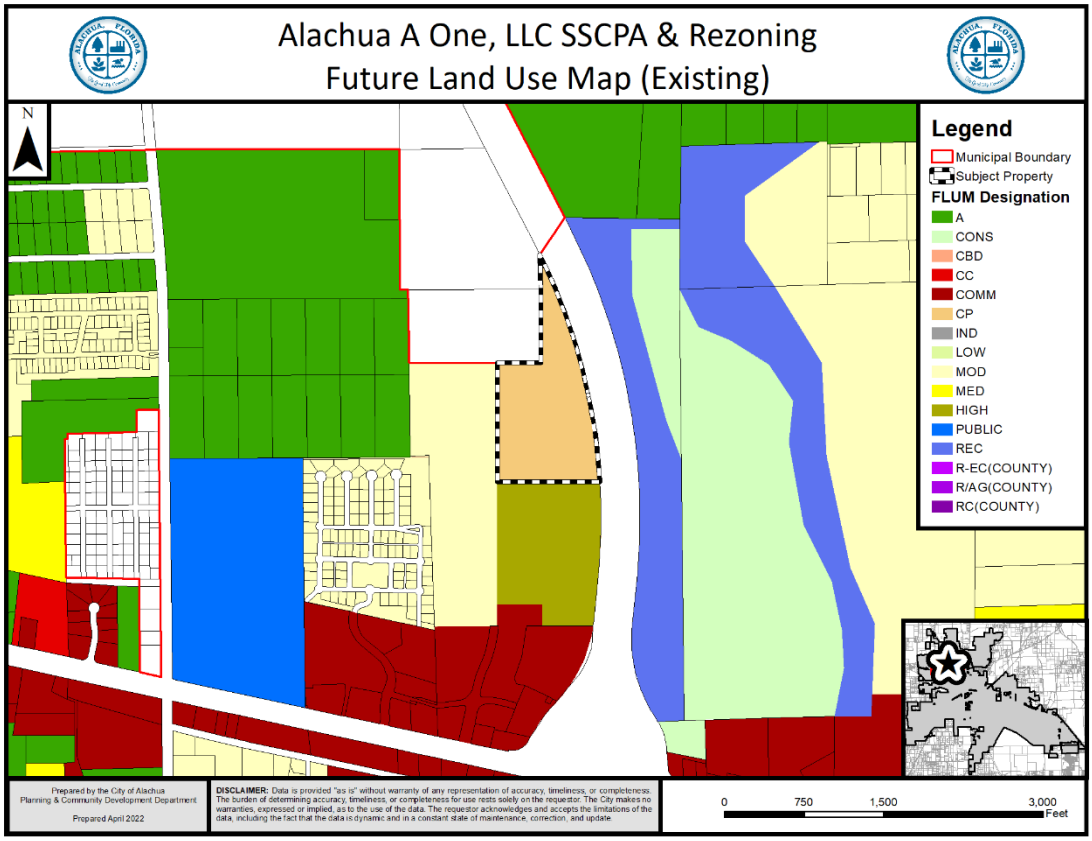
SUMMARY

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, of EDA Consultants, Inc., for the consideration of an amendment to the Official Zoning Atlas to amend the zoning on a ±27.9 acre subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15).

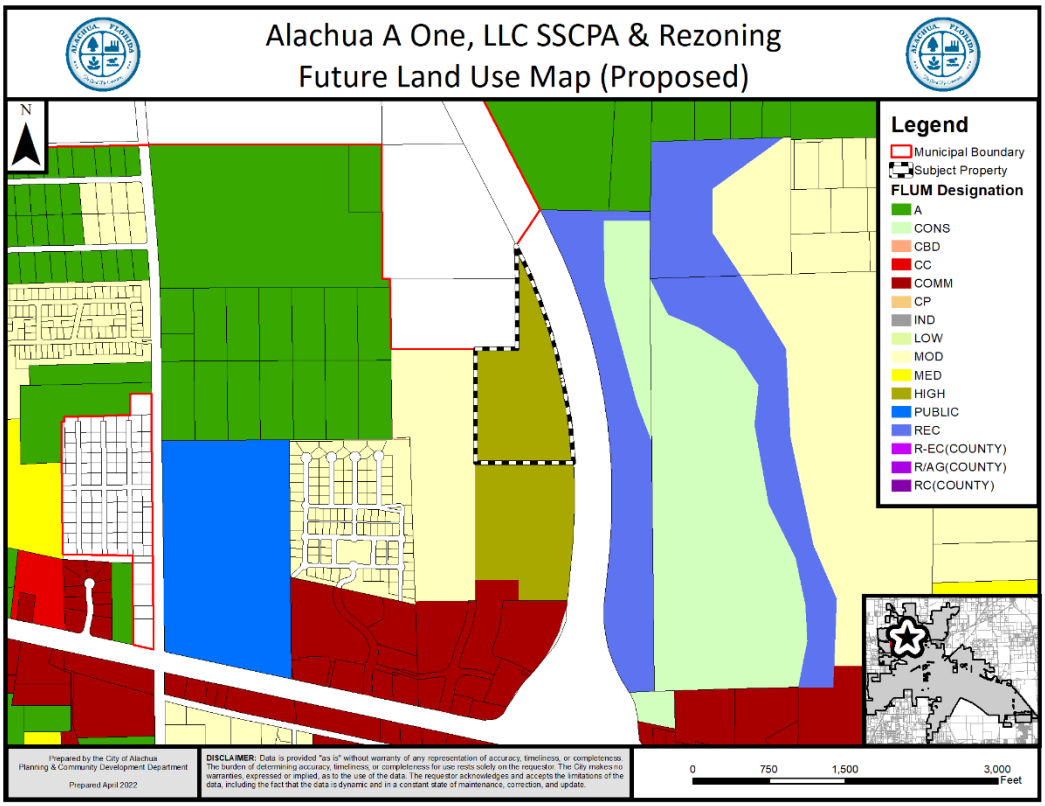
The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Corporate Park to High Density Residential.

The subject property is generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace. The property undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

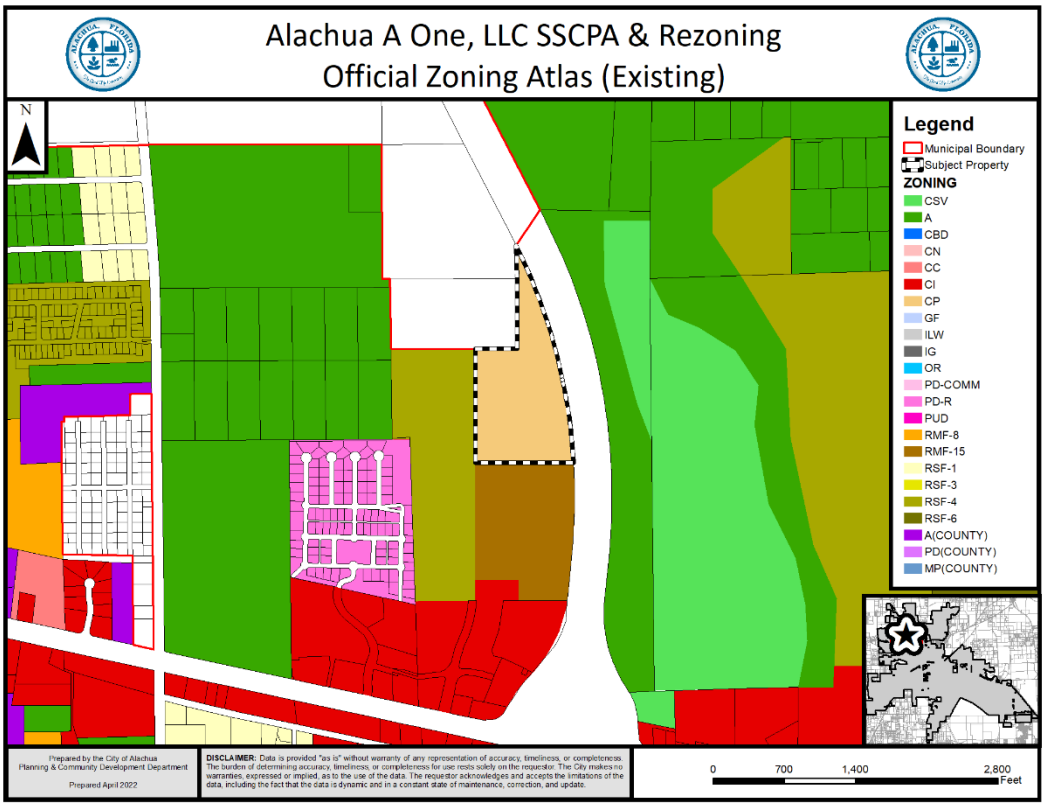
Map 1. Existing Future Land Use Map with Subject Property



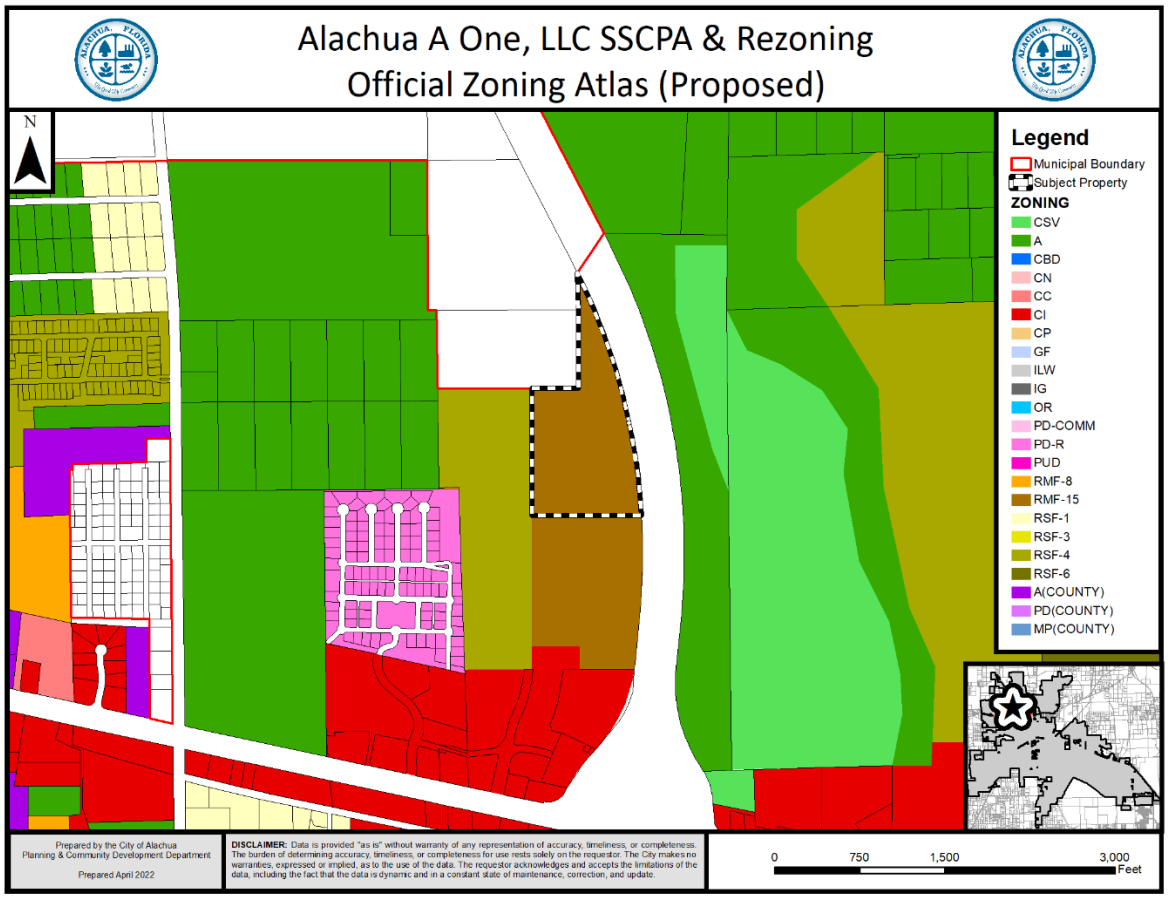
Map 2. Proposed Future Land Use Map with Subject Property



Map 3. Existing Official Zoning Atlas with Subject Property



Map 4. Proposed Official Zoning Atlas with Subject Property



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3.4.1 *General purposes.* The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:

(A) *Provide appropriately located lands for residential development.* Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) *Protect from harmful effects.* Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and

(C) *Provide lands with varying degrees of density.* Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The specific purpose of the Residential Multiple Family – 15 (RMF-15) zone district is established and described in Section 3.4.2(H) of the City's Land Development Regulations (LDRs):

3.4.2(H) *RMF-15, Residential Multiple Family District-15.* The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.

Table 1. Comparison of Existing / Proposed Zoning Districts

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Corporate Park	Corporate Park
Max. Gross Density:	N/A	418 dwellings
Max. Floor Area:	607,662 square feet	N/A
Typical Uses:	Medical and dental labs, restaurants with indoor seating only, business, financial, and professional services, financial institution, light manufacturing	Residential dwellings: multi-family; single family attached; townhouse; two-to-four family dwellings; community facilities; religious intuitions; parks; schools; limited neighborhood commercial
Net Increase/ Decrease:	***Increase of 418 dwellings*** ***Decrease of 607,662 square feet non-residential uses***	

EXISTING USES

The property undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

SURROUNDING USES

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

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

Map 5. Vicinity Map

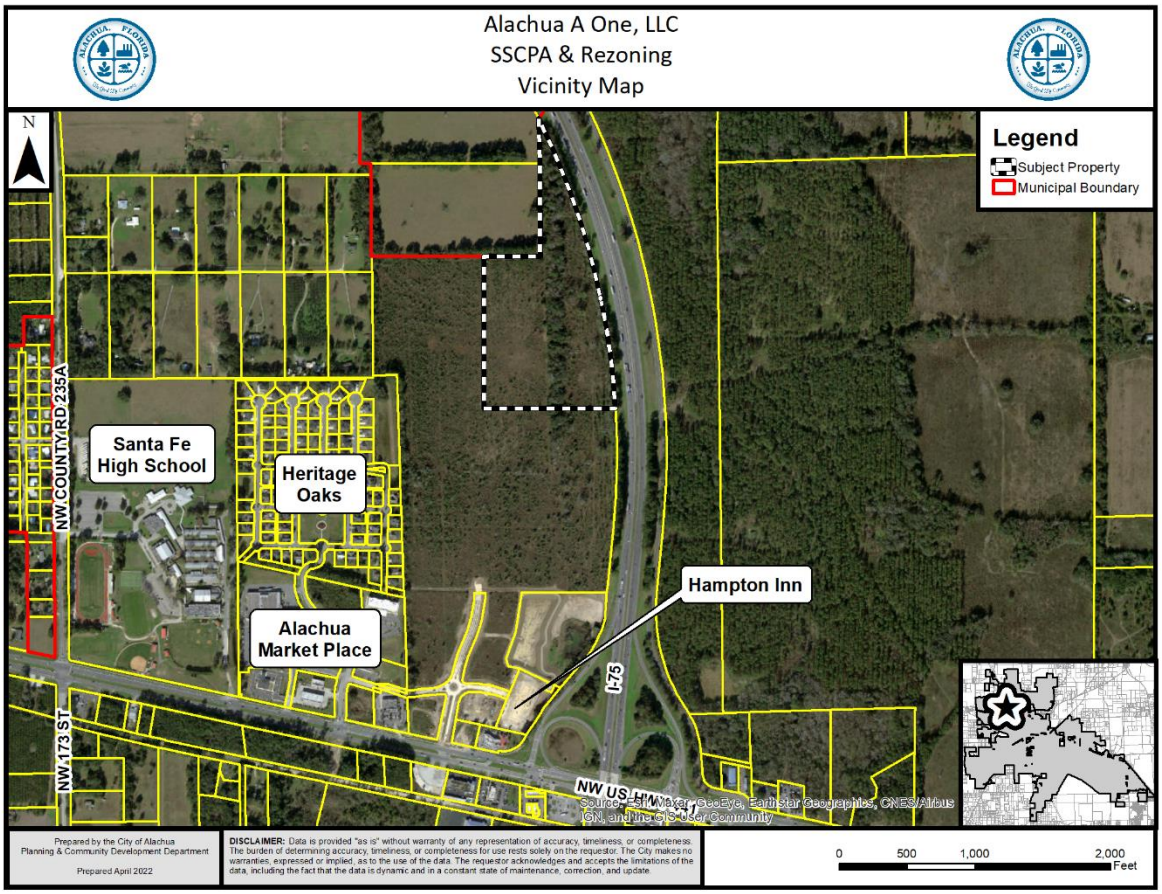


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Interstate 75; Vacant Lands	Rural/Agriculture (County)	Agriculture (County)
South	Vacant Lands	High Density Residential	Residential Multiple Family – 15 (RMF-15)
East	Interstate 75	N/A	N/A
West	Vacant Lands	Moderate Density Residential	Residential Single Family – 4 (RSF-4)

NEIGHBORHOOD MEETING

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

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

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

The Neighborhood Meeting was held on March 16, 2022 at 6:00 p.m. at the offices of the Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, ten (10) persons attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning of the of the ±27.9 acre subject property from Corporate Park (CP) Residential Multiple Family – 15 (RMF-15).

Table 3 shows the proposed FLUM Designation and the proposed corresponding zoning designation. The proposed zoning designation is consistent with the proposed FLUM Designation for the property subject to this application.

Table 3. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent?
Portion of 03049-000-000	±27.9	High Density Residential	Residential Multiple Family – 15 (RMF-15)	☑

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

Future Land Use Element

GOAL 1: Future Land Use Map 2035:

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

Objective 1.2: *Residential*

The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

Policy 1.2.d: *High Density Residential (8 to 15 dwelling units per acre):* The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. The following uses are allowed within the High Density Residential land use category:

1. Single family attached and detached dwelling units ;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Evaluation & Findings: The amendment would amend the zoning of the subject property to Residential Multiple Family – 15 (RMF-15). The lands contiguous to the south and west of the subject property are presently zoned for residential uses and are consistent with the Residential Multiple Family – 15 (RMF-15) zoning district.

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

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

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

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations

shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Evaluation & Findings: There are no wetlands, flood plains, surface water bodies, or other environmentally significant areas known to exist on the subject property.

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

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

Evaluation and Findings: 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 current facility capacities, existing demand, and reserved capacities, there are no public facilities that would be deficient as a result of this development.

GOAL 9: Water and Wastewater Service:

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

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and

Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

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

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.

Evaluation & Findings: This amendment would support additional housing within the City, thereby furthering Policy 1.1.a.

Transportation Element

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

Evaluation and Findings: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

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

Evaluation and Findings: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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

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

Evaluation and Findings: The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

Conservation and Open Space Element

Objective 1.2: *Native Communities and Ecosystems*
The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

OBJECTIVE 1.3: *Listed Species*
The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

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

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

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

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

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

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

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Evaluation and Findings: There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas, located on or known to exist on the subject property. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Policy 1.12.e: The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Policy 1.12.f: The City shall work with FEMA, SRWMD, DEP and the County to regulate development within special flood hazard areas susceptible to the one percent (1%) annual chance flood established by FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately

provides for stormwater management; require the minimum floor elevation of any structure to be at least one foot above the established base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the base flood elevation.

Evaluation and Findings: There are no flood prone areas located on the subject property.

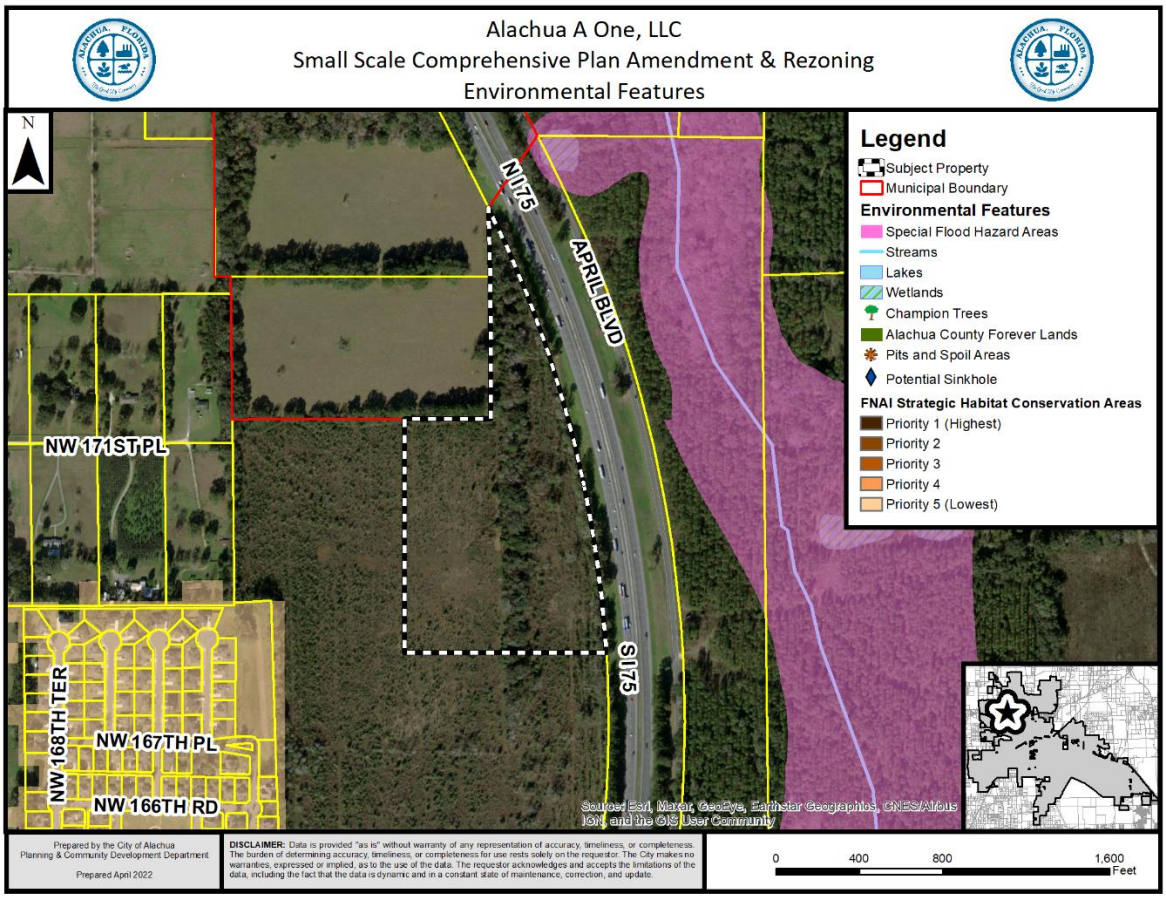
ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

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

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

Map 6. Environmental Features



Creeks and Streams

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

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

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem. Future development of the subject property is not expected to result in any adverse impacts upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

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

Soil Survey

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

There are three (3) 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 permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Kendrick Sand (2-5% slopes)
Hydrologic Soil Group: B

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

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

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

Evaluation: The site consists of soil types which pose only slight limitations for development. Development which may occur on the subject property will consider any limitations presented by soils present on-site.

Flood Potential

Panels 0110D and 0120D of the Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM") Series, dated June 16, 2006, indicate that the subject property is in Flood Zones X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

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

Evaluation: There are no known geologic features located on the subject property which would 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.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Rezoning Standards

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan is provided within this report.

(b) ***Consistent with Ordinances*** – The amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation and Findings: An analysis of the application's compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City's Code of Ordinances.

(c) *Logical Development Pattern* – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: The lands located to the south and west are zoned for residential uses. More specifically, the lands to the south are presently zoned Residential Multiple Family – 15 (RMF-15). Interstate 75 is located to the east of the subject property. Based upon the surrounding zone districts and adjacent land uses, and the subject property's proximity to the US Highway 441/Interstate 75 interchange, the proposed amendment would result in a logical and orderly development pattern.

(d) *Pre-Mature Development* – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation and Findings: The subject property is located proximate to the US Highway 441/Interstate 75 interchange, near existing residential and commercial uses. Lands contiguous to the subject property are zoned for residential uses. Future development of the property would not create premature development in an undeveloped or rural area.

(e) *Incompatible with Adjacent Lands* – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation and Findings: The lands located to the south and west are zoned for residential uses. More specifically, the lands to the south are presently zoned Residential Multiple Family – 15 (RMF-15). Interstate 75 is located to the east of the subject property. Based upon the surrounding zone districts and adjacent land uses, and the subject property's proximity to the US Highway 441/Interstate 75 interchange, the uses permitted by the proposed amendment would be compatible with the uses permitted by the zone district classifications of adjacent lands.

(f) *Adverse Effect on Local Character* – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation and Findings: The subject property is located proximate to the US Highway 441/Interstate 75 interchange, near existing residential and commercial uses. Lands contiguous to the subject property are zoned for residential uses. Future development of the subject property will be consistent with the densities and/or intensities of use permitted on lands adjacent to the south. As shown within this report, impacts to the transportation system are presently acceptable and would not degrade the Level of Service (LOS) of any monitored facility to an unacceptable level.

(g) *Not Deviate from Pattern of Development* – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The lands located to the south and west are zoned for residential uses. More specifically, the lands to the south are presently zoned Residential Multiple Family - 15 (RMF-15). Interstate 75 is located to the east of the subject property. Based upon the surrounding zone districts and adjacent land uses, and the subject property's proximity to the US Highway 441/Interstate 75 interchange, the uses permitted by the proposed amendment will not deviate from the development pattern which would be permitted on adjacent lands.

(h) *Encourage Sprawl* – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation and Findings: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." Staff finds that the proposed amendment does not constitute urban sprawl.

(i) *Spot Zoning* – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation and Findings: The lands located to the south and west are zoned for residential uses. More specifically, the lands to the south are presently zoned Residential Multiple Family - 15 (RMF-15). Interstate 75 is located to the east of the subject property. The proposed amendment will not result in creation of isolated zoning districts.

(j) *Public Facilities* – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property is located within the City of Alachua's utility service area. Future development would be served by the City's potable water and wastewater systems. Potable water and sanitary sewer utilities are located within the US 441 right-of-way adjacent to the subject property.

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

development proposal, and capacity must be available to serve such development at that time.

(k) *No Adverse Effect on the Environment* – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features.

PUBLIC FACILITIES IMPACT

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

	Existing Zoning District	Proposed Zoning District
Zoning District:	Corporate Park (CP)	Residential Multiple Family – 15 (RMF-15)
Max. Gross Density*:	4 dwelling units/acre	4 dwelling units/acre
Floor Area Ratio:	0.50 FAR	N/A
Maximum Density*:	N/A	418 dwellings
Maximum Intensity:	607,662 square feet	N/A
* *Residential uses are only permitted in the Corporate Park (CP) zoning district when at least 50 acres of contiguous land are zoned Corporate Park (CP).*		

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

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 4. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (32)	Interstate 75 (From North City Limit to US 441)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (From US 441 to South City Limit)	6/D	Freeway	COMM	C
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	COMM	D
6 (106)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D

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

Table 5. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Multifamily Mid-Rise[2] (ITE Code 221)	2,274 (1,137/1,137)	150 (39/111)	184 (112/72)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: ITE Code 221: AADT – 5.44 trips per dwelling x 418 dwellings (50% entering/50% exiting); AM Peak Hour – 0.36 trips per dwelling x 418 dwellings (26% entering/74% exiting); PM Peak Hour – 0.44 trips per dwelling x 418 dwellings (61% entering/39% exiting);

Table 6a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1: I-75 (From US 441 to North City Limits)[1]	Segment 2: I-75 (From US 441 to South City Limits)[1]	Segment 5: US 441 (From SR 235 to I-75)[1]	Segment 6: US 441 (From I-75 to CR 235A)[1]
PM Peak Hour Trips				
Maximum Service Volume[2]	91,600	91,600	39,000	39,000
Existing Traffic[3]	29,500	55,956	22,581	27,914
Reserved Trips[4]	208	208	2,160	1,927
Available Capacity[4]	61,892	35,436	14,259	9,159
Maximum AADT Generated by Amendment[5]	341	569	682	2,274
Residual Capacity After Potential Development's Impacts[6]	61,551	34,867	13,577	6,885

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2022.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua May 2022 Development Monitoring Report.
5 Trip Distribution: Segment 1 – 15%; Segment 2– 25%; Segment 5 – 30%; Segment 6 – 100%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 6b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	Segment 1: I-75 (From US 441 to North City Limits)[1]	Segment 2: I-75 (From US 441 to South City Limits)[1]	Segment 5: US 441 (From SR 235 to I-75)[1]	Segment 6: US 441 (From I-75 to CR 235A)[1]
PM Peak Hour Trips				
Maximum Service Volume[2]	8,250	8,250	3,510	3,510
Existing Traffic[3]	3,098	5,875	2,145	2,652
Reserved Trips[4]	15	15	170	154
Available Capacity[4]	5,137	2,360	1,195	704
Maximum AADT Generated by Amendment[5]	27	46	55	184
Residual Capacity After Potential Development's Impacts[6]	5,107	2,314	1,140	520

1. *FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
2. *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2022.*
3. *Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.*
4. *Source: City of Alachua May 2022 Development Monitoring Report.*
5. *Trip Distribution: Segment 1 – 15%; Segment 2- 25%; Segment 5 – 30%; Segment 6 – 100%.*
6. *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") of any affected roadway segments and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's transportation system will be reevaluated at the site plan or preliminary plat review stage.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	203,857
Available Capacity	786,726
Projected Potable Water Demand from Application[3]	114,950
Residual Capacity	**671,776**
Percentage of Permitted Design Capacity Utilized	**70.79%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua May 2022 Development Monitoring Report.*
3 *Source: City of Alachua Comprehensive Plan; 275 gallons per day per dwelling x 418 dwellings.*

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

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	183,868
Available Capacity	558,132
Projected Sanitary Sewer Demand from Application[3]	104,500
Residual Capacity	**453,632**
Percentage of Permitted Design Capacity Utilized	**69.76%**

Sources:
1 City of Alachua Public Services Department, April 2022.
2 City of Alachua May 2022 Development Monitoring Report.
3 Source: City of Alachua Comprehensive Plan; 275 gallons per day per dwelling x 419 dwellings.

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

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	73,024	7,851.88
Reserved Capacity[2]	17,933.28	3,272.82
Demand Generated by Application[3]	4,263.62	778.11
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 University of Florida, Bureau of Economic & Business Research, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).
2 City of Alachua May 2022 Development Monitoring Report.
3 City of Alachua Comprehensive Plan; 0.73 tons per capita per year x 2.55 persons per household x 418 dwellings.
4 New River Solid Waste Facility, April 2022.

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

Recreational Impacts

Table 10a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	3.46
Potential Demand Generated by Development[3]	5.32
Residual Recreational Capacity After Impacts	**72.92**

Sources:
1 *City of Alachua May 2022 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2021; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 418 dwellings / [5 acres/1,000 persons])*

Table 10b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.45 acres
Acreage Required to Serve Demand Generated by Development[2]	1.06 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.51 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**35.93%**

1 *Source: City of Alachua May 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (5.32 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 development would increase the maximum potential demand of recreational facilities by 5.32 acres, and would increase the demand of passive park space by 1.06 acres. It is anticipated that the proposed development will not adversely affect the LOS of recreational facilities; therefore, the impacts are acceptable. Concurrency and impacts to the City's recreation system will be reevaluated at site plan review or preliminary plat review stage.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on April 21, 2022, capacity is currently available at the elementary, middle, and high school levels to support the proposed development.

Upon submittal of a final development order for residential development (e.g., a site plan or final plat), a concurrency review will occur and determination of the availability of school capacity will rendered. Facility capacity must be available in order for a final development order to be granted.

EXHIBIT "A"

TO

ALACHUA A ONE, LLC (HIGHPOINT CROSSING)
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

Table 4.1-1. Table of Allowed Uses																											
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																											
Use Category/Use Type	CSV	A	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)

Dwelling, mobile home		P					P	P																4.3.1(A)(1)
Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)

Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7–14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S											A		
Roominghouse				S	S	S			P	P														
PUBLIC AND INSTITUTIONAL USES																								
Community services																								
Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)

Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Day care																								
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)
Educational facilities																								
College or university							S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																								
Government maintenance,													S	S	P		P	P	P	A			A	4.3.2(D)

storage, and distribution facility																								
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)

Institutions																								
Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S							S	S	P		P	P						A		A		
Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)

area, or with accessory schools, day care centers with more than 50 children, or recreational facilities																								
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P				P					
Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	

Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)

Passenger terminal, surface transportation												S		P	P	P	P	P	A					
Utilities																									
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)

Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								
Non-medical marijuana cultivation																								
Animal husbandry																								
General use category		P																						
Horticulture																								
General use category		P																						
Agriculture support and services (directly related)																								

Agricultural processing		P																						4.3.3(A)(1), (2)
Agri-education		P																						4.3.3(A)(1)
Agri-entertainment		P																						4.3.3(A)(1)
Custom operator		P																						4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																						4.3.3(A)(1), (3)
Equestrian facility		P													S		S							4.3.3(A)(1)
Farm co-op		P																						4.3.3(A)(1)
Farm machinery repair		S																						4.3.3(A)(1)
Farm market		P																		A				4.3.3(A)(1)

Farm produce stand		P																		A				4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																						4.3.3(A)(1)
Nursery, commercial		S																		A				4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S								P									4.3.3(A)(1), (4)
Pet farm		P																						4.3.3(A)(1)
Sawmill		S																						4.3.3(A)(1), (5)
Stable		P																						4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																								
Agricultural research facility		P														P	P	P						4.3.3(B)(1)

Animal care business		P															P							
Auction arena for livestock		S															S	S						
Central farm distribution hub for agricultural products		P															P	P						4.3.3(B)(1)
Equestrian facility		P																						4.3.3(B)(2)
Fair grounds		S																		A				
Farm machinery repair		P													P		P							
Farm machinery sales, rental, and service		P													P		P			A				
Stable		P																						4.3.3(B)(3)
Animal sales, service and care																								
Animal hospital		P											P		S					A				4.3.3(C)(1)

Animal shelter		S										S							A				4.3.3(C)(2)
Animal grooming		P										P	P	P			P		A				
Kennel, indoor		P						S	S		S	P		S	P	P			A		A		4.3.3(C)(3)
Kennel, outdoor		P										P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P										P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																								
Eating establishments																								
Ice cream shop								S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only								S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating								S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service												P		P	S	S			A			A	4.3.4(A)(2)

Specialty eating establishment									S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																								
Conference center		S							S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																						4.3.4(B)(2)
Industrial services																								
Building, heating, plumbing, or electrical contractors																P	P	P		A				
Electric motor repair																		P						4.3.4(C)(1)
Fuel oil distributor																		P						
General industrial service													P	P	P	P	P	P					A	

Heavy equipment sales, rental, or repair														P			P						4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities													P	P	P							A	4.3.4(C)(3)
Machine shop														S			P						4.3.4(C)(1)
Repair of scientific or professional instruments													S		S	P	P	P		A			A	
Tool repair															S	P	P	P						4.3.4(C)(1)
Manufacturing and production																								
Asphalt/concrete batch plant																		S						4.3.4(D)(1)
Manufacturing, heavy [1]																		P						4.3.4(D)(1)
Manufacturing, light															P	P	P	P		A			A	

Medical marijuana processing																								
Medical radioisotope laboratory															P									
Non-medical marijuana processing																								
Offices																								
Business services										P	P	P	P	P	P				A		A	A		
Financial services										P	P	P	P	P	P				A		A	A		
Professional services									S	P	P	P	P	P	P				A		A	A		
Radio and television broadcasting studio												P	P	P	P	P	P		A			A		
Sales												P	P	P	P				A		A	A		
Parking, commercial																								

Parking lot													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																								
Banquet hall													P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S			P	P	P	P		P	P	A	A	A	A	
Internet Café/simulated gaming establishment																								
Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	
Private club or lodge, with seating capacity of 300 or		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	

greater in main activity area																								
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)

Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)
Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								

Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)
Large-scale retail establishments · 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments · 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								

All uses													P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret															P									4.3.4(I)
Sexually oriented media store															P									4.3.4(I)
Sexually oriented motion picture theater															P									4.3.4(I)
Sex shop															P									4.3.4(I)
Vehicles, sales and services																								
Automobile body shop															P		P	P						4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A				
Automobile rental and sales													S		P					A				4.3.4(J)(2)

Automobile repair and servicing		S												S		P	P		A				4.3.4(J)(3)
Automobile service station											S	S	P	P		P	P		A				
Automobile service station with wash and detail														P					A				
Boat and marine rental and sales												P		P					A				4.3.4(J)(4)
Carwash or auto detailing														P					A				4.3.4(J)(5)
Gasoline sales											S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales														P			P		A				4.3.4(J)(2)
Taxicab service												P	P	P					A				
Tire sales and mounting												P		P					A				4.3.4(J)(7)
Towing service														P					A				4.3.4(J)(8)

Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								
Cold storage plant																		P						
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																	S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)

Warehouse (storage)																P	P	P		A				4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																		P						
Incinerator		S																S						
Landfill		S																S	S					
Landspreading of wastes		S																S						
Recycling dropoff center															S		S	S		A		A	A	4.3.4(M)(1)
Recycling and salvage center		S																P						4.3.4(M)(2)

Salvage and junkyard																		P							4.3.4(M)(3)
Tire disposal or recycling																		S							4.3.4(M)(3)
Waste composting		S																P							
Wholesale sales																									
All uses															S	P	P	P							

[1] This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

EXHIBIT "B"

TO

ALACHUA A ONE, LLC (HIGHPOINT CROSSING)
SITE SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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

City of ALACHUA

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: Highpoint Rezoning Application
2. Address of Subject Property: No Address - Located at 16500 - 17100 block of NW 161st Terrace (East Side)
3. Parcel ID Number(s): Portion of 03049-000-000
4. Existing Use of Property: Vacant; Timberland
5. Future Land Use Map Designation : High Density Residential (Proposed)
6. Existing Zoning Designation: Corporate Park (CP)
7. Proposed Zoning Designation: RMF-15
8. Acreage: 27.9 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( ) 352-373-3541 FAX: ( ) N/A e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Alachua A One LLC
   Mailing Address: 15260 NW 147th Drive, Ste 100
   City: Alachua State: FL ZIP: 32615

   * 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: N/A
   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.

Clay Sweger
Signature of Applicant

—
Signature of Co-applicant

Clay Sweger, Director of Planning
Typed or printed name and title of applicant

—
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 28th day of April, 2022, by Clay Sweger

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

NOTARY SEAL

Audra Burrell
Signature of Notary Public, State of Florida

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 04/29/2022

NAME & DESCRIPTION OF PROJECT Highpoint Rezoning & Land Use Change

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) No Address- Located at 16500-17100

block of NW 161st Terrace (East Side)

Tax Parcel Numbers Portion of 03049-000-000

Acreage 27.9 +/-

DEVELOPMENT DATA (check all that apply)

☐ Single Family — Number of Units

☑ Multi Family — Number of Units 419

☐ Exempt (See exemptions on page 2)

Level of Review

☐ Pre-Application Conference ☐ Preliminary ☐ Final ☐ Revised ☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.12 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.06 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.09 High School Multiplier**		**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	419	**units X 0.06 Elementary School Multiplier**	25	**Student Stations**
MIDDLE	419	**units X 0.03 Middle School Multiplier**	13	**Student Stations**
HIGH	419	**units X 0.03 High School Multiplier**	13	**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: eda consultants, inc.
Mailing Address: 720 SW 2nd Ave, S. Tower,
Ste 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: csweger@edafl.com

PROPERTY OWNER

Name: Alachua A One LLC
Mailing Address 15260 NW 147th Drive, Ste 100
Alachua, FL 32615
Phone: 352-519-8987
Email mccauleyjmd@yahoo.com

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 2021-2022 Capacity Tables)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: No Address - Located at 16500 - 17100 block of NW 161st Terrace (East Side)

Parcel ID Number(s): portion of 03049-000-000

Acreage: 30 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: James McCauley Title: Manager

Company (if applicable): Alachua A One LLC

Mailing Address: 15260 NW 147th Drive, Ste. 100

City: Alachua State: FL ZIP: 32615

Telephone: 352-519-8987 FAX: N/A e-mail: mccauleyjmd@yahoo.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment and Rezoning

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

Signature of Applicant

James McCauley

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30th day of March, 2022 by James McCauley, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

STEPHANIE SUTTON
Notary Public - State of Florida
Commission # HH 051501
My Comm. Expires Oct 19, 2024
Bonded through National Notary Assn.

Detail by Entity Name

Florida Limited Liability Company
ALACHUA A ONE LLC

Filing Information

Document Number	L16000217620
FEI/EIN Number	81-4642404
Date Filed	11/30/2016
Effective Date	11/30/2016
State	FL
Status	ACTIVE

Principal Address

15260 NW 147TH DRIVE
SUITE 100
ALACHUA, FL 32615

Mailing Address

15260 NW 147TH DRIVE
SUITE 100
ALACHUA, FL 32615

Registered Agent Name & Address

MCCAULEY, JAMES W
15260 NW 147TH DRIVE
SUITE 100
ALACHUA, FL 32615

Authorized Person(s) Detail

Name & Address

Title MGR

MCCAULEY, JAMES W
15260 NW 147TH DRIVE SUITE 100
ALACHUA, FL 32615

Annual Reports

Report Year	Filed Date
2019	05/01/2019
2020	06/30/2020

2021 05/01/2021

Document Images

05/01/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
11/30/2016 -- Florida Limited Liability	View image in PDF format

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3034727 5 PG(S)
December 30, 2016 09:53:01 AM
Book 4485 Page 971
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $17,759.00

This instrument prepared by and
after recording return to:

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 21st day of December, 2016, by MURPHY'S LOT, LLC, a Florida limited liability company and MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership successor by conversion to Megahee Enterprises, Ltd., the address for which is 2513 S.W. 50th Boulevard, Gainesville, Florida 32608 (collectively, the "Grantors"), to ALACHUA A ONE LLC, a Florida limited liability company, the address for which is 15260 NW 147th Drive, Suite 100, Alachua, Florida 32615 (the "Grantee").

W I T N E S S E T H:

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantors, Grantors hereby grant, bargain, sell, convey and confirm unto Grantee all that certain real property together with the improvements thereon (collectively, the "Real Property") in Alachua County, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

Subject to conditions, covenants, restrictions, reservations, easements, rights-of-way, taxes assessed subsequent to December 31, 2016, and all applicable zoning ordinances; provided, however, this reference will not serve to reimpose any such conditions, covenants, restrictions, reservations or easements.

And Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantors have caused this Special Warranty Deed to be executed on their behalf as of the day and year first above written.

MURPHY'S LOT, LLC, a Florida limited liability company

By: _____
Joan M. Jones, Manager

Witness Print Name: Benjamin Jas Bruce

Witness Print Name: Robyn Montana

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of December, 2016, by Joan M. Jones, Manager of MURPHY'S LOT, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced Florida DL as identification.

Notary Stamp

AMANDA SMITH
MY COMMISSION #FF031626
EXPIRES June 28, 2017
(407) 398-0153 FloridaNotaryService.com

Amanda Smith
Print Name: Amanda Smith
Title: Notary Public BLE
Serial No. (if any) FF031626
Commission Expires: June 28 2017

Signed, sealed and delivered
in the presence of:

MEGAHEE ENTERPRISES, LTD., LLLP,
a Florida limited liability limited partnership

Witness Print Name: Benjamin James Browne

By: _____
Joan M. Jones
Its: General Partner

Witness Print Name: Robyn Montana

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of December, 2016, by Joan M. Jones, a General Partner of MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, on behalf of the partnership, who ☐ is personally known to me or ☑ has produced Florida DL as identification.

Notary Stamp

AMANDA SMITH
MY COMMISSION #FF031626
EXPIRES June 28, 2017
(407) 398-0153 FloridaNotaryService.com

68111

Amanda Smith
Print Name: Amanda Smith
Title: Notary Public
Serial No. (if any) FF031626
Commission Expires: June 28, 2017

PARCEL 1:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, LYING NORTH OF THE NORTH RIGHT OF WAY OF U. S. HIGHWAY 441.

LESS AND EXCEPT THE NORTH 1/4 OF GOVERNMENT LOT 2;

AND LESS AND EXCEPT THE RIGHT OF WAY OF STATE ROAD 93, A/K/A INTERSTATE 75;

AND LESS AND EXCEPT THAT PART OF GOVERNMENT LOTS 1 AND 8 LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROAD 93 A/K/A INTERSTATE 75;

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST AND RUN NORTH 3°37'28" WEST 286.74 FEET TO THE NORTH RIGHT OF WAY OF OLD STATE ROAD NO. 25; THENCE RUN NORTH 79°23'05" WEST ALONG SAID RIGHT OF WAY 1055.3 FEET TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN NORTH 4°26'55" EAST ALONG SAID INTERSTATE ROAD RIGHT OF WAY 212.91 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY OF STATE ROAD NO. 25 (U. S. NO. 441), THENCE RUN NORTH 79°06'35" WEST ALONG SAID STATE ROAD RIGHT OF WAY 306.92 FEET, THENCE RUN NORTH 1°48'35" WEST 205.01 FEET, THENCE RUN NORTH 79°06'35" WEST 355.34 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF STATE ROAD NO. 24 (U. S. NO. 441) AND THE POINT OF BEGINNING, THENCE RUN NORTH 79°06'35" WEST ALONG SAID RIGHT OF WAY 175.00 FEET, THENCE RUN NORTH 10°53'25" EAST 175.00 FEET, THENCE SOUTH 79°06'35" EAST 349.10 FEET TO THE WESTERLY RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN SOUTH 27°21'25" WEST ALONG SAID RIGHT OF WAY 38.71 FEET TO THE P.C. OF A 34°11'20" CURVE, HAVING A RADIUS OF 170.10 FEET, AN INTERNAL ANGLE OF 73°32' AND BEING CONCAVE TO A NORTHWESTERLY DIRECTION, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID RIGHT OF WAY CURVE A DISTANCE OF 215.08 FEET TO THE P.T. OF SAID CURVE, THENCE RUN SOUTH 10° 53'25" WEST 16.00 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01°48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79°06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79°06'35" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79°06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10°5325" EAST, 175.00 FEET; THENCE RUN SOUTH 79°06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10°53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 89 DEGREES 21 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 2236.8 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 7; THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7, 1240.73 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25 AND THE POINT OF BEGINNING. THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 2, 2560.56 FEET; THENCE RUN NORTH 84 DEGREES 54 MINUTES 02 SECONDS EAST 252.65 FEET; THENCE RUN SOUTH 3 DEGREES 05 MINUTES 40 SECONDS EAST 2646.09 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25; THENCE RUN NORTH 79 DEGREES 06 MINUTES 36 SECONDS WEST ALONG SAID RIGHT OF WAY 320.03 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN GOVERNMENT LOTS 2 AND 7 IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART IN O.R. BOOK 1970, PAGE 718.

PARCEL 3:

THE SOUTH 1/2 OF THE EAST 1/2 OF GOVERNMENT LOT 7 IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYNG WEST OF THE RIGHT OF WAY OF STATE ROAD NO. 93 A/K/A INTERSTATE 75.

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

Parcel Summary

Parcel ID	03049-000-000
Prop ID	12635
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	E1/2 N OF NEW HIWAY 20 LESS R/W FOR SR 93 & LESS THAT PART OF GOV LOT 8 LYING E OF SR 93 & S OF PAR NO 1 AS PER OR 167/185 & LESS N1/2 OF N1/2 OF GOV LOT 2 & LESS LOT PER OR 326/606 LESS LOT 175 FT BY 175 FT ON US 441 OR 1582/1576 OR 2195/2880-2886 & OR 2
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	119.500
Homestead	N

View Map

Owner Information

ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$700,000	$700,000	$700,000	$700,000	$700,000
Land Agricultural Value	$30,912	$27,977	$38,700	$38,700	$22,300
Agricultural (Market) Value	$1,524,420	$1,379,700	$1,786,700	$1,786,700	$1,786,700
Just (Market) Value	**$2,224,420**	**$2,079,700**	**$2,486,700**	**$2,486,700**	**$2,486,700**
Assessed Value	$730,912	$727,977	$738,700	$738,700	$722,300
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$730,912	$727,977	$738,700	$738,700	$722,300
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

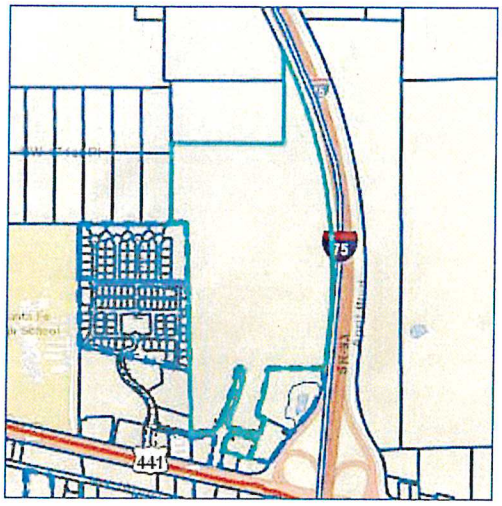
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	34.81	1516323.6	0	0	RSF-4
5500	TIMBER 2	84.69	3689096.4	0	0	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/23/2016	$100	MS	4485	0967	11 - CORRECTIVE DEED	Vacant	* JOAN M JONES	* MEGAHEE ENTERPRISES LTD.,LLL	Link (Clerk)
12/21/2016	$2,537,000	MS	4485	0971	05 - QUALIFIED, MULTI TRANS	Vacant		ALACHUA A ONE LLC	Link (Clerk)
9/28/1998	$100	MS	2209	2650	U - UNQUALIFIED	Vacant	* LISA M WOOD	* MEGAHEE ENTERPRISES LTD.,LLL	Link (Clerk)
9/28/1998	$100	MS	2209	2647	U - UNQUALIFIED	Vacant	* WILBUR L WOOD III	* LISA M WOOD	Link (Clerk)
9/28/1998	$100	MS	2209	2644	U - UNQUALIFIED	Vacant	* JOAN M JONES TRUSTEE	* WILBUR L WOOD III	Link (Clerk)
9/28/1998	$100	MS	2195	2886	U - UNQUALIFIED	Vacant	* JOAN M JONES	* JOAN M JONES TRUSTEE	Link (Clerk)
9/28/1998	$100	MS	2195	2883	U - UNQUALIFIED	Vacant	* JOAN MEGAHEE JONES PER/REP I	* JOAN M JONES	Link (Clerk)
9/28/1998	$100	MS	2195	2880	U - UNQUALIFIED	Vacant	* JOAN M JONES FKA WOOD TRUSTE	* JOAN MEGAHEE JONES PER/REP I	Link (Clerk)
12/28/1984	$100	MS	1582	1576	U - UNQUALIFIED	Vacant	* MARIE M MECGAHEE PER/REP NOE	* JOAN M JONES FKA WOOD TRUSTE	Link (Clerk)

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

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 3/30/2022, 6:13:17 AM

Version 2.3.181

Real Estate Account #03049 000 000

Owner:
ALACHUA A ONE LLC

Situs:
UNASSIGNED LOCATION RE
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/30/2021** for **$15,469.35**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE		STATUS		ACTION
2021 Annual Bill	$0.00	Paid $15,469.35	11/30/2021	Receipt #21-0051360	Print (PDF)
2020 Annual Bill	$0.00	Paid $16,643.69	04/30/2021	Receipt #20-0159946	Print (PDF)
2019 Annual Bill	$0.00	Paid $16,389.68	12/31/2019	Receipt #19-0078621	Print (PDF)
2018 Annual Bill	$0.00	Paid $16,166.55	12/26/2018	Receipt #18-0067687	Print (PDF)
2017 Annual Bill	$0.00	Paid $16,719.81	03/06/2018	Receipt #17-0122652	Print (PDF)
2016 Annual Bill	$0.00	Paid $3,198.08	11/29/2016	Receipt #16-0036238	Print (PDF)
2015 Annual Bill	$0.00	Paid $3,259.53	11/25/2015	Receipt #15-0032591	Print (PDF)
2014 Annual Bill	$0.00	Paid $3,201.54	11/20/2014	Receipt #14-0023019	Print (PDF)
2013 Annual Bill	$0.00	Paid $3,202.91	11/13/2013	Receipt #13-0012873	Print (PDF)
2012 Annual Bill	$0.00	Paid $3,197.94	11/08/2012	Receipt #12-0017416	Print (PDF)
2011 Annual Bill	$0.00	Paid $3,268.29	11/16/2011	Receipt #2011-3006904	Print (PDF)
2010 Annual Bill	$0.00	Paid $3,244.53	11/24/2010	Receipt #2010-3012521	Print (PDF)
2009 Annual Bill	$0.00	Paid $3,243.18	11/30/2009	Receipt #2009-1013366	Print (PDF)
2008 Annual Bill	$0.00	Paid $3,258.27	11/24/2008	Receipt #2008-9009965	Print (PDF)
2007 Annual Bill	$0.00	Paid $2,990.22	11/30/2007	Receipt #2007-9034360	Print (PDF)
2006 Annual Bill	$0.00	Paid $3,618.41	11/28/2006	Receipt #2006-9087088	Print (PDF)
2005 Annual Bill	$0.00	Paid $3,732.08	11/30/2005	Receipt #2005-5007757	Print (PDF)
2004 Annual Bill	$0.00	Paid $3,768.52	11/30/2004	Receipt #2004-9015759	Print (PDF)
2003 Annual Bill	$0.00	Paid $3,786.84	11/14/2003	Receipt #2003-3007673	Print (PDF)
2002 Annual Bill	$0.00	Paid $3,840.78	11/14/2002	Receipt #2002-0207578	Print (PDF)
Total Amount Due	**$0.00**				

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eda consultants · inc.

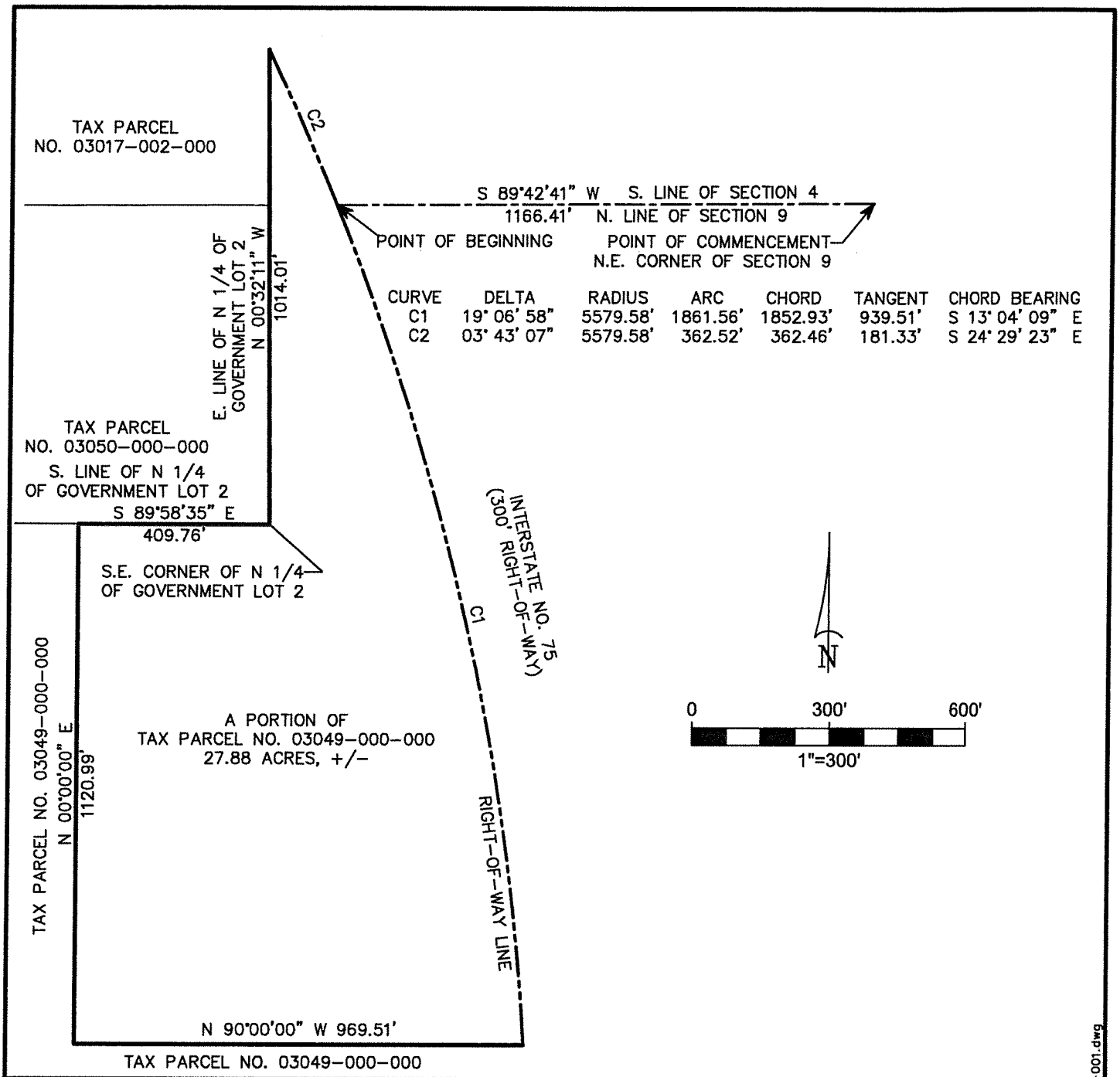
LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING AND LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 969.51 FEET; THENCE NORTH 0° 00' 00" EAST, A DISTANCE OF 1120.99 FEET TO THE SOUTH LINE OF THE NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9; THENCE SOUTH 89°58'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 409.76 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF SECTION 9; THENCE NORTH 00°32'11" WEST, ALONG THE EAST LINE OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9, AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1014.01 FEET TO AN INTERSECTION OF THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75, LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°29'23" EAST, 362.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°43'07", AN ARC DISTANCE OF 362.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.88 ACRES, MORE OR LESS.

J:\Bob\2022-001.docx



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	19° 06' 58"	5579.58'	1861.56'	1852.93'	939.51'	S 13° 04' 09" E
C2	03° 43' 07"	5579.58'	362.52'	362.46'	181.33'	S 24° 29' 23" E

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		3/10/2022	2022-0001		

J:\BOB\2022-001.dwg

LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH,
RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

FOR: _____

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389

eda consultants inc.

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

NEIGHBORHOOD WORKSHOP NOTICE

Date: March 16, 2022

Time: 6:30 PM

Place: Legacy Park Multi-Purpose Center
Meeting Room 2
15400 Peggy Road, Alachua, Florida 32615

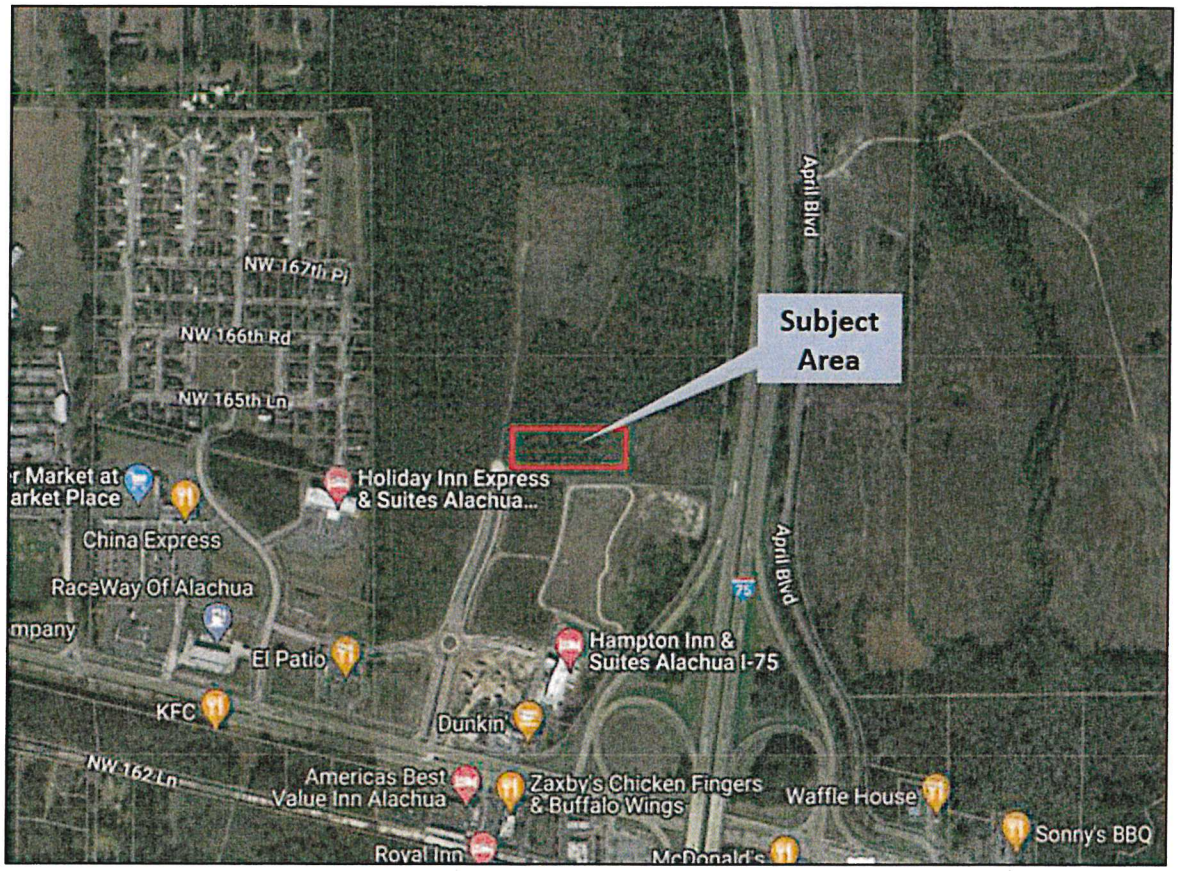
A neighborhood workshop will be held to discuss a proposed future land use map change from Corporate Park to High Density Residential and rezoning from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on approximately 28 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at 16130 NW 161st Place. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed land use and zoning change and to seek their comments.

Contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com
eda consultants, inc.
(352) 373-3541

This is an informational notice regarding a proposed future land use map change from Commercial to High Density Residential and rezoning from Commercial Intensive (CI) to Residential Multiple Family – 15 (RMF-15) on approximately 2 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at the 16500 block of NW 161st Terrace. You are receiving this notice as a method to inform neighboring property owners of the proposed map amendments, which is in addition to a prior notification which you received for a proposed map amendment on a different portion of the property.

The exhibit below shows the limits of the proposed land use and zoning map change:



If you have any questions, please contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

ALACHUA COUNTY TODAY

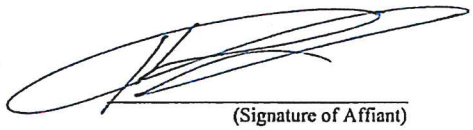
Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

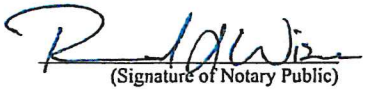
Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **Neighborhood Workshop – Highpoint Rezoning**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **February 24, 2022**.

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

Sworn to and subscribed before me this **24th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed future land use map change from Corporate Park to High Density Residential and rezoning from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on approximately 28 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at 16130 NW 161st Place. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed land use and zoning change and to seek their comments.

The meeting will be held at 6:30 pm on March 16, 2022, in the Legacy Park Multi-Purpose Center, 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger of eda consultants inc.

Ph: 352-373-3541 E-mail: csweger@edafl.com

(Published: Alachua County Today - Febuary 24, 2022)

03053-010-035

03053-010-050

03053-010-034

03053-020-063

03053-001-007
ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG, FL 33701

03053-001-002
TALAL PROPERTIES LTD & TAREK PROPERTIES LTD
1326 E LUMSDEN RD
BRANDON, FL 33511

03053-001-005
A MASON GRACE RENTALS LLC
13929 NW 166TH TER
ALACHUA, FL 32615

03053-020-000
HERITAGE OAKS PROPERTY OWNERS ASSOCIATION INC
15010 NW 173RD ST
ALACHUA, FL 32615

03049-000-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-003-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-001
ALACHUA HIGHPOINT LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-001-008
ALACHUA COUNTY FARM BUREAU INC
16206 NW 163RD LN
ALACHUA, FL 32615

03053-010-014
FORD NATHANIEL M III & TIROSHSA T
16515 NW 165TH TER
ALACHUA, FL 32615

03053-010-037
BALCH-RANKIN BRANDY C
16518 NW 166TH RD
ALACHUA, FL 32615

03053-010-015
MITCHELL NANCY
16530 NW 165TH TER
ALACHUA, FL 32615

03053-010-036
HARBACH WENDY
16539 NW 167TH PL
ALACHUA, FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA, FL 32615

03053-010-038
HANCOCK TROY DANIEL
16548 NW 166TH RD
ALACHUA, FL 32615

03053-010-017
STRATTAN KEVIN
16567 NW 165TH LN
ALACHUA, FL 32615

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA, FL 32615

03053-010-039
RIEHLE DANIEL R
16578 NW 166TH RD
ALACHUA, FL 32615

03053-010-054
KORNER KEVIN T
16604 NW 165TH TER
ALACHUA, FL 32615

03049-001-000
CABELLERO JR & JULIA H/W
16604 NW 171ST PL
ALACHUA, FL 32615

03053-010-051
MOURAS DENNIS JAMES & REBECCA JANE
16609 NW 166TH DR
ALACHUA, FL 32615

03049-001-011
KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA, FL 32615-4863

03053-010-011
SCHLICHT MILDRED O
16611 NW 165TH TER
ALACHUA, FL 32615

03049-001-002
BURGETTO GAETANO & STELLA M
16615 NW 171ST PL
ALACHUA, FL 32615

03053-010-018
WALLACE CHARLES E TRUSTEE
16621 NW 165TH LN
ALACHUA, FL 32615

03053-010-040
HYDEN & HYDEN
16622 NW 166TH RD
ALACHUA, FL 32615

03053-010-053
DAVIS MAUREEN
16624 NW 165TH TER
ALACHUA, FL 32615

03053-010-010
ALLEN & COWART M/C
16631 NW 165TH TER
ALACHUA, FL 32615

03053-010-052
JAIN KAVITA
16644 NW 165TH TER
ALACHUA, FL 32615

03053-010-049
HINES JOSEPH & JENNIFER L
16649 NW 166TH DR
ALACHUA, FL 32615

03053-010-009
OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA, FL 32615-4992

03053-020-055
ZAMORANO MICHELLE MARIE
16737 NW 166TH DR
ALACHUA, FL 32615

03053-020-064
SAMUEL DWIGHT BRANDON &
NATASHA JUNE MARIE
16738 NW 166TH DR
ALACHUA, FL 32615

03053-020-056
COKER KORI DRAKE & ALBERT
16769 NW 166TH DR
ALACHUA, FL 32615

03053-020-057
FLYNN BONNITA M
16801 NW 166TH DR
ALACHUA, FL 32615

03053-020-062
LIMAYE SWAPNA RAVEENDRA &
RAVEENDRA V
16818 NW 166TH DR
ALACHUA, FL 32615

03053-020-067
LILKENDEY JAMES H & FRANCES C
16819 NW 167TH ST
ALACHUA, FL 32615

03053-020-058
WEALING RITA L & GENE A
16831 NW 166TH DR
ALACHUA, FL 32615

03053-020-068
BODNER JENNIFER
16857 NW 167TH ST
ALACHUA, FL 32615

03053-020-061
CHANDRAN & RAJENDRAN W/H
16860 NW 166TH DR
ALACHUA, FL 32615

03053-020-059
KANJI EMIL S & JILL ANDREA
16863 NW 166TH DR
ALACHUA, FL 32615

03053-020-069
GALLMAN BRITTANY F & MATTHEW
C
16879 NW 167TH ST
ALACHUA, FL 32615

03053-020-060
MCLAUGHLIN MARK & GRACE
16882 NW 166TH DR
ALACHUA, FL 32615

03053-020-070
WILSON BLAKE EDWARD
16884 NW 167TH ST
ALACHUA, FL 32615

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03049-002-000
BOB'S MOBIL LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669-2205

03053-002-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE, FL 32308

03053-002-001
T & H PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03017-002-000
SPENCER ARTHUR PRESCOTT JR
TRUSTEE
4145 STATE RD 11
DELAND, FL 32724

03050-000-000
SPENCER ARTHUR PRESCOTT JR
TRUSTEE
4145 STATE RD 11
DELAND, FL 32724

03061-004-001
T & H PROPERTY GROUP LLC
4220 EDISON LAKE PKWY
MISHAWAKA, IN 46545

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE, FL 32606

03053-000-000
CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616-1325

03049-001-010
BULLARD DONALD E & GLENDA M
PO BOX 417
ALACHUA, FL 32616

03049-041-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03053-001-009
THE CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03053-001-010
THE CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03053-001-001
ALACHUA GATEWAY CENTER
SURFACEWATER MANAGEMENT
ASSOCIATION INC
PO BOX 969
ALACHUA. FL 32616

03053-010-000
HERITAGE OAKS PROPERTY
OWNERS ASSN INC
PO BOX 969
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

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Alachua, FL 32616

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Alachua, FL 32615

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7216 NW 126 Avenue
Alachua, FL 32615

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PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
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Bonnie Flynn
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Alachua, FL 32616

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Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

eda consultants · inc.

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Future Land Use Map Change and Rezoning

Date & Time: March 16, 2022, 6:30 PM

Location: Legacy Park Multi-Purpose Center Meeting Room
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
Gene + Rita Wealing	16831 NW 166th Dr	352-317-4288	gwealing@yahoo.com
Charles Wallace	16621 NW 165th LN	386 418 4609	wfcew@yahoo.com
[illegible]	16775 NW 167th Str	352-870-6711	pjivey f@cox.net
Bonnie Flynn	16801 NW 166 Dr	352-318-0318	bbonnitaf@aol.com
Jan Osejo	16681 NW 165 TER	352-317-0517	janosejo@cox.net
Kevin Stratton	16567 NW 165 Ln		
Donald Bakke	16614 NW 171 PL	352-213-3408	
Nate Fora	16515 NW 165th Ter	352-359-3723	NF3SS@Yahoo.com
Noe Caballero	16604 NW 171st Place	7865251478	noel@aircanfleet.com
Kristine Julia	16604 NW 171st Pl	3057722109	Caballerokris2@gmail.com

Neighborhood Meeting Minutes

Project:	Highpoint Land Use & Zoning Change Proposal
Meeting Date & Time:	March 16, 2022 at 6:30 p.m.
Community Participants:	11 participants in total
Project Representatives:	Clay Sweger, eda Sergio Reyes, eda

Meeting Minutes:

Clay Sweger gave a brief presentation to inform the participants of the project, which is a proposed land use change from Corporate Park and Commercial to High Density Residential and a rezoning from Corporate Park and Commercial Intensive to RMF-15 on approximately 30 acres. After presenting, he opened up the floor for questions afterwards.

Q: Is there a development proposed?
A: No, at this time, there is no development proposed and this is limited to a proposed land use and zoning map change. Any future development would require a separate process, which would require a neighborhood workshop, notices, meetings, etc.

Q: Is there an Assisted Living Facility proposed?
A: There is some discussion about a potential ALF on commonly owned property in this area, but nothing has been submitted to the City at this time.

Q: What is the timing of the project?
A: This is the first step in the process. No applications have been submitted yet. We hope to submit the proposed land use and zoning change applications at the end of this month. The entire city review process takes several months and you will received mailed notices as these public meetings occur.

Q: We are concerned and unhappy about traffic. Higher density residential development will increase traffic, correct? What can be done? There needs to be a larger plan by the City and FDOT to address overall traffic in the area.
A: Part of the City's review will be related to traffic and in addition, FDOT will be notified of any future development projects on the property and they may have input as well. Also, it is important to note that the existing land use and zoning on the property is Corporate Park and Commercial / CI, which based on maximum allowable development in the City regulations, could generate many times more daily trips than the proposed residential land use and zoning designations.

Q: Is there a plan for a 3rd lane in each direction on US 441?
A: We are not sure if FDOT is planning for that.

Q: Why was Heritage Oaks a PD?
A: Not sure, that was the developer's decision when they planned the neighborhood.

Q: What about noise from I-75 to residential?
A: There will be separation between the residential buildings and the interstate and the land slopes toward the interstate, so there will likely be stormwater basins in-between.

C: Maybe corporate park is better than what is proposed.
A: I respect your opinion, but I would restate that the projected traffic impacts will be reduced as a result of the proposed land use and zoning changes.

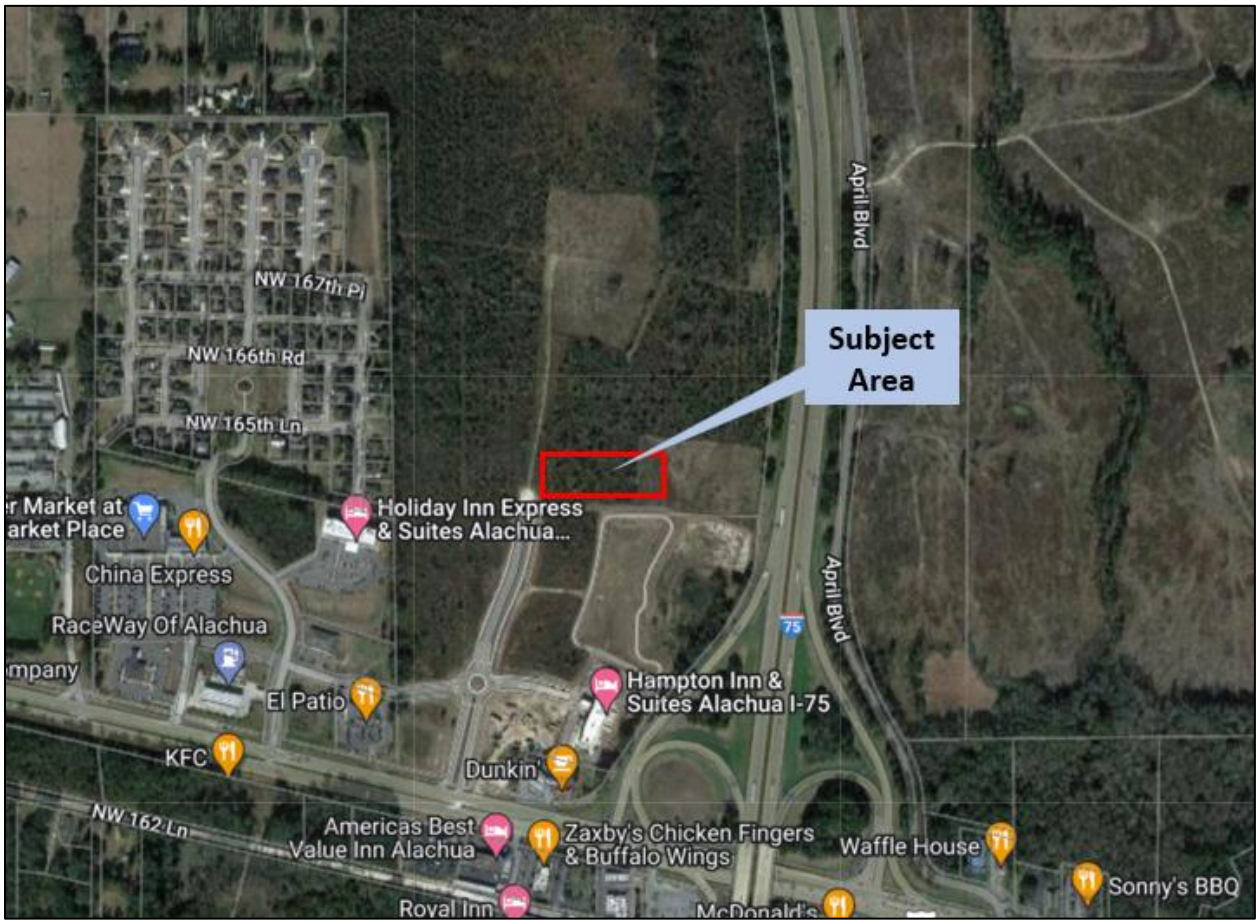
C: As stated in the meeting for the subdivision next door, there is no desire for any roadway to connect to NW 171th Place.
A: Understood and none is proposed.

Q: How to we voice our concerns?
A: We will provide minutes of this meeting to the City as part of the application. Also, you can call and email City of Alachua planning with your questions/comments/concerns and you, of course, will be able to attend any public hearings and speak as a citizen.

MAY 4, 2022

This is an informational notice regarding a proposed future land use and zoning map change. You were previously sent a mailed notice (postmarked March 30, 2022) that the area depicted below would be changed from Commercial to High Density Residential land use and rezoned from Commercial Intensive (CI) to Residential Multiple Family – 15 (RMF-15) on approximately 2 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at the 16500 block of NW 161st Terrace. The applicant has decided **not** to pursue these changes to the property indicated in the map below.

Therefore, there will be no proposed changes to the existing land use category and zoning on this subject property as depicted on the exhibit below.



If you have any questions, please contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

Rezoning Justification Report

Request:	A proposed rezoning from Corporate Park (portion of 03049-000-000) to RMF-15 – Residential Multiple Family District-15.
Location:	17100 block of NW 161st Terrace
Parcel Numbers:	Portion of 03049-000-000
Acreage:	27.9 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP
Date:	April 29, 2022

720 SW 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601

Phone (352) 373-3541
www.edafl.com

Background

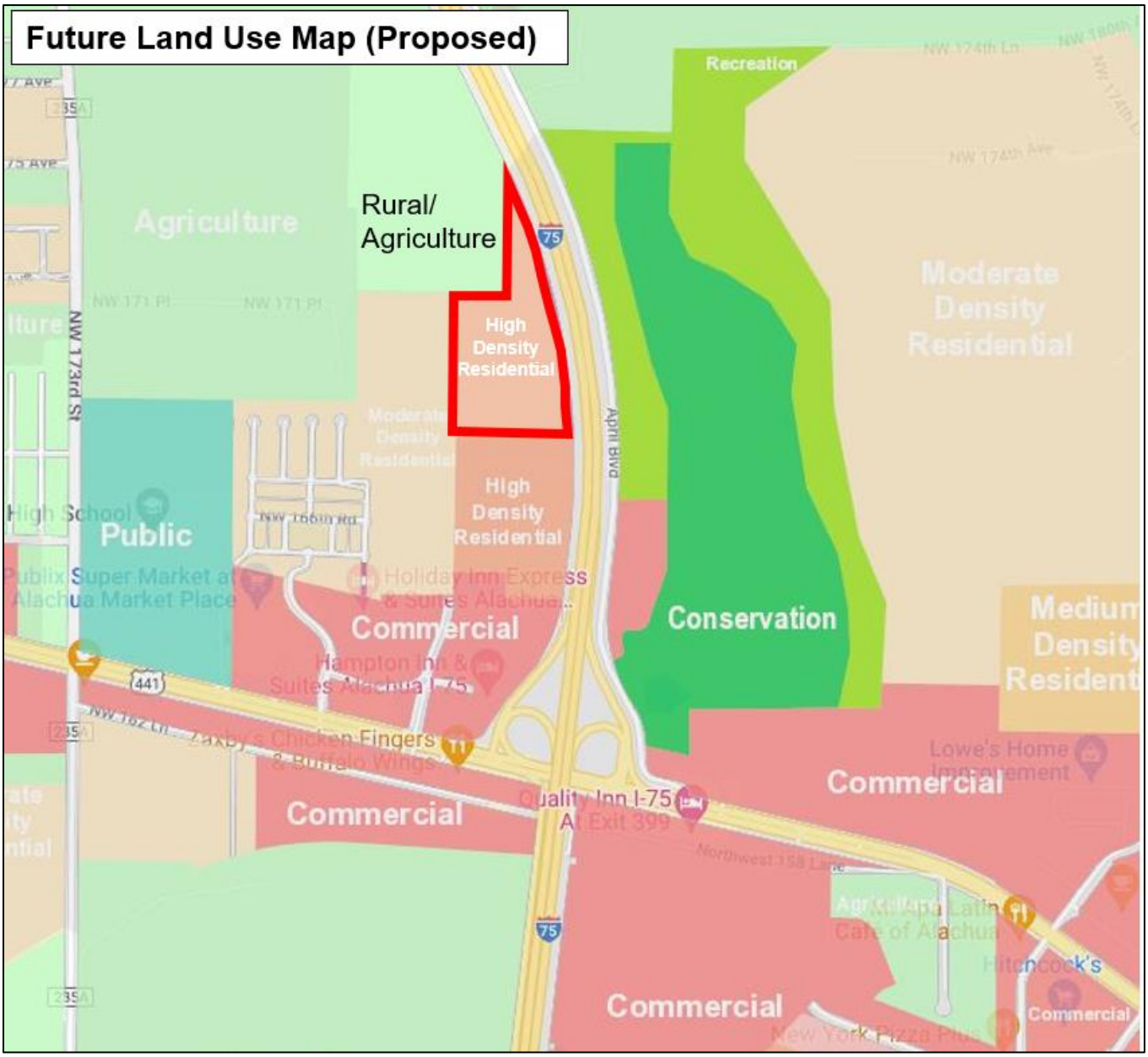
The subject property is located in the 17100 block of NW 161st Terrace on a portion of Tax Parcel 03049-000-000) in the City of Alachua. The subject property is located west of I-75, north of US 441 (Martin Luther King Boulevard), south of NW 178th Avenue, and east of NW 173rd Street, near the intersection of I-75 and US 441. The proposal concerns 27.9 +/- acres of property that is vacant and utilized as timberland. The parcel is located within Section 9, Township 8, Range 18.

An aerial photo showing the existing conditions of the subject property and surrounding properties is indicated below:

Statement of Proposed Change

The applicant requests a rezoning from City of Alachua Corporate Park (CP) to Residential Multiple Family District-15 (RMF-15) on approximately 27.9 +/- acres for consistency with the proposed future land use designation of High Density Residential on a portion of Tax Parcel 03049-000-000.

The proposed Future Land Use Map (see Justification Report for the proposed future land use change to Residential High that is submitted concurrently with this rezoning application) for the site and surrounding area is shown below:



The subject portion of the parcel will have a High Density Residential future land use designation (proposed concurrently) and are bounded by a mix of residential, commercial, and agricultural designations and I-75 to the East.

The existing and proposed Zoning Maps for the subject site and surrounding area are shown below:

The proposed rezoning would place the RMF-15 zoning district on the subject property, which would be consistent with the future land use map designation of High Density Residential on the property (see concurrent application for the land use change to High Density Residential).

The High Density Residential future land use designation will allow for use types such as single family attached and single family detached units and multi-family residential that are compatible with the surrounding development pattern in the vicinity.

The City of Alachua Comprehensive Plan Future Land Use Element describes the High Density future land use category as shown below:

Policy 1.2d: High Density Residential (8 to 15 dwelling units per acre): High Density Residential (8 to 15 dwelling units per acre): The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. *The following uses are allowed in the High Density Residential land use category:*

1. *Single family attached and detached dwelling units;*
2. *Accessory dwelling units;*
3. *Apartments and townhomes;*
4. *Duplexes and quadplexes;*
5. Live/work units;
6. *Residential Planned Developments;*
7. *Traditional Neighborhood Planned Developments;*
8. *Group living;*
9. *Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,*
10. *Supporting community services such as schools, houses of worship, parks, and community centers.*

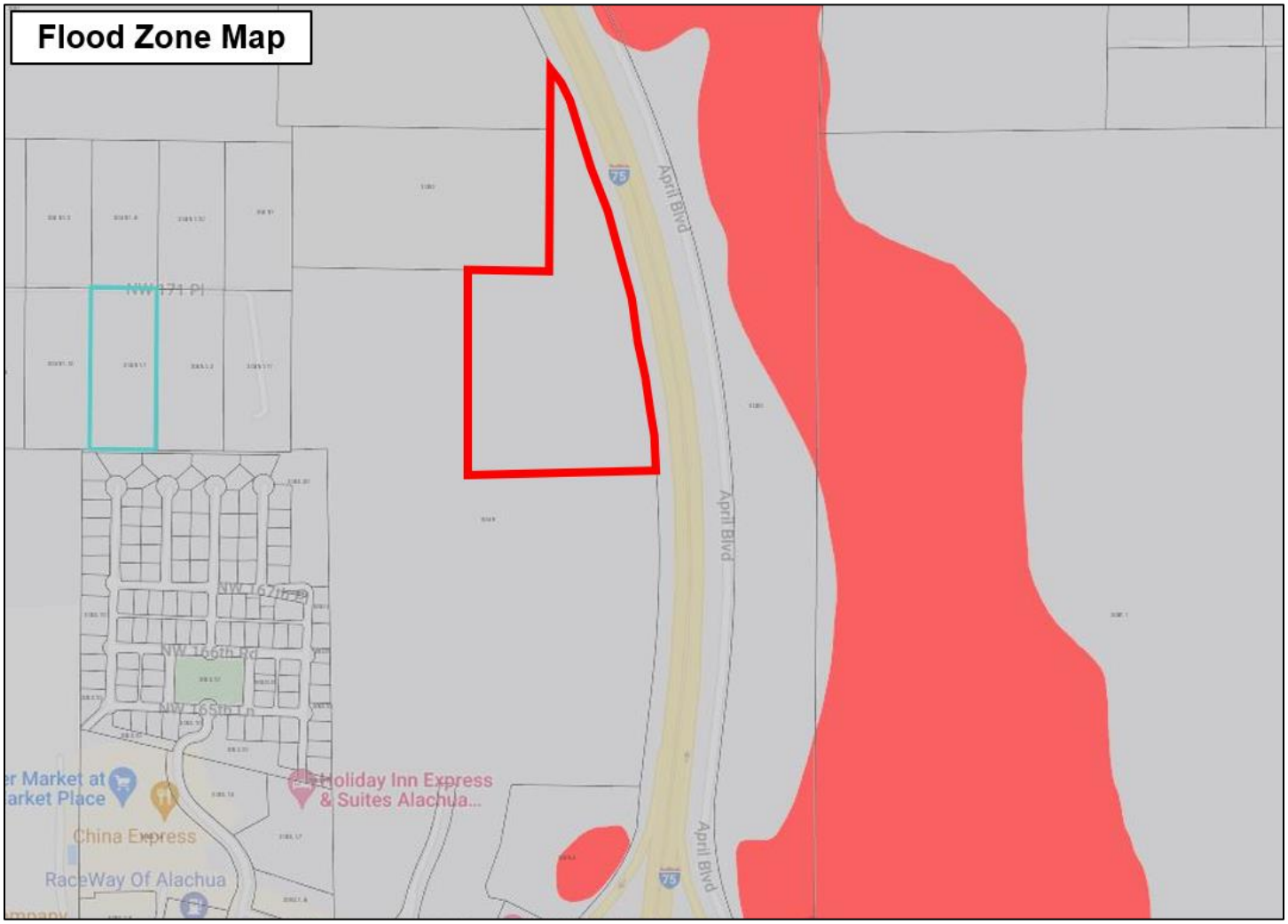
As described in the policy listed above, the High Density Residential future land use designation considers apartments and townhomes and other multi-family uses as allowable. In addition, the proposed RMF-15 zoning is consistent with the underlying High Density Residential future land use designation and is appropriate for the subject property as illustrated in the previous land use and zoning map exhibits. The proposed zoning district is appropriate due to its location in an area with a mix of residential land use densities, non-residential development areas further to the south, and proximity to I-75. In addition, the property is served by all necessary public facilities to serve future development of the site, and connections to the property will be at developer cost.

Environmental / Suitability Analysis

The subject property has no significant environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

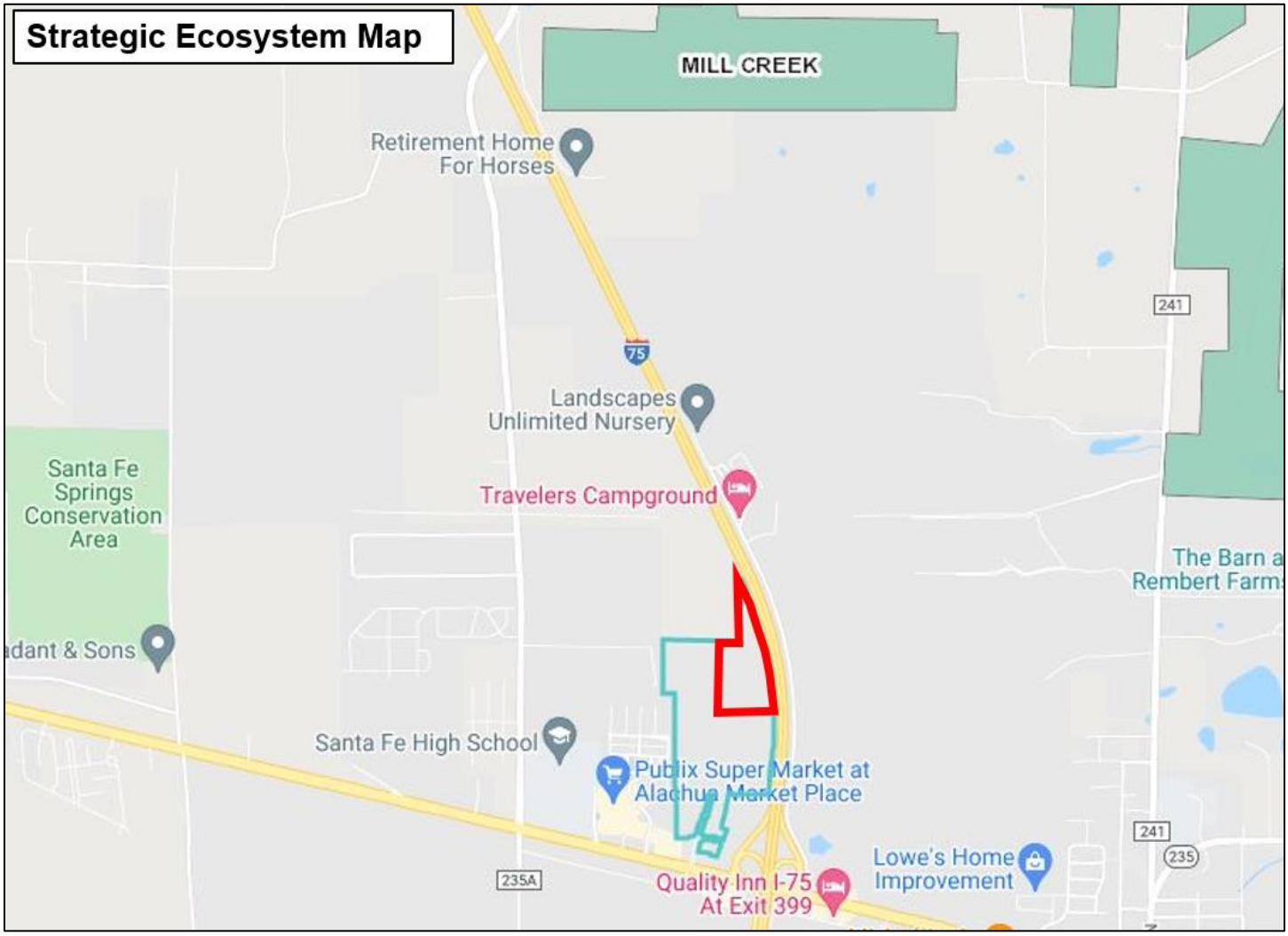
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



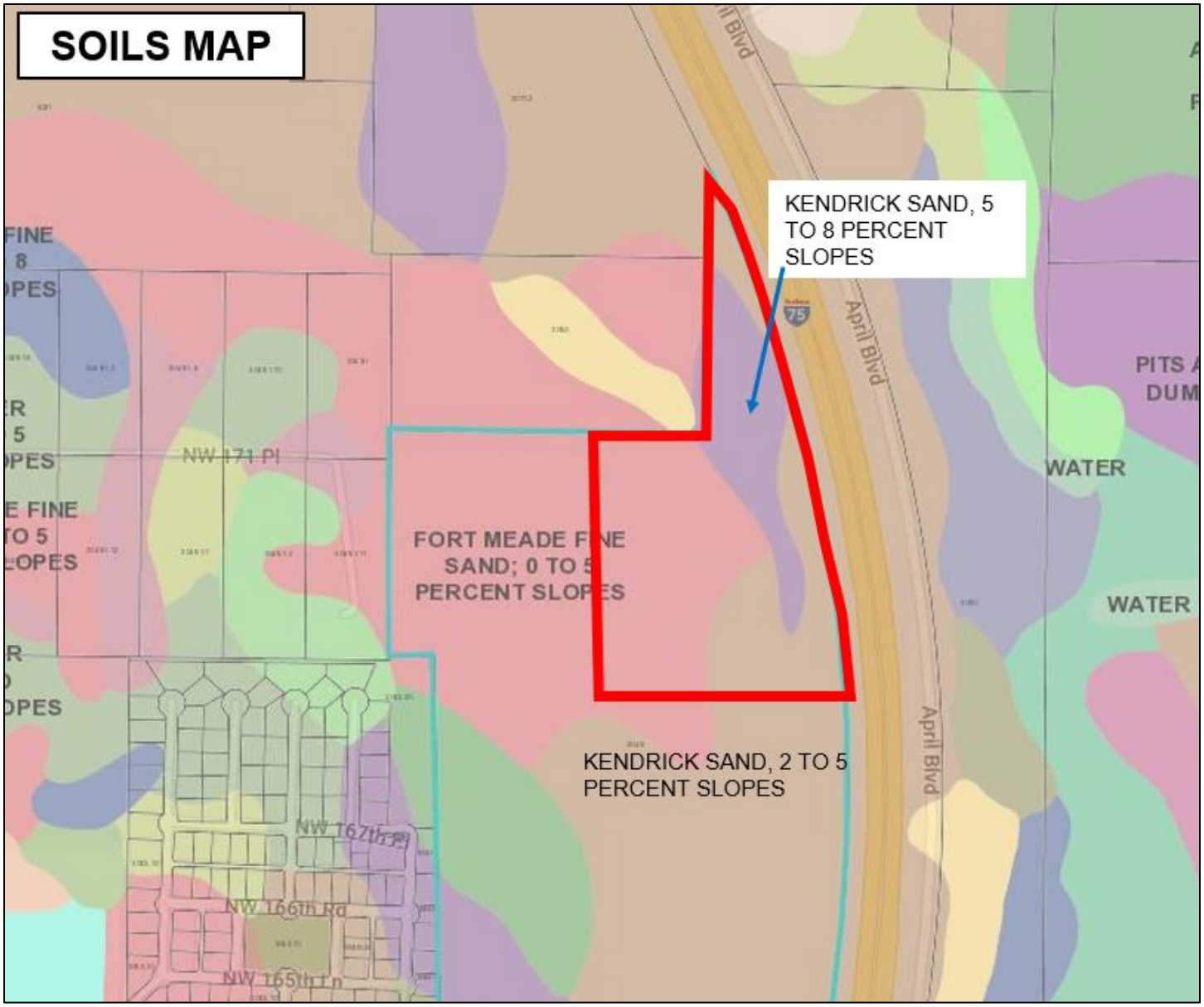
Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed rezoning application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.). The soil types present on the subject property are: Fort Meade Fine Sand, 0 to 5 percent slopes; Kendrick Sand, 2 to 5 percent slopes; and Kendrick Sand, 5 to 8 percent slopes.

According to the *Soil Survey of Alachua County Florida*, Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.

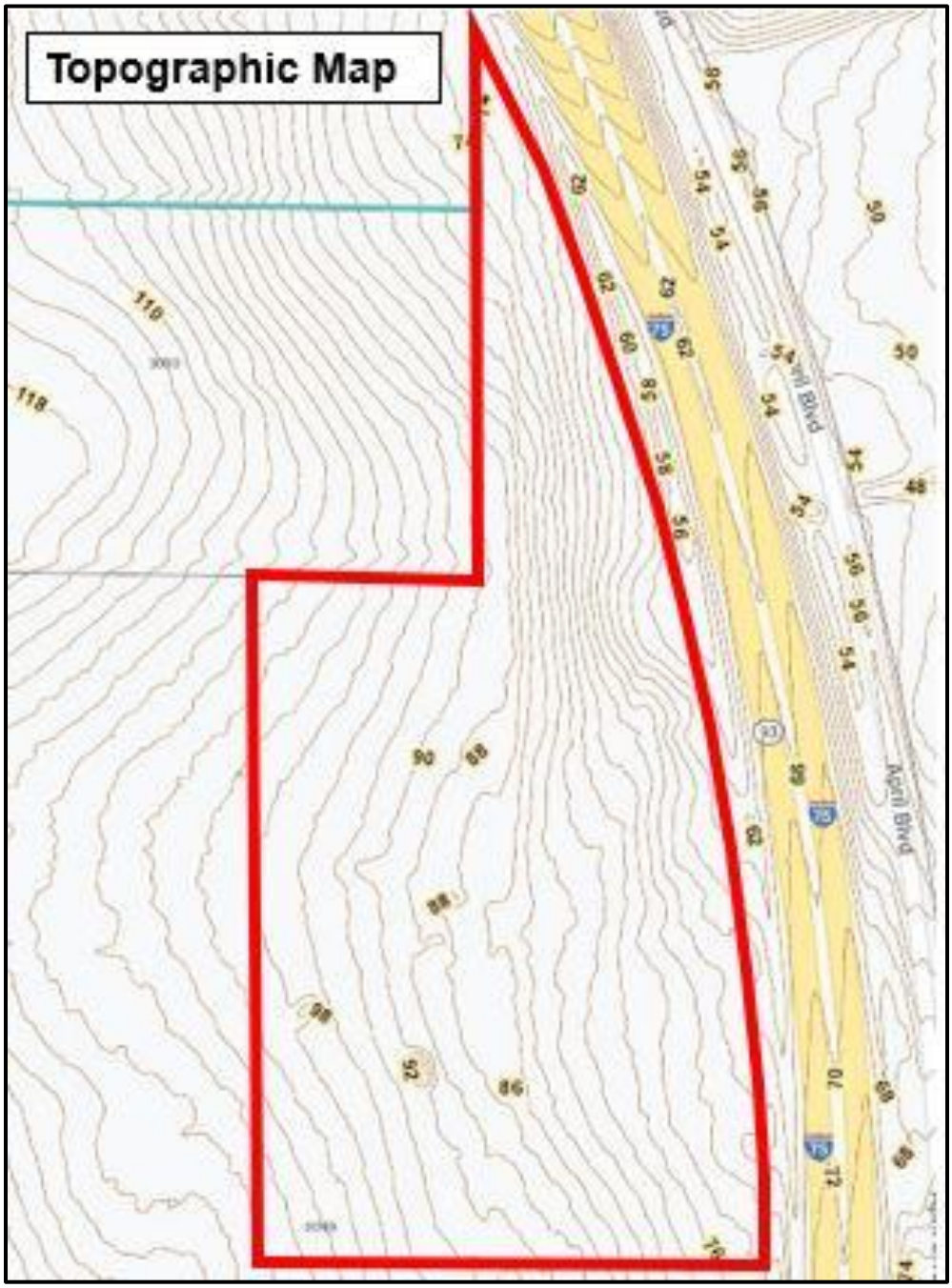
Kendrick sand, 2 to 5 percent slopes is gently sloping, well drained soil in both small and large areas on the gently rolling uplands. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Kendrick sand, 5 to 8 percent slopes is a sloping, well drained soil usually in elongated areas on long slopes of uplands. This soil has slight limitations as sites for septic tank absorption fields, dwellings, trench type sanitary landfills, and local roads and streets. Limitations for use as sites for small commercial buildings are moderate because of the slope.



Topography:

The figure below illustrates the topography of the northeastern portion of the site. The entire parcel slopes from west to east toward I-75.

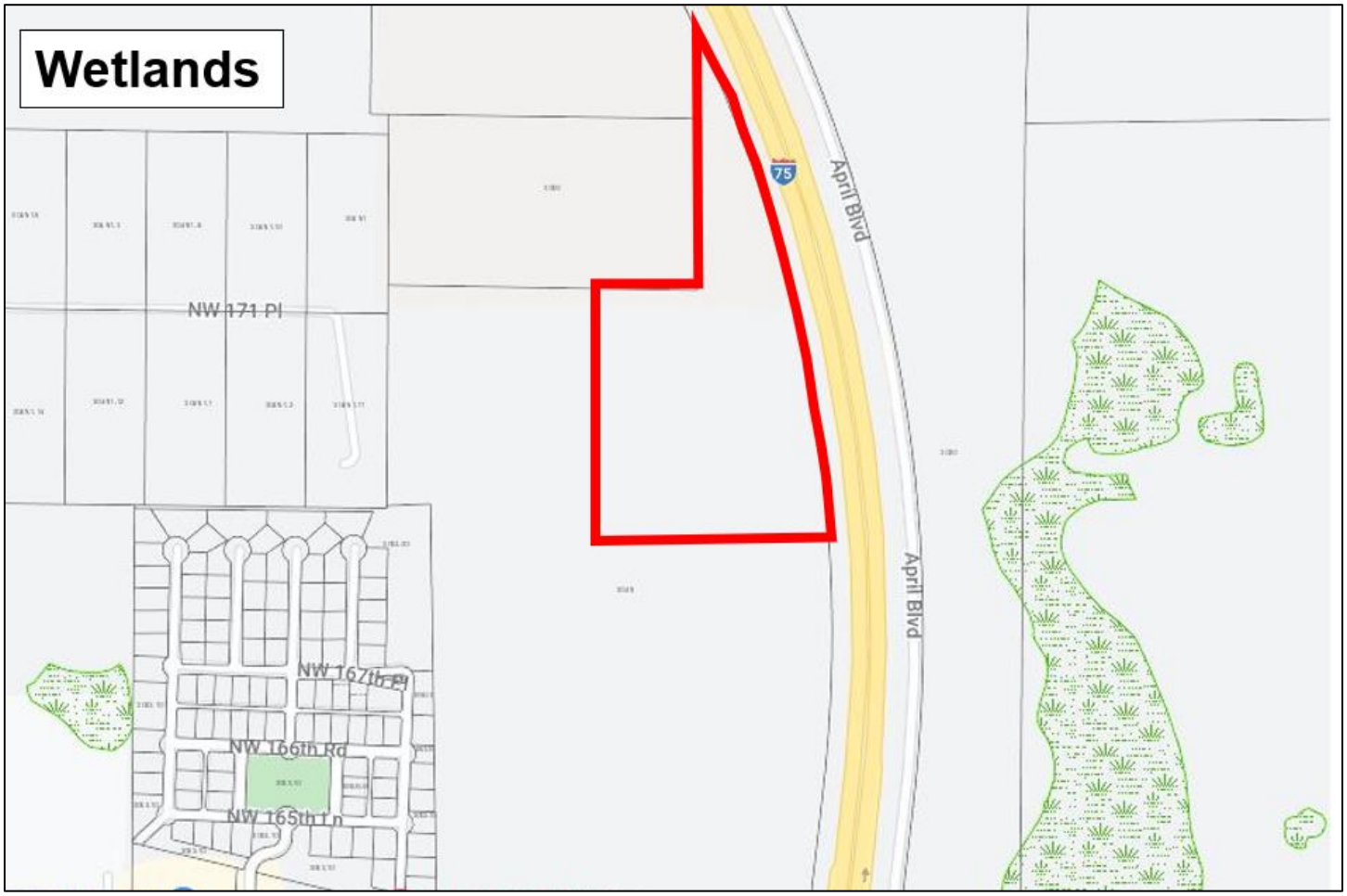


Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

Wetlands:

The figure below illustrates that there are no wetlands located on the subject property.



Existing vs. Proposed Zoning Designations

The proposed rezoning to RMF-15 on the 27.9 +/- acre subject property will result in an increase of residential density for the site because the Corporate Park (CP) (with the given acreage area on the subject property) zoning district does not allow residential use. However, the CP zoning district does allow for a significant amount of non-residential square footage and development. Thus, the

comparison is between a residential scenario and a CP development scenario where a maximum of 607,662 SF of non-residential could be developed on the property areas (see tables below). The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum residential density scenario on the site.

Existing Zoning District	Acreage	Max. Density	Max Dev. Scenario
Corporate Park	27.9	None	0

Existing Zoning District	Acreage	Max. Intensity	Max Dev. Scenario
Corporate Park	27.9	0.50 FAR	607,662 SF

Proposed Zoning District	Acreage	Max. Density/Intensity	Max Dev. Scenario
RMF-15	27.9	15 UPA	419 Units

The RMF-15 zoning district allows for a variety of residential use types by right and allows some limited neighborhood-scale retail and services uses (up to 30,000 square feet of floor area) by Special Exception. For the purposes of this analysis, the maximum development scenario for High Density Residential will be based on 419 dwelling units, which will be assumed to be multi-family.

Aside from the large amount of non-residential square footage available under the existing zoning scenario, it is useful to compare the trip generation from the existing maximum development scenario to the proposed RMF-15 zoning district scenario. The analysis below compares the trip generation from the existing CP zoning district area using an even split of General Office and Research and Development Center square footage on 27.9 acres (303,831 SF for each), which assumes that half of the available square footage would be developed as general office use and half would be developed as a research and development center). The trip generation from the existing versus proposed zoning districts is indicated in the tables below. The analysis does not take into account any internal trip capture or pass-by trips.

Development Scenario – Existing Corporate Park Zoning

ITE CODE	UNITS	DESCRIPTION	RATE / KSF	DAILY TRIPS (ADT)
710	303,831 SF	General Office	10.84	3,294
760	303,831 SF	Research & Development Center	11.08	3,366
TOTAL:	**607,662 SF**			**6,660**
ITE CODE	UNITS	DESCRIPTION	RATE / KSF	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
710	303,831 SF	General Office	1.44	438

760	303,831 SF	Research & Development Center	0.98	298
TOTAL:	**607,662 SF**			**736**

Total Trip Generation: Existing Zoning Districts

- **6,660 ADT**
- **736 PM PEAK HOUR OF ADJACENT STREET TRAFFIC**

In comparison, the trip generation for the proposed RMF-15 zoning with a maximum of 419 multi-family units yields the following trip generation (see Public Facilities Analysis in the next section for the full calculation of proposed trips):

Total Trip Generation: Proposed RMF-15 Zoning District

- **1,902 ADT**
- **163 PM PEAK HOUR OF ADJACENT STREET TRAFFIC**

Net Change from Existing Corporate Park zoning district to Proposed RMF-15 zoning district

- **(1,902 ADT – 6,660 ADT) = -4,758 ADT**
- **(163 PM PEAK – 736 PM PEAK) = -573 PM PEAK HOUR OF ADJACENT STREET TRAFFIC**

As can be noted from the above, based on a maximum development scenario, there is a significant net reduction in both average daily trip impacts and p.m. peak hour of adjacent street traffic trips resulting from the proposed zoning change to RMF-15.

Public Facilities Analysis

A rezoning change may result in changes in overall impacts on public facilities if the proposed zoning changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning districts.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any new development allowed in the proposed zoning district will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed zoning designation is described below:

Proposed Zoning Designation	Acreage	Max Dev. Scenario
RMF-15	27.9 (+/-)	419 Units

Traffic:

Development Scenario: RMF-15 Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
221	419	Multifamily Mid-Rise	4.54 / Unit	1,902
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
221	419	Multifamily Mid-Rise	0.39 / Unit	163

Total Trip Generation:

- 1,902 ADT
- 163 PM PEAK HOUR OF ADJACENT STREET TRAFFIC

Affected Roadway Segments (per Sec. 2.4.14(H)(2)(a))

- Segment 6 – US 441 (From I-75 to CR 235A)
- Segment 5 – US 441 (From SR 235 to I-75)
- Segment 2 – Interstate 75 (From US 441 to SCL)
- Segment 1 – Interstate 75 (From NCL to US 441)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on Segment 6 (I-75 to CR 235A) (1,902 ADT, 163 PM Peak)
- 30% Distribution on Segment 5 (SR 235 to I-75) (571 ADT, 49 PM Peak)
- 25% Distribution on Segment 2 (US 441 to SCL) (476 ADT, 41 PM Peak)
- 15% Distribution on Segment 1 (NCL to US 441) (285 ADT, 25 PM Peak)

The level of service analysis for average daily trips and p.m. peak hour of adjacent street traffic is shown below in the tables.

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	29,841
Project Trips (ADT)	1,902
Available Capacity	7,257

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	2,806
Project Trips (PM Peak)	163
Available Capacity	541

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 5
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	24,741
Project Trips (ADT)	571
Available Capacity	13,688

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 5
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	2,315
Project Trips (PM Peak)	49
Available Capacity	1,146

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	I-75 Segment 2
Maximum Service Volume	91,600
Existing Traffic and Reserved Trips	56,164
Project Trips (ADT)	476
Available Capacity	34,960

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	I-75 Segment 2
Maximum Service Volume	8,250
Existing Traffic and Reserved Trips	5,890
Project Trips (PM Peak)	41
Available Capacity	2,319

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	I-75 Segment 1
Maximum Service Volume	91,600
Existing Traffic and Reserved Trips	29,708
Project Trips (ADT)	285
Available Capacity	61,607

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	I-75 Segment 1
Maximum Service Volume	8,250
Existing Traffic and Reserved Trips	3,113
Project Trips (PM Peak)	25
Available Capacity	5,112

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

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

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 104,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	104,750
Residual Capacity	453,382

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Multi-Family Calculations: 250 Gal/Unit per day x 419 = 104,750 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 115,225 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity	203,857
Parcel Demand for Site	115,225
Residual Capacity	671,501

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 275 Gal/Unit per day x 419 = 115,225 GPD*

Solid Waste:

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

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (419 units x 2.55 residents per unit x 0.73 tons/year per capita = 780 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	780 Tons

1. *Formula: (0.73 tons / year per capita @ 2.55 residents per unit)*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	419	**units X 0.06 Elementary School Multiplier**	25	**Student Stations**
MIDDLE	419	**units X 0.03 Middle School Multiplier**	13	**Student Stations**
HIGH	419	**units X 0.03 High School Multiplier**	13	**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

Approval of the application will result in a projected school enrollment impact of 25 elementary, 13 middle and 13 high school student stations. According to the 2021 Annual Report on School Concurrency for Alachua County Public Schools, the available FISH capacity at Santa Fe High School in 2029-2030 is 255, which will not be negatively impacted by this proposed zoning change. The available FISH capacity at Mebane Middle School in the 10th Year is 435, which will not be negatively impacted by this proposed zoning change. The available FISH capacity for the Northwest

Alachua CSA in the 10th year is 316, which will not be negatively impacted by this proposed zoning change.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.78
Reserved Capacity	3.46
Project Demand	5.3
Available Recreation Acreage	73.94

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Calculations for Proposed Project: 419 Units x 2.55 persons/household x 5 acres / 1,000 persons = 5.3 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. The proposed zoning change is expected to have a minimal impact on the City's current recreation level of service.

STORMWATER

Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning district.

The existing land uses and future land use designations of the adjacent properties are as follows:

North: Vacant Land / Interstate 75
Alachua County Rural/Agriculture future land use designation

East: Interstate 75

West: Vacant land
Moderate Density Residential & County Rural/Agriculture future land use designation

South: Vacant land
High Density Residential future land use designation

The proposed RMF-15 zoning is consistent with the proposed, underlying High Density Residential future land use designation and is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua with close proximity to employment areas, I-75, and US Highway 441. There are existing commercial uses such as gas stations, grocery store, and restaurants in close proximity to the site proposed for zoning change. Santa Fe High School is within approximately 1 mile of the site. Public services (centralized water & sewer utilities, police/fire protection, public schools, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. Connections to public utilities will be at developer cost.

Comprehensive Plan Consistency

This rezoning Justification Report, along with the following summary of the applicable Comprehensive Plan Elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed rezoning application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, Community Facilities Element, Transportation Element, Conservation/Open Space Element and Capital Improvements Element.

<u>Future Land Use Element:</u>

The following Goals, Objectives and Policies are applicable to the proposed rezoning application:

Policy 1.2d: High Density Residential (8 to 15 dwelling units per acre): High Density Residential (8 to 15 dwelling units per acre): The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. *The following uses are allowed in the High Density Residential land use category:*

1. *Single family attached and detached dwelling units;*
2. *Accessory dwelling units;*
3. *Apartments and townhomes;*
4. *Duplexes and quadplexes;*
5. Live/work units;
6. *Residential Planned Developments;*
7. *Traditional Neighborhood Planned Developments;*
8. *Group living;*
9. *Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,*
10. *Supporting community services such as schools, houses of worship, parks, and community centers.*

Consistency: As described in the policy listed above, the proposed RMF-15 zoning district is appropriate for the subject property as illustrated in the previous zoning map exhibits. The proposed zoning district map designation is appropriate due to is location in an area with a mix of residential and non-residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. The property is also served by all necessary public facilities to serve future development of the site.

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

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

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Consistency: Any new development on the site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development Regulations.

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.

Objective 5.1: Natural features: The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed

amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Consistency: Future development on the site will identify and address on-site natural features and will address them in compliance with the Land Development Regulations. Maps included within this report indicate that there are no wetlands, floodplains, or strategic ecosystems on the subject sites.

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

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

Consistency: As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively impact the City's adopted LOS standards. Public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Access to the site will be from the extension of NW 161st Terrace, which will also include sidewalks on both sides of the roadway. This extension will be at developer expense. Public school capacity is available currently to serve future development. Santa Fe High School is in close proximity to the areas proposed for a zoning change.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

GOAL 9: Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan

Consistency: Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.

Transportation Element:

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

Consistency: An analysis of the proposed zoning change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report). Based on zoning district maximum development scenarios, the calculations indicate that the proposed

rezoning will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.

Community Facilities Element:

Goal 1: The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

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

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

Goal 3: The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves, and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

Consistency: Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental / Suitability Analysis" sections of the report. Future development on the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.

Conservation & Open Space Element:

Consistency: The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: The proposed RMF-15 zoning will be residential in nature and should not create any air quality issues and will meet the City's air quality standards. The proposed zoning does not permit any industrial-type uses, which are more likely to create concerns with air quality.

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

Consistency: **As described in the Environmental / Suitability Analysis section of this application, the existing soil types on site have minimal limitations for urban development.**

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Consistency: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the future development of the site and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas that comply with all applicable City, County and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: **There are no known mineral resources within the subject property.**

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

Consistency: **There are no known or identified geological resources on the property.**

Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Consistency: **The RMF-15 zoning district that is proposed is residential in nature and, therefore, no hazardous materials shall be utilized.**

Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Consistency: **The subject property does not currently have an Agriculture future land use designation or residential zoning district, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.**

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

Consistency: **No wetlands are located on the subject property.**

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: **The required open and green space requirements shall be met upon subsequent development of the site.**

Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: **Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.**

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

Response: **There are no surface water bodies located on the project site.**

Capital Improvements Element:

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.

Consistency: **Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.**

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this

report). However, any future development plan applications would be subject to review for required capital improvements.

Consistency with the Land Development Code

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(1) Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

i. Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the "Comprehensive Plan Consistency" section of this report. The proposed RMF-15 zoning is an appropriate implementing district for the High Density Residential future land use category (concurrent application).

ii. Consistent with Ordinances. The proposed amendment is not in conflict with any portion of the LDRs or any of the City Code of Ordinances.

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and a neighborhood meeting with the public. If the property is rezoned to RMF-15, development on the site will comply with all the applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Regulations.

iii. Logical Development Pattern. The proposed amendment would result in a logical and orderly development pattern.

Consistency: The proposed rezoning will promote the overall pattern of development in the area. The immediate area includes a mix of residential, non-residential, and public (Santa Fe High School) development types in the vicinity. Specifically, regarding residential development, the proposed maximum RMF-15 density range of 15 units per acre, is appropriate for single family or multi-family development in portions of the City where public facilities are available

(water, sewer, fire, etc.). In addition, since the RMF-15 zoning district allows for a limited amount of neighborhood-scale retail and service uses, a mix of uses on the site may occur. As such, the development of this site in RMF-15 will help promote a logical urban development pattern in the area.

iv. Pre-Mature Development. The proposed amendment will not create premature development in undeveloped or rural areas.

Consistency: This rezoning request will not result in a pre-mature development pattern as it is served by all necessary City public services, is located abutting I-75, within close proximity to a Santa Fe High School, and is in direct proximity to other urban development land use and zoning designations. There are existing commercial and residential uses to the west and south of the subject parcel.

v. Incompatible with Adjacent Lands. The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent land and/or the uses permitted by the zone district classifications of adjacent lands.

Consistency: This zoning change request will not result in any incompatibility with adjacent lands. Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. The following list of adjacent uses illustrates the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

North: Agricultural land & Vacant land (Timberland)
Alachua County Rural/Agriculture & High Density Residential future land use designations

East: I-75 & Vacant land (Timberland)
I-75 & High Density Residential future land use designation

West: Vacant land (Timberland)
Moderate Density Residential and Alachua County Rural/Agriculture future land use

South: Vacant land (Timberland) & Vacant Commercial
High Density Residential & Commercial future land use designations

The proposed RMF-15 zoning designation is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access from the eventual extension of NW 161st Terrace (at developer expense) and within close proximity to employment areas and Santa Fe High School. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site

development. Any necessary extensions of water and sewer lines from existing locations will be at developer expense.

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.

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The immediate area includes a mix of residential, non-residential, and public (Santa Fe High School) development types in the vicinity. The development of this site as high density residential will help to continue this development pattern and support the surrounding retail uses such as the Publix shopping center.

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.

Consistency: The proposed rezoning will not deviate from the overall pattern of development in the area. The immediate area includes a mix of residential, non-residential, and public development types in the vicinity. Specifically, regarding high density residential development, the proposed maximum RMF-15 density of 15 units per acre is appropriate for multi-family development in portions of the City in which public facilities are available (water, sewer, fire, etc.). As such, the development of this site as high density residential will help promote a logical urban development pattern in the area, provide for residential support of the surrounding commercially zoned properties, and may provide some mixed-use development with the allowance for neighborhood-scale retail and service uses allowed in the zoning district (per the Residential High land use category).

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.

Consistency: The following Urban Sprawl Analysis indicates that the rezoning application should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators
This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

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

Response: This proposed rezoning to RMF-15 is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) near the developed intersection of I-75 and US 441. It is in close proximity to employment areas within the City. The site does not contain wetlands and is not in a floodplain area or a strategic ecosystem area, so natural resources and ecosystems are protected. In addition, future development at the site shall comply with the regulations applicable to the protection of natural resources.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: Existing public utilities are available to serve the site and connections to such utilities will be provided at private developer cost. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Access to the two areas proposed for the zoning change will be via an extension of NW 161st Terrace (an existing roadway) that will be developer constructed.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Response: The areas proposed for the RMF-15 zoning change on the parcel do not have an Agriculture future land use designation (current designations are Corporate Park and Commercial). Therefore, the City does not consider this an area to be preserved for agricultural areas and activities. The existing land use designation and CP zoning district indicate that it is not the City's long-term vision for agricultural activities to occur on this property.

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

Response: The proposed zoning change for the property to RMF-15 will help to provide housing for the growing residential population in the City in an area served by several non-residential/commercial services such as a grocery store, gas stations, and restaurant. It also will provide additional housing stock to serve the community in an area with centralized services available. This residential use will support the non-residential uses in the City by providing housing opportunities for the employees of local businesses, including those in close proximity to the site.

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).

Consistency: The two areas on the parcel that are subject to the rezoning are located abutting other residentially zoned property. The northernmost site area abuts residential to the west (RSF-4) and south (RMF-15). The southernmost site abuts RMF-15 to the north and east and

RSF-4 to the west. In addition, the proposed rezoning is compatible with nearby non-residential zoning (CI) that provide employment opportunities for the future residents of the site.

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, 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.*

Consistency: The site can be served by electric, potable water, and wastewater services. As demonstrated in the "Public Facilities Analysis" section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Access to the site will be from a developer funded extension of NW 161st Terrace.

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, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Consistency: As demonstrated in the "Environmental / Suitability Analysis" section of this report, this proposed rezoning will not have adverse effects on the environment because there are no regulated natural resources on the property.

ORDINANCE 22-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM CORPORATE PARK (CP) TO RESIDENTIAL MULTIPLE FAMILY – 15 (RMF-15) ON A ±27.88 ACRE PROPERTY; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City; and

WHEREAS, on June 2, 2022 the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"); and

WHEREAS, on June 14, 2022 the LPA conducted a quasi-judicial public hearing on the proposed Amendment and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, on _____, 2022, and on _____, 2022, the City advertised public hearings to be held before the City Commission; and

WHEREAS, on _____, 2022, and on _____, 2022, the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

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

DRAFT

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a portion of Tax Parcel Number 03049-000-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

DRAFT

PASSED on First Reading the _____ day of _____ 2022.

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION:

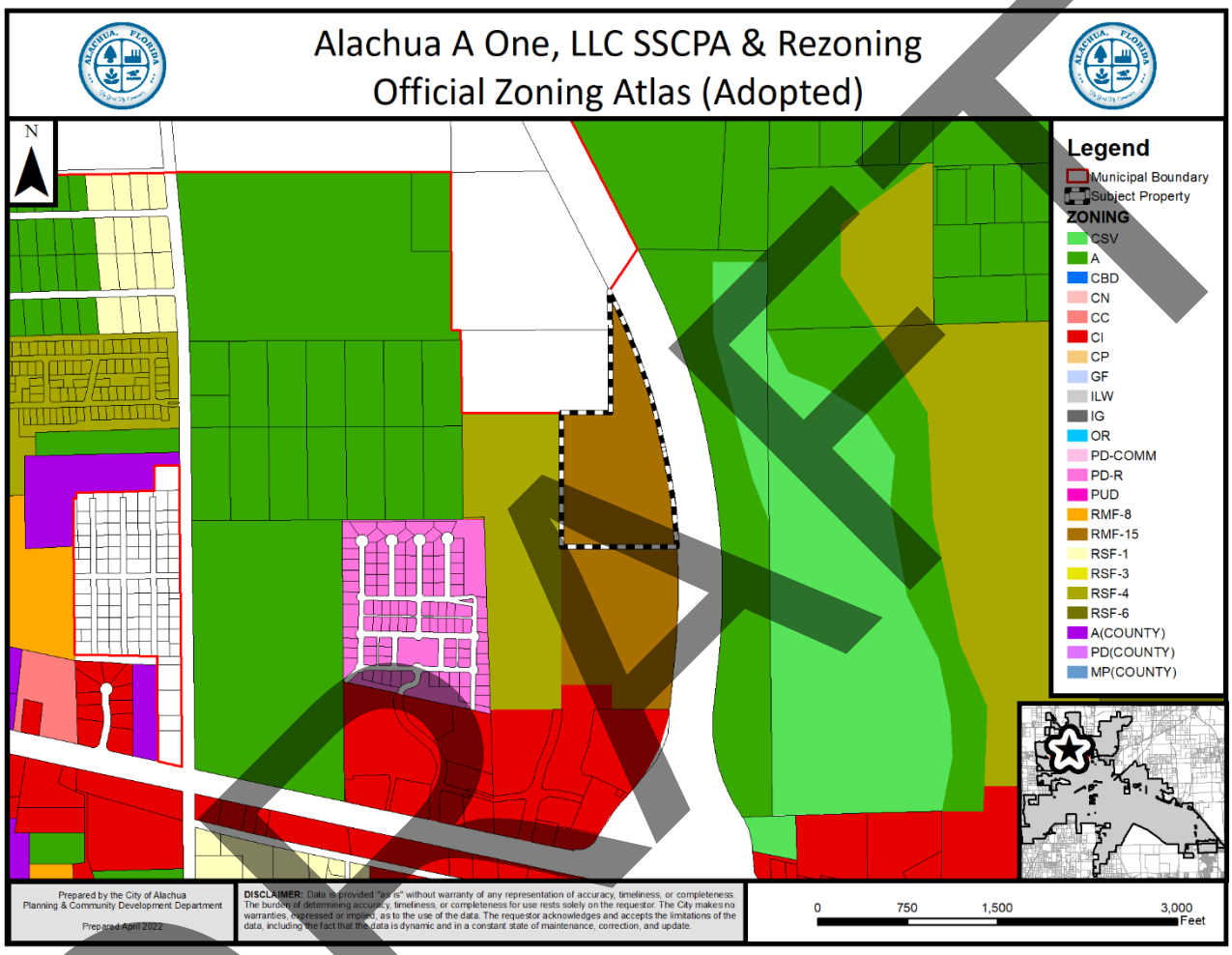
A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING AND LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 969.51 FEET; THENCE NORTH 0° 00' 00" EAST, A DISTANCE OF 1120.99 FEET TO THE SOUTH LINE OF THE NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9; THENCE SOUTH 89°58'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 409.76 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF SECTION 9; THENCE NORTH 00°32'11" WEST, ALONG THE EAST LINE OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9, AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1014.01 FEET TO AN INTERSECTION OF THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75, LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°29'23" EAST, 362.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°43'07", AN ARC DISTANCE OF 362.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.88 ACRES, MORE OR LESS.

DRAFT

EXHIBIT "B"



DRAFT

Banks

Continued from Page 3A

brated 54 years of marriage before her husband died at 88.

Throughout her time in the region, Banks was involved in civil rights movements becoming a lifetime member of the NAACP and a founding member of Gainesville Women for Equal Rights. She also co-founded the Millhopper Cooperative Nursery School, after her son was denied access at an all-white preschool.

She was appointed by Florida Gov. Bob Graham to the Governor's Commission on Post Secondary-Education in 1979.

As the University of Florida began to integrate their college she and her husband rallied to organize support for African Americans who wanted to go into med school. Banks organized events for social activities, enrichment sessions, medical care and fundraiser for scholarships.

In 2003, Banks was honored by Santa Fe College as a woman of distinction for her work in the community, such as driving bringing food to families in need and counseling teen parents.

But to those who knew her best, she was "mom."

Banks leaves behind three children: Barry Banks, 62, Garry Banks, 59, and Colleen Banks, 58.

"Although she seemed to be very outgoing and a gregarious person she loved being at home, decorating her home, painting and performing yardwork – that's what she loved," Colleen Banks said.

They describe their mother as a detailed and time-sensitive person who once got a speeding ticket because she didn't want to be late to her doctor's appointment.

"And you can't forget her laugh," Colleen said. "She had a contagious laugh."

Banks' funeral will be held at 3 p.m. at the Greater Bethel AME Church. The family asks that in lieu of flowers monetary contributions be made to the Shands Kidney Transplant Program or Cullen W. Banks M.D. Scholarship, University of Florida Foundation.

Housing

Continued from Page 3A

only person who voted against the proposal, said she is concerned about putting another measure on the November ballot due because it could hurt the chances of the Wild Spaces & Public Places sales tax extension passing.

"I think people may support something (on a housing bond) when they see a fully fleshed out, fully developed proposal," she said. "I think that could gain some traction."

The Wild Spaces & Public Places ballot question in November calls for extending the half-cent sales tax for environmental preservation and park projects. The proposal is being paired with another half-cent infrastructure surtax to pay for road paving, upgrades to public safety facilities and land for affordable housing projects.

Both will be decided by voters countywide.

While the commissioners generally supported the the affordable housing bond proposal, several pushed back on placing the item on the upcoming ballot, an issue that remains unanswered at this time.

"I do think that ultimately this (bond) can be a significant part of our overall affordable housing strategy, so I want to continue to learn more and find out how it can be used,"

Mayor Lauren Poe said. "Unless I'm just blown away by what I see (from staff) in July, I'm highly unlikely to vote to put it on the November ballot."

Commissioners Reina Saco and Harvey Ward also said they feared the plan would feel rushed and would prefer the question be poised to voters in 2024.

"The process of preparing to put a bond issue on the ballot should include months or years of conversation, and we would only have weeks to prepare to place it on the November ballot," Ward said in an email. "So I support a report that would begin the conversation, but I do not believe we are prepared to ask the people to approve a large housing bond for this November."

City staff is preparing to outline exactly how much of the $30 million to $50 million in bond revenues would be spent on affordable housing preservation and new affordable housing projects, as well as identify income limits for those qualifying for housing, Hayes-Santos said.

"They are also coming back with information about what would be the costs for the bonds for our taxpayers, the yearly costs – all the information for us to move forward on the housing bond to make sure we could build housing for our lowest-income individuals," Hayes-Santos said.

Hayes-Santos also suggested combining the bond funds with those offered by nonprofits and the Gainesville Housing Authority, allowing more than 1,200 affordable housing units to be built.

Scott Winzeler, chief outreach and development officer for Alachua Habitat for Humanity, said Tuesday that the bond revenues combined with Habitat dollars could increase the number of affordable homes the program offers.

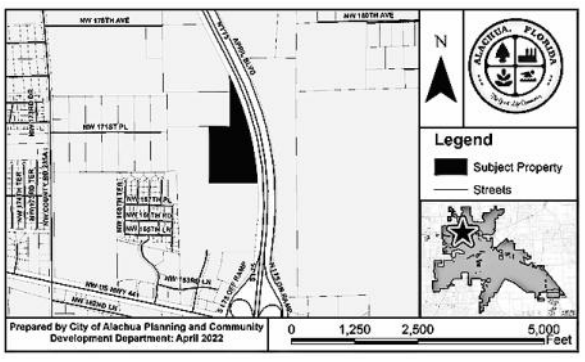
"Obviously, it would be a great opportunity for people like us in the affordable housing sphere," he said.

Kim Tanzer, a former UF architecture professor and former dean of the University of Virginia's School of Architecture, said Wednesday that it would be too early to ask voters in November if they support the bond.

"(City officials) need to have a plan before they bring it to the voters, which is what the staff report told them," she said. "Cities with established goals and strategies have had some success. We do not have any meaningful goals or strategies this time as a city."

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 June 14, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±27.9 acre subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a parcel of land generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace; consisting of a portion of Tax Parcel Number 03049-000-000. Existing FLUM: Corporate Park; Proposed FLUM: High Density Residential; Existing Zoning: Corporate Park (CP).



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

GF-30402660

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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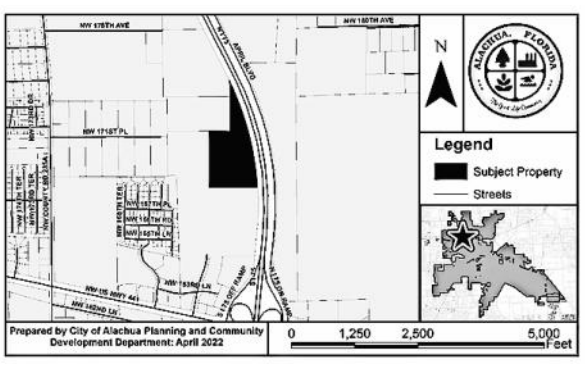

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GF-30402834

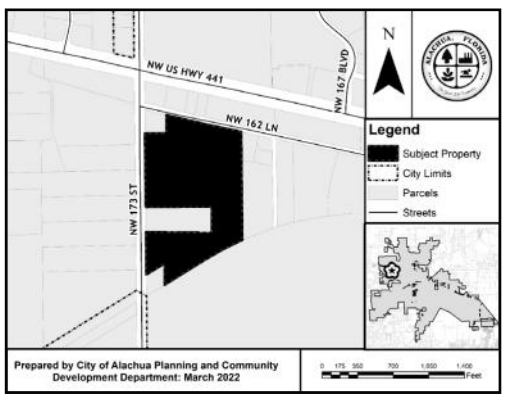
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on June 13, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±25.48 ACRE PROPERTY FROM AGRICULTURE AND MODERATE DENSITY RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-30402926

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

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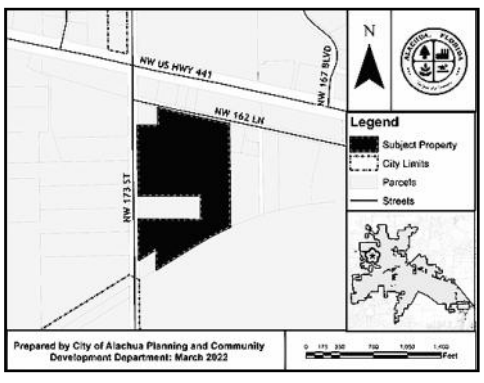
The ordinance title is as follows:

ORDINANCE 22-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) AND RESIDENTIAL SINGLE FAMILY – 1 (RSF-1) TO RESDENTIAL SINGLE FAMILY – 4 (RSF-4) AND RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8)ON A ±25.48 ACRE PROPERTY; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-30403005

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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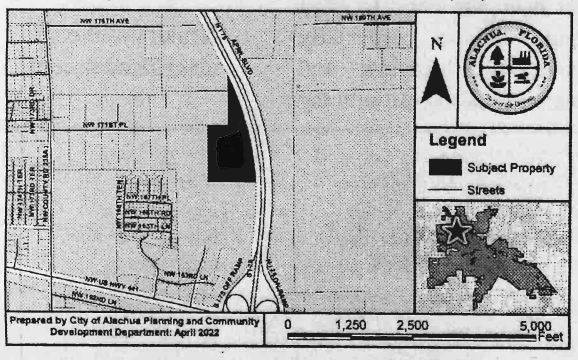

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(Published: Alachua County Today - June 2, 2022)

City of ALACHUA

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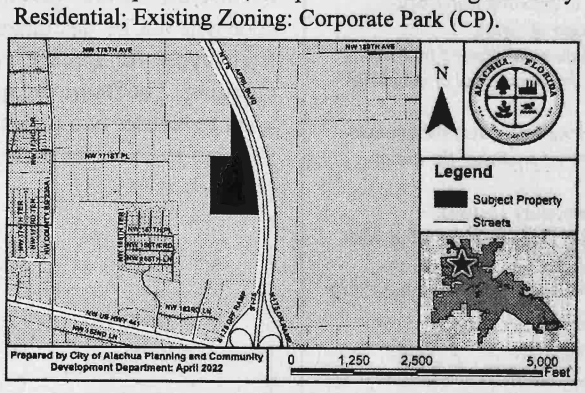

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(Published: Alachua County Today - June 2, 2022)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by John C Vick III of V3 Capital Group to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 4.3.4 (J) regarding use-specific standards for vehicle sales and services.

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

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City of ALACHUA

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City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

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City of ALACHUA

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

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson (name), POSTED THE LAND USE SIGN ON 5/25/2022 (date) FOR THE HighPoint Crossing SSCPA & Rezoning (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)

~~3 (three)~~ 6 (Six)
(number of signs)

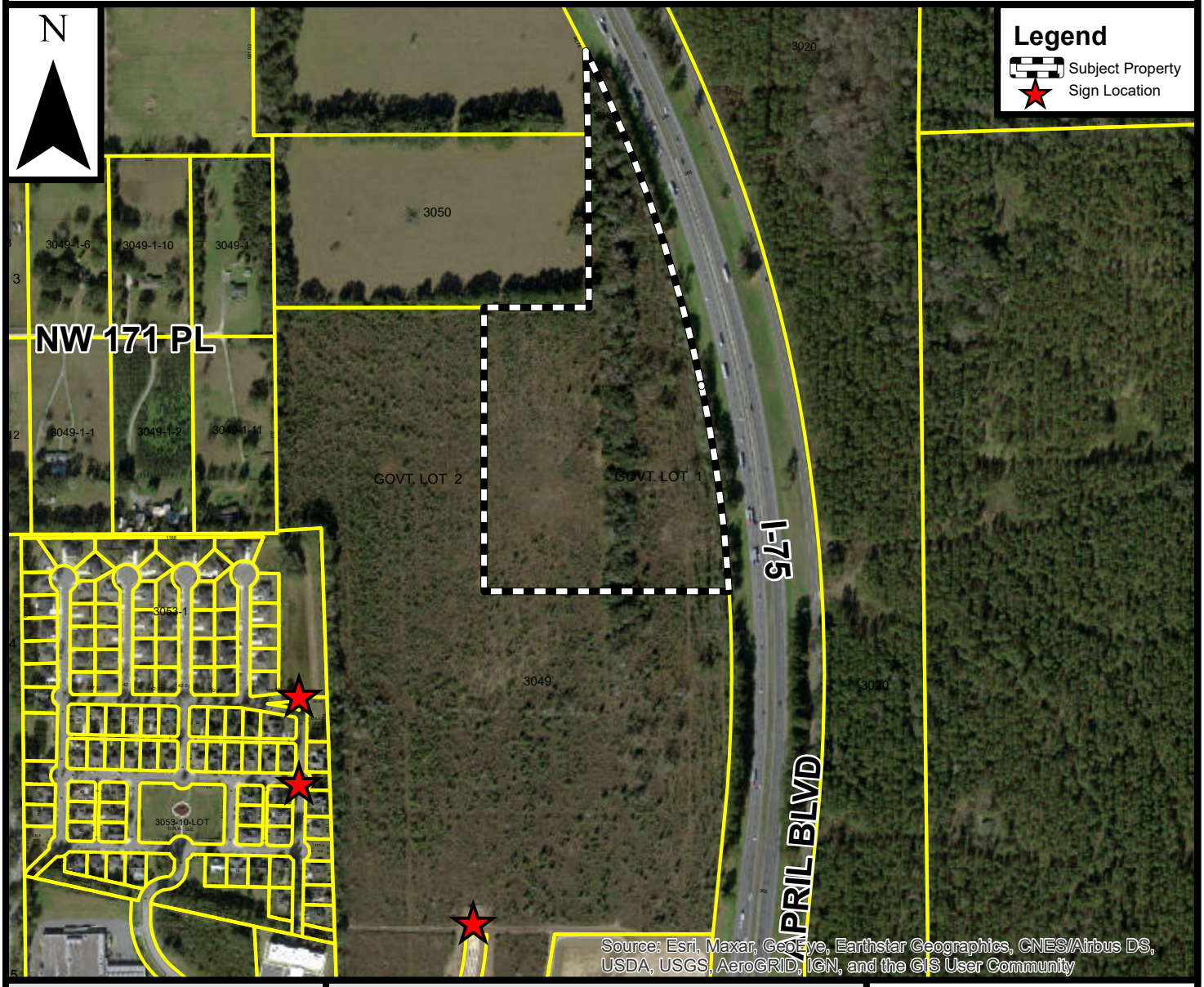
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Alachua A One, LLC
SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared April 2022

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 225 450 900 Feet

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 5/26/22 KC

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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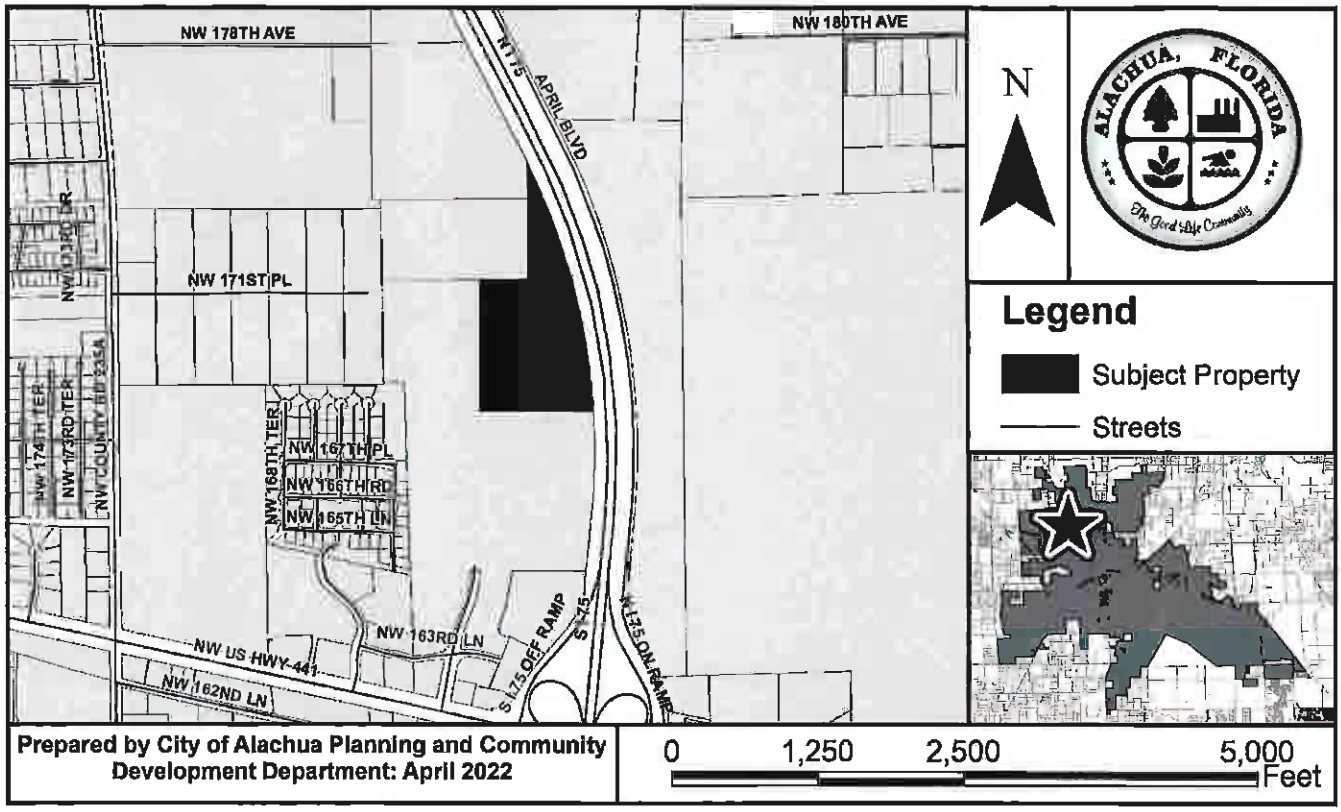

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

03049-001-010
BULLARD DONALD E & GLENDA M
PO BOX 417
ALACHUA, FL 32616

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03053-001-005
A MASON GRACE RENTALS LLC
13929 NW 166TH TER
ALACHUA, FL 32615

03053-010-000 & 03053-010-035
03053-010-050 & 03053-010-034
Heritage Oaks Property Owners Assn Inc
PO BOX 969
ALACHUA, FL 32615

03053-001-008
Alachua County Farm Bureau Inc
16206 NW 163RD LN
ALACHUA, FL 32615

03053-010-015
MITCHELL NANCY
16530 NW 165TH TER
ALACHUA, FL 32615

03053-010-038
HANCOCK TROY DANIEL
16548 NW 166TH RD
ALACHUA, FL 32615

03053-010-039
RIEHLE DANIEL R
16578 NW 166TH RD
ALACHUA, FL 32615

03053-010-051
Mouras Dennis James & Rebecca Jane
16609 NW 166TH DR
ALACHUA, FL 32615

03049-001-002
BURGETTO GAETANO & STELLA M
16615 NW 171ST PL
ALACHUA, FL 32615

03053-000-000
CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616-1325

03053-001-007
ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG, FL 33701

03053-020-000 & 03053-020-063
Heritage Oaks Property Owners Association Inc
15010 NW 173RD ST
ALACHUA, FL 32615

03053-001-001
Alachua Gateway Center Surfacewater Management
Association Inc
PO BOX 969
ALACHUA, FL 32616

03053-010-014
Ford Nathaniel M Iii & Tiroshsa T
16515 NW 165TH TER
ALACHUA, FL 32615

03053-010-036
HARBACH WENDY
16539 NW 167TH PL
ALACHUA, FL 32615

03053-010-017
STRATTAN KEVIN
16567 NW 165TH LN
ALACHUA, FL 32615

03053-010-054
KORNER KEVIN T
16604 NW 165TH TER
ALACHUA, FL 32615

03049-001-011
KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA, FL 32615-4863

03053-010-018
WALLACE CHARLES E TRUSTEE
16621 NW 165TH LN
ALACHUA, FL 32615

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE, FL 32606

03053-001-002
Talal Properties LTD & Tarek Properties LTD
1326 E LUMSDEN RD
BRANDON, FL 33511

03049-000-000 & 03049-003-000
03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-001
ALACHUA HIGHPOINT LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-010-037
BALCH-RANKIN BRANDY C
16518 NW 166TH RD
ALACHUA, FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA, FL 32615

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA, FL 32615

03049-001-000
CABELLERO JR & JULIA H/W
16604 NW 171ST PL
ALACHUA, FL 32615

03053-010-011
SCHLICHT MILDRED O
16611 NW 165TH TER
ALACHUA, FL 32615

03053-010-040
HYDEN & HYDEN
16622 NW 166TH RD
ALACHUA, FL 32615

03053-010-053
DAVIS MAUREEN
16624 NW 165TH TER
ALACHUA, FL 32615

03053-010-010
ALLEN & COWART M/C
16631 NW 165TH TER
ALACHUA, FL 32615

03053-010-052
JAIN KAVITA
16644 NW 165TH TER
ALACHUA, FL 32615

03053-010-049
HINES JOSEPH & JENNIFER L
16649 NW 166TH DR
ALACHUA, FL 32615

03053-010-009
OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA, FL 32615-4992

03053-020-055
ZAMORANO MICHELLE MARIE
16737 NW 166TH DR
ALACHUA, FL 32615

03053-020-064
Samuel Dwight Brandon & Natasha June Marie
16738 NW 166TH DR
ALACHUA, FL 32615

03053-020-056
COKER KORI DRAKE & ALBERT
16769 NW 166TH DR
ALACHUA, FL 32615

03053-020-057
FLYNN BONNITA M
16801 NW 166TH DR
ALACHUA, FL 32615

03053-020-062
Limaye Swapna Raveendra & Raveendra V
16818 NW 166TH DR
ALACHUA, FL 32615

03053-020-067
LILKENDEY JAMES H & FRANCES C
16819 NW 167TH ST
ALACHUA, FL 32615

03053-020-058
WEALING RITA L & GENE A
16831 NW 166TH DR
ALACHUA, FL 32615

03053-020-068
BODNER JENNIFER
16857 NW 167TH ST
ALACHUA, FL 32615

03053-020-061
CHANDRAN & RAJENDRAN W/H
16860 NW 166TH DR
ALACHUA, FL 32615

03053-020-059
KANJI EMIL S & JILL ANDREA
16863 NW 166TH DR
ALACHUA, FL 32615

03053-020-069
GALLMAN BRITTANY F & MATTHEW C
16879 NW 167TH ST
ALACHUA, FL 32615

03053-020-060
MCLAUGHLIN MARK & GRACE
16882 NW 166TH DR
ALACHUA, FL 32615

03053-020-070
WILSON BLAKE EDWARD
16884 NW 167TH ST
ALACHUA, FL 32615

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03049-002-000
BOB'S MOBIL LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669-2205

03053-002-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE, FL 32308

03053-002-001
T & H PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03017-002-000 & 03050-000-000
Spencer Arthur Prescott Jr Trustee
4145 STATE RD 11
DELAND, FL 32724

03049-041-000 & 03053-001-009
03053-001-010
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03061-004-001
T & H PROPERTY GROUP LLC
4220 EDISON LAKE PKWY
MISHAWAKA, IN 46545

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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

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4801 Camp Ranch Road
Gainesville, FL 32641

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Lynn Coullias
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Alachua, FL 32615

Lynda Coon
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Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

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City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 6/14/2022
SUBJECT: Special Exception Permit - Alachua Tire – Automobile Repair and Servicing: A request by Ryan Thompson, AICP of CHW, Inc., applicant and agent for Concept Development, LLC, property owner, for consideration of a Special Exception Permit to allow an automobile repair and servicing use in the Commercial Intensive (CI) zoning district, located at northeast of the intersection of US 441 and NW 161st Terrace; Consisting of Tax Parcel Number 03049-003-000; FLUM: Commercial; Zoning: Commercial Intensive (CI). (Quasi-Judicial Hearing)

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Special Exception Permit for an automobile repair and servicing use on Tax Parcel 03049-003-000, subject to the three (3) conditions provided in Exhibit "A" and located on page 13 of the June 14, 2022 Staff Report to the Planning and Zoning Board, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Special Exception Permit for an automobile repair and servicing use on Tax Parcel 03049-003-000, subject to the three (3) conditions provided in Exhibit "A" and located on page 13 of the June 14, 2022 Staff Report to the Planning and Zoning Board.

Summary

The proposed Special Exception Permit is a request by Ryan Thompson, AICP of CHW, Inc.., applicant and agent for Concept Development, LLC, property owner, for consideration of a Special Exception Permit for to allow an automobile repair and servicing use within the CI (Commercial Intensive) zoning district.

Table 4.1-1 of the City's Land Development Regulations (LDRs) establishes the uses permitted within each zoning district. Automobile repair and servicing uses are permitted by Special Exception Permit in the CI zoning district.

Section 2.4.4(A) of the City's LDRs states that uses that require a Special Exception Permit are those which are, "... *generally compatible with the other uses permitted in a zone district, but require individual review of their location, design, configuration, density, intensity, and public facility impact to determine the appropriateness of the use on any particular site in the district and their compatibility with adjacent uses.*" Once a Special Exception is granted, the approval shall run with the land and shall not be affected by a change in ownership, unless specifically conditioned as part of the approval.

Automobile repair and servicing uses are subject to Use-Specific Standards provided in Section 4.3.4(A)(2) of the City's LDRs. An analysis of this application's compliance with the standards established in Section 4.3.4(A)(2) is provided within this report.

This Special Exception Permit application is a companion application to an application for the Alachua Tire site plan application. The Alachua Tire Site Plan is included with the Special Exception Permit application to demonstrate compliance with the standards for a Special Exception Permit. The proposed site plan indicates that the primary use of the site will be tire sales and installation, which is permitted within the CI zoning district. However, the use will also include automotive repair and servicing that is non-tire related.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Application and Supporting Materials
- Alachua Tire Site Plan - Part 1
- Alachua Tire Site Plan - Part 2
- Public Notice Materials for the 04/14/22 PZB Meeting

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: June 14, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for a Special Exception Permit to allow an automobile repair and servicing use in the CI (Commercial Intensive) zoning district
APPLICANT/AGENT:	Ryan Thompson, AICP
PROPERTY OWNER:	Concept Development, Inc.
LOCATION:	Northeast of intersection US Highway 441 and NW 161st Terr
PARCEL ID NUMBER:	03049-003-000
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	N/A
ACREAGE:	±0.89
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Special Exception Permit for an automobile repair and servicing use on Tax Parcel 03049-003-000, subject to the three (3) conditions provided in Exhibit "A" and located on page 13 of the June 14, 2022 Staff Report to the Planning and Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Special Exception Permit for an automobile repair and servicing use on Tax Parcel 03049-003-000, subject to the three (3) conditions provided in Exhibit "A" and located on page 13 of the June 14, 2022 Staff Report to the Planning and Zoning Board.*

SUMMARY

The proposed Special Exception Permit is a request by Ryan Thompson, AICP of CHW, Inc.., applicant and agent for Concept Development, LLC, property owner, for consideration of a Special Exception Permit for to allow an automobile repair and servicing use within the CI (Commercial Intensive) zoning district.

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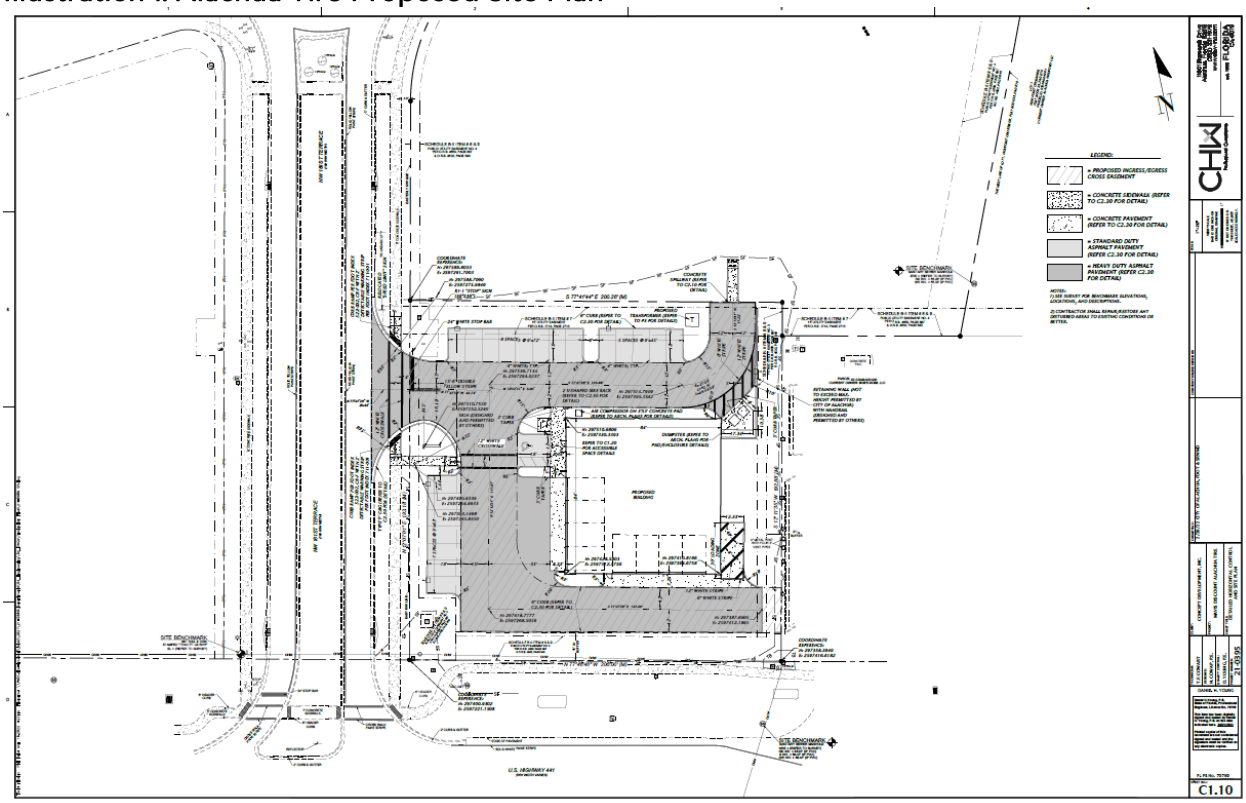
Illustration 1. Alachua Tire Proposed Site Plan



SURROUNDING USES

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

Map 1. Vicinity Map

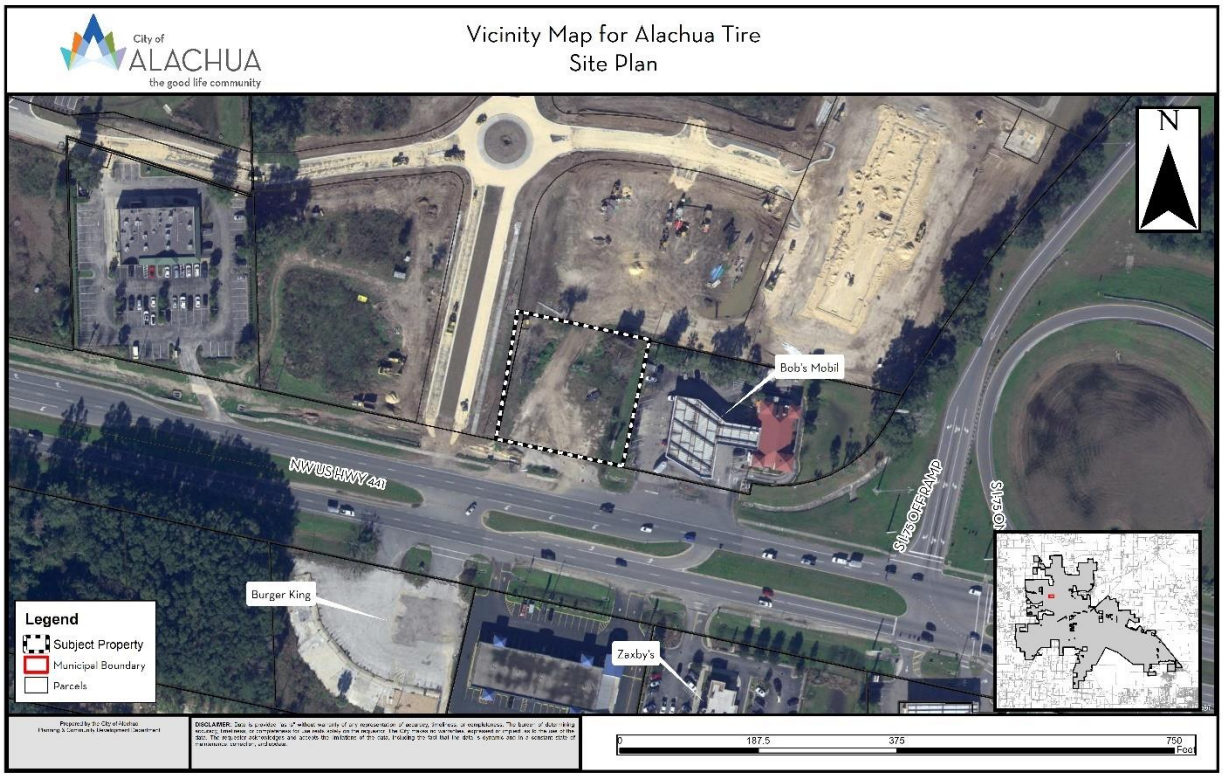


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Commercial	Commercial	CI
South	Commercial / US 441	Commercial	CI
East	Commercial	Commercial	CI
West	Vacant Commercial / NW 161st Terr	Commercial	CI

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 January 25, 2022 at the offices of CHW, Inc located in Progress Park (11801 Research Drive). The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was not attended by any members of the public.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

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

Objective 1.3: *Commercial*

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

Policy 1.3.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 and motels;
7. Commercial shopping centers;
8. **Auto-oriented uses;**
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;

12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The proposed site plan would be consistent with permitting an auto-oriented use. There is no proposed change of future land use designation or zoning designation.

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: Based on the best available data, there are no significant environmental resources that would limit or impact development.

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.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

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

Analysis of Consistency with Goal 9 and Policy 9.1: 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.

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 development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within · mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would 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 · 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.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SECTION 2.4.4(D), SPECIAL EXCEPTION STANDARDS

Section 2.4.4(D) of the City's Land Development Regulations (LDRs) establishes the standards with which all applications for a Special Exception Permit must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.4(D). An evaluation and findings of the application's compliance with the standards of Section 2.4.4(D) is provided below. The applicant has also provided an analysis of the application's compliance with Section 2.4.4(D) in the supporting application materials.

(D) *Special exception standards.* A special exception permit shall be approved only upon a finding the applicant demonstrates all the following standards are met:

(1) *Complies with use specific regulations.* The proposed special exception complies with all relevant standards in Section 4.3, Use specific standards.

Evaluation & Findings: Sections 4.3.4(J)(3) establishes use-specific standards which are applicable to automobile repair and servicing uses. An analysis of the application's compliance with Section 4.3.4(J)(3)is provided in this Staff Report. The applicant has also provided an analysis of the application's compliance with Section 4.3.4(J)(3) within the supporting application materials.

(2) *Compatibility.* The proposed special exception is appropriate for its location and compatible with the character of surrounding lands and the uses permitted in the zone district.

Evaluation & Findings: Compatibility is defined by the City's Comprehensive Plan as, "*a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.*"

The proposed automobile repair and servicing use is located along US Highway 441 near Interstate – 75.

The property has a Commercial Future Land Use Map (FLUM) Designation and is zoned CI (Commercial Intensive).

The Corporate Park FLUM Designation is described as follows in Policy 1.4.d of the Comprehensive Plan Future Land Use Element:

"*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 and motels;
7. Commercial shopping centers;

8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Auto-oriented uses are permitted within the Commercial Future Land Use Designation.

The CI zoning district is described as follows in Section 3.5.2(F)(1) of the City's LDRs:

> "*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.*"

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 2.

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Commercial	Commercial	CI
South	Commercial / US 441	Commercial	CI
East	Commercial	Commercial	CI
West	Vacant Commercial / NW 161st Terr	Commercial	CI

The proposed automobile repair and servicing station will be located adjacent to planned and existing auto-oriented uses including, gasoline sales, car wash, and restaurants with drive-through service.

(3) *Design minimizes adverse impact.* The design of the proposed special exception minimizes adverse effects, including visual impacts of the proposed use on adjacent lands; furthermore, the proposed special exception avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance.

Evaluation & Findings: The design of the site and location of the proposed automobile repair and servicing use will have a limited effect on any lands outside of the CI zoning district.

(4) *Design minimizes environmental impact.* The proposed special exception minimizes environmental impacts and does not cause significant deterioration of light, water and air resources, wildlife habitat, stormwater management, scenic resources, and other natural resources.

Evaluation & Findings: There are no significant environmental impacts which would result from the special exception. The proposed site is a cleared and graded vacant commercial property. The previous use of the property was a gasoline sales use that was discontinued in 1993. The property is currently being restored via FDEP's Petroleum Restoration Program.

(5) *Roads and other public facilities.* There is adequate public facility capacity available to serve the proposed special exception, and the proposed special exception use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.

Evaluation & Findings: No adverse effects upon existing utility service will result from the proposed use.

(6) *Not injure neighboring land or property values.* The proposed special exception will not substantially injure the use of neighboring land for those uses that are permitted in the zone district, or reduce land values.

Evaluation & Findings: The lands surrounding the subject property are zoned for nonresidential uses. It is not expected that the proposed special exception would have any substantial impact which would injure the use of neighboring land for the uses permitted in the zoning district CI or reduce land values.

(7) *Site plan.* A site plan (Subsection 2.4.9 of this section) has been prepared that demonstrates how the proposed special exception use complies with the other standards of this subsection.

Evaluation & Findings: A Site Plan has been submitted and reviewed concurrently with this Special Exception Permit application. The Site Plan demonstrates that the proposed use complies with the applicable requirements of the LDRs, including the standards of Section 2.4.4(D), the Use-Specific Standards established for automobile repair and servicing uses provided in Section 4.3.4(J)(3).

(8) *Complies with all other relevant laws and ordinances.* The proposed special exception use complies with all other relevant City laws and ordinances, State and Federal laws, and regulations.

Evaluation & Findings: The application is found to comply with all other applicable City laws and ordinances, State and Federal laws, and regulations.

SECTION 4.3.4(J)(3), USE-SPECIFIC STANDARDS: RESTAUARANTS WITH DRIVE THROUGH OR DRIVE IN SERVICE

Sections 4.3.4(J)(3) of the City's LDRs establish Use-Specific Standards for automobile repair and serving uses. The application has been reviewed for compliance with the standards of Sections 4.3.4(J)(3). An evaluation and findings of the application's compliance with the standards of Sections 4.3.4(J)(3) is provided below. The applicants have also provided an analysis of the application's compliance with Sections 4.3.4(J)(3) in the application materials.

4.3.4(J)(3) *Automobile repair and servicing.*

(a) *Minimum separation. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts.*

Evaluation & Findings: The Site Plan and exhibit provided with the Special Exception Permit application demonstrates that the proposed use meets the minimum separation requirement of this section.

(b) *Lot dimensions and area.*

(i)If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

(ii)In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

Evaluation & Findings: The subject property is a corner lot that exceeds the minimum lots area of 20,000 square feet (subject property is approximately 38,630 square feet). The lot exceeds 150 feet on each street frontage (200' for US 441 street frontage and 193' for NW 161st Terrace frontage).

(c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements

Evaluation & Findings: The Site Plan and exhibit provided with the Special Exception Permit application demonstrates that the use is designed to ensure the proper function of the site.

(d) *Ingress/egress.*

(i)Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

(ii)Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

c. Not be located closer than 15 feet to any other property line.

Evaluation & Findings: The Site Plan and exhibit provided with the Special Exception Permit application demonstrates that the proposed use will only have one point of ingress/egress from the public right of way and will not exceed the dimensional standards provided for in this section.

(e) *Enclosure. Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.*

Evaluation & Findings: The Site Plan and exhibit provided with the Special Exception Permit application demonstrates that the proposed use complies with the applicable standards as set forth in this Section.

(f) *Public address systems. Have no outdoor speaker or public address system which is audible from single-family lands.*

Evaluation & Findings: The Site Plan and exhibit provided with the Special Exception Permit application demonstrates that the proposed use complies with the applicable standards as set forth in this Section.

(g) *Trash storage. Provide adequate, enclosed trash storage facilities on the site.*

Evaluation & Findings: The Site Plan and exhibit provided with the Special Exception Permit application demonstrates that the proposed use complies with the applicable standards as set forth in this Section. The provided trash storage facility is located at the rear of the proposed structure and meets the requirements of the Gateway Overlay Standards.

(h) *Testing. Not test vehicles on residential streets.*

Evaluation & Findings: The Site Plan and exhibit provided with the Special Exception Permit application demonstrates that the proposed use complies with the applicable standards as set forth in this Section. The applicant states in their application that no vehicle testing will occur on residential streets.

(i) *Parked vehicles. Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.*

Evaluation & Findings: The Site Plan and exhibit provided with the Special Exception Permit application demonstrates that the proposed use complies with the applicable standards as set forth in this Section. This applicant states in their application that no vehicles will be parks or stored for sourcing, sale, or rent or lease.

(j) *Vehicle storage. Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.*

Evaluation & Findings: The Site Plan and exhibit provided with the Special Exception Permit application demonstrates that the proposed use complies with the applicable standards as set forth in this Section. The applicant has stated that abandoned vehicles will be removed if left for more than 30 days.

EXHIBIT "A"
TO
CONCEPT DEVELOPMENT, LLC
SPECIAL EXCEPTION
STAFF REPORT

CONDITIONS:

1. The Applicant agrees that no vehicles will be stored in any area between the proposed structure and the US Highway 441.
2. The Applicant agrees that no tire or other automotive parts or supplies shall be displayed outside of the structure.
3. The Applicant agrees that Conditions 1 – 2 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 3 as stated herein.

EXHIBIT "B"

TO

CONCEPT DEVELOPMENT, LLC
SPECIAL EXCEPTION
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 24, 2022

Sent by electronic mail to ryant@chw-inc.com
daniely@chw-inc.com

Ryan Thompson, AICP
Daniel Young, P.E.
CHW, Inc.
11801 Research Dr
Alachua, FL 32615

RE: Notice of Hearings to be Scheduled for Alachua Tire Special Exception and Site Plan Applications

Dear Sirs:

On April 28, 2022 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that these applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans (for the site plan application), 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 14, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, May 31, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing, which has already occurred.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, June 13, 2022). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 7, 2022

Sent by electronic mail to ryant@chw-inc.com
daniely@chw-inc.com

Ryan Thompson, AICP
Daniel Young, P.E.
CHW, Inc.
11801 Research Dr
Alachua, FL 32615

RE: Project Assistance Team (PAT) Comments for Alachua Tire Site Plan and Special Exception Applications

Dear Sirs:

On March 21, 2022, the City of Alachua received your revised applications for a Site Plan and Special Exception submitted on behalf of Concept Development, Inc, property owners. The applications propose the construction of a ±7,300 square foot building for use as an automobile repair and servicing establishment with associated site improvements on a ±0.89 acre subject property, located on Tax Parcel Number 03049-003-000.

The revised applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). A meeting is scheduled to be held on April 12, 2022 to discuss the needed revisions to the submitted application.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Thursday, April 28, 2022. A total of four (4) copies of the complete application packages (i.e., all application materials and attachments) and a CD (or link to cloud share website) containing a PDF of all application materials must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the items may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

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

SITE PLAN

A. Land Rights

a. Prior to scheduling public hearing for either application, evidence of easement for improvements on adjacent property will be required.
b. Coordinate with the City's Compliance and Risk Management Office for cross-access easements. As a condition of site plan approval, these easements will be required to be recorded prior to application for a building permit for the site.

B. Comprehensive Plan Consistency Analysis

a. Provide analysis of consistency with Objective 1.8 of the Conservation and Open Space Element regarding Hazardous Materials.

C. Section 3.7.2 (C)- Gateway Overlay Standards

a. Section 3.7.2 (C)(5)(a)(ii) prohibits use of metal as a finish building material. Submitted architectural elevations show the use of metal cladding as a building material.

D. Section 6.2 – Tree protection and landscaping standards

a. Section6.2.2 (D)(2)(b)(iv) requires four canopy trees per 100 linear feet. West parking lot perimeter is 160' which would require 6 canopy trees, however, only 2 canopy trees identified in this area. Four additional canopy trees needed for west parking lot buffer.
b. Section 6.2.2. (D)(3) requires a Type A buffer along the property's western perimeter. The Perimeter Buffer Landscape Requirements table provided in the submitted site plan indicates that Option 2 is selected, which would result in three canopy trees being required for this buffer. However, only 2 canopy trees are shown in this area to be planted.
c. Section 6.2.3 (E) requires 4 canopy trees per 100' linear feet of frontage along an arterial road. This would result in 8 canopy trees being required, however, only 6 provided. 2 additional canopy trees needed along arterial frontage.

E. Section 6.8- Design standards for business uses

a. Provided architectural elevations do not provide clear glazing totals for each façade.
b. Section 6.8.2(A)(2)(a) requires 20% glazing when a façade faces a street or publicly accessible parking area which is part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement. This would apply to the north façade. No glazing calculation is provided with the architectural elevation but measurements indicate that only 19% of the façade has glazing.
c. East façade does not appear to be meet Façade massing requirements of 6.8.2 (A)(2)(b).

F. Outside Review

a. Please address all comments issued by Claudia Vega, P.E, of eda consultants, inc. in a letter received April 4, 2022, and attached to this letter.
b. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated April 6, 2022 and attached to this letter.
c. Please coordinate with Alachua County Fire Rescue Plans Examiner for fire flow requirements per the Florida Fire Prevention Code. Please contact project planner for contact information if needed.

G. Miscellaneous/ General Comments

a. Survey identifies closure of existing monitoring wells. However, the Natural Attenuation Monitoring Report for Year 1- Quarter 3 dated March 1, 2022 by Terra-Com Environmental Consulting and submitted to the Florid Department of Environmental Protection appears to suggest continued remediation is needed on the site. Please

provide analysis of proposed development on site in relation to the required soil remediation.

b. Floor area of proposed building varies. Please review and ensure consistency throughout application.
c. While not permitted at time of site plan approval, staff did note that on the proposed architectural elevations wall signage is shown on the north/left elevation, which would not be eligible for wall signage as it is not located on street facing façade.

SPECIAL EXCEPTION

A. Compliance with LDRs

a. Page 11 of the Special Exception justification report states that no metal finishes are to be used, however, architectural elevations provided with site plan show metal fascia as a finish building material.

B. Proposed Conditions

a. Vehicles shall not be stored in any area between the proposed structure and US Highway 441.
b. Tires or other automotive parts or supplies shall not be displayed outside of the structure.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

/attachments

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Apr 06, 2022**

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

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

TR 4/5/2022

RE: **Alachua Tire Service Site Plan**

Public Services has reviewed the subject project (Mar 21, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Mar 21, 2022 Submittal** **Sheet C2.32** Please add Detail 306, which is a cross-reference. Please add Detail 139. Please **re-submit** this sheet.
2.	**Comment on Mar 21, 2022 Submittal** **Sheet C3.10** Add abbreviations "FDC" & "DDC", shown on Inset A-A, to Legend sheet C0.11. Please **re-submit** sheet C0.11.
3	**Comment on Mar 21, 2022 Submittal** **Sheet C3.10** P-WW: At the property line, please add a cleanout with descriptor "END CITY OF

NO.	COMMENTS
	ALACHUA MAINTENANCE". If there is a fence on the property line, locate the CO several feet within the property line and obtain a PUE so CoA can access the CO. Please **re-submit** this sheet.
4	**Comment on Mar 21, 2022 Submittal** **Sheet C3.10** Note that sheet A-100 shows a gas meter, Item 17. Is the design intent to show the gas line on sheet C3.10? Please **submit** response and revised sheet, if required.
5.	**Comment on Mar 21, 2022 Submittal** **Sheet C3.10** Inset A-A: The water service piping downstream the water meter is 2" PE (meaning polyethylene), which is acceptable as this is the property owner's maintenance responsibility. However, please change the water service piping upstream of the meter to PVC. Detail 130 calls out PVC – in addition, please change the callout upstream the water meters from "2" PE" to "2" PVC WATER SERVICE". Please **re-submit** this sheet.
6.	**Comment on Mar 21, 2022 Submittal** **Sheet C3.10** Please show and obtain a PUE for the P-E power circuit that supplies the transformer. Also show a PUE around the transformer. Space permitting, CoA preference is for the PUE to extend 10 from the transformer in all directions. Note: The power circuit and transformer may already be located within an easement. Please evaluate. If a new easement is required, please **re-submit** this sheet and acknowledge that the PUE will be obtained. If there is an existing easement for power circuit and transformer, please indicate such in the **submitted** response.
7.	**Comment on Mar 21, 2022 Submittal** **Sheet C3.10** This sheet refers to plumbing plans, for connection of water and wastewater service. Will plumbing plans be included with the site plans?

NO.	COMMENTS
	Please **submit** response.
8.	**Comment on Mar 21, 2022 Submittal** **Sheet C3.10** Please call out 3'0" minimum distances related to the transformer. • Between the transformer and the corner of the parking space. • Between the transformer and the north-south road. Please **resubmit** this sheet.
9	**Comment on Mar 21, 2022 Submittal** **Sheet IR-1** This sheet does not show any of the proposed P-IRR. Please clarify. Is the design intent to show such piping? Please **submit** response and revised sheet, as necessary.
10.	**Comment on Mar 21, 2022 Submittal** **Sheet P3** • Suggest calling out the conductor size on the load side of the transformer. • Please confirm that all conduit sizes have been either called out or specified. • Minor comment: Replace ' (feet) with " (inches) so text now reads: "2-4" Conduits for Primary Electric". • For possible future looped connection, please add two 4-inch conduits on the north side of the transformer. Stub-out each conduit at the property line. Please **submit** response and revised sheet, as necessary.
11.	**Comment on Mar 21, 2022 Submittal** **Sheet C0.10** TO W & WW General Notes, please add note #27, as follows: "27. ALL POTABLE WATER SERVICE PIPE SHALL BE NSF-61 RATED". Please **resubmit** this sheet.

NO.	COMMENTS
END OF COMMENTS	

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

March 1, 2022

Adam Hall, AICP
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Ref: Alachua Tire Site Plan Application

Dear Adam:

My comments on the plans for Alachua Tire Site Plan Application are below.

Plans

Sheet C2.10

1. Portion of the type F curb onsite should be labeled to be a spill-out.
2. Driveway to the north is draining to the neighboring parcel. It should be re-graded to drain on-site and collected internally.
3. If the connection to the north is for future development, recommend being at higher elevation to prevent creating a low point between the two parcels.
4. Consider re-routing the runoff from the northeast corner of the side so water will not be directed to the existing transformers/electrical pedestals.

Feel free to call my office with any questions.

Sincerely,

Claudia S. Vega, P.E.
Director of Engineering
cvega@edafl.com
edafl.com

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 23, 2022

Sent by electronic mail to ryant@chw-inc.com
daniely@chw-inc.com

Ryan Thompson, AICP
Daniel Young, P.E.
CHW, Inc.
11801 Research Dr
Alachua, FL 32615

RE: Completeness Review: Alachua Tire Site Plan and Special Exception Permits

Dear Sirs:

On March 21, 2022, the City of Alachua received your revised applications for a Site Plan and Special Exception submitted on behalf of Concept Development, Inc, property owners. The applications propose the construction of a ±7,300 square foot building for use as an automobile repair and servicing establishment with associated site improvements on a ±0.89 acre subject property, located on Tax Parcel Number 03049-003-000.

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 revised applications for completeness and finds that the applications are complete and can be forwarded to the Project Assistance Team (PAT) for review.

An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled separately.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 4, 2022

Sent by electronic mail to ryant@chw-inc.com
daniely@chw-inc.com

Ryan Thompson, AICP
Daniel Young, P.E.
CHW, Inc.
11801 Research Dr
Alachua, FL 32615

RE: Completeness Review: Alachua Tire Site Plan and Special Exception Permits

Dear Sirs:

On March 2, 2022, the City of Alachua received your applications for a Site Plan and Special Exception submitted on behalf of Concept Development, Inc, property owners. The applications propose the construction of a ±7,300 square foot building for use as an automobile repair and servicing establishment with associated site improvements on a ±0.89 acre subject property, located on Tax Parcel Number 03049-003-000.

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 to begin the review of the application.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

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

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

Please address the following (starts next page):

1. Site Plan Attachment #1, Site Plan.
    a. 1.y.: Landscape plan does not provide the following required calculations and/or plantings to address the following:
        i. Required perimeter buffer areas for west and south perimeters ;
        ii. Arterial buffer (See Section 6.2.3 (F) and 3.7.2 (C)(5)(d) of the LDRs). As a note, it appears that the canopy trees proposed for this area are crape myrtle and holly, but Section 3.7.2 (C)(5)(d) requires that Live Oak be used as canopy tree for street buffer.
    b. #1.z.: Detail of waste receptacle screening demonstrating compliance with Section 6.2.3(B) of the LDRs has not been provided.
    c. #1.cc.ii: Glazing calculations for all facades, including east ("rear") façade. As a note, this façade is substantially visible from US 441 and is subject to the glazing requirements of Section 3.7.2 (C)(5)(a).
    d. #1.c.iii: Detail on architectural plan identifying façade massing or massing alternative not identified.
    e. #1.c.iv: Identification of each material utilized in each façade and the percentage of the total area of the façade for each material not identified. As a note, it appears that metal is used as a façade material, which is inconsistent with Section 3.7.2 (C)(5)(a)(ii).
2. Site Plan Attachment #4, Concurrency Impact Analysis
    a. Provided Tables showing impacts to affected roadway segments appear to be incorrect and do not reflect project's impact or resulting available capacity.
3. Site Plan Attachment #5, Comprehensive Plan Analysis
    a. Analysis of Consistency with City of Alachua Comprehensive Plan is incomplete. Please provide analysis with Policy 1.3.d of the Future Land Use Element.
4. Site Plan Attachment #10, Proof of Payment of Taxes
    a. Not provided. Please provide.
5. Land Rights
    a. Please provide documentation regarding conveyance of private stormwater through parcel 03049-004-001. Note on Plat for High Point Crossing appears to create easement for public use for stormwater. Please confirm developer has right to utilize the easement.
    b. Please provide documentation regarding use of a portion of parcel 03049-000-000 to the north of subject property. Grading and stormwater improvements (flume) appear to be constructed within this property.
6. General Comments: Please address the following general comments:
    a. Please revise site plan application with latest version of form.
    b. Site Plan and Special Exception Application materials must be collated.
    c. Please provide electronic version of Special Exception permit application.
    d. Referenced Details for retaining wall and air compressor not located in architectural plan as stated.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

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

ALACHUA TIRE

Special Exception – Application Package

~~February 28, 2022~~

REVISED ~~March 14, 2022~~ April 28, 2022

Prepared for:
City of Alachua Planning & Zoning Department

Prepared on behalf of:
Alachua A One LLC

Prepared by:
CHW

PN# 21-0395
N:\2021\21-0395\Departments\02_Planning\Reports\RPT 220314 Alachua Tire - Special Exception JR.docx

Application Package
Table of Contents

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

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CHW
Professional Consultants

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION

February 28, 2022

Kathy Winburn, AICP, Planning and Zoning Director
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Alachua Tire – Special Exception Application
(Tax Parcel No. 03049-003-000 and a portion of 03049-000-000)
Alachua, Florida

Dear Kathy,

On behalf of Concept Development, Inc., CHW submits three (3) copies of the above-referenced Special Exception application, which includes the following items:

- The required City of Alachua application form;
- Property Owner Affidavit;
- Justification Report; and
- Other supporting information.

Also submitted with this application are three (3) printed copies with all application materials, two (2) sets of mailing labels, and a check (no. 1283) in the amount of $2,000.00. The entire application package was also sent to you via an FTP link.

This Special Exception application requests to permit an automobile repair and servicing use on ±0.89 acres within the City of Alachua. The project site is located at 16113 NW US HWY 441, Alachua, FL 32615 on the north side of US 441, immediately east of the HighPoint Crossing entrance (NW 161st Terrace). A companion Site Plan application was also submitted with this application.

The site has Commercial Future Land Use (FLU) and Commercial, Intensive (CI) Zoning District designations. The proposed Special Exception will permit automobile repair and servicing use on site, adjacent to other auto-oriented uses at the US 441/I-75 interchange. Adjacent properties include gas stations immediately to the east and across US 441, quick service restaurants with drive-throughs, motels, and a park-n-ride parking lot.

This request is consistent with the City of Alachua Comprehensive Plan and Land Development Regulations (LDR), as demonstrated within the Justification Report. We trust these submittals are sufficient for your review and subsequent approval by the City Planning and Zoning Board and City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,
CHW

Ryan Thompson, AICP
Sr. Project Manager

Justification Report was modified on April 28th in response to April 7th PAT comments to address building square footage.

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

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City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Special Exception Permit Application

Reference City of Alachua Land Development Regulations Article 2.4.4

A. PROJECT

1. Project Name: Alachua Tire
2. Address of Subject Property: 16113 NW US HWY 441, Alachua, FL 32615
3. Parcel ID Number(s): 03049-003-000 and a portion of 03049-000-000
4. Existing Use of Property: vacant
5. Future Land Use Map Designation : Commercial
6. Zoning Designation: CI
7. Acreage: 0.89

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Ryan Thompson Title: Sr. Project Manager; VP
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: ( ) 352-331-1976 FAX: ( ) e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Concept Development, Inc.
   Mailing Address: 1449 SW 17th Drive, Suite 200
   City: Gainesville State: FL ZIP: 32607

   * 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 special exception including the identification of the provision of the Land Development Regulations under which the special exception permit is sought, and stating the grounds on which it is requested.

2. Analysis of compliance with the Standards for a Special Exception, as defined in Section 2.4.4 of the Land Development Regulations (LDRs), and listed below:
   a. Complies with Use Specific Regulations
   b. Compatibility
   c. Design Minimizes Adverse Impact
   d. Design Minimizes Environmental Impact
   e. Roads and Other Public Facilities
   f. Not Injure Neighboring Land or Property Values
   g. Site Plan
   h. Complies will All Other Relevant Laws and Ordinances

3. Materials which demonstrate that the special exception permit would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or the general welfare, which shall include (at a minimum):

a. A site plan showing the proposed placement of structures on the property; provisions for ingress and egress, off-street parking and off-street loading areas, and refuse and service areas; and required yards and other open spaces;
b. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
c. Plans for screening and buffering with reference to type, character and dimensions;
d. Proposed landscaping, signs and lighting, including type, dimensions and character;
e. Any specific requirements of the zoning district.

4. Two (2) 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).

5. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and 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.

6. Map of the subject property and surrounding area with zoning.

7. Legal description with tax parcel number.

8. Proof of ownership.

9. Proof of payment of taxes.

10. **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 10 attachments are required for a complete application. 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
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 28th day of February, 2022, by Ryan Thompson

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

as identification.

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

Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter
2. Special Exception Application
3. **Property Owner Affidavit**
4. Legal Description
5. Deed, Property Appraiser Datasheet, and Tax Record
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7. Justification Report
8. Map Set

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16113 NW US HWY 441

Parcel ID Number(s): 03049-003-000 and a portion of 03049-000-000

Acreage: 0.89±

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Matt Cason Title: President

Company (if applicable): Concept Development Inc

Mailing Address: 1449 SW 74th Drive Suite 200

City: Gainesville State: FL ZIP: 32607

Telephone: please contact agent FAX: e-mail: please contact agent

C. AUTHORIZED AGENT

Name: Ryan Thompson; Daniel Young Title: Sr. Project Manager; VP

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: 352-331-1976 FAX: e-mail: ryant@chw-inc.com; daniely@chw-inc.com

D. REQUESTED ACTION:

Special Exception and associated Site Plan

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

Signature of Applicant

Signature of Co-applicant

Matt Cason

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 January, 2022 by Matt Cason

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

NOTARY SEAL

ANDREA BARNETT
MY COMMISSION # GG 916422
EXPIRES: October 26, 2023
Bonded Thru Notary Public Underwriters

Andrea Barnett

Signature of Notary Public, State of Florida

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LEGAL DESCRIPTION

DATE: November 16TH, 2021
CLIENT: Concept Development, Inc.
PROJECT NO: 21-0395
DESCRIPTION FOR: Mavis Tire Alachua

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET, THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00' TO THE POINT OF BEGINNING.

TOGETHER WITH:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THE ABOVE DESCRIBED LANDS CONTAINING A TOTAL NET ACREAGE OF 0.89 ACRES, MORE OR LESS.

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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3383948 3 PG(S)
12/6/2021 10:01 AM
BOOK 4956 PAGE 2291
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1053589
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $6,300.00
Intang. Tax: $0.00

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Michelle Haynes, an employee of
Providence Title Company, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

File No. 21-01165

Parcel No.: 03049-003-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED dated this 1st day of December, 2021 by ALACHUA A ONE LLC, a Florida limited liability company, whose mailing address is 15260 NW 147th Drive, Alachua, Florida 32615, hereinafter referred to as the "Grantor," in favor of Concept Development, Inc., a Florida corporation, whose address is 1449 SW 17th Drive, Suite 200, Gainesville, Florida 32607, hereinafter referred to as the "Grantee".

(Whenever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships (including joint ventures), public bodies and quasi-public bodies.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Alachua, State of Florida, to-wit:

see attached Exhibit A

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

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other; and that the Property is free and clear of all encumbrances except taxes and assessments accruing subsequent to December 31, 2021.

[Signature Page To Follow]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name the day and year first above written.

Signed, sealed and delivered in our presence of:

Witness Printed Name Kacy Adams

Witness Printed Name Brenda Stewart

ALACHUA A ONE, LLC

By: _____
James W. McCauley
Its Manager

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (__) online notarization, this 17 day of November, 2021, by **James W. McCauley, as Manager of ALACHUA A ONE, LLC**, a Florida limited liability company, on behalf of said company, who is (✓) personally known to me or (__) who has produced personally known as identification.

Notary Public State of Florida
Linsey M Denegri
My Commission GG 975917
Expires 04/05/2024

Notary Public
Print Name: Linsey M DeNegri
My Commission Expires: 04/05/2024

(Notary Seal)

EXHIBIT A

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THE ABOVE DESCRIBED LANDS CONTAINING A TOTAL NET ACREAGE OF 0.89 ACRES, MORE OR LESS.

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

Parcel Summary

Parcel ID	03049-003-000
Prop ID	12652
Location Address	16113 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	ALACHUA COMMERCIAL (233200.50)
Subdivision	
Brief Legal Description*	COM INT W R/W I-75 & N R/W US 441 THE POB N 79 DEG W ALONG R/W 175 FT N 10 DEG E 175 FT S 79 DEG E 175 FT S 10 DEG W 175 FT TO POB OR 4115/1178 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	MISC. RESIDENCE (00700)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	0.700
Homestead	N

View Map

Owner Information

ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$5,816	$5,816	$5,816	$1,200	$1,200
Land Value	$290,938	$290,938	$290,938	$290,900	$290,900
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$296,754**	**$296,754**	**$296,754**	**$292,100**	**$292,100**
Assessed Value	$296,754	$296,754	$296,754	$292,100	$292,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$296,754	$296,754	$296,754	$292,100	$292,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0700	MISC RESIDENCE	0.70	30625	0	0	CI

Building Information

Type	SOH MISC	**Heat**	
Total Area	9,249	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2004

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
1680	PAVING 1	9,153		R1	RES	$5,263
2222	STG 2	96		R2	RES	$553

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/23/2016	$100	MS	4485	0967	11 - CORRECTIVE DEED	Improved	* JOAN M JONES	* MURPHY'S LOT LLC	Link (Clerk)
12/21/2016	$2,537,000	MS	4485	0971	05 - QUALIFIED, MULTI TRANS	Improved		ALACHUA A ONE LLC	Link (Clerk)
5/22/2012	$0	DD	4115	1178	11 - CORRECTIVE DEED	Improved	* JONES JOAN M TRUSTEE //SEE O	* MURPHY'S LOT LLC	Link (Clerk)
9/30/2002	$100	SD	2529	1324	U - UNQUALIFIED	Vacant	* JOAN M JONES	* JONES JOAN M TRUSTEE	Link (Clerk)
9/30/2002	$100	DD	2529	1321	U - UNQUALIFIED	Vacant	* JOAN W WOOD TRUSTEE FOR MARI	* JOAN M JONES	Link (Clerk)
3/19/1996	$100	MS	2055	58	U - UNQUALIFIED	Vacant	* MEGAHEE MARIE M	* JOAN W WOOD TRUSTEE FOR MARI	Link (Clerk)

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

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
9595	DEMOLITION PERMIT	Yes	No	10/22/2004	$2,400
8512	UTILITY/ACCESSORY COMML	Yes	No	12/16/2002	$10,000
8501	MECHANICAL	Yes	No	12/9/2002	$900
000005348	MISCELLANEOUS	Yes	No	9/24/1993	$2,200

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

Map

Photos

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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 1/17/2022, 5:19:43 AM

Version 2.3.171

Real Estate Account #03049 003 000

Owner:
ALACHUA A ONE LLC

Situs:
16113 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/30/2021** for **$6,375.68**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $6,375.68	11/30/2021	**Receipt** #21-0051360	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $6,878.36	04/30/2021	**Receipt** #20-0159946	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $6,672.37	12/31/2019	**Receipt** #19-0078621	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $6,480.89	12/31/2018	**Receipt** #18-0078466	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $6,852.50	03/06/2018	**Receipt** #17-0122658	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $3,057.76	11/28/2016	**Receipt** #16-0033293	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $2,250.29	11/28/2015	**Receipt** #15-0033560	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $2,224.15	11/21/2014	**Receipt** #14-0025694	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $2,223.45	11/12/2013	**Receipt** #13-0011768	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $2,222.38	11/19/2012	**Receipt** #12-0027948	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $2,273.72	11/16/2011	**Receipt** #2011-3007106	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $2,638.03	11/24/2010	**Receipt** #2010-3012527	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $2,628.93	11/30/2009	**Receipt** #2009-1013377	Print (PDF)
2008					
2008 Annual Bill	$0.00	**Paid** $2,479.37	11/24/2008	**Receipt** #2008-8010907	Print (PDF)
Refund		**Processed** $99.17	12/10/2008	**To** JOAN M WOOD LIVING TRUST	
		Paid $2,479.37			
2007 Annual Bill	$0.00	**Paid** $2,390.70	11/30/2007	**Receipt** #2007-9034210	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $2,657.20	11/28/2006	**Receipt** #2006-9087084	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $2,739.82	11/30/2005	**Receipt** #2005-9052898	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $3,163.06	11/30/2004	**Receipt** #2004-9015817	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $3,234.96	11/18/2003	**Receipt** #2003-3009883	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $3,326.52	11/15/2002	**Receipt** #2002-0208454	Print (PDF)
Total Amount Due	**$0.00**				

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Mailed Memorandum

MEMORANDUM

Automobile Repair and Service – Special Exception

21-0395

To:	The Neighbors of HighPoint Crossing
From:	Ryan Thompson, AICP, Sr. Project Manager
Date:	January 10, 2022
RE:	Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Special Exception application to allow Automobile Repair and Servicing on ±0.7-acres in the City of Alachua. The site is located at 16113 NW US HWY 441 (Alachua County Tax Parcel 03049-003-000.) Existing Future Land Use is Commercial. Existing Zoning is Commercial, Intensive (CI).

Date: January 25, 2022

Time: 6:00 PM

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

Contact: Ryan Thompson, AICP, Sr. 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.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
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Gainesville, FL 32601

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Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976

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Professional Consultants

ACHIEVERS

5 to be inducted into the 43rd Florida Agriculture Hall of Fame

Aida Mallard Gainesville Sun
USA TODAY NETWORK

The 43rd annual Florida Agricultural Hall of Fame banquet will honor five inductees who have made invaluable contributions to Florida agriculture. The Hall of Fame induction ceremony will be held Feb. 15 in the Entertainment Hall at the Florida State Fairgrounds in Tampa.

"After two years, it is exciting to come together once again to recognize the achievements of five outstanding honorees who have made significant and lasting contributions to Florida agriculture," said Ray Hodge, president of the Florida Agricultural Hall of Fame Foundation. "We look forward to welcoming the industry back to celebrate our 2021-2022 honorees."

The 2021-2022 inductees are:

- **John L. Hundley** (2022) has been an active part of Florida's agricultural community for more than five decades. He founded Hundley Farms Inc., with his wife, Patsy. The enterprise began on 400 acres of leased land, growing sweet corn and radishes. Today the operation consists of about 16,000 acres in the Everglades Agricultural Area (EAA), Central Florida, and Bainbridge, Georgia.
- **Reggie Brown** (2021) served for 12 years as a UF/IFAS Extension Service agent in various capacities and a 10-year stint at the Florida Fruit & Vegetable Association as marketing and membership director. Brown was named executive vice president of the Florida Tomato Exchange while also leading the Florida Tomato Committee and the Florida Tomato Growers Exchange. As chairman of the Crop Protection Coalition, Brown was the voice of the industry nationally and internationally.
- **Bobby McKown** (2021) took the helm of the state's largest citrus growers association as executive vice president/CEO of the Florida Citrus Mutual. He was appointed by five presidential administrations to every trade committee, task force, and advisory position of any influence including the North American Free Trade Agreement (NAFTA) and the General Agreement for Tariff and Trade (GATT).
- **John Stitt** (2021) saw a great need for research in beef cattle pastures, citrus, and sandland sugarcane production and, through his vision, led to the development of the UF/IFAS Southwest Florida Research and Education Center in Immokalee. Stitt has been extensively involved in industry organizations, including the Florida Cattlemen's Association and Florida Farm Bureau.
- **Dr. Wayne Smith** (2021) contributions to Florida agriculture encompass his lifelong devotion to education and research and forestry passion. Smith graduated from the University of Florida, returned to his alma mater in 1964, advancing through the academic ranks as a professor, director, and finally, professor emeritus. In retirement, he served as interim dean for UF/IFAS Research and the College of Agricultural and Life Sciences.

NYC mayor OKs new law for non-US citizens to vote

Measure only for municipal elections

Bobby Caina Calvan
ASSOCIATED PRESS

NEW YORK – More than 800,000 noncitizens and "Dreamers" in New York City will have access to the ballot box – and could vote in municipal elections as early as next year – after Mayor Eric Adams allowed legislation to automatically become law Sunday.

Opponents have vowed to challenge the new law, which the City Council approved a month ago. Unless a judge halts its implementation, New York City will be the first major U.S. city to grant widespread municipal voting rights to noncitizens.

More than a dozen communities across the U.S. already allow noncitizens to cast ballots in local elections, including 11 towns in Maryland and two in Vermont.

Noncitizens still wouldn't be able to vote for president or members of Congress in federal races, or in the state elections that pick the governor, judges and legislators.

The Board of Elections must now begin drawing an implementation plan by July, including voter registration rules and provisions that would create separate ballots for municipal races to prevent noncitizens from casting ballots in federal and state contests.

It's a watershed moment for the nation's most populous city, where legally documented, voting-age noncitizens comprise nearly 1 in 9 of the city's 7 million voting-age inhabitants. The movement to win voting rights for noncitizens prevailed after numerous setbacks.

The measure would allow noncitizens who have been lawful permanent residents of the city for at least 30 days, as well as those authorized to work in the U.S., including "Dreamers," to help select the city's mayor, city council members, borough presidents, comptroller and public advocate.

"Dreamers" are young immigrants brought to the U.S. illegally as children who would benefit from the never-passed DREAM Act or the Deferred Action for Childhood Arrivals program, which allows them to remain in the country if they meet certain criteria.

The first elections in which noncitizens would be allowed to vote are in 2023.

"We build a stronger democracy when we include the voices of immigrants," said former City Councilmember Ydanis Rodriguez, who led the charge to win approval for the legislation.

Rodriguez, whom Adams appointed as his transportation commissioner, thanked the mayor for his support and expects a vigorous defense against any legal challenges.

Adams recently cast uncertainty over the legislation when he raised concern about the monthlong residency standard, but later said those concerns did not mean he would veto the bill.

FLORIDA LOTTERY RESULTS: VISIT FLALOTTERY.COM OR CALL 850-921-7529.

Florida Lottery
Results are for tickets sold only in Florida

FLORIDA LOTTO

SATURDAY, JAN. 8 9-13-28-38-48-49

DOUBLE PLAY

SATURDAY, JAN. 8 5-9-11-20-22-43
To see payouts on games above, visit flalottery.com.

POWERBALL

SATURDAY, JAN. 8 .....20-21-36-60-65 PB: 13 (x10)
5+PB: $20 million (0). Next jackpot $27M
5 of 5: $1 million (0). 4+PB: $50,000 (1).
4 of 5: $100 (33). 3+PB: $100 (66).
3 of 5: $7 (1,514). 2+PB: $7 (1,390).
1+PB: $4 (11,502). PB: $4 (29,992).

MEGA MILLIONS

FRIDAY, JAN. 7 .....7-29-43-56-57 MB: 6 (x3)
5+MB: $278 million (0). Next jackpot $300 million.
5 of 5: $1 million (0). 4+MB: $10,000 (3).
4 of 5: $500 (22). 3+MB: $200 (86).
3 of 5: $10 (2,171). 2+MB: $10 (1,808).

JACKPOT TRIPLE PLAY

FRIDAY, JAN. 7 1-8-32-33-38-42
6 of 6: $350,000 (0). 5 of 6: $745.50 (13).
4 of 6: $25.50 (920). 3 of 6: $1 (16,734).
Combo10+: $10,000 (0). Combo9: $500 (7).
Combo8: $50 (62). Combo7: $20 (421).
Combo6: $10 (2,197) Combo5: $5 (8,472).
Combo4: Free ticket (23,495).

FANTASY 5

SATURDAY, JAN. 8 1-8-14-15-35
5 of 5: $0 (0). 4 of 5: $555 (250).
3 of 5: $22 (7,990). 2 of 5: Free ticket (83,173).

PICK 2, 3, 4, 5

SATURDAY, JAN. 8, MIDDAY
3-7 .....1-6-3 .....2-2-9-9 .....5-8-3-3-6 Fireball: 0

SATURDAY, JAN. 8, EVENING
3-0 .....4-0-3 .....0-8-4-0 .....6-2-6-0-1 Fireball: 7

CASH4LIFE

FRIDAY, JAN. 7 .....22-23-45-54-55 CB: 3
No winners of $1,000 a day or week for life.
4 of 5+CB: $2,500 (0). 4 of 5: $500 (3).
3 of 5+CB: $100 (64). 3 of 5: $25 (199).
2 of 5+CB: $10 (1,272). 2 of 5: $4 (3,476).
1 of 5+CB: Free ticket (8,428).

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Time/Date/Location: 6:00 PM on January 25th at CHW, 11801 Research Drive, Alachua, FL 32615
Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976

CHW
Professional Consultants

GF-28133019

TODAY IN HISTORY

Today is Monday, Jan. 10, the 10th day of 2022. There are 355 days left in the year.
On this date in:
1776: Thomas Paine anonymously published his influential pamphlet, "Common Sense," which argued for American independence from British rule.
1860: The Pemberton Mill in Lawrence, Massachusetts, collapsed and caught fire, killing up to 145 people, mostly female workers from Scotland and Ireland.
1861: Florida became the third state to secede from the Union.
1863: The London Underground had its beginnings as the Metropolitan, the world's first underground passenger railway, opened to the public with service between Paddington and Farringdon Street.
1870: John D. Rockefeller incorporated Standard Oil.
1920: The League of Nations was established as the Treaty of Versailles went into effect.
1967: President Lyndon B. Johnson, in his State of the Union address, asked Congress to impose a surcharge on both corporate and individual income taxes to help pay for his "Great Society" programs as well as the war in Vietnam. Massachusetts Republican Edward W. Brooke, the first Black person elected to the U.S. Senate by popular vote, took his seat.
1971: French fashion designer Coco Chanel died in Paris at age 87.

CELEBRITY BIRTHDAYS

Singer **Ronnie Hawkins** of Ronnie Hawkins and the Hawks is 87. Actor **William Sanderson** ("Deadwood," "Newhart") is 78. Singer **Rod Stewart** is 77. Singer-keyboardist **Donald Fagen** of Steely Dan is 74. Singer **Pat Benatar** is 69. Guitarist **Michael Schenker** (Scorpions) is 67. Singer **Shawn Colvin** is 66. Singer-guitarist **Curt Kirkwood** of Meat Puppets is 63. Actor **Evan Handler** ("Sex and the City") is 61. Singer **Brad Roberts** of Crash Test Dummies is 58. Actor **Trini Alvarado** is 55. Singer **Brent Smith** of Shinedown is 44. Rapper **Chris Smith** of Kris Kross is 43.

The Gainesville Sun

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The Gainesville Sun (ISSN 0163-4925) is published daily by the Gainesville Sun, 2700 SW 13th St. Gainesville, FL 32608. Periodicals postage paid at Gainesville, FL 32608.
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The Gainesville Sun

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Workshop Presentation

Alachua Tire Store

Special Exception and Site Plan applications

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
January 25, 2022

21-0395: Alachua Tire Store

1

The purpose of the neighborhood meeting:

The City of Alachua requires Special Exception and Site Plan applicants to host a neighborhood meeting *prior* to application submittal.

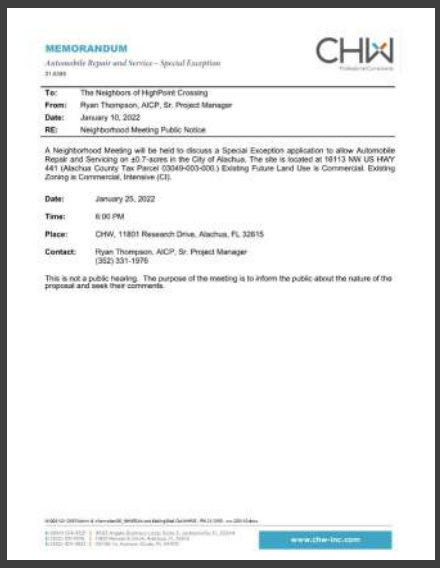
The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

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

CHW

2

PUBLIC NOTIFICATION



MEMORANDUM

Automobile Repair and Service – Special Exception

CHW

To: The Neighbors of HighPoint Crossing
From: Ryan Thompson, AICP, Sr. Project Manager
Date: January 10, 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Special Exception application to allow Automobile Repair and Servicing on ±0.7-acres in the City of Alachua. The site is located at 16113 NW US HWY 441 (Alachua County Tax Parcel 03049-003-000.) Existing Future Land Use is Commercial. Existing Zoning is Commercial, Intensive (CI).

Date: January 25, 2022

Time: 6:00 PM

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

Contact: Ryan Thompson, AICP, Sr. Project Manager (352) 331-1976

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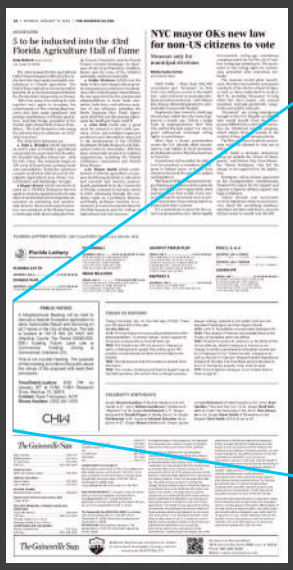

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Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976

CHW

CHW

3

REQUEST:

1. **Special Exception** application to allow an Automobile Repair and Servicing use on the site.

2. Site Plan application for the Automobile Repair and Servicing use on the site.

   Both applications will be submitted, reviewed by City staff, and approved concurrently.

CHW

4

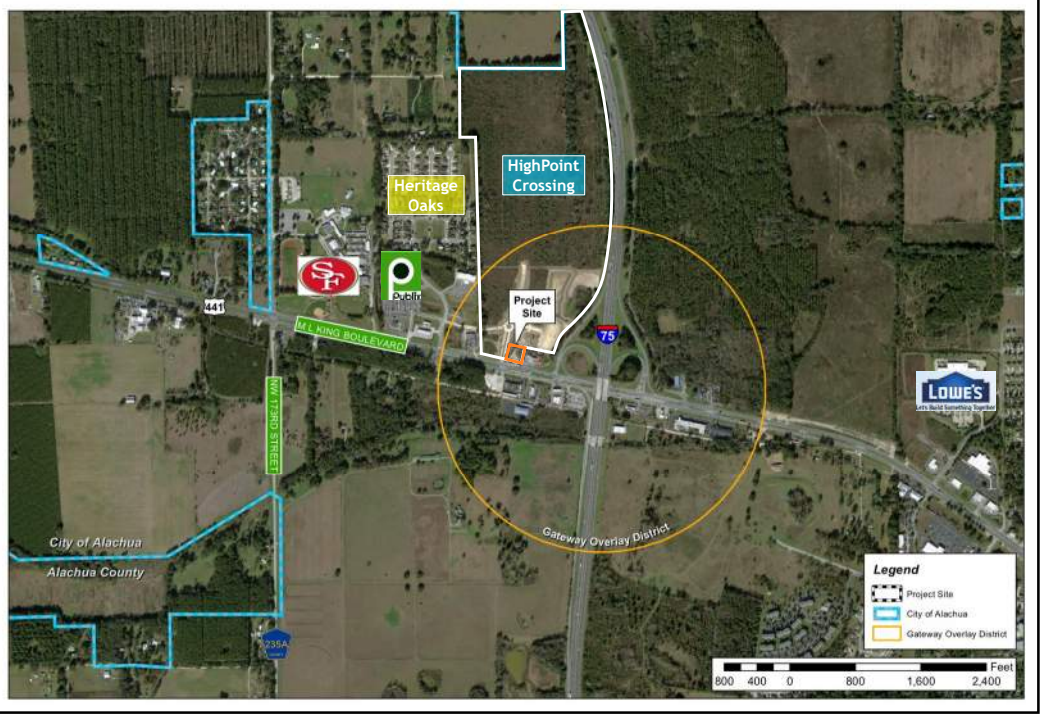
SPECIAL EXCEPTION AND SITE PLAN TIMELINE

- **August 12, 2021** — First Step Meeting: City Planning staff
- **January 25, 2022** — Neighborhood Meeting
- **February 28, 2022** — Submit: Special Exception Application
- **March - April** — City Staff Review
- **May 10, 2022 (Tentative)** — Planning & Zoning Board: Public Hearing

CHW

5

Context Map



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6

Context Map

CHW

7

Aerial Map

CHW

8

Aerial Map

9

Existing Future Land Use Map

FLU: Commercial

10

Existing Zoning Map

Zoning: Commercial, Intensive (CI)

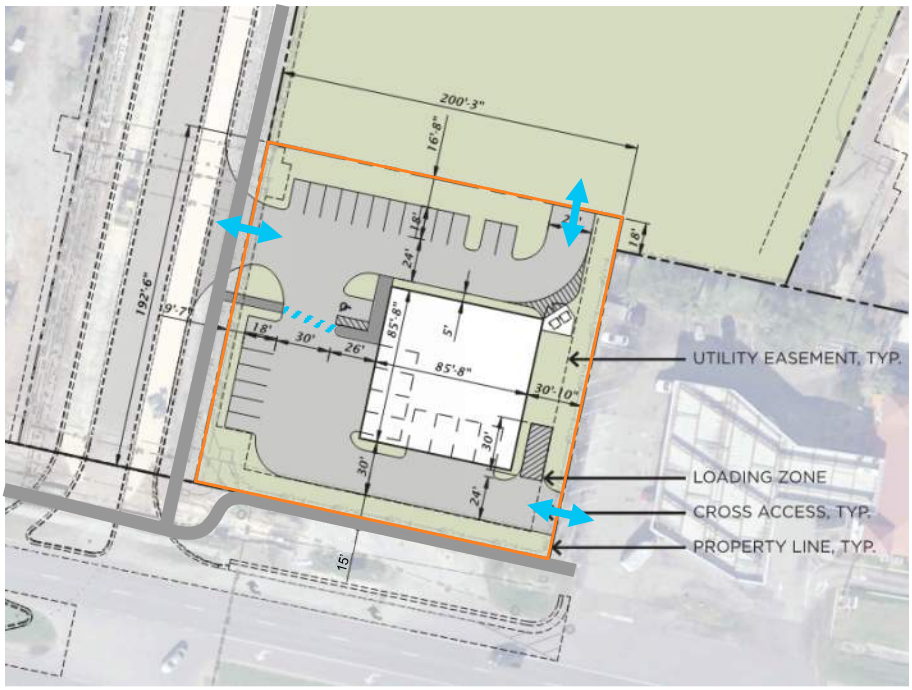
Automobile Retail and Servicing is permitted in the CI Zoning District by **Special Exception**

11

Site Plan

SITE DEVELOPMENT DATA
SITE AREA: ±0.89 ACRES
IMPERVIOUS SPACE: ±65%
OPEN SPACE
- MIN. REQUIRED: 10%
- PROVIDED: ±35%

BUILDING AREA: ±7,300 SF
PARKING (1 SPACE PER 400 SF)
- REQUIRED: 18 SPACES
- MAX PERMITTED: 22 SPACES
- PROVIDED: 21 SPACES



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13

Environmental Map

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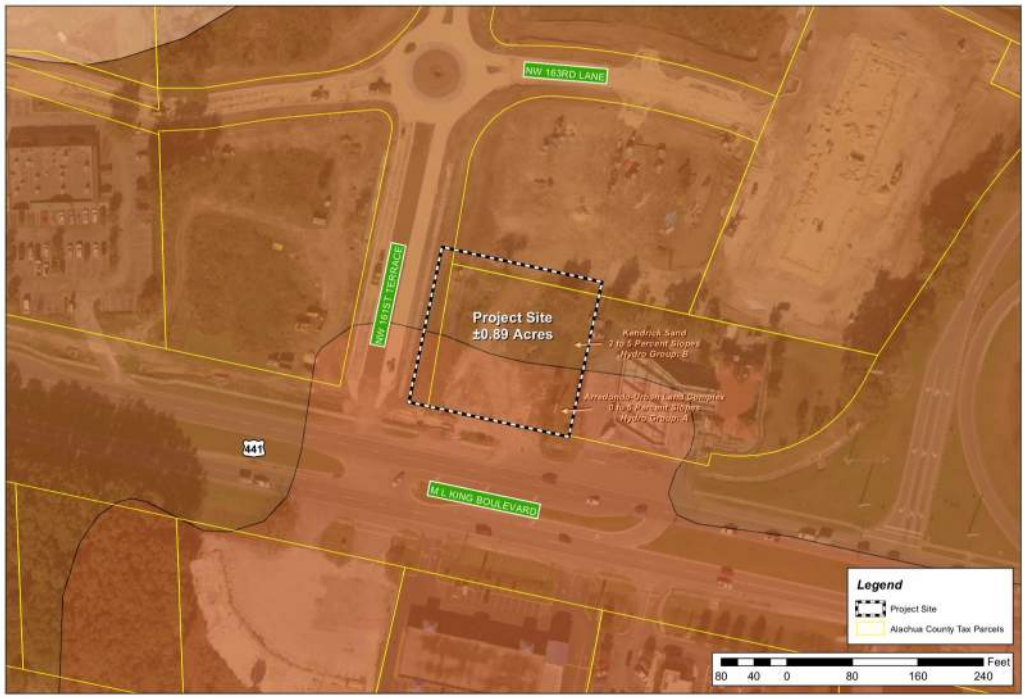
Soils Map



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Sign-in Sheet

SIGN-IN SHEET

Alachua Tire

21-0395

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: January 25, 2022 @ 6:00 PM

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

Re: Special Exception and Site Plan applications

	Print Name	Street Address	Signature
1	NO ATTENDEES		
2		7PM	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Alachua Tire – Special Exception and Site Plan

21-0395

Date:	January 25, 2022
Location:	CHW
Notes by:	Ryan Thompson, AICP, Sr. Project Manager

Recorded and transcribed by CHW staff.

CHW Attendees – Ryan Thompson, AICP, Sr. Project Manager

Public Attendees – None

CHW Planning Staff hosted the required Neighborhood Meeting at our office (11801 Research Drive, Alachua, FL 32615). The prepared workshop presentation contained information pertaining to the purpose of the workshop, the applications' request and intent (both the Special Exception and Site Plan), public notification information, the application review processes, various maps illustrating the project site's location and characteristics, and the proposed Site Plan.

No notified residents, either by mail or public notice, attended the meeting. As a result, the meeting was adjourned at 7:00 PM.

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

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Application Package
Table of Contents

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

ALACHUA TIRE

Special Exception – Justification Report

~~February 28, 2022~~

REVISED ~~March 14, 2022~~ April 28, 2022

Prepared for:
City of Alachua Planning & Zoning Department

Prepared on behalf of:
Alachua A One LLC

Prepared by:
CHW

PN# 21-0395
N:\2021\21-0395\Departments\02_Planning\Reports\RPT 220314 Alachua Tire - Special Exception JR.docx

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1. Executive Summary

To: Kathy Winburn, AICP, Planning and Zoning Director 21-0395
From: Ryan Thompson, AICP, Sr. Project Manager
Date: ~~February 28, 2022~~ REVISED ~~March 14, 2022~~ April 28, 2022
Re: Alachua Tire – Special Exception Application

Jurisdiction:	**Development Intent:**
City of Alachua	Automobile repair and servicing
Location Description/Address:	
16113 NW US HWY 441, Alachua, FL 32615	
Parcel Numbers:	**Site Acreage:**
03049-003-000	±0.89-acres (Source: CHW Survey)

Existing Future Land Use:

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

Existing Zoning District:

Commercial, Intensive (CI)

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. *An automobile repair and servicing use is permitted by Special Exception.*

Overlay District:

US 441/I-75 Gateway Overlay District

Request:

Special Exception to permit automobile repair and servicing on the subject property.

2. STATEMENT OF PROPOSED CHANGE

This Special Exception application requests to permit an automobile repair and servicing use on ±0.89 acres (Alachua County Tax Parcels 03409-003-000 and a portion of 03049-000-000) within the City of Alachua. The project site is located at 16113 NW US HWY 441, Alachua, FL 32615 on the north side of US 441, immediately east of the HighPoint Crossing entrance (NW 161st Terrace). **Figure 1**, an aerial map shows the site's location and adjacent uses.

Figure 1: Aerial Map

The site has Commercial Future Land Use (FLU) and Commercial, Intensive (CI) Zoning District designations. The proposed Special Exception will permit automobile repair and servicing use on site, adjacent to other auto-oriented uses at the US 441/I-75 interchange. Adjacent properties include gas stations immediately to the east and across US 441, quick service restaurants with drive-throughs, motels, and a park-n-ride parking lot.

Table 1 and Figures 2-5 show the current FLU and Zoning designations adjacent to the project site.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Commercial	CI
East	Commercial	CI
South	Commercial/ US 441 Right-of-Way (ROW)	CI / US 441 ROW
West	Commercial / NW 161st Terrace ROW	CI / NW 161st Terrace ROW

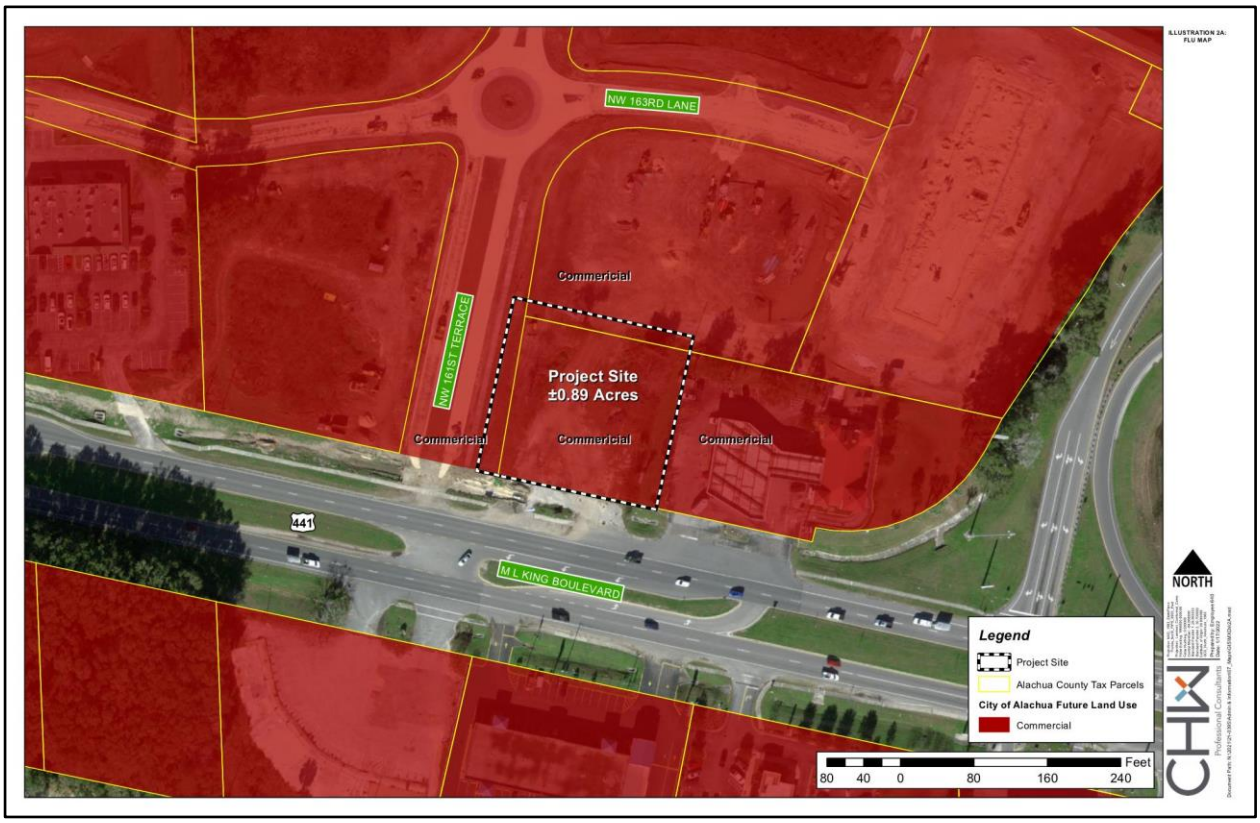


Figure 2: Existing Future Land Use Map

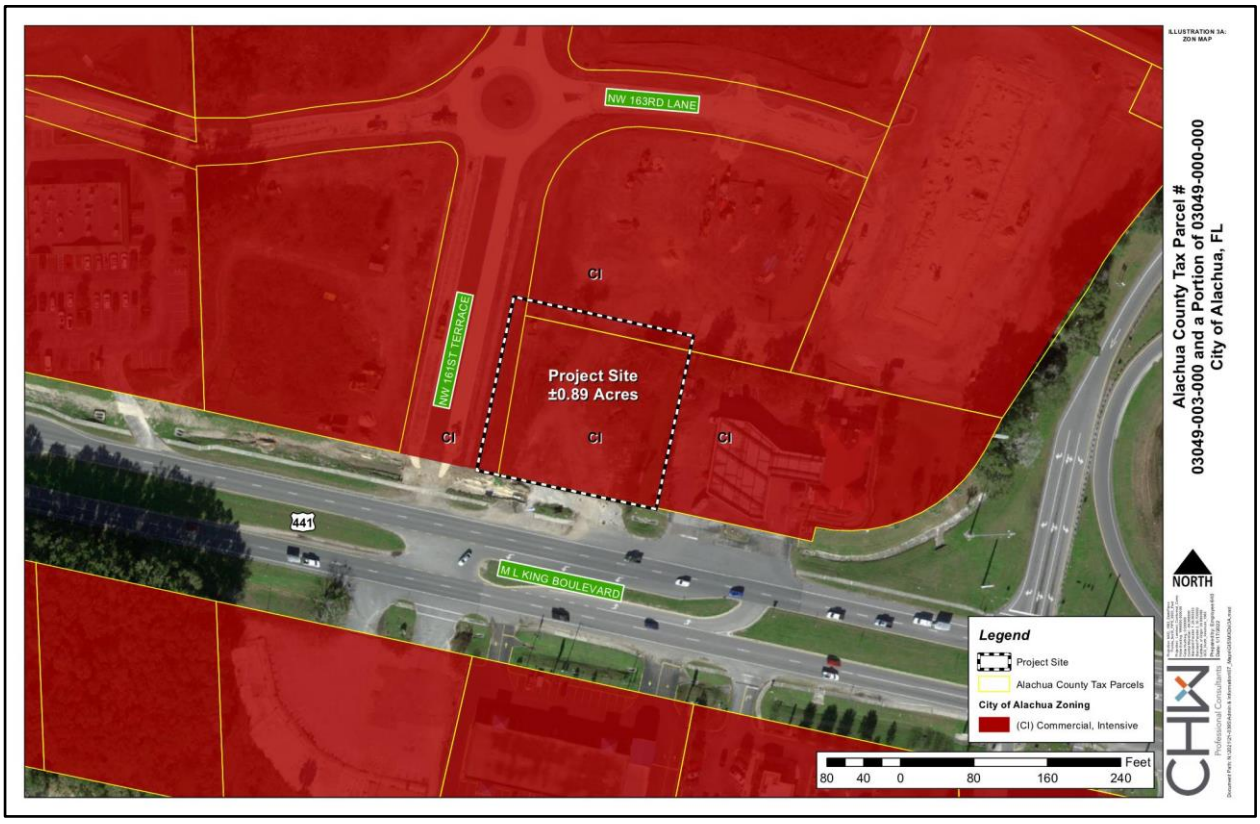


Figure 3: Zoning Map

3. COMPREHENSIVE PLAN CONSISTENCY

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 1.3.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 largescale, 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 and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

An auto-oriented use is proposed.

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;

The site was formerly accessed by two (2) driveways directly on US 441. The site plan proposes access on NW 161st Terrace only, not on US 441. Sidewalks are currently along the site's west and south boundaries, NW 161st Terrace and US 441, respectively. The site will connect the sidewalk in NW 161st Terrace to the building's entrance via a sidewalk and marked 5' crosswalk.

Figure 4: 2018 Aerial Map

2. Buffering from adjacent existing/potential uses;

Landscape buffers are provided per City of Alachua Land Development Regulations (LDRs). A Type A buffer is located along the north and east boundaries where the site abuts Commercial uses. A 15' buffer is located along the site's frontage, on US 441, per the US 441/I-75 Gateway Overlay requirements (LDR §3.7.2(C)(5)(d)). A parking lot buffer screens the parking area from NW 161st Terrace to the west.

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

A minimum 10% open space is set aside.

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

The site shall utilize a master-planned Stormwater Management Facility to the north, within HighPoint Crossing, which has sufficient capacity to serve the site's proposed impervious area.

5. Placement of signage;

A freestanding monument sign is proposed next to the driveway on NW 161st Terrace. The sign is adequately sited away from existing utilities and does not block vehicular vision.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at

appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;

A photometric plan was submitted with the Site Plan application and identifies lighting specifications as well as consistency with City of Alachua lighting design standards listed in LDR §6.4.4.

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

Internal drive aisles have been extended to both the north and the east property boundaries to allow interconnectivity to adjacent properties. Cross access agreements among the north and east adjoining properties allow circulation between sites. Patrons can safely travel from the sidewalk within the NW 161st Terrace right-of-way to the building's entrance via on-site sidewalks and a 5'-wide crosswalk.

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

Landscape buffers are provided per City of Alachua Land Development Regulations (LDRs). A Type A buffer is located along the north and east boundaries where the site abuts Commercial uses. A 15' buffer is located along the site's frontage, on US 441, per the US 441/I-75 Gateway Overlay requirements (LDR §3.7.2(C)(5)(d)). As demonstrated on the Site Plan and detailed in this section of the Justification Report, off-street parking and loading areas comply with the provisions of LDR §6.2.

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

No unique features or resources that may constrain development are located on-site.

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

No performance-based zoning requirements are proposed.

11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

The proposed FAR is 0.19 for the proposed ±6,952-square foot building, significantly less than the 38,637.72-square feet permitted.

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.

Landscape buffers are provided per City of Alachua Land Development Regulations (LDRs).

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.

A minimum 10% open space is set aside.

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

The proposed use will connect to City potable water and sanitary sewer systems located adjacent to the site.

TRANSPORTATION ELEMENT

Policy 1.2.a: The City shall control the number and frequency of connections and access points of driveways and streets to arterial and collector streets by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision.

No driveway is proposed to connect directly to US 441, the only adjacent arterial or collector street.

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

The proposed number of parking spaces on the Site Plan is within the permitted minimum and maximum range.

Policy 1.3.e: The City shall establish standards for parking facility design that adequately separates pedestrians from vehicular traffic and delineates pedestrian crossing zones.

A pedestrian connection to the sidewalk along NW 161st Terrace is connected to the proposed building by a cross walk.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

No bicycle parking is required for this site, as the max permitted number of parking spaces is less than 50 spaces (LDR §6.1.4(D)). Therefore, no bicycle parking spaces are being proposed. The proposed ±6,952-square foot building requires a minimum 17 parking spaces. Per LDR §6.1.4(B)(5)(a), the max potential parking spaces that can be provided is 22 (125% of the minimum required). The Site Plan has 21 parking spaces.

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

One accessible parking space is on the Site Plan, as required. The handicapped parking space is located directly in front of the proposed building's entrance. Parking area design ensures appropriate ramps and entrances are accessible.

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the

street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

A sidewalk is located along the US 441 frontage within the right-of-way.

Policy 1.5.c: The City shall require new development and redevelopment which is compatible with an adjacent existing development(s) to interconnect with existing development(s) through one or more of the following methods:

1. Through the extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.

Internal drive aisles have been extended to both the north and the east property boundaries to allow interconnectivity to adjacent properties. Cross access agreements among the north and east adjoining properties allow circulation between sites.

4. LAND DEVELOPMENT REGULATIONS CONSISTENCY

The following identifies how this application is consistent with the City of Alachua's Land Development Regulations (LDR). Language from the LDR is provided in normal font, and the consistency statements are provided in **bold** font.

Article 2 - ADMINISTRATION
Sec. 2.4. - Specific requirements for applications for development permits.
(D) *Special exception standards.* A special exception permit shall be approved only upon a finding the applicant demonstrates all the following standards are met:

(1) *Complies with use specific regulations.* The proposed special exception complies with all relevant standards in Section 4.3, Use specific standards, or Section 5.2.3(B), as applicable.

This application proposes an Automobile and Repair and Servicing use. Therefore, the Special Exception is designed to the use-specific standards listed in LDR §4.3.4(J)(3).

(2) *Compatibility.* The proposed special exception is appropriate for its location and compatible with the character of surrounding lands and the uses permitted in the zone district.

The proposed use is compatible with adjacent uses, which are all auto-oriented uses. The site is located along US 441, immediately west of an Automobile Service Station and immediately east of the entrance to highpoint Crossing, a mixed-use, master planned development with commercial uses along the US 441 corridor. Uses across US 441

(3) *Design minimizes adverse impact.* The design of the proposed special exception minimizes adverse effects, including visual impacts of the proposed use on adjacent lands; furthermore, the proposed special exception avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance.

The Site Plan adheres to all design standards within the City of Alachua Land Development Regulations (LDRs), which address service delivery, parking and loading, odors, noise, glare, vibration, as well as refuse disposal. Section 4 of this report discusses in detail how the application adheres to these standards.

(4) *Design minimizes environmental impact.* The proposed special exception minimizes environmental impacts and does not cause significant deterioration of light, water and air resources, wildlife habitat, stormwater management, scenic resources, and other natural resources.

The site is within the mater planned, mixed-use development, HighPoint Crossing, located within the northwest quadrant of the US 441 / I-75 interchange. This area is ideal for automobile-oriented uses, such as the one proposed. The proposed use does not threaten light, water, and air resource quality. There are no wildlife habitat, scenic resources, or other natural features on site that warrant protection, as the site was formerly developed and located on US 441, and surrounded by either established, auto-oriented development or planned for such development.

(5) *Roads and other public facilities.* There is adequate public facility capacity available to serve the proposed special exception, and the proposed special exception use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.

The site's sole entrance is on NW 161st Terrace, the main entrance to HighPoint Crossing, not directly on US 441. Roadways, potable water, sanitary sewer, and other public services are adjacent to the site and have adequate capacity to serve the proposed use.

(6) *Not injure neighboring land or property values.* The proposed special exception will not substantially injure the use of neighboring land for those uses that are permitted in the zone district, or reduce land values.

The proposed use should increase the value of adjacent property, which is an established Automobile Service Station, as well as other uses in the area. The new facility is likely to inspire redevelopment and infill development within the immediate area, thus, increasing the value of adjacent properties.

(7) *Drawings.* A site plan (Subsection 2.4.9 of this section) or preliminary plat (Subsection 2.4.10(G)(3) of this section) has been prepared that demonstrates how the proposed special exception use complies with the other standards of this subsection.

A Site Plan has been submitted with this application. Coupled with the Site Plan illustrations and notes, this Justification Report address, in detail, how the proposed Special Exception adheres to City of Alachua Comprehensive Plan and all LDR regulations and standards.

(8) *Complies with all other relevant laws and ordinances.* The proposed special exception use complies with all other relevant City laws and ordinances, State and Federal laws, and regulations.

This Justification Report address, in detail, how the proposed Special Exception adheres to City of Alachua Comprehensive Plan and all LDRs. As such, the application also complies with State and Federal laws and regulations.

Article 3 – ZONE DISTRICTS
Sec. 3.5. - Business districts.
3.5.2 Business district specific purposes.
(E) 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.

The site is located within the CI Zoning District, which is compatible with the underlying Commercial Future Land Use (FLU) category and an appropriate location within the City of Alachua. This application is consistent with CI Zoning District permitted uses and design and development standards.

3.5.3 *Use regulations and development standards.* The following Table 3.5-1, Use Regulations and Development Standards in the Business Districts, indicates the location of standards in these LDRs related to allowable uses, density and intensity limitations, dimensional standards, development standards, and subdivision standards for the business zone districts:

Table 3.5-1. Use Regulations and Development Standards in the Business Districts	
Type of Standard	Location in these LDRs
Allowable uses	Table 4.1-1
Density/intensity/dimensional standards	Table 5.1-3
Development standards	Article 6
Subdivision standards	Article 7 **[DOES NOT APPLY DUE TO TYPE OF DEVELOPMENT PROPOSED]**

This application is consistent with the Business District use regulations and development standards. Section 4 of this report discusses in detail how the application adheres to these regulations and standards.

Sec. 3.7. - Overlay districts.
3.7.2 *Districts.*
(C) *U.S. Highway 441/Interstate 75 Gateway Overlay District.*
(5) *Development standards.*
(a) *Building design and orientation.*
(i) Architectural elevation plans, drawn to scale, shall be required for all projects involving exterior renovation or new construction.

The Site Plan application includes architectural elevation plans to illustrate how the proposed use is consistent with building design standards.

(ii) Except for roofs, metal shall not be used as a finish building material.

No metal finishes, except possibly the structure's roof shall consist of metal.

(iii) When two or more buildings are proposed on a single lot of record, the primary building shall be oriented to face the public right-of-way.

A single building is proposed.

(iv) All accessory structures shall be of comparable design and building materials to the principal structure.

The only accessory structure proposed is the waste area, which has a comparable design and building material.

(v) Glazing shall constitute a minimum of 35 percent of the ground floor area when a building faces and is substantially visible from U.S. 441 or I-75.

The proposed building shall include a minimum 35% glazing on the façade facing US 441.

(vi) Exterior building walls facing a public right-of-way shall incorporate no fewer than three architectural elements comparable to those listed below. Architectural elements contributing to this requirement shall have sufficient visual impact to be noticeable from the public right-of-way, and may include, but not be limited to:
a. Accent materials.
b. Public art.
c. Architectural details, such as tile work and molding integrated into the building facade.
d. Recesses and/or projections.

e. Roof overhang, which shall vary according to building width, as follows: one-foot overhang for buildings less than 50 feet in width, two-foot overhang for buildings 50 to 100 feet in width, and three-foot overhang for buildings greater than 100 feet in width.
f. Varied roof lines.
g. Articulated cornice lines.
h. Canopies, awnings, and/or porticos.
i. Use of brick in at least 30 percent of the facade.
j. Window shutters.
k. Change in building materials.
l. Prominent public entrances defined by substantive architectural features.
m. Fountain or other water feature.

The façades facing south (US 441) and west (NW 161st Terrace) shall have a minimum of three (3) architectural elements listed above.

(b) *Fencing.*
(i) With the exception of ornamental fencing, fences erected after the effective date of these regulations for property with frontage along U.S. 441 shall be installed in the side or rear yard only. Ornamental fencing may be erected inside the front yard.

No fencing is proposed.

(c) *Outside storage areas.*
(i) All accessory outdoor storage areas shall be screened in accordance with Section 4.4.4(E). Such screening requirements shall apply to the parking of all vehicles used for commercial purposes.
(ii) Areas for outdoor storage, trash collection, and loading shall be incorporated into the primary building design. Construction materials for such areas shall be of comparable quality and appearance as the primary building.

No outdoor storage is proposed.

(d) *Street buffer.*
(i) Buffering for properties with frontage along I-75 and U.S. 441 shall meet the requirements of Section 6.2.3(E).

The site's frontage along US 441 is 200.00 feet. Landscaping along this frontage consists of eight (8) canopy trees, six (6) understory/ornamental trees, and a continuous row of shrubs or group of shrubs that create an opaque screen for the entire frontage.

(ii) The minimum landscaped buffer width shall be 15 feet. No existing, dedicated, or reserved public or private right-of-way shall be included in the calculation of the buffer width.

The frontage buffer along US 441 is a minimum 15-feet wide.

(iii) Live Oak shall be used as the required canopy tree. Applicants shall use the following plant materials, in order to create a consistent and uniform planting program for the Gateway Overlay District:
a. American Holly.
b. Crape Myrtle.

c. Drake Elm.
d. Ligustrum.
e. Red Maple.
f. Southern Magnolia.
g. Southern Red Cedar.
h. Oak.
i. Bradford Pear.

These plant materials shall be used.

(e) *Parking areas.*
(i) All parking areas shall be designed to avoid the appearance of a large expanse of pavement, and shall be conducive to safe pedestrian access and circulation.

The parking area is located to the side and rear of the building to minimize visual impacts from US 441.

(ii) No more than 25 percent of required parking shall be located in the front of the principal structure, for properties with frontage along U.S. 441. The percentage may be adjusted by the LDR Administrator if the applicant provides written information demonstrating that the property's characteristics, such as size and/or site topography, prevent the applicant from meeting this requirement. Under no circumstances shall be percentage of required parking located in front of the principal structure exceed 50 percent, and shall be the minimum necessary.

No parking is in front of the building.

(iii) Parking spaces shall not be located within a public right-of-way.

Parking spaces are not proposed within the public right-of-way.

(f) *Loading areas.*
(i) Loading areas shall not face a public right-of-way and shall be located at the rear of the principal structure when feasible.

The loading area faces the east, which is also an automobile-oriented use. Due to the site's physical constraints and required vehicular circulation, the loading area cannot be located t the rear of the building.

(g) *Access.*
(i) Any parcel or assembly of parcels having frontage along U.S. 441 shall be permitted only one direct access. New development shall be designed for cross access to adjacent parcels.

No direct access is proposed directly to US 441. The site's access is located on NW 161st Terrace, the main entrance to HighPoint Crossing.

(h) *Signage.* Except as stated below, signs within the Gateway Overlay District shall comply and be subject to the standards in Section 6.5.
(i) *Prohibited signs.*
a. Billboards.
b. Signs that display video or images.
c. Balloons, streamers, and air- or gas-filled figures.

d. Promotional beacons, searchlights, and/or laser lights/images.
e. Signs that emit audible sounds, smoke, vapor, particles, or odor.
f. Signs on utility poles or trees.
g. Signs or advertising devices attached to any vehicle or trailer so as to be visible from public right-of-way, including vehicles with for sale signs and excluding vehicles used for daily transportation, deliveries, or parked while business is being conducted on-site.
h. Neon tubing used to line the windows, highlight architectural features on the building, or used as part of a sign, excluding incidental signs as provided for in Section 2.4.11.

No prohibited signs are proposed.

(ii) *Freestanding signs.*
a. Monument signs shall be permitted within the Gateway Overlay District.

A freestanding monument sign is proposed along US 441.

b. A monument sign, including its structure, shall not exceed 16 feet in height.

Sign height is less than 16 feet.

c. A sign and its structure shall be composed of materials identical to or similar in appearance, color, and texture to the materials used for the building to which the sign is accessory.

Sign material(s) are consistent with the principal structure.

d. A sign and its structure shall not exceed 100 square feet per side. Changeable copy signs shall only be allowed to comprise up to 50 percent of the total sign area.

The sign and its structure do not exceed 100 square feet per side. Changeable copy, if proposed, shall not exceed 50% of the total sign area.

e. Properties with buildings containing multiple tenants or shopping centers shall be limited to one freestanding sign for any one premises, except that a parcel with more than 400 feet of frontage on one or more roads may have two freestanding signs, which must be separated from each other by at least 150 feet of road frontage. A sign and its structure shall not exceed 150 square feet per side. Changeable copy signs shall only be allowed to comprise up to 30 percent of the total sign area.

The subject parcel is 200.00-feet wide along US 441 and ±192 feet along NW 161st Terrace. Therefore, a single freestanding sign is proposed.

(iii) *Window signs.*

a. Window signs shall be incorporated into the overall sign area allowed for wall signage as per Section 6.5.4(C)(2).

b. Signage on any individual window shall not comprise more than 25 percent of the window area.

No window signs area anticipated at this time. However, if window signs are desired in the future, they shall be consistent with LDR §6.5.4(C)(2) and shall not exceed 25% of the window area.

(iv) *Landscaping and buffering.*

a. All freestanding signs shall provide a landscaped area around base of the sign meeting the following standards:

i. Installation of a three-foot landscaped buffer around the base of the sign.

The freestanding sign has a minimum three-feet (3') landscaping buffer around the base.

ii. Such buffer must be landscaped with a mixture of shrubs, flowers, and/or other plantings native to the area.

The sign's landscape buffer has a mixture of shrubs, flowers, and/or other plantings native to the area.

iii. Xeriscaping shall be utilized to the fullest extent possible to promote sustainable landscaping.

Landscaping material incorporate xeriscaping standards to the maximum extent practicable.

iv. Provisions shall be made for irrigation if xeriscaping is not utilized.

Non-xeriscaped areas are irrigated.

Article 4 - USE REGULATIONS
Sec. 4.1. - Table of uses.
Table 4.1-1, Table of Allowed Uses, sets forth the uses allowed within the general use zone districts.
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	CI
BUSINESS	
Vehicles, sales and services	
Automobile repair and servicing	S

The proposed use, Automobile Repair and Servicing is permitted in the CI Zoning District by Special Exception.

Sec. 4.3. - Use specific standards.
4.3.4 *Business uses.*
(J) *Vehicle sales and services.*
(3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts.

The subject property is not located within 250 feet of schools, day care centers, residential uses, or vacant land in residential zone districts.

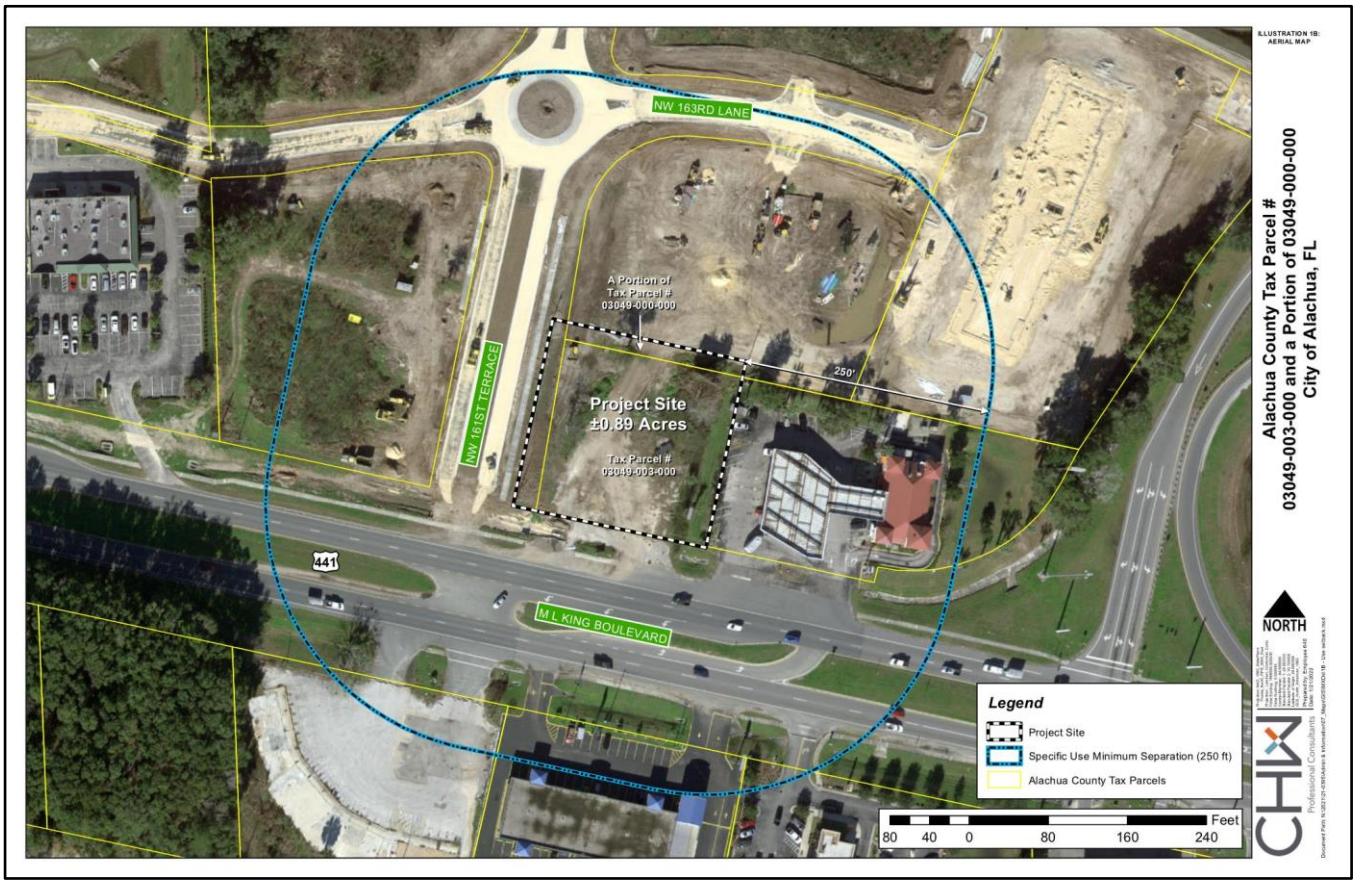


Figure 5: Specific Use Minimum Separation Map

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

The subject parcel is a corner lot with 200.00-feet wide frontage along US 441 and ±192 feet frontage along NW 161st Terrace. The overall site is ±0.89 acres, ±38,637.72 square feet.

(c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

The Site Plan has been evaluated with AutoCAD's Autoturn extension, which ensures that site vehicular circulation will properly function within the proposed vehicular use area. No stacking is required for the proposed use. Cross access is proposed to adjacent sites located to the north and east to improve vehicular circulation without relying on adjacent streets.

(d) *Ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

Only one (1) driveway is proposed on the subject property.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

The driveway is approximately 33 feet, less than the maximum allowed.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

The driveway is located approximately 125 feet from the nearest right-of-way, US 441, greater than the minimum separation required.

c. Not be located closer than 15 feet to any other property line.

The driveway is located approximately 35 feet from the nearest property line to the north, greater than the minimum separation required.

(e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

All vehicles shall be repaired within an enclosed building. On the rare occasion that a vehicle is stored temporarily for either repair or removal, it shall be located within the landscape-screened parking lot to the rear of the building.

(f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

If an outdoor speaker or public address system is proposed, it shall not be audible from single-family lands.

(g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

Trash shall be stored in an enclosed structure that is architectural compatible with and connected to the principal structure.

(h) *Testing.* Not test vehicles on residential streets.

No vehicle testing shall occur on residential streets.

(i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

No vehicles shall be parked or stored for sourcing, sale, or rent/lease.

(j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

On the rare occasion that a vehicle is stored temporarily for either repair or removal, it shall be for longer than 30 consecutive days. Abandoned vehicles shall be promptly removed from the subject property.

Article 5 - DENSITY, INTENSITY, AND DIMENSIONAL STANDARDS
Sec. 5.1. - Dimensional standards tables.

5.1.3 Dimensional standards in Business Districts. All primary and accessory structures in the business zoning districts are subject to the dimensional standards set forth in Table 5.1-3, Table of Dimensional Standards in the Business Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts

District and Use	Lots		Minimum Yards and Setbacks				Max. Height (ft.)	Max. Lot Coverage (incl. accessory struc-tures) [1]	Max. FAR [2]	Max. Gross Residential Density (DU/acre)
	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [5]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)				
CI [3]										
All uses	None	None	20	None	15	Sec. 5.2.2(B)	65 See note [8]	None	See note [2]	None

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.
[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.
[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)).

The Site Plan adheres to the CI dimensional standards, including lot size and dimension, minimum yards and setbacks, max building height, and max. FAR. The following is a summary demonstrating this consistency:

Min. area: ±38,637.72-square feet
Min. Width: 200.0-feet
Front setback: 45-feet (south)
Side setback: ±32-feet (east) and ±84-feet (west)
Rear setback: ±62-feet (north)
Max height: <65-feet
Max FAR: 0.19 for the proposed ±6,952-square foot building

5.2.3 *Height.*

(B) *Special height requirements in the CI and CP zoning districts.*

(1) All structures that are not excluded from height limitations in Section 5.2.3(A)(2) shall comply with the maximum height requirements found in Table 5.1-3.

The proposed building is less than the max 65-feet building height permitted in Table 5.1-3.

Article 6 - DEVELOPMENT STANDARDS

Sec. 6.1. Off-street parking and loading standards.

6.1.4 *Off-street parking standards.*

(A) *Location.*

(1) *General requirements.* Unless established in accordance with Subsection 6.1.11 of this section, Alternative compliance, all required off-street parking facilities shall be located on the same lot or parcel of land they are intended to serve. Required off-street parking areas for three or more automobiles shall be designed, maintained, and regulated so that no parking or maneuvering incidental to parking shall be on a public street or walk, and so that an automobile may be parked and unparked without moving another automobile.

All required off-street parking facilities are located on the subject property. The proposed use requires more than three (3) parking spaces. No off-street parking or maneuvering requires the use of public street or walk areas or moving another vehicle.

(B) *Amount required.*

(1) *Minimum off-street parking required.* All development allowed in accordance with Table 4.1-1, Table of Allowed Uses, shall provide at least the minimum amounts of off-street parking shown in the following Table 6.1-1, Minimum Off-Street Parking Standards:

Table 6.1-1. Minimum Off-Street Parking Standards		
Use Category	Use Type	Parking Standards
BUSINESS USES		
Vehicles, sales and services	Automobile repair and servicing	1 space per 400 sq. ft. floor area

The proposed ±6,952-square foot building requires a minimum 17 parking spaces. Per LDR §6.1.4(B)(5)(a), the max potential parking spaces that can be provided is 22 (125% of the minimum required). The Site Plan has 21 parking spaces.

6.1.5 Off-street loading standards. Off-street loading facilities are required by these LDRs so that vehicles engaged in unloading will not encroach on or interfere with public use of streets and alleys.

(A) *Plan required. A plan shall be submitted with every application for a building permit for any use or structure* required to provide off-street loading facilities. The plan shall accurately designate the required off-street loading spaces, access to such parking spaces, and the dimensions and clearances of such spaces.

Off-street loading facility is designated on the Site Plan, including location, access to parking area, dimensions, and clearance.

(B) *Location.* Each off-street loading space shall be directly accessible from a street or alley without crossing or entering any other required off-street loading space. Such loading space shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.

The loading space does not require crossing another loading space for access. The designated location is convenient and safe for vehicular ingress and access.

(C) *Amounts required.* Off-street loading spaces shall be provided and maintained as follows:

(1) *Retail commercial store, service establishment, storage warehouse, wholesale establishment, research or industrial plant, factory, freight terminal, restaurant, dry cleaning and laundry package plant, funeral home, or similar use.* Each retail commercial store, service establishment, storage warehouse, wholesale establishment, research or industrial plant, factory, freight terminal, restaurant, dry cleaning and laundry package plant, funeral home, or similar use shall provide off-street loading spaces as set forth in the following Table 6.1-2, Retail Off-Street Loading Standards:

Table 6.1-2. Retail Off-Street Loading Standards	
Size of Use (square feet)	Number of Spaces
Over 5,000 to 24,999	1

The proposed ±6,952-square foot building requires a single loading space.

6.1.7 *Design and maintenance standards.*

(A) *Parking dimensions.*

(1) *Generally.* Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of nine feet by 18 feet in size. Minimum aisle width shall be as shown in the following table:

Table 6.1-3. Off-Street Parking Aisle Dimensions		
Angle of Parking (degrees)	Aisle Width	
	One-Way (feet)	Two-Way (feet)
90	22	24

Parking spaces are 9-feet by 18-feet and drive aisles are a minimum of 24-feet wide.

(B) *Loading space dimensions.* Each off-street loading space shall have clear horizontal dimensions of 12 feet by 30 feet, exclusive of platforms and piers, and a clear vertical dimension of 14 feet.

The loading space is 12-feet wide, 30-feet long, and min. 14-feet vertical clearance.

(D) Landscaping and screening. All required off-street parking and loading areas shall comply with the provisions of Section 6.2, Tree protection/landscape/xeriscape standards, as they apply to parking and loading areas.

As demonstrated on the Site Plan and detailed in this section of the Justification Report, off-street parking and loading areas comply with the provisions of LDR §6.2.

6.1.9 *Accessible parking for disabled persons.*

(A) *Amount of accessible spaces.* Except as otherwise specified in these LDRs, required off-street parking areas shall have a number of level parking spaces that do not exceed a two percent grade, as set forth in Table 6.1-5, Required Accessible Parking Spaces, identified by above-grade signs as being reserved for physically handicapped persons. These spaces shall be included in the required number of parking space required in Table 6.1-1, Minimum Off-Street Parking Standards. Each parking space so reserved shall be not less than 12 feet in width and 18 feet in length.

Table 6.1-5. Required Accessible Parking Spaces	
Total Number of Parking Spaces on Lot	Required Number of Handicapped Parking Spaces
Up to 25	1

One accessible parking space is on the Site Plan, as required.

(B) *Location of handicapped spaces.* Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances. These parking spaces should be located so that physically handicapped persons are not compelled to wheel or walk behind parked cars to reach entrances, ramps, walkways and elevators.

The handicapped parking space is located directly in front of the proposed building's entrance. Parking area design ensures appropriate ramps and entrances are accessible.

6.1.10 *Pedestrian facilities.*

(A) *Required improvements.* Pedestrian pathways shall be provided in off-street surface parking lots with 100 or more parking spaces, in accordance with the following standards:

(1) Pedestrian crosswalks, at least ten feet in width, either raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials, shall be located between all primary building entrances and the parking areas serving those entrances; and

Although the parking area has fewer than 100 parking spaces, the Site Plan has a 5'-wide, striped pedestrian pathway from the building's main entrance to the street.

Sec. 6.2. Tree protection and landscaping standards.

6.2.1 *Tree protection standards.*

(D) *Tree planting, relocation, replacement, credit, banking.*

(5) *Tree removal.*

(a) When protected trees are allowed to be removed during land alteration/site clearing, the trees shall be identified by red flagging.

(b) The rights-of-way of proposed roads, the corners of proposed buildings, the location of proposed drainage basins, manmade lakes, areas that require fill and other improvements shall be rough staked and protective barricades shall be installed around trees designated for protection prior to on-site inspection. If, on inspection, these areas have not been identified, a re-inspection will not be done until violations have been corrected.

(c) A copy of the tree removal permit shall be posted on the site during these activities.

As shown on the ALTA/NSPS Land Title Survey submitted with this application, there are a few trees located on the site: a 12-inch and 15-inch black berry, a 9-inch and 16-inch hackberry, a 15-inch and 17-inch palm and a 27-inch live oak. As indicated on the Site Plan, these trees will be removed per City of Alachua LDR requirements.

6.2.2 *Landscaping standards.*

(D) *Landscape standards.*

(1) *Site landscaping.* For purposes of this section the number of trees required is rounded to nearest whole tree or shrub (e.g., if number of canopy trees needed to meet site

landscaping requirements is calculated at 9.5 trees then ten trees would be required). The following site landscaping shall be required for the following:

(c) *Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.*

(i) Three canopy trees per acre, planted on the primary or street-facing side, two canopy trees per acre planted on each of the sides and rear of each structure, and an additional four canopy trees for each 100 lineal feet of façade, planted in front of the façade. An existing canopy tree located on site 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.

(ii) Six ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.

(iii) 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 façade, 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 façade to facilitate adequate air circulation.

(iv) A combination of solid sod, seeding and sprigs to cover 100 percent 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 façade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.

(v) The site landscaping requirements found in Subsection 6.2.2(D)(1)(c)(i) and (ii) are reduced by 33% for those developments on sites which are one acre or less.

Onsite landscaping shall include, at minimum:

- **Two (2) canopy trees along the US 441 frontage;**
- **Two (2) canopy trees along the side and rear of the building;**
- **Three (3) additional canopy trees along the US 441 frontage;**
- **Four (4) ornamental/understory trees, two (2) in front of the building and one (1) per two of the remaining building sides;**
- **A continual row of shrubs or shrub masses of three or more species around the entire building perimeter, except where access to the building entrance, vehicular bays, utility connections, and mechanical equipment is required; and**
- **Sod where construction activities have disturbed native vegetation.**
- **The quantity of landscape plantings accounts for the less than one-acre site.**

(2) *Parking lot landscaping.*

(a) *Interior landscaping.* All parking lots shall provide and maintain the following landscaped planting areas within the interior of the parking lot. These standards shall not apply to parking structures or vehicle display areas.

(i) Each planting area shall contain an area adequate to accommodate the root growth of the plant material used. The size of the planting area and size of plant material at maturity shall allow for a two and one-half foot bumper overhang from the face of the curb.

Landscape areas accommodate appropriate root plates and growth of the chosen plantings.

(ii) Interior planting areas shall be located within or adjacent to parking areas, consisting of one or more of the following:
   a. Landscaped islands located at the end of parking bays; or
   b. Landscaped islands located between parallel rows of cars, used to visually separate parking areas; or
   c. Landscaped driveway medians with a minimum width of six feet if curbed or a minimum width of ten feet if not curbed; or
   d. Landscaped areas adjacent to parking lots, interior to the development area.

Landscape areas are in landscaped islands or adjacent to vehicular use areas.

(iii) Each interior planting area shall contain locally adapted trees and shrubs at the following rate:.
   a. Trees shall be required at the minimum rate of one canopy or ornamental/understory tree for every 1,800 square feet, or portion thereof, of the total parking lot area.
   b. Shrubs shall be required at the minimum rate of ten shrubs per landscaped island.
   c. Tree islands must be located no more than 11 parking spaces from another tree island or landscaped island at end of parking bay.
   d. No parking space shall be separated from the trunk of an interior parking lot ornamental or canopy tree by more than 80 feet;
   e. In cases where the configuration or topographical constraints of an existing site make the placement of required site landscaping impractical, the LDR Administrator may approve up to 50 percent of the required landscaping to be planted on an adjacent public property in accordance with Subsection 6.2.2(D)(9) of this section, Alternative landscape plan.
   f. The interior planting requirements found in [Subsection] 6.2.2(D)(2)(iii)a and b are reduced by 50 percent when all parking bays within the parking lot area are located in the rear or side of the property.
   g. Parking lot area shall be calculated as the paved or unpaved area dedicated to the short- or long-term parking or unloading of vehicles, including associated drive-aisles adjacent to parking bays or loading areas.

Landscape material consists of locally adapted plantings.

(iv) All planting areas shall be stabilized with ground covers, mulching, or other approved materials to prevent soil erosion and allow rainwater infiltration, and shall be irrigated or utilize a xeriscape irrigation alternative.

Landscaped areas are stabilized.

(v) All planting areas shall be protected from vehicle damage by the installation of curbing, wheel stops or other comparable methods.

All plantings are protected from vehicle damage.

(b) *Parking lot buffer.* All parking lots shall have landscape buffers around their exterior perimeter that shall be composed of trees, shrubs, ground cover and turfgrass as follows:

(i) The buffer shall form a continuous visual screen, excluding required site clearances at driveways. It shall be placed and located to ensure visibility and safety of pedestrians on the public street and persons in the parking lot.

The parking lot buffer provides a continuous visual screen.

(ii) The buffer for the parking lot shall be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas.

The parking lot buffer is located on the exterior of the parking lot.

(iii) The buffer for the parking lot 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.

The buffer is a minimum of five-feet and average of seven-feet.

(iv) The parking lot buffer shall have a minimum of:
a. Four canopy trees for every 100 lineal feet of buffer.
b. Two understory/ornamental trees per 100 lineal feet of buffer.
c. 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.
d. Other landscaping materials provided to meet any other requirement of this section may be considered a part of and count toward the requirement parking lot buffer, if such materials are located within 30 feet of the parking lot area.

The site's north, south, and west shall each have a parking lot buffer consisting of a minimum eight (8) canopy trees, four (4) understory/ornamental trees, and a continuous row of shrubs. Landscaping requirements for the business use, parking lot, and the perimeter buffers, and the arterial roadway buffer shall count towards the parking lot buffer requirement.

(v) Any area of the parking lot buffer that is not covered in trees or shrubs shall be planted in ground cover, turfgrass or mulch. It is recommended that the area adjacent to the wheel stop is planted in turfgrass for maintenance purposes.

The parking lot buffer not covered by trees or shrubs is planted in ground cover, turfgrass (sod), or mulch.

(3) *Perimeter buffers.*
(c) *Buffer class application.* Table 6.2-2, Buffer Class Application, below specifies the type of landscaped perimeter buffer that must be installed adjacent to an existing use or vacant land. The proposed uses are designated with their associated use class and cross-referenced with the numbered columns along the horizontal row

under the adjacent use heading. The buffer type is indicated by letter and the total buffer width in feet is indicated by number.

Table 6.2-2. Buffer Class Application											
Letter = Buffer type; Number = Required width in feet											
A = Type A; B = Type B; C = Type C; D = Type D; N = No buffer required											
Proposed Use		Adjacent Use									
		Residential Uses			Public and Institutional Uses			Commercial Uses			
		1	2	3	4	5	6	7	8	9	10
Residential uses											
9	Commercial parking, self-service storage, vehicle sales and services	D 15	D 15	C 15	D 15	D 10	D 10	C 7.5	C 7.5	A 7.5	B 5
[1] In cases where a business property containing a freestanding restaurant abuts a residential district, the buffer shall be a minimum of 30 feet in width.											

A Type A buffer is located along the north and east boundaries where the site abuts Commercial uses. A 15' buffer is located along the site's frontage, on US 441, per the US 441/I-75 Gateway Overlay requirements (LDR §3.7.2(C)(5)(d)).

(f) *Development within perimeter buffers.*

(i) The required buffer shall not contain any development, impervious surfaces, or site features that do not function to meet the standards of this section or that require removal of existing vegetation, unless otherwise permitted in these LDRs.

The buffers do not contain any development, impervious surfaces, or site features that do not function to meet the standards of this section or that require removal of existing vegetation.

(ii) No grading, development, or land disturbing activities shall occur within the buffer unless approved by the LDR Administrator.

Approval from the LDR Administrator in the event grading, development, or land disturbance is necessary within the buffers.

(iii) Sidewalks and trails may be placed in perimeter buffers, provided damage to existing vegetation is minimized.

A sidewalk connection on the property's west boundary is the only sidewalk/trail proposed. The sidewalks along US 441 and NW 161st Terrace currently exist and are within the right-of-way.

(iv) Except for stormwater management facilities and necessary direct interconnections to existing systems, utilities are not permitted in perimeter buffers.

The site has existing utilities with associated utility easements along the east, south, and west boundaries. Landscape materials meet minimum separation requirements. An interconnection to the master Stormwater Management Facility located to the north is required within the north buffer.

6.2.3 *Screening standards.*

(B) *Waste receptacles.* Waste receptacles shall be screened with one of the following materials:

(1) A solid fence at least six feet in height constructed of wood, masonry, stone, finished (non-reflective) metal, or other similar materials, or

The onsite waste receptacle is screened per the US 441/I-75 Gateway Overlay requirements (LDR §3.7.2(C)(5)(a)(iv)).

(C) *Service areas.* Service areas shall be screened with either a solid wood, masonry, stone, or finished (non-reflective) metal fence, or a fence constructed of other similar materials, at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque hedge-like barrier and attaining a minimum height of six feet within three years of planting.

No service area is proposed.

(D) *Mechanical equipment.* Mechanical equipment shall be screened with a either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials, at least three feet in height or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within two years of planting.

Mechanical equipment is screened with a either a solid fence at least three feet in height or a landscaping screen.

(E) *Arterial frontage.* Arterial frontage shall be screened with a series of canopy and understory trees, shrubs and ground cover, as follows:

(1) *Canopy trees.* Four canopy trees every 100 lineal feet of arterial frontage placed approximately every 25 feet; the width of the paved driveways at the property lines shall not be counted towards the arterial frontage requirement;

(2) *Understory/ornamental trees.* Three understory/ornamental trees every 100 lineal feet of arterial frontage;

(3) *Shrubs and ground cover.* A continuous row of shrubs or groups of shrubs that forms an opaque screen for the entire length of arterial frontage; or

(4) *Alternative screening.* An alternative screen consisting of a solid wood fence at least six feet in height with the minimum number of canopy trees to provide a substantially opaque barrier.

The site's frontage along US 441 is 200.00 feet. Landscaping along this frontage consists of eight (8) canopy trees, six (6) understory/ornamental trees, and a continuous row of shrubs or group of shrubs that create an opaque screen for the entire frontage.

Sec. 6.4. Exterior lighting standards.

6.4.3 *General standards.*

(A) *Hours of illumination.* Lands on which public and institutional uses or business uses are located (see Table 4.1-1, Table of Allowed Uses), that are adjacent to existing residential development or vacant land in residential districts, shall turn off all lighting during nonoperating hours, except lighting that is necessary for security, safety, or identification

purposes. The public and institutional uses and business uses may activate on-site motion sensor devices for emergency purposes.

The site is not located adjacent to residential uses or vacant lands in a residential district.

6.4.4 *Design standards.*

A photometric plan was submitted with the Site Plan application and identifies lighting specifications as well as consistency with City of Alachua lighting design standards listed in LDR §6.4.4.

Sec. 6.5. Signage.
6.5.4 *Permanent signs allowed.* The following permanent signs are allowed:
(C) *In business districts.*

Onsite signs meet the US 441/I-75 Gateway Overlay requirements (LDR §3.7.2(C)(5)(h)).

Sec. 6.7. Open space standards.
6.7.3 *General standards.*
(A) *Amounts of open space required.* Development shall provide at least the minimum amounts of open space set-aside identified in the following Table 6.7-1, Open Space Set-Aside:

Table 6.7-1. Open Space Set-Aside	
Type of Land Use	Minimum Percent of Gross Site Area Designated as Open Space
Business	10

A minimum 10% open space is provided.

(B) *Calculations.* For purposes of complying with this section:
(2) *Required landscaping and tree protection zones.* Areas occupied by required landscaping and tree protection zones shall be counted towards the open space set-aside.

Areas occupied by required landscaping and tree protection zones count towards the open space set-aside.

6.7.4 *Design standards.* Land set aside as open space shall comply with the following standards:
(A) *Location.* Where relevant and appropriate, open space set-aside area should be readily accessible and usable by residents and users of the development. Where possible, a portion of the open space set-aside should provide focal points for the development.

Development focal points are located along the site's US 441 frontage.

6.7.6 *Protection and maintenance.*
(A) *Dedicated to homeowners' or property owners' association.* Wherever possible, all open space set aside areas shall be owned jointly or in common by the owners of the development through a recognized homeowners' or property owners' association, which should be established in accordance with the following:

A property owners' association for HighPoint Crossing, established in accordance with LDR 6.7.6(A), manages open space set-asides.

Sec. 6.8. Design standards for business uses.

6.8.2 *Design standards for business uses.*

(B) *Connections to sidewalk system.*

(1) When a sidewalk system exists within a right-of-way which is contiguous to the development, a minimum of one pedestrian connection to the sidewalk system shall be provided. On-site pedestrian circulation patterns shall be configured to provide safe and convenient access from the off-site sidewalk system to the main entrance(s) of the building(s). Sidewalks shall be constructed in accordance with Subsection 7.3.2(B), Configuration.

A pedestrian connection is located along the west property boundary to connect to the sidewalk along the NW 161st Terrace right-of-way.

(C) *Interconnectivity with adjacent business uses.*

(1) All uses subject to this section shall provide interconnection with adjacent existing compatible developments through one or more of the following methods:

(b) Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross-access corridor.

Internal drive aisles have been extended to both the north and the east property boundaries to allow interconnectivity to adjacent properties. Cross access agreements among the north and east adjoining properties allow circulation between sites.

6.9.6 *High natural groundwater aquifer recharge standards.*

(C) *High natural groundwater aquifer recharge area standards.* Development within areas designated as high natural groundwater aquifer recharge areas shall comply with the following standards:

(1) *No drainage wells or sinkholes for stormwater management.* Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers.

No drainage wells or sinkholes are located on site.

(2) *Development in areas with existing wells.* Where development is proposed in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 62-28, Florida Administrative Code. The site and development plan shall clearly indicate that the proposed stormwater disposal methods meet requirements established in this subsection.

There are no existing/proposed wells on site, except for those required for monitoring.

(3) *Well construction, modification and closure.* Well construction, modification, or closure shall be regulated in accordance with the criteria established by the SRWMD and the Florida Department of Health the Florida Department of Environmental Protection and such other agencies as may be legally designated to have such oversight authority from time to time.

There are no existing/proposed wells on site, except for those required for monitoring.

(4) *Abandoned wells.* Abandoned wells shall be closed in accordance with the criteria established by Chapter 62-28, Florida Administrative Code.

There are no abandoned wells on site.

(5) *No discharge of regulated material.* No person shall discharge or cause to or permit the discharge of a regulated material to the soils, groundwater, or surface water of any high natural groundwater aquifer recharge area.

No discharge of a regulated material to the soils, groundwater, or surface water is proposed.

(6) *Regulated material storage system.* No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, within any high natural groundwater recharge area, except as is necessary for maintenance or testing of those components.

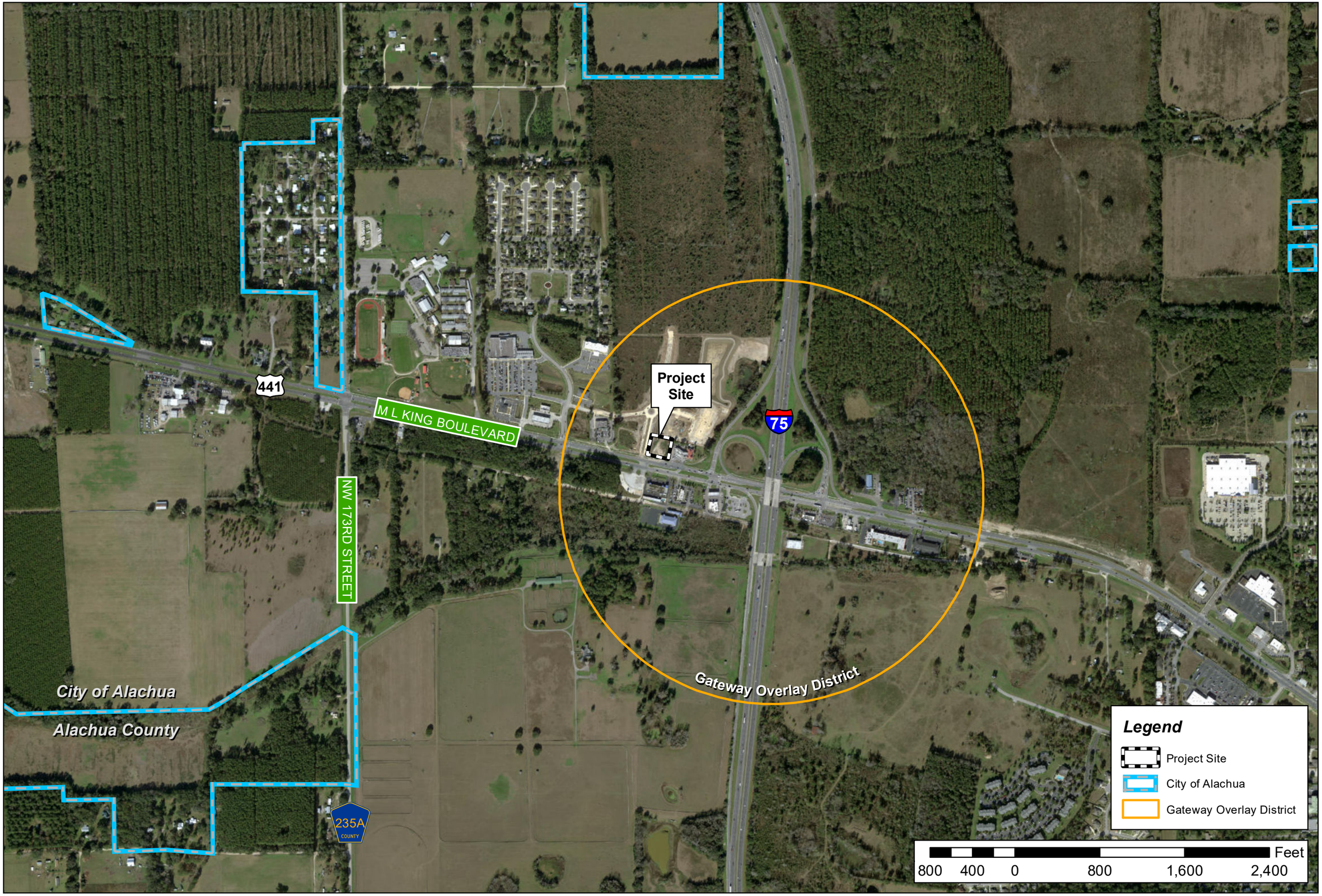
No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as is necessary for maintenance or testing of those components.

Application Package
Table of Contents

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

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcel # 03049-003-000 and a Portion of 03049-000-000
City of Alachua, FL



NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude Of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983

Prepared by: Employee 640
Date: 1/17/2022

Professional Consultants

Document Path: N:\2021\21-0395\Admin & Information\07_Maps\GIS\MXDs\1A.mxd

ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcel # 03049-003-000 and a Portion of 03049-000-000
City of Alachua, FL

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel_1: 30.750000
Standard Parallel_2: 29.583333
GCS_North_American_1983

Prepared by: Employee 640
Date: 1/17/2022

Professional Consultants

Document Path: N:\2021\21-0395\Admin & Information\07_Maps\GIS\MXDs\1B.mxd

ILLUSTRATION 2A:
FLU MAP

ILLUSTRATION 3A:
ZON MAP

Alachua County Tax Parcel # 03049-003-000 and a Portion of 03049-000-000 City of Alachua, FL

NW 163RD LANE

NW 161ST TERRACE

M L KING BOULEVARD

441

CI

Project Site
±0.89 Acres

CI

CI

CI

NORTH

Legend

- Project Site
- Alachua County Tax Parcels

City of Alachua Zoning

- (CI) Commercial, Intensive

80 40 0 80 160 240 Feet

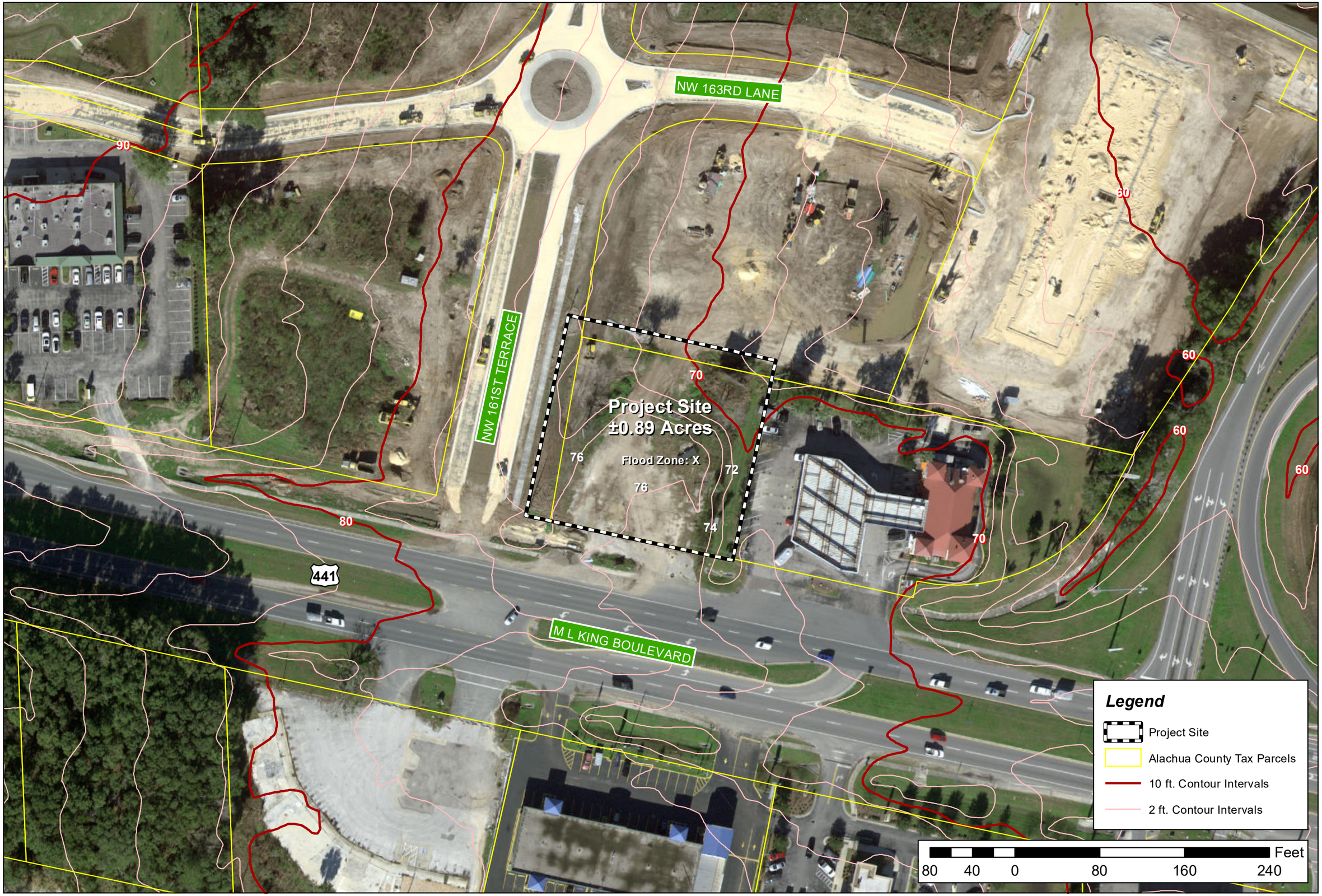
Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel_1: 29.583333
Standard Parallel_2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee 640
Date: 1/17/2022

CHW Professional Consultants

Document Path: N:\2021\21-0395\Admin & Information\07_Maps\GIS\MXDs\3A.mxd

ILLUSTRATION 4:
ENV MAP



Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude Of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Linear Unit: Foot_US
GCS_North_American_1983

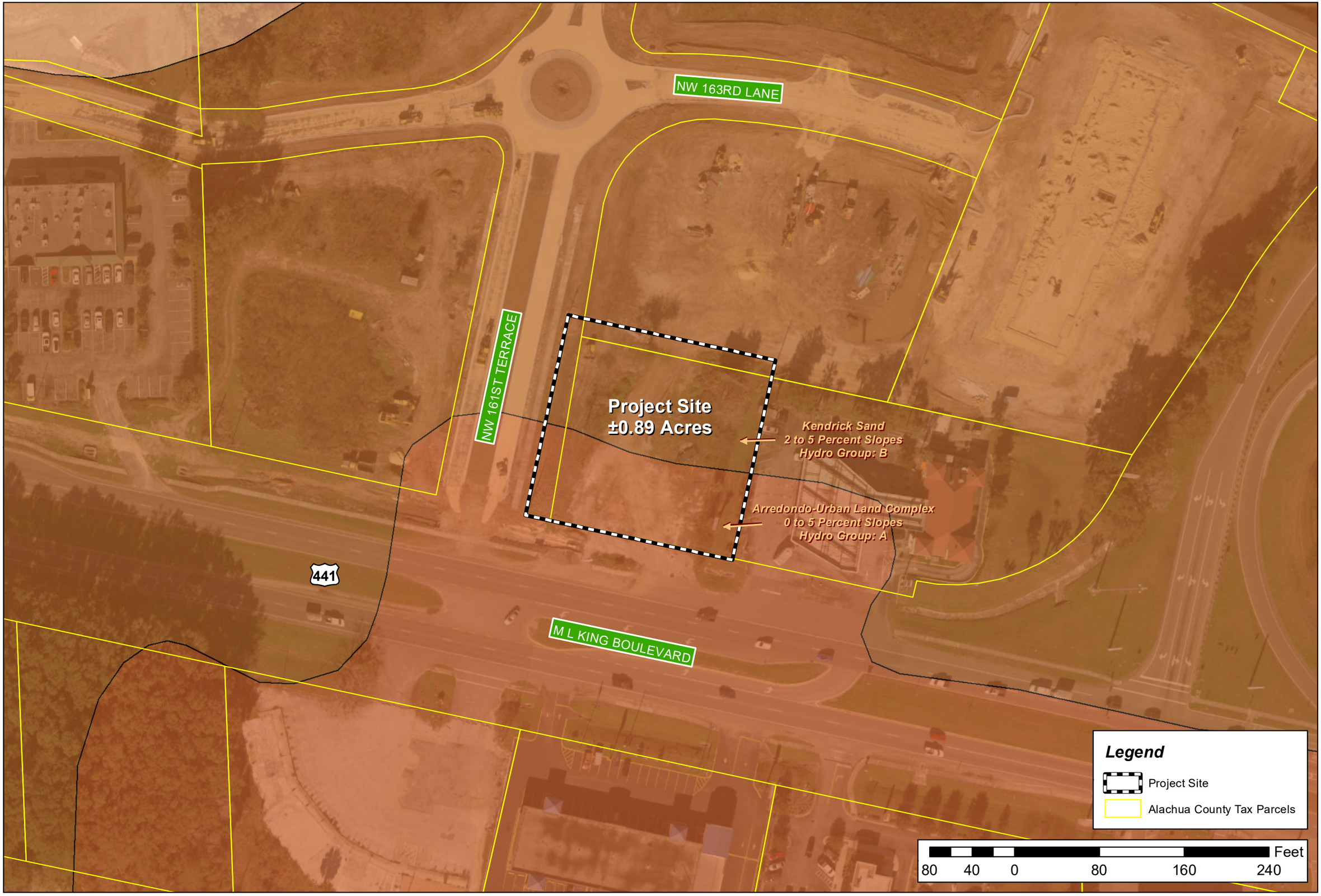
Prepared by: Employee 640
Date: 1/17/2022

Document Path: N:\2021\21-0395\Admin & Information\07_Maps\GIS\MXDs\4.mxd

Professional Consultants

ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcel # 03049-003-000 and a Portion of 03049-000-000 City of Alachua, FL



NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903
Projection: Lambert_Conformal_Conic
False Easting: 656166.6000000100
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Scale Factor: 1.000000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee 640
Date: 1/17/2022

Professional Consultants

Document Path: N:\2021\21-0395\Admin & Information\07_Maps\GIS\MXDs\5.mxd

SITE PLANS
FOR:

ALACHUA TIRE

ALACHUA COUNTY, FLORIDA

SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST

SUBMITTED TO:

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FLORIDA DEPARTMENT OF TRANSPORTATION
CITY OF ALACHUA

GENERAL NOTES

1. DEVELOPMENT DATA:

	PROPOSED DEVELOPMENT		
OVERALL SITE AREA=	38,630 S.F.	100.0%	0.89 ACRES
BUILDING FOOTPRINT AREA=	6,952 S.F.	18.0%	
CONC./PAVE AREA=	19,790 S.F.	51.2%	
TOTAL IMPERVIOUS AREA=	26,742 S.F.	69.2%	
OPEN AREA=	11,888 S.F.	30.8%	

DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±6,952 SF AUTO SHOP AND SALES BUILDING, WITH PARKING, DRAINAGE INFRASTRUCTURE, AND ASSOCIATED UTILITY INFRASTRUCTURE.

2. MINIMUM BUILDING / YARD SETBACKS PER COMMERCIAL INTENSIVE ZONING ARE AS FOLLOWS:

PRIMARY BUILDING (CI)
FRONT: 20'
SIDE: N/A
REAR: 15'

MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MAX BUILDING HEIGHT	65'
MAX LOT COVERAGE	NONE
PROPOSED FAR	0.18

3. PARKING CALCULATIONS:
CAR: 1 SPACE PER 400 SQ. FT. FLOOR AREA
6,952 SQ. FT. / 400 SQ. FT. = MINIMUM 17 SPACES
17 SPACES X 125% = MAXIMUM 21 SPACES
PROVIDED: 21 SPACES TOTAL

ACCESSIBLE SPACES:
REQUIRED = 1
PROVIDED = 1

BICYCLE: 1 SPACE/10 CAR SPACES = 21 / 10 = 3 SPACES REQUIRED;
4 SPACES PROVIDED

4. DATE OF BOUNDARY SURVEY:
A BOUNDARY SURVEY WAS COMPLETED BY CHW AND DATED DECEMBER 9, 2021.

5. UTILITIES:
-POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

-SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

-ELECTRIC SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

-GAS SERVICE WILL BE PROVIDED BY GRU.

6. DRAINAGE:
THE SITE DRAINS TO A PREVIOUSLY PERMITTED AND CONSTRUCTED MASTER SYSTEM WHICH WAS DESIGNED TO COMPLY WITH ALL OF THE CITY OF ALACHUA AND SRWMD CRITERIA.

7. NATURAL FEATURES:
TOPOGRAPHY WILL SLOPE FROM WEST TO EAST WITH MODERATE SLOPES. THERE ARE NO OTHER NATURAL SITE FEATURES.

8. ZONING/LAND USE INFORMATION AND COMPLIANCE:
COMMERCIAL INTENSIVE (CI) ZONING DISTRICT DESIGNATION.

THE PROPOSED FACILITIES ARE CONSISTENT WITH THE COMMERCIAL INTENSIVE DEFINITION PROVIDED IN ARTICLE 4 OF THE LDRS. PER ARTICLE 4 OF THE LDRS, AUTOMOBILE REPAIR AND SERVICING IS A PERMITTED USE WITHIN THE COMMERCIAL INTENSIVE ZONING DISTRICT WITH A SPECIAL EXCEPTION.

PER ARTICLE 6 OF THE LDRS, THE PROPOSED SITE IS CONSISTENT WITH ALL APPLICABLE DEVELOPMENT STANDARDS. COMPLIANCE WITH REQUIRED PARKING CAN BE FOUND IN NOTE 3 ON THIS SHEET. THERE ARE EXISTING TREES ON SITE AND THE PROPOSED LANDSCAPING FULFILLS GENERAL SITE, MITIGATION, AND BUFFER REQUIREMENTS. THE PROPOSED STORMWATER CONVEYANCE SYSTEM AND EROSION PROTECTION PROPOSED FULFILL ENVIRONMENTAL PROTECTION STANDARDS THROUGH THE USE OF BMPS.

9. CONCURRENCY IMPACT ANALYSIS:
INCLUDED WITH THIS SUBMITTAL.

10. LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO: 2076-5472355, DATED JULY 15, 2021)
A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET, THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00' TO THE POINT OF BEGINNING.

TOGETHER WITH:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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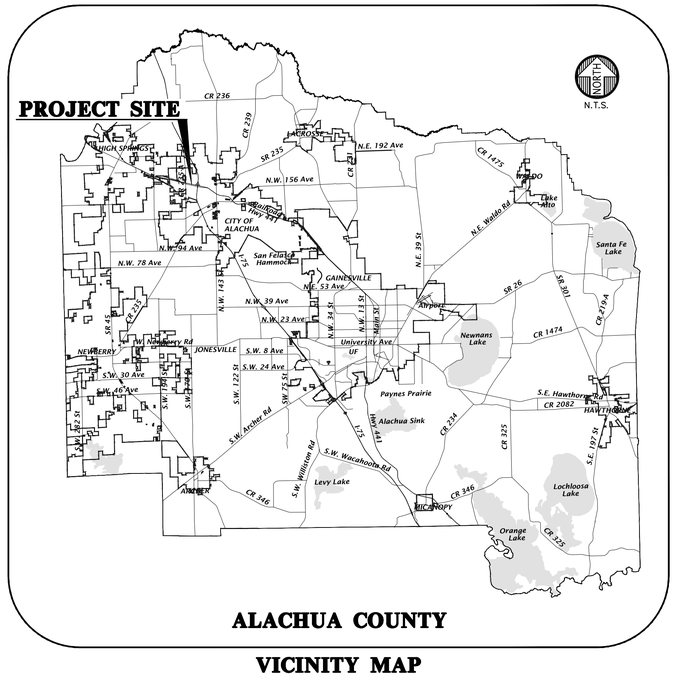
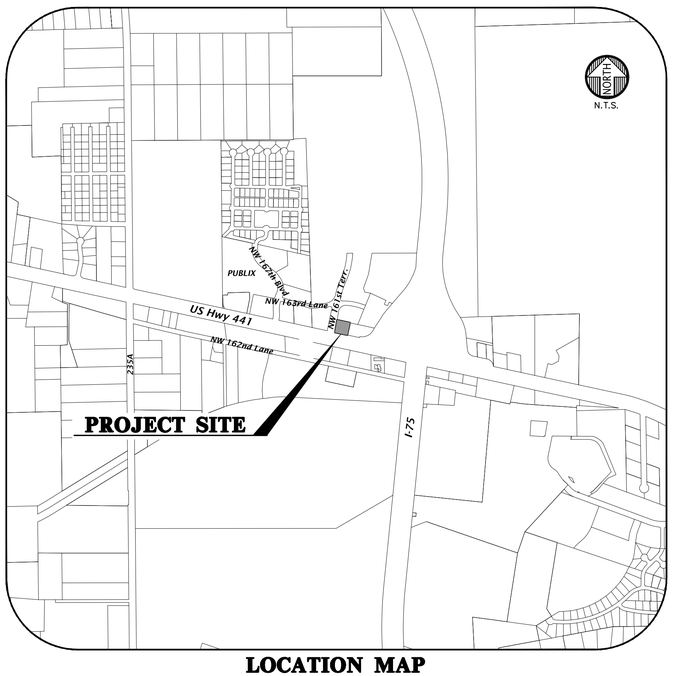


ALACHUA COUNTY

VICINITY MAP



LOCATION MAP

BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH

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

1-800-432-4770

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
1 OF 1	ALTA/NSPS LAND TITLE SURVEY
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.21	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS
C0.30	DEMOLITION AND TREE PROTECTION PLAN
C1.10	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C1.20	ACCESSIBILITY SITE PLAN AND DETAILS
C2.10	DETAILED GRADING AND DRAINAGE PLAN
C2.30 - C2.33	CONSTRUCTION DETAILS
C3.10	DETAILED UTILITY PLAN
LS-1	LANDSCAPE NOTES, DETAILS, & SCHEDULE
LS-2	LANDSCAPE PLAN
IR-1	IRRIGATION PLAN, DETAILS, & SCHEDULE
P1	PHOTOMETRIC PLAN
P2	LIGHTING STATISTICS, LEGEND, AND DETAILS
P3	ELECTRIC SITE PLAN
P4	SPECIFICATION LEGEND AND DETAILS
A-100	ARCHITECTURAL FLOOR PLAN
A-200C	ARCHITECTURAL EXTERIOR ELEVATIONS
A-801	DUMPSTER ENCLOSURE & AIR INFLATOR DETAILS

SURVEYOR OF RECORD

AARON HICKMAN, P.S.M.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

LANDSCAPE ARCHITECT

JOHN-MICHAEL SIMPSON, L.A.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

DEVELOPER/OWNER

MATT CASON, MANAGER
CONCEPT DEVELOPMENT, LLC.
1449 SW 74TH DR, SUITE 200
GAINESVILLE, FL. 32607
(352) 333-3233

PHOTOMETRIC

BILL STORMANT, PE
5304 NW 173 ST.
ALACHUA, FL. 32615
stormantwt@cox.net

ENGINEER OF RECORD

DANIEL H. YOUNG, P.E.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/20/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: COVER SHEET AND INDEX

TECHNICIAN: T.F. COWART
DESIGNER: N. CUTCHENS P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C0.00

Tools: nlotter Plot Date: Apr 25,2022 3:52pm Filename: N:\2021\21-0395\Department\04_Engineering\03_DWGs\Production Files\21-0395 CV.dwg

ALTA / NSPS LAND TITLE SURVEY

LOCATED IN GOVERNMENT LOT 7, SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

GRAPHIC SCALE
0 10 20 40

SCHEDULE B-II EXCEPTIONS:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO: 2076-5473355, DATED JULY 15, 2021)
ITEM # 9 THIS PARCEL IS SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT BETWEEN ALACHUA A ONE, LLC AND CITY OF ALACHUA RECORDED IN BOOK 4650, PAGE 887. (GRAPHICALLY SHOWN HEREON)

ITEM # 10: THIS PARCEL IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVIDERS AGREEMENT FOR HIGHPOINT CROSSING BETWEEN ALACHUA A ONE LLC AND THE CITY OF ALACHUA RECORDED IN BOOK 4632, PAGE 640. (GRAPHICALLY SHOWN HEREON)

ZONING INFORMATION:

(PER WWW.MAPGENIUS.ALACHUACOUNTY.US & MUNICODE.COM)

ZONING: COMMERCIAL, INTENSIVE (CI)

BUILDING SETBACKS:
FRONT: 20'
REAR: 15'
SIDE: 0'

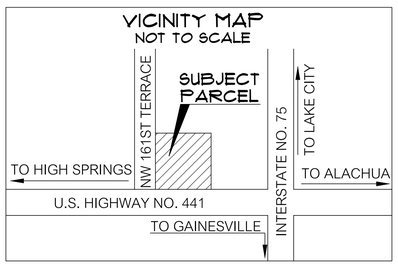
BUILDING REQUIREMENTS:
BUILDING HEIGHT: 65' (200' USING THE SPECIAL EXCEPTION PROCESS)
FLOOR AREA RATIO: NONE

VERIFIED VERTICAL & HORIZONTAL DATA TABLE

TEST HOLE #	GROUND ELEVATION	TOP ELEVATION	SERVICE	SIZE	TYPE	NORTHING	EASTING
VVH-1	75.86'	74.01'	WATER	2"	PVC	297391.13	2597256.87
VVH-2	76.65'	72.93'	ELEC	4"	PVC	297434.40	2597235.59
VVH-3	76.67'	73.89'	GAS	4"	PLASTIC	297435.75	2597234.23
VVH-4	77.03'	71.23'	SS FM	8"	PVC	297417.16	2597219.77
VVH-5**	75.85'	+/-65.35'	ELEC	N/A	DUCT	297382.14	2597261.72

VVH-5**: APPEARS LINE WAS BORED. LINE COULD NOT BE FOUND VIA VACUUM EXCAVATION WITHIN 8' OF SURFACE. APPROXIMATE DEPTH FOUND USING GPR/INDUCTION.

VICINITY MAP
NOT TO SCALE



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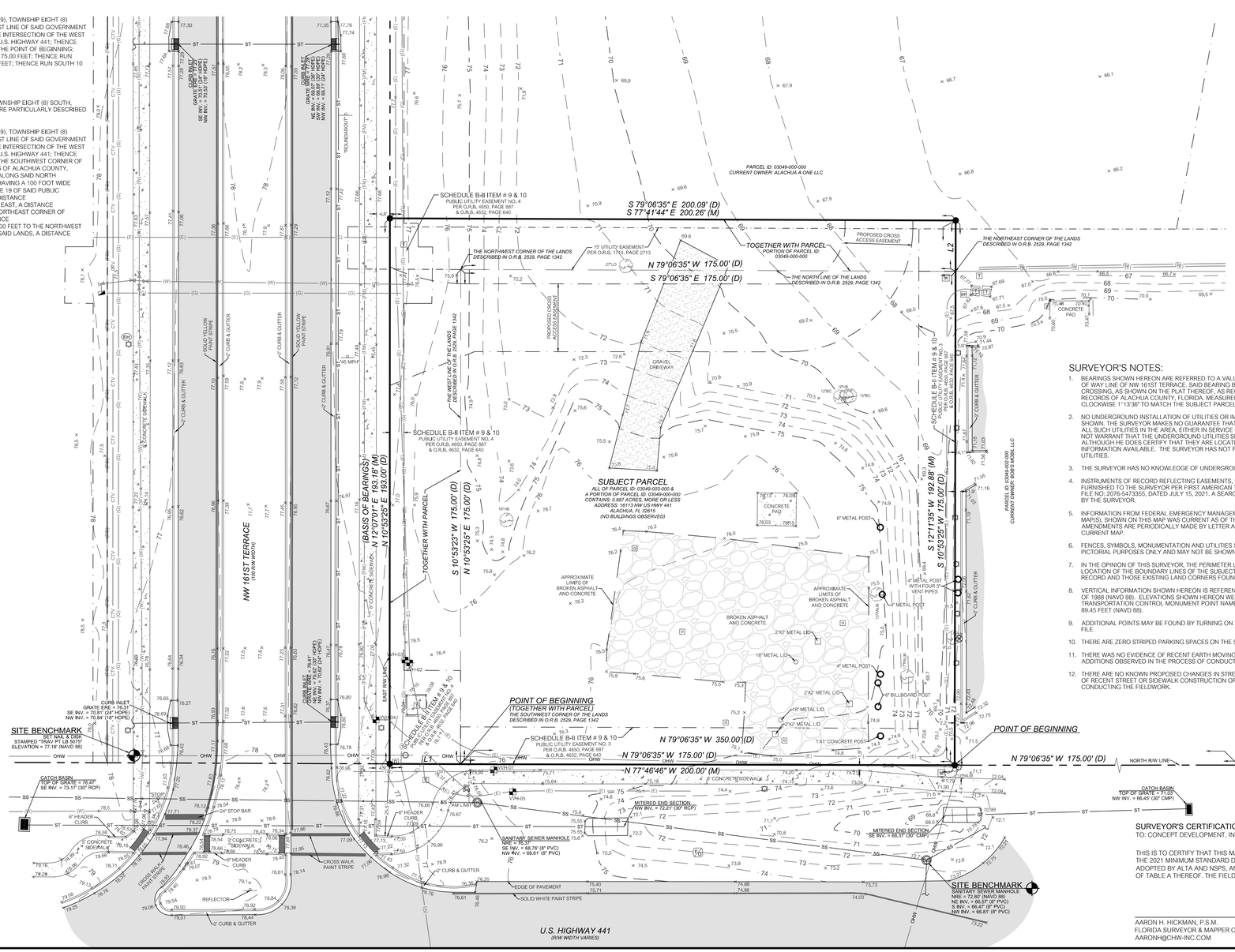
LEGEND:

= BENCHMARK
= SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
= TRANSFORMER
= WOODEN POWER POLE
= CONCRETE LIGHT POLE
= ELECTRIC BOX
= ELECTRIC HANDHOLE
= CLEANOUT
= SANITARY SEWER MANHOLE
= SEWER VALVE
= STORM SEWER MANHOLE
= STORM INLET
= CURB INLET
= GAS LINE MARKER
= FIBER OPTIC BOX
= TELEPHONE PEDESTAL
= WATER VALVE
= WATER METER
= SIGN
= TREE (SIZE AND TYPE AS NOTED)
= POST (SIZE & TYPE AS NOTED)
= MONITORING WELL
OHW = OVERHEAD WIRE
SS = SANITARY SEWER LINE
ST = STORM SEWER LINE
(W) = UNDERGROUND WATER LINE PER PLANS
(FO) = UNDERGROUND FIBER OPTIC LINE PER PLANS
(G) = UNDERGROUND GAS LINE PER PLANS
CTV = UNDERGROUND CABLE TV LINE PER PLANS
(E) = UNDERGROUND ELECTRIC LINE PER PLANS
(FM) = UNDERGROUND FORCE MAIN LINE PER PLANS
75 = CONTOUR LINE
= END OF FEATURE NOT DETERMINED
= ASPHALT SURFACE
= CONCRETE SURFACE
= BROKEN ASPHALT & CONCRETE SURFACE
= DETECTABLE WARNING SURFACE
= GRAVEL SURFACE
(D) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
HWY = HIGHWAY
NRE = NORTH RIM ELEVATION
SRE = SOUTH RIM ELEVATION
WRE = WEST RIM ELEVATION
ERE = EAST RIM ELEVATION
NAVD = NORTH AMERICAN VERTICAL DATUM
X 75.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 75.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
LO = LIVE OAK
HB = HACKBERRY
BC = BLACK CHERRY
INV = INVERT
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
CMP = CORRUGATED METAL PIPE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0120D, EFFECTIVE DATE: JUNE 16, 2006.



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF NORTH 12°07'01" WEST FOR THE EAST RIGHT OF WAY LINE OF NW 161ST TERRACE. SAID BEARING BEING IDENTICAL TO THE PLAT OF HIGHPOINT CROSSING, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 19 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. MEASURED BEARINGS SHOULD BE ROTATED COUNTER - CLOCKWISE 1° 13'36" TO MATCH THE SUBJECT PARCEL DESCRIPTION.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO: 2076-5473355, DATED JULY 15, 2021. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
8. VERTICAL INFORMATION SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS SHOWN HEREON WERE DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT POINT NAME 2602018BM1, WITH A PUBLISHED ELEVATION OF 89.45 FEET (NAVD 88).
9. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
10. THERE ARE ZERO STRIPED PARKING SPACES ON THE SUBJECT PARCEL.
11. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SURVEYOR'S CERTIFICATION:

TO: CONCEPT DEVELOPMENT, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY & PROVIDENCE TITLE COMPANY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a)(b1)(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 AND 20, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 9, 2021.

AARON H. HICKMAN, P.S.M.
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 6791
AARONH@CHW-INC.COM

DATE OF PLAT OR MAP:

1801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" = 20'
VERIFY SCALE BAR IS CORRECT ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1" 2"

SEE SURVEYOR'S CERTIFICATE

CERTIFIED TO:

SURVEY DATE:	REVISION DATE:
12/09/2021	04/11/2022

TECHNICIAN:	CREW CHIEF:	DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
KWM		AHH	AHH	21-0395.01

FIELD BOOK & PAGE: 629 / 13 - 15

04/11/2022 REVISION: ADDED VVH INFORMATION

AARON H. HICKMAN
SEE SURVEYOR'S CERTIFICATE
Professional Surveyor & Mapper Fla. License No. 6791

This map prepared by:
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

Tech: kevins Plot Date: Apr 11, 2022 8:42am Filename: K:\2021\21-0395\Department\01_Survey\DWG\21-0395.01 PRE CON ALTA.dwg

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A ALTA/NSPS LAND TITLE SURVEY AND COMPLETED BY THIS COMPANY, CHW, INC., AND DATED DECEMBER 9, 2021.

2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.

4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.

5. 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.

6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.

9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.

11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.

14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSTALLED AND INSPECTED BY CITY OF ALACHUA PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.

15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.

17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.

18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (FY 2021-22 ROAD CONSTRUCTION), AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JANUARY 2022, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.

21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.

22. ALL STRIPING WITHIN THE FDOT RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.

24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.

25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE CITY OF ALACHUA PRIOR TO INITIATION OF SITE CONSTRUCTION.

26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.

27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2018 EDITION, SECTION 120.

28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).

29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT STANDARDS PLANS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE FDOT AND CITY OF ALACHUA.

2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.

2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.

3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.

4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.

5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.

6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:

A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.

B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

C. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.

D. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.

E. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

F. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.

3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.

7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.

8. AS DETERMINED NECESSARY AND DIRECTED BY CITY OF ALACHUA OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX 120-001 AND 120-002.

9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.

C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.

11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.

12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.

13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.

14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.

15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.

16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX 524-001 AND FDOT INDEX 425- AND 430- SERIES AS APPROPRIATE. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.

18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.

19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE WATER TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.

20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.

21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

WATER AND WASTEWATER GENERAL NOTES

1. THE UTILITY PLAN AND PLAT SHOWS ALL PUBLIC UTILITY EASEMENTS (PUES) IN A METES AND BOUNDS FORMAT. THE OWNER MAY CHOOSE TO GRANT THE METES AND BOUNDS EASEMENTS AS SHOWN, OR A BLANKET EASEMENT OVER THE ENTIRE PROPERTY, PROVIDED FACILITIES ARE INSTALLED WITHIN THE PRESCRIBED DISTANCES AS SHOWN ON THE UTILITY PLANS AND IN ACCORDANCE WITH THE UTILITY SEPARATION REQUIREMENTS
2. ALL CONSTRUCTION MATERIALS AND METHODS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS SHALL BE IN CONFORMANCE WITH CITY'S DESIGN & CONSTRUCTION STANDARDS, LATEST EDITION.
3. POTABLE WATER AND WASTEWATER MAINS SHALL MAINTAIN A MINIMUM 10 FEET HORIZONTAL AND 1.5 FOOT VERTICAL SEPARATION. POTABLE WATER MAINS TO BE INSTALLED ABOVE WASTEWATER MAINS. ARRANGE CROSSINGS SUCH THAT WASTEWATER JOINTS SHALL BE AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS, 6-FEET MINIMUM. ALSO SEE NOTE 26.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FOR POTABLE WATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, AND 15 FEET FOR GRAVITY WASTEWATER MAINS SHALL BE PROVIDED AND MAINTAINED FROM, BUILDINGS, TRANSFORMERS, AND ALL PERMANENT STRUCTURES.
5. SERVICE LATERALS REQUIRE 5 FEET LESS CLEARANCE FOR EACH OF THE UTILITIES; NOTE THAT WATER SERVICE LATERALS SHALL BE INSTALLED WITHIN 4" SLEEVES UNDER ROADWAYS
6. POTABLE WATER SERVICES, REQUIRING A SEPARATE WATER METER, SHALL BE PROVIDED TO EACH LOT, BUILDING OR PARCEL.
7. 2" VALVES LOCATED IN PAVED AREAS, INCLUDING SIDEWALKS, OR DEEPER THAN 18 INCHES SHALL BE APPROVED CAST IRON, RESILIENT SEAT GATE VALVES WITH STANDARD 2" OPERATING NUT, THREADED WITH GALVANIZED NIPPLE BETWEEN THE VALVES AND TAPPING SADDLE OR TAPPED TEE.
8. WATER MAINS PLACED UNDER ROADWAYS, SHALL BE CEMENT LINED DUCTILE IRON PIPE (CLDIP) EXTENDING 5 FEET PAST THE BACK OF CURB.
9. TRACER WIRE INSTALLED ON ALL WATER MAINS, BOTH PVC AND DUCTILE IRON.
10. 2" WATER SERVICE CROSSINGS LOCATED UNDER ROADWAYS SHALL BE ENCASED IN 4" SCH 40 PVC EXTENDING 5' PAST THE BACK OF CURB.
11. ANCHORING TEES, COUPLINGS, AND BENDS SHALL BE USED ON ALL FIRE HYDRANT ASSEMBLIES AND INCLUDE AN ANCHORED VALVE TO THE MAIN.
12. ALL PRESSURIZED MAIN FITTINGS SHALL BE MECHANICAL JOINT WITH RESTRAINED JOINT GLANDS; A SUFFICIENT LENGTH OF THE PIPE CONNECTED TO THE FITTINGS SHALL BE MECHANICALLY RESTRAINED TO PROVIDE ADEQUATE REACTION. DEAD END RUNS SHALL BE BELL RESTRAINED UPSTREAM OR WING BLOCKED WHERE ANY ISOLATION VALVE IS SUBJECT TO BLOWING OFF DUE TO EXCAVATION.
13. ALL SANITARY WASTEWATER SERVICE LATERALS SHALL BE MIN. 4" DIAMETER PVC (SDR 35) AT 1.00% MIN. SLOPE UNLESS OTHERWISE LABELED.
14. WASTEWATER CLEANOUT COVERS LOCATED WITHIN PAVEMENT AND SIDEWALKS SHALL BE RATED FOR TRAFFIC LOAD BEARING.
15. MANHOLES WHICH ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE, AND A 10:1 SLOPE TO FINISHED GRADE.
16. UNLESS OTHERWISE NOTED ON THE PLANS, THE FINISHED FLOOR ELEVATIONS OF BUILDINGS SHALL BE A MINIMUM OF 6" ABOVE THE LOWEST UPSTREAM MANHOLE TOP. IF THIS IS INFEASIBLE, A WASTEWATER SERVICE LATERAL BACKWATER VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE CLEANOUT.
17. WHEN A POTABLE OR RECLAIMED WATER MAIN, OR A WASTEWATER FORCE MAIN IS ROUTED WITHIN 5 FT. OF AN ELECTRIC TRANSFORMER, A COMPLETE LENGTH OF DIP SHALL BE CENTERED ON THE TRANSFORMER WITH MECHANICAL RESTRAINT AT EACH END. NO FITTINGS OR VALVES SHALL OCCUR WITHIN 10 FT. OF THE NEAREST EDGE OF THE TRANSFORMER. A MINIMUM CLEARANCE OF 3' SHALL BE MAINTAINED BETWEEN THE MAIN AND THE TRANSFORMER.
18. ALL FORCE MAINS, BOTH PVC AND DUCTILE IRON, TO HAVE TRACER WIRE WITH VALVE BOX EVERY 300-FT FOR TESTING OF TRACER WIRE.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
20. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.
21. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
22. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES US THE CONTRACTOR'S RESPONSIBILITY.
23. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
24. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
25. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN SIX FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GRAVITY OR PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN THREE FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND VACUUM WASTEWATER MAINS. A HORIZONTAL SEPARATION OF THREE FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
26. POTABLE WATER MAINS CROSSING WASTEWATER PIPES (FORCE MAINS, GRAVITY PIPES, ETC.): IF 1.5 FT VERTICAL SEPARATION IS NOT POSSIBLE WHEN LOCATING A WATER MAIN ABOVE A WASTEWATER PIPE, THEN (1) INSTALL THE WASTEWATER PIPE WITH A MINIMUM PRESSURE RATING OF 150 PSIG, OR (2) ENCASE EITHER THE WATER OR WASTEWATER PIPE WITH A WATERTIGHT CARRIER PIPE THAT EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING, OR (3) AROUND THE WASTEWATER PIPE, PROVIDE FLOWABLE FILL THAT EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING OR (4) PROVIDE ONE 20-LF SEGMENT OF WATER MAIN AND ONE 20-LF SEGMENT OF WATERWATER MAIN CENTERED AT THE POINT OF CROSSING.
27. ALL POTABLE WATER SERVICE PIPE SHALL BE NSF-61 RATED.

FDOT GENERAL NOTES

1. ALL WORK PERFORMED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE FOLLOWING:

A. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (JANUARY 2022).
B. FDOT STANDARD PLANS (FY 2021-22 ROAD CONSTRUCTION)
C. FDOT DESIGN MANUAL (2022)
D. FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION

SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER/ PERMITTEE SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY. IN NO CASE WILL ANYTHING LESS THAT THE DEPARTMENT'S MINIMUM STANDARD BE ALLOWED.

2. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.

3. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD.

4. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.

5. ALL DISTURBED AREA WITH THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY WILL RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).

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CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/28/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: GENERAL NOTES

TECHNICIAN: T.F. COWART
DESIGNER: N. COWAP, P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG

FL PE No. 70780

SHEET NO.: C0.10

Tech: ThomasC Plot Date: Apr 28,2022 2:48pm Filename: N:\2021\21-0395\Departments\04_Engineering\02_DWGs\Production Files\21-0395 CV.dwg

ABBREVIATIONS

	SYMBOLS
'	*FEET (WHEN USED WITH LENGTHS)*
°	*DEGREES*
'	*MINUTES (WHEN USED WITH ANGLES)*
"	*SECONDS*
%	*PERCENT*
@	*AT*
	A
AASHTO	*ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS*
AC	*ACRES*
ADA	*AMERICAN WITH DISABILITIES ACT*
ANSI	*AMERICAN NATIONAL STANDARDS INSTITUTE*
ARCH	*ARCHITECT*
ARV	*AIR RELEASE VALVE*
ASTM	*AMERICAN SOCIETY FOR TESTING AND MATERIALS*
AWWA	*AMERICAN WATER WORKS ASSOCIATION*
	B
BC	*BACK OF CURB*
BFP	*BACKFLOW PREVENTER*
BLDG	*BUILDING*
BM	*BENCHMARK*
BMP	*BEST MANAGEMENT PRACTICE*
BOC	*BACK OF CURB*
BVCS	*BEGIN VERTICAL CURVE STATION*
BVCE	*BEGIN VERTICAL CURVE ELEVATION*
BW	*BOTTOM OF WALL*
BSL	*BUILDING SETBACK LINE*
	C
CATV	*CABLE TELEVISION*
CI	*CURB INLET*
CIP	*CAST IRON PIPE*
CLDIP	*CEMENT LINE DUCTILE IRON PIPE*
CMP	*CORRUGATED METAL PIPE*
CO	*CLEANOUT*
CONC	*CONCRETE*
COORD	*COORDINATE*
CR	*COUNTY ROAD*
C/O	*CLEANOUT*
	D
DBH	*DIAMETER AT BREAST HEIGHT*
DDC	*DOUBLE DETECTOR CHECK ASSEMBLY*
DE	*DRAINAGE EASEMENT*
DEG	*DEGREE*
DIA	*DIAMETER*
DIP	*DUCTILE IRON PIPE*
DWG	*DRAWING*
	E
e	*RATE OF ELEVATION*
E	*EAST*
EA	*EACH*
EL	*ELEVATION*
ELEV	*ELEVATION*
EOP	*EDGE OF PAVEMENT*
EOR	*ENGINEER OF RECORD*
ERCP	*ELLIPTICAL REINFORCED CONCRETE PIPE*
ESMT	*EASEMENT*
EVCS	*END VERTICAL CURVE STATION*
EVCE	*END VERTICAL CURVE ELEVATION*
EX	*EXISTING*
	F
FAC	*FLORIDA ADMINISTRATIVE CODE*
FBR	*FLORIDA BEARING RATIO*
FC	*FRICTION COURSE*
FDC	*FIRE DEPARTMENT CONNECTION*
FDEP	*FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*
FDOT	*FLORIDA DEPARTMENT OF TRANSPORTATION*
FFE	*FINISHED FLOOR ELEVATION*
FH	*FIRE HYDRANT*
FHWA	*FLORIDA HIGHWAY ADMINISTRATION*
FIG	*FIGURE*
FM	*FORCE MAIN*
FOC	*FACE OF CURB*
FS	*FLORIDA STATUTES*
FT	*FEET*
	G
GALV	*GALVANIZED*
GM	*GAS MAIN*
GV	*GATE VALVE*
	H
HDPE	*HIGH DENSITY POLYETHYLENE*
HP	*HIGH POINT*
	I
ID	*IDENTIFICATION*
INV	*INVERT*
INV EL	*INVERT ELEVATION*
IP	*IRON PIPE*
	K
K	*VERTICAL CURVE RATE OF CHANGE*
	L
L	*LENGTH*
LA	*LANDSCAPE ARCHITECT*
LBR	*LIMEROCK BEARING RATIO*
LDR	*LAND DEVELOPMENT REGULATION*
LF	*LINEAR FEET*
LP	*LOW POINT*
LT	*LEFT*
	M
MAX	*MAXIMUM*
ME	*MATCH EXISTING*
MH	*MANHOLE*
MIN	*MINIMUM*
MISC	*MISCELLANEOUS*
MJ	*MECHANICAL JOINT*
MUTCD	*MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES*
	N
N	*NORTH*
N-E	*NORTHING - EASTING*
N/A	*NOT APPLICABLE*
NAVD	*NORTH AMERICAN VERTICAL DATUM OF 1988*
NGVD	*NATIONAL GEODETIC VERTICAL DATUM OF 1929*
NO	*NUMBER*
NPDES	*NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM*
NTS	*NOT TO SCALE*
	O
OC	*ON CENTER*
OHW	*OVERHEAD WIRE*
ORB	*OFFICIAL RECORDS BOOK*
OSHA	*OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION*
	P
PAVT	*PAVEMENT*
PC	*POINT OF CURVATURE*
PCC	*POINT OF COMPOUND CURVE*
PE	*POLYETHYLENE*
PERF	*PERFORATED*
PROP	*PROPOSED*
PT	*POINT OF TANGENCY*
PVC	*POLYVINYL CHLORIDE*
PUE	*PUBLIC UTILITY EASEMENT*
PVI	*POINT OF VERTICAL INTERSECTION*
	R
R	*RADIUS*
RCP	*REINFORCED CONCRETE PIPE*
RPM	*RAISED REFLECTIVE PAVEMENT MARKER*
RPZ	*REDUCED PRESSURE ZONE*
RT	*RIGHT*
RWM	*RECLAIMED WATER MAIN*
R/W	*RIGHT-OF-WAY*
	S
S	*SOUTH*
SAN	*SANITARY*
SHWE	*SEASONAL HIGH WATER ELEVATION*
SF	*SILT FENCE*
SL	*SLOPE*
SP	*SUPERPAVE*
SR	*STATE ROAD*
SS	*SANITARY SEWER*
ST	*STORM*
STA	*STATION*
STD	*STANDARD*
	T
TB	*TREE BARRICADE*
TCE	*TEMPORARY CONSTRUCTION EASEMENT*
TEMP	*TEMPORARY*
TOB	*TOP OF BANK*
TV	*TELEVISION*
TW	*TOP OF WALL*
TYP	*TYPICAL*
	U
USF	*UNITED STATES FOUNDRY*
USGS	*UNITED STATES GEOLOGICAL SURVEY*
UTIL	*UTILITY*
	V
V	*VERTICAL*
VC	*VERTICAL CURVE*
VCP	*VITRIFIED CLAY PIPE*
	W
W	*WEST*
W	*WATER*
W/	*WITH*
WM	*WATER MAIN*
WW	*WASTEWATER*
WWF	*WELDED WIRE FABRIC*

SIGNAGE

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 700-010. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 700-101.

FTP-20-06 (12" X 18") PER FDOT INDEX NO. 700-102

R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

EX. PROPERTY LINE

LANDSCAPE BUFFER LINE

BUILDING SETBACK LINE

WETLAND LIMITS LINE

WETLAND SETBACK LINE

CENTER LINE

EASEMENT LINE

RIGHT-OF-WAY LINE

SF *SILT FENCE LINE* SF

TB *TREE BARRICADE LINE* TB

EX. STRUCTURE OR BUILDING

PROPOSED BUILDING

PROPOSED ASPHALTIC PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED DETECTABLE WARNING SURFACE

DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346

WATERSHED DIVIDE

99 *EX. ELEVATION CONTOUR*

99 *PROPOSED CONTOUR*

93.23 *EX. SPOT ELEVATION*

93.23 *PROPOSED SPOT ELEVATION*

DIRECTION OF SURFACE DRAINAGE FLOW

PROPOSED SWALE LINE

X *EX. FENCE* X

PROPOSED FENCE

12" PINE *EX. TREE (SIZE & TYPE)*

1234 *EX. TREE (TREE ID)*

12" PINE *EX. TREE TO BE REMOVED (SIZE & TYPE)*

1234 *EX. TREE TO BE REMOVED (TREE ID)*

PROJECT BENCHMARK

STORMWATER

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.

ST *EX. GRAVITY STORMWATER MAIN* ST

P–ST *PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*

N-E LOCATION TOP/RIM ELEV. LOCATION — ST *EX. STORMWATER MANHOLE*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 425-001 AND 425-010*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED CIRCULAR AREA DRAIN*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED SQUARE AREA DRAIN*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)*

PIPE INV. LOCATION / N-E LOCATION — *PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)*

N-E LOCATION INV. ELEV. LOCATION — *PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)*

N-E LOCATION PIPE INV. ELEV. LOCATION — *PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)*

N-E LOCATION PIPE INV. ELEV. LOCATION — *PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)*

S-10 *PROPOSED STORMWATER STRUCTURE ID TAG*

POTABLE AND RECLAIMED WATER

W *EX. POTABLE WATER MAIN* W

P–W *PROPOSED POTABLE WATER MAIN*

RCW *EX. RECLAIMED WATER MAIN* RCW

P–RCW *PROPOSED RECLAIMED WATER MAIN*

11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

TEE (POTABLE AND RCW)

CROSS (POTABLE AND RCW)

BLOWOFF ASSEMBLY (POTABLE AND RCW)

REDUCER (POTABLE AND RCW)

EX. GATE VALVE AND BOX (POTABLE AND RCW)

PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)

EX. AIR RELEASE VALVE (POTABLE AND RCW)

PROPOSED AIR RELEASE VALVE (POTABLE AND RCW)

EX. FIRE HYDRANT ASSEMBLY

PROPOSED FIRE HYDRANT ASSEMBLY

PROPOSED SAMPLE POINT

EX. WATER METER (POTABLE AND RCW)

PROPOSED POTABLE WATER METER

PROPOSED POTABLE WATER BACK FLOW PREVENTER

PROPOSED RECLAIMED WATER METER

W *EX. WATER WELL*

EX. HOSE BIB (POTABLE AND RECLAIMED)

PROPOSED HOSE BIB (POTABLE AND RECLAIMED)

11 *PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)*

WASTEWATER

WW *EX. GRAVITY WASTEWATER MAIN* WW

P–WW *PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*

FM *EX. WASTEWATER FORCE MAIN* FM

P–FM *PROPOSED WASTEWATER FORCE MAIN*

N-E LOCATION RIM ELEV. LOCATION — *EX. WASTEWATER MANHOLE*

N-E LOCATION RIM ELEV. LOCATION — *PROPOSED WASTEWATER MANHOLE*

EX. WASTEWATER CLEANOUT

PROPOSED WASTEWATER CLEANOUT

PROPOSED WASTEWATER GREASE TRAP

MH# *PROPOSED WASTEWATER MANHOLE ID*

11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

EX. PLUG VALVE AND BOX (WW FORCE MAIN)

PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)

EX. AIR RELEASE VALVE (WW FORCE MAIN)

PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.

P–ATT *PROPOSED AT&T LINE*

BC *EX. BURIED CABLE LINE* BC

P–BC *PROPOSED BURIED CABLE LINE*

BTEL *EX. BURIED TELEPHONE LINE*

P–TEL *PROPOSED TELEPHONE LINE*

CATV *EX. CABLE TELEVISION LINE*

P–TV *PROPOSED CABLE/TELEVISION LINE*

FO *EX. FIBER OPTIC LINE* FO

UGTEL *EX. UNDERGROUND TELEPHONE LINE*

EX. TELEPHONE PEDESTAL

EX. TELEVISION/CABLE PEDESTAL

CHW *EX. CHILLED WATER MAIN* CHW

P–CHW *PROPOSED CHILLED WATER MAIN*

FIRE *EX. FIRE MAIN*

P–FIRE *PROPOSED FIRE MAIN*

IRR *EX. IRRIGATION LINE* IRR

P–IRR *PROPOSED IRRIGATION LINE*

STEAM *EX. STEAM LINE*

P–STEAM *PROPOSED STEAM LINE*

P–CLAY *PROPOSED CLAY ELECTRIC LINE*

E *EX. ELECTRIC LINE* E

P–E *PROPOSED ELECTRIC LINE*

EN *EX. ENERGY LINE* EN

P–LIGHT *PROPOSED PRIVATE LIGHTING LINE*

OHW *EX. OVERHEAD WIRE LINE* OHW

UGE *EX. UNDERGROUND ELECTRIC LINE* UGE

EX. LIGHT

EX. UTILITY POLE

EX. UTILITY POLE

EX. WOOD POWER POLE

EX. GUY ANCHOR

T *PROPOSED TRANSFORMER*

GAS *EX. GAS LINE* GAS

P–GAS *PROPOSED GAS LINE*

EX. GAS MARKER

G *EX. GAS MARKER*

NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.

2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

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CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/20/22 CITY OF ALACHUA

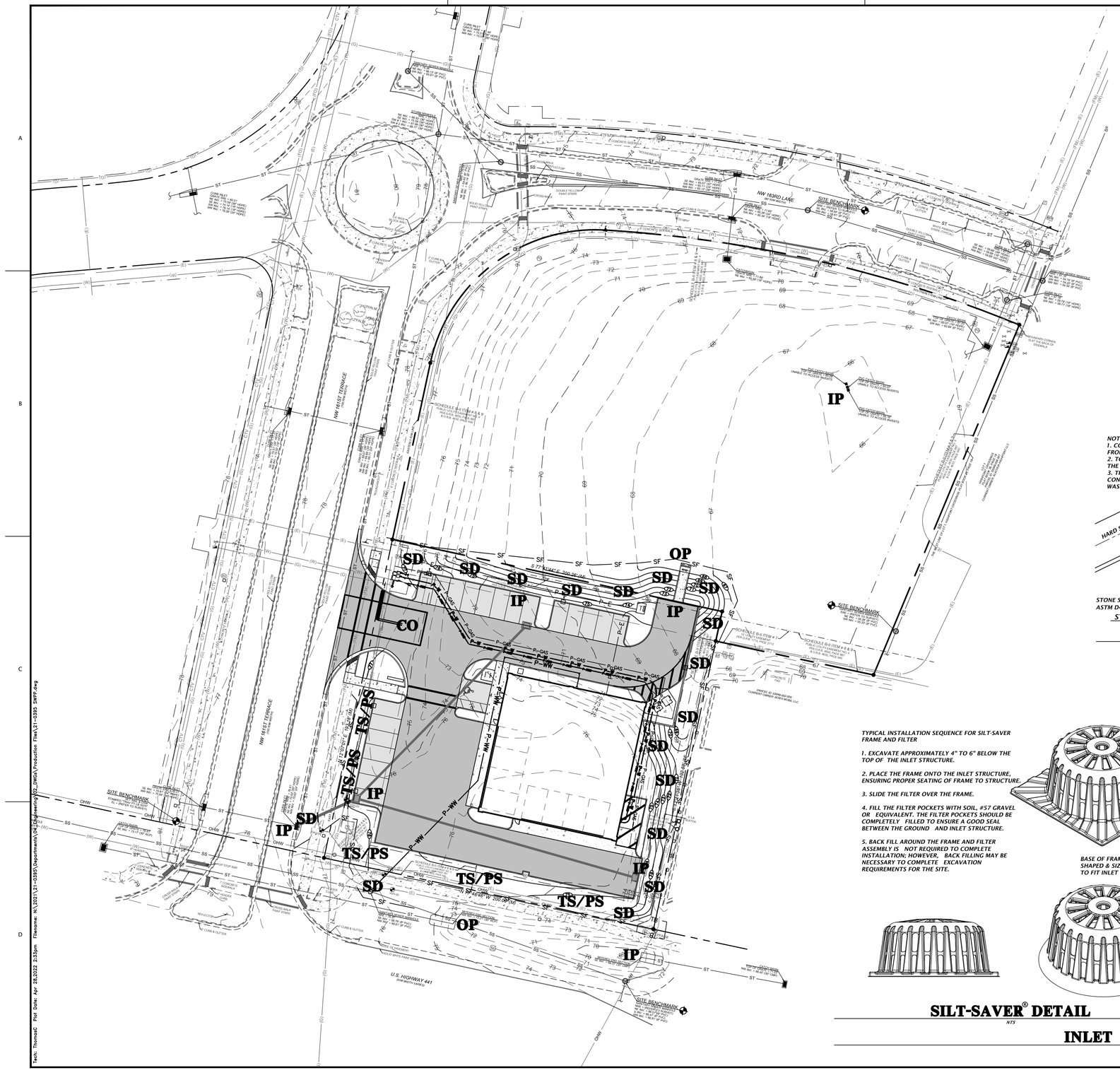
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: LEGEND

TECHNICIAN: T.F. COWART
DESIGNER: N. CRAMP, P.E.
QA/QC CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C0.11

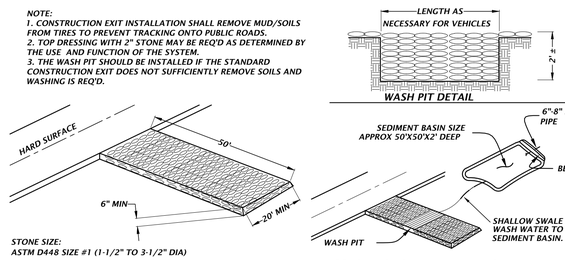
Tech: ThomasF Plot Date: Apr 28,2022 2:48pm Filename: H:\2021\21-0395\Department\04_Engineering\02_Dwgs\Production Files\21-0395 CV.dwg



STORMWATER POLLUTION PREVENTION LEGEND

TS	*= TEMPORARY SEEDING*
PS	*= PERMANENT SEEDING*
ML	*= MULCHING*
SD	*= SOD STABILIZATION*
SF	*= SILT BARRIER*
TB	*= TREE BARRIER*
IP	*= INLET PROTECTION*
OP	*= OUTLET PROTECTION*
CO	*= CONSTRUCTION ENTRANCE/EXIT*

NOTE:
1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.



TEMPORARY CONSTRUCTION EXIT DETAIL
NTS

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

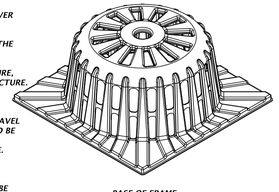
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

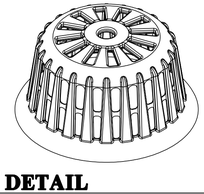
2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.

3. SLIDE THE FILTER OVER THE FRAME.

4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.

5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.





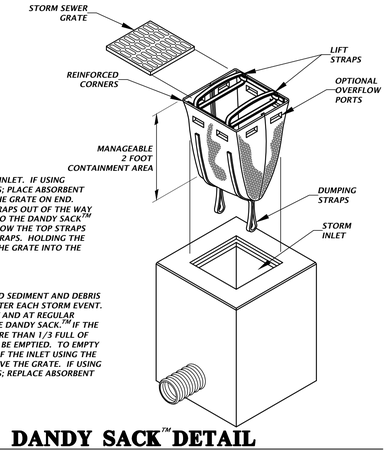
SILT-SAVER® DETAIL
NTS

INSTALLATION:

REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS: PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK™ SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK.™ IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.



DANDY SACK™ DETAIL
NTS

INLET PROTECTION OPTIONS DETAIL
NTS

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=30'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/20/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: MAVIS DISCOUNT ALACHUA TIRE

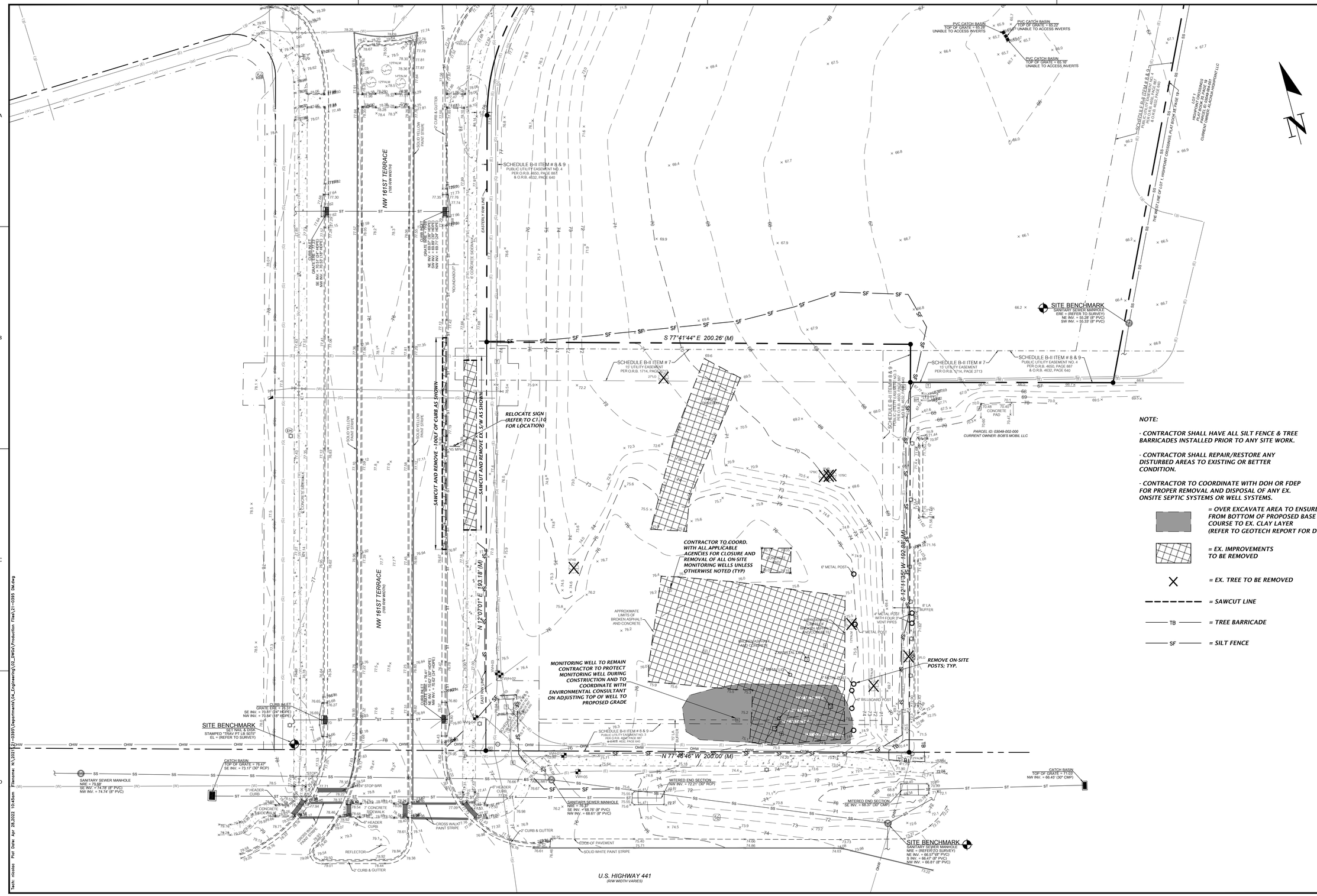
SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN AND DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: M.E. COWART, P.E.
PROJECT ENGINEER: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C0.21

Tech: ThomasC Plot Date: Apr 28,2022 3:53pm Filename: H:\2021\21-0395\Department\Civil\Engineering\02_Design\Production Files\21-0395 SWPP.dwg



NOTE:

- ***CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK.***
- ***CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.***
- ***CONTRACTOR TO COORDINATE WITH DOH OR FDEP FOR PROPER REMOVAL AND DISPOSAL OF ANY EX. ONSITE SEPTIC SYSTEMS OR WELL SYSTEMS.***

= OVER EXCAVATE AREA TO ENSURE 24" FROM BOTTOM OF PROPOSED BASE COURSE TO EX. CLAY LAYER (REFER TO GEOTECH REPORT FOR DETAILS)

= EX. IMPROVEMENTS TO BE REMOVED

= EX. TREE TO BE REMOVED

= SAWCUT LINE

TB ***= TREE BARRICADE***

SF ***= SILT FENCE***

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SCALE: 1"=20'

VERIFY SCALE
IF BAR MEASURES
ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

0" 1"

CONSTRUCTION BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/29/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: MAVIS DISCOUNT ALACHUA TIRE

SHEET TITLE: DEMOLITION AND TREE PROTECTION PLAN

TECHNICAL: T.F. COWART
DESIGNER: N. CASTELLANOS
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO: C0.30

Tech: rdobie Plot Date: Apr 28,2022 10:45am Filename: N:\2021\21-0395\Department\04_Engineering\02_DWGs\Production Files\21-0395 Dtl.dwg

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SCALE: 1"=20'
VERIFY SCALE
IF BAR IS NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0" 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/25/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: N. COMP, P.E.
PROJECT CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C1.10

NW 161ST TERRACE (100 R/W WIDTH)

U.S. HIGHWAY 441 (R/W WIDTH VARIES)

SCHEDULE B-II ITEM # 8 & 9
PUBLIC UTILITY EASEMENT NO. 4
PER O.R.B. 4650, PAGE 887
& O.R.B. 4632, PAGE 640

SCHEDULE B-II ITEM # 7
15' UTILITY EASEMENT
PER O.R.B. 1714, PAGE 2713

SCHEDULE B-II ITEM # 8 & 9
PUBLIC UTILITY EASEMENT NO. 3
PER O.R.B. 4650, PAGE 887
& O.R.B. 4632, PAGE 640

1271 HIGHPOINT CROSSINGS, LLC
PARCEL ID: 03049-000-000
PARCEL AREA: 2.35 ACRES +/-
CURRENT OWNER: ALACHUA HIGHPOINT, LLC

PARCEL ID: 03049-002-000
CURRENT OWNER: BOB'S MOBIL, LLC

THE WEST LINE OF LOT 1, HIGHPOINT CROSSINGS, PLAT BOOK 28, PAGE 18

SITE BENCHMARK
SANITARY SEWER MANHOLE
ERE = (REFER TO SURVEY)
NE INV. = 55.28' (8" PVC)
SW INV. = 55.33' (8" PVC)

SITE BENCHMARK
SET NAIL & DISK
STAMPED "TRAV PT LB 5075"
EL = (REFER TO SURVEY)

SITE BENCHMARK
SANITARY SEWER MANHOLE
NRE = (REFER TO SURVEY)
NE INV. = 68.57' (8" PVC)
S INV. = 66.47' (8" PVC)
NW INV. = 66.81' (8" PVC)

COORDINATE REFERENCE:
N: 297589.8033
E: 2597261.7003

COORDINATE REFERENCE:
N: 297358.5949
E: 2597416.6182

COORDINATE REFERENCE:
N: 297400.9302
E: 2597221.1508

N: 297588.7060
E: 2597275.9846

N: 297536.7154
E: 2597294.0237

N: 297514.7909
E: 2597395.3542

N: 297510.7550
E: 2597252.3245

N: 297510.6806
E: 2597330.3393

N: 297490.9339
E: 2597254.9933

N: 297503.1468
E: 2597245.8350

N: 297428.5803
E: 2597312.5756

N: 297410.8166
E: 2597394.6758

N: 297418.7777
E: 2597268.5059

N: 297387.6905
E: 2597412.1845

S 77°41'44" E 200.26' (M)

N 77°46'46" W 200.00' (M)

N 12°07'01" E 193.18' (M)

S 12°11'35" W 192.86' (M)

R1-1 "STOP" SIGN (36"X36")

RELOCATED "SPEED LIMIT" SIGN

CURB RAMP PER FDOT INDEX 522-002, CR-F WITH 2' DETECTABLE WARNING STRIP PER FDOT INDEX 17360

8 SPACES @ 9'x18'

5 SPACES @ 9'x18'

7 SPACES @ 9'x18'

24" WHITE STOP BAR

4" WHITE; TYP.

15'-6" DOUBLE YELLOW STRIPE

12" WHITE CROSSWALK

2 U-SHAPED BIKE RACK (REFER TO C2.30 FOR DETAIL)

SIGN (DESIGNED AND PERMITTED BY OTHERS)

3' CURB TAPER

AIR COMPRESSOR ON 3'X3' CONCRETE PAD (REFER TO ARCH. PLANS FOR DETAILS)

DUMPSTER (REFER TO ARCH. PLANS FOR PAD/ENCLOSURE DETAILS)

REFER TO C1.20 FOR ACCESSIBLE SPACE DETAILS

PROPOSED BUILDING

30' LOADING ZONE

6" CURB (REFER TO C2.30 FOR DETAIL)

PROPOSED TRANSFORMER (REFER TO P3 FOR DETAILS)

CONCRETE SPILLWAY (REFER TO C2.10 FOR DETAIL)

CONCRETE PAD

RETAINING WALL (NOT TO EXCEED MAX. HEIGHT PERMITTED BY CITY OF ALACHUA) WITH HANDRAIL (DESIGNED AND PERMITTED BY OTHERS)

6" WHITE STRIPE

12" WHITE STRIPE

4" METAL POST WITH FOUR 3" VENT PIPES

8' LA BUFFER

CURB RAMP PER FDOT INDEX 522-002, CR-F WITH 2' DETECTABLE WARNING STRIP PER FDOT INDEX 17360

TYPE 'F' SPILLOUT C&G (TYP.) (REFER TO C2.30 FOR DETAIL)

6" HEADER CURB

5' CONCRETE SIDEWALK

7' CONCRETE SIDEWALK

CROSS WALK PAINT STRIPE

REFLECTOR

2' CURB & GUTTER

EDGE OF PAVEMENT

SOLID WHITE PAINT STRIPE

SOLID YELLOW PAINT STRIPE

CURB & GUTTER

EASTERLY R/W LINE

6' CONCRETE SIDEWALK

ROUNDABOUT

"YIELD"

LEGEND:

= PROPOSED INGRESS/EGRESS CROSS EASEMENT

= CONCRETE SIDEWALK (REFER TO C2.30 FOR DETAIL)

= CONCRETE PAVEMENT (REFER TO C2.30 FOR DETAIL)

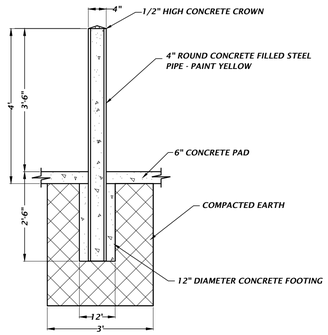
= STANDARD DUTY ASPHALT PAVEMENT (REFER C2.30 FOR DETAIL)

= HEAVY DUTY ASPHALT PAVEMENT (REFER C2.30 FOR DETAIL)

NOTES:
1) SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.

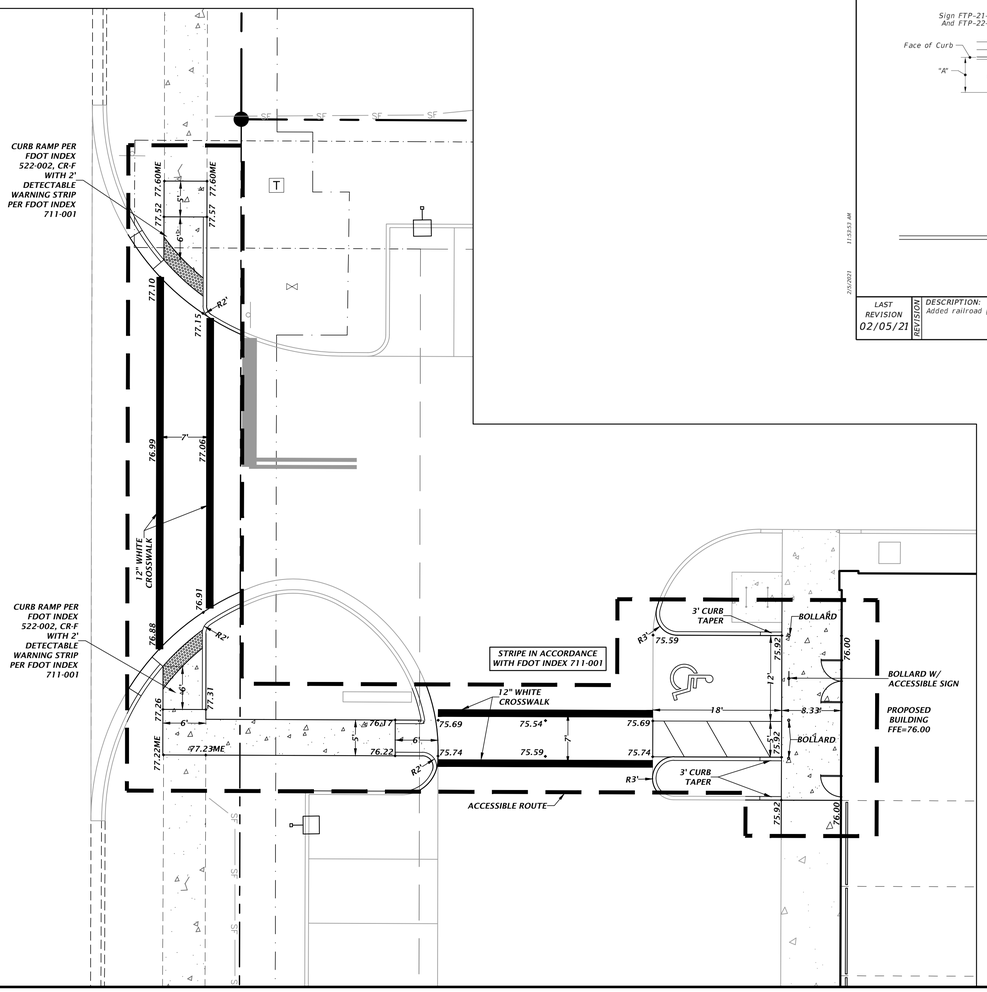
2) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.

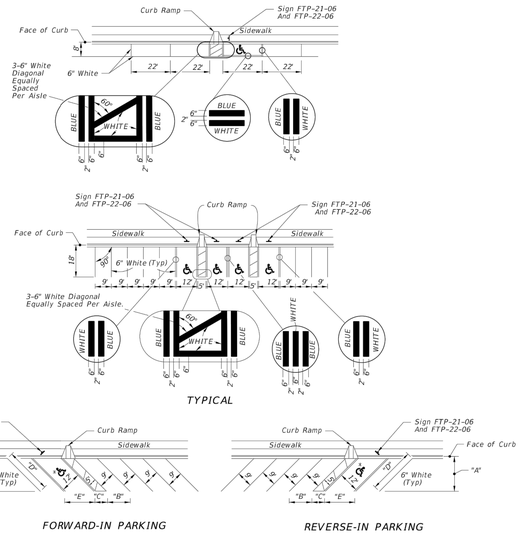
Tech: ThomasC Plot Date: Apr 28,2022 12:09pm Filename: N:\2021\21-0395\Departments\04_Engineering\03_DWGs\Production Files\21-0395 SP.dwg



PIPE BOLLARD DETAIL

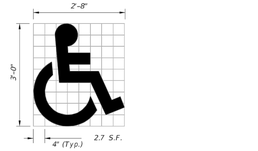
NTS

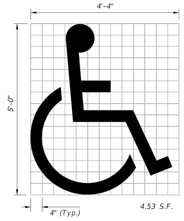




DIMENSIONS					
∠ θ	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING





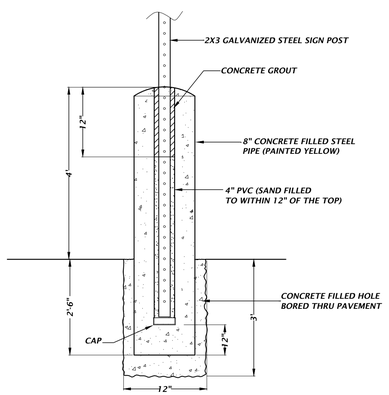
(See Note 6)

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

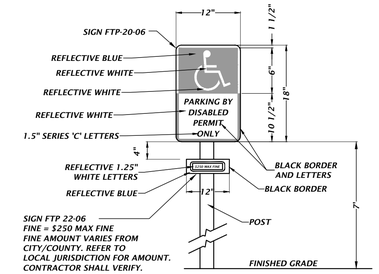
1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Tint blue pavement markings to match color 15180 of Federal Standards 595a.
5. Mount FTP-22-06 sign below the FTP-21-06 sign.
6. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

LAST REVISION	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
02/05/21	Added railroad pavement marking details.			711-001	12 of 14



BOLLARD & ACCESSIBLE SIGN DETAIL

NTS



SIGN NOTES:

1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

ACCESSIBLE PARKING SIGN DETAIL

NTS

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Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1"=20'

VERIFY SCALE
IF BAR IS NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
7/28/22 CITY OF ALACHUA, FDOT & SWMD
4/20/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: ACCESSIBLE SITE PLAN AND DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: N.C. CHAP, P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.
C1.20

Tech: mbiddle Plot Date: Apr 25,2022 3:56pm Filename: H:\2021\21-0395\Department\04_Engineering\02_DWGs\Production Files\21-0395 AC.dwg
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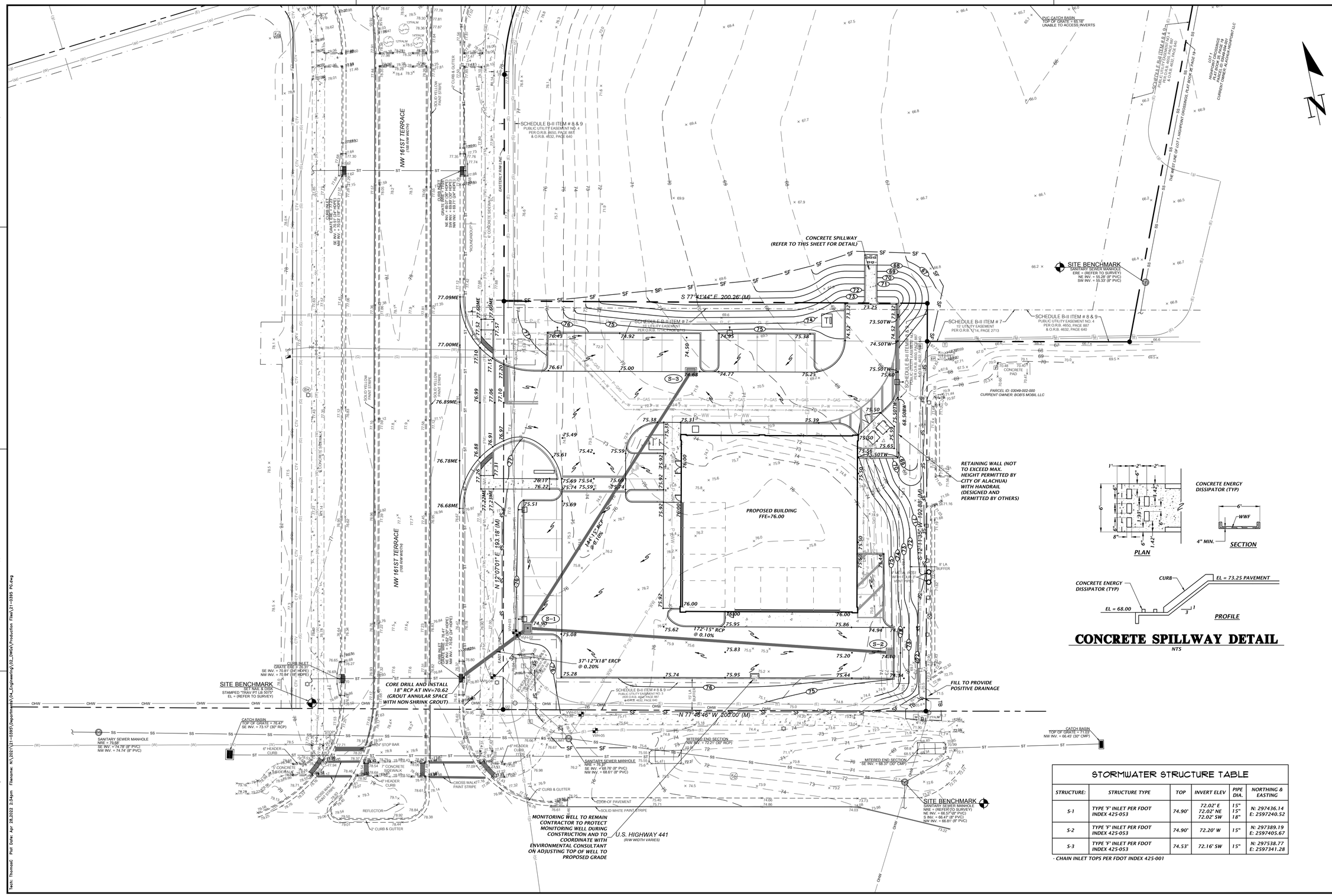

CONCRETE SPILLWAY DETAIL

NTS

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	TYPE 'F' INLET PER FDOT INDEX 425-053	74.90'	72.02' E 72.02' NE 72.02' SW	15" 15" 18"	N: 297436.14 E: 2597240.52
S-2	TYPE 'F' INLET PER FDOT INDEX 425-053	74.90'	72.20' W	15"	N: 297389.19 E: 2597405.67
S-3	TYPE 'F' INLET PER FDOT INDEX 425-053	74.53'	72.16' SW	15"	N: 297538.77 E: 2597341.28

- CHAIN INLET TOPS PER FDOT INDEX 425-001

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SCALE: 1"=20'
VERIFY SCALE BARS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/28/22 CITY OF ALACHUA

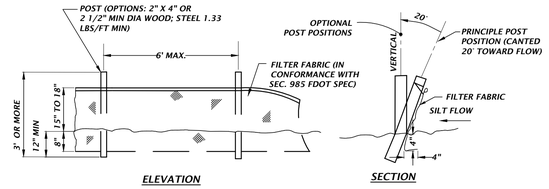
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: N. COWAP, P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

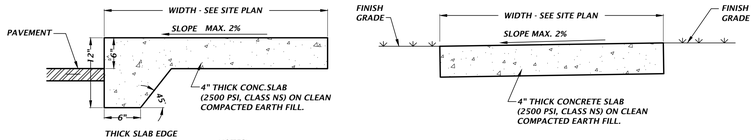
SHEET NO.: C2.10

Tech: ThomasC Plot Date: Apr 28,2022 2:34pm Filename: N:\2021\21-0395\Departments\04_Engineering\02_DWGs\Production Files\21-0395 PG.dwg



TYPE III SILT FENCE DETAIL

NTS



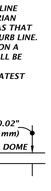
NOTES:

1. SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER
2. EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.

ADJACENT TO PAVEMENT NTS

NOT ADJACENT TO PAVEMENT NTS

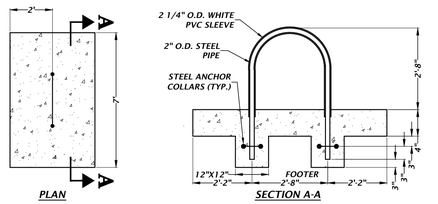
CONCRETE SIDEWALK DETAILS



1. PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 705-DETECTABLE WARNINGS ON WALKING SURFACES AND THE 2017 FLORIDA BUILDING CODE, ACCESSIBILITY, CHAPTER 7, SECTION 705.
2. RAISED TRUNCATED DOMES SHALL HAVE A BASE DIAMETER FROM 0.9" MIN TO 1.4" MAX, A TOP DIAMETER FROM 50% TO 65% OF BASE DIAMETER, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, CENTER-TO-CENTER SPACING FROM 1.6" MIN TO 2.4" MAX, AND BASE-TO-BASE SPACING OF 0.65% MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
3. SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
4. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES.
5. MATS ARE NOT ACCEPTABLE.
6. PROVIDE INTERLOCKING PAVERS AS FOLLOWS:
   - A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C55, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.
   - B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.
   - C - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
   - D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE¼" RADIUS ALONG CONCRETE EDGES.
   - E - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES..
7. ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER AND CITY OF ALACHUA PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

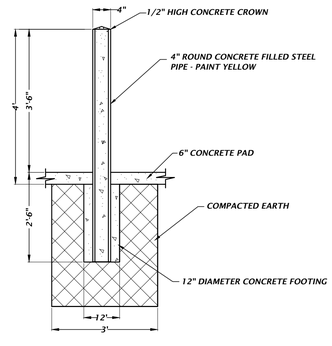
403 **ADA DETECTABLE WARNING**

NTS



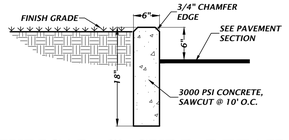
U-SHAPE BIKE RACK

NTS



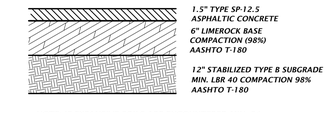
PIPE BOLLARD DETAIL

NTS



TYPICAL 6" CURB DETAIL

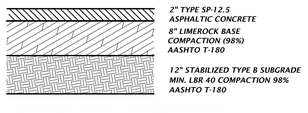
NTS



NOTE: IF EXPANSIVE SOILS ARE ENCOUNTERED MIN. 24" SEPARATION FROM THE BASE COURSE, REFER TO GEOTECHNICAL REPORT FOR MEDIATION.

STANDARD DUTY ASPHALT PAVEMENT DETAIL

NTS



NOTE: IF EXPANSIVE SOILS ARE ENCOUNTERED MIN. 24" SEPARATION FROM THE BASE COURSE, REFER TO GEOTECHNICAL REPORT FOR MEDIATION.

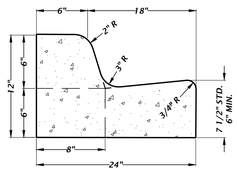
HEAVY DUTY ASPHALT PAVEMENT DETAIL

NTS

NOTE: CONCRETE PAVEMENT & JOINTS SHALL BE CONSTRUCTED TO P.C.A. STANDARDS.

CONCRETE PAVEMENT DETAIL

NTS

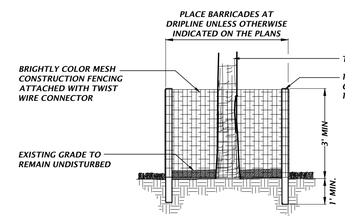


NOTE:

WHEN USED ON THE HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".

TYPE 'F' CONCRETE CURB AND GUTTER DETAIL

NTS



TREE PROTECTION DETAIL

NTS

TREE PROTECTION NOTES

1) PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.

2) 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.

3) NO TRENCHING ALLOWED WITHIN THE PROTECTIVE BARRIER ZONE. HAND DIG TO INSTALL UTILITY IF APPROVED BY CITY MANAGER OR DESIGNEE. WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.

4) PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN.

5) LANDSCAPE PREPARATION IN THE PROTECTED AREA SHALL BE LIMITED TO SHALLOW DISCING OF THE AREA. DISCING SHALL BE LIMITED TO A DEPTH OF 4 INCHES.

6) NO BUILDING MATERIALS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.

7) THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 PART V: MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND SITE CONSTRUCTION OR OTHER NATIONALLY RECOGNIZED ARBORICULTURAL STANDARDS SHALL BE USED AS GUIDELINES FOR TREE PROTECTION, PLANTING, PRUNING AND CARE DURING DEVELOPMENT AND CONSTRUCTION.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: N/A

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

0" 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/20/22 CITY OF ALACHUA

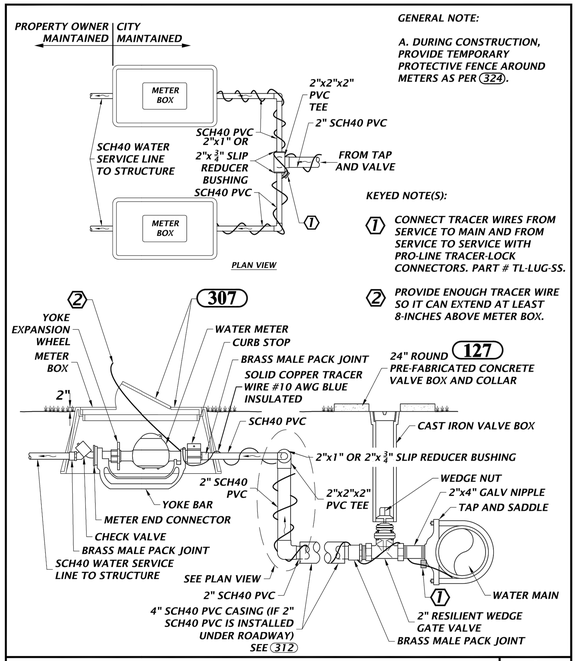
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: M. CLEVELAND, P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT MANAGER: DANIEL H. YOUNG
PROJECT NUMBER: 21-0395

FL PE No. 70780

SHEET NO.: C2.30

Texts: Holster Plot Date: May 25,2022 8:47am Filename: N:\2021\21-0395\Department\04_Engineering\03_DWGS\Production Files\21-0395 C1.dwg



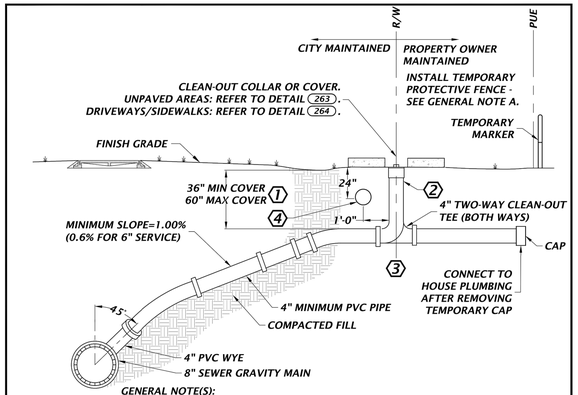
GENERAL NOTE:

A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METERS AS PER 324.

KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM SERVICE TO MAIN AND FROM SERVICE TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
2. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

130 DUAL WATER SERVICE CONNECTION
NTS



GENERAL NOTE(S):

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

KEYED NOTE(S):

1. CONTRACTOR SHALL VERIFY SUFFICIENT VERTICAL DIMENSION TO INSTALL UTILITIES ABOVE LATERAL.
2. DO NOT CONNECT HOUSE PLUMBING TO STUB RISER.
3. DETAIL SHOWS CLEAN-OUT (CO) AT R/W. INSTALLING CITY MAINTAINED CO BETWEEN R/W AND MIDDLE OF PUE IS PERMITTED. CITY OF ALACHUA MUST APPROVE LOCATION IF CO IS INSTALLED BETWEEN MIDDLE OF PUE AND PUE TERMINUS.
4. TEMPO OMNI MARKER II: ELECTRONIC MARKER, SANITARY GREEN, OM-6, PART 52085009.

200 WASTEWATER SERVICE LATERAL
NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

- AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.
- HUMIDITY BELOW 60 PERCENT
- IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

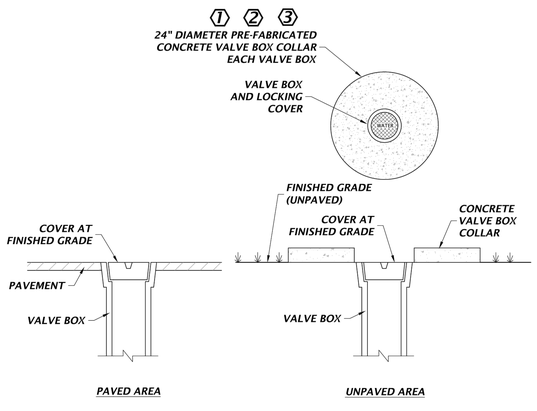
PRODUCT

- KRYLON SPAY PAINT
- FUSION ALL-IN-ONE
- PAINT PLUS PRIMER

COLORS

- POTABLE WATER - GLOSS PATRIOTIC BLUE
- WASTEWATER - GLOSSY SPRING GRASS
- RECLAIMED - GLOSSY ICY GRAPE

307 PAINT SYSTEM NO. 5
NTS



KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

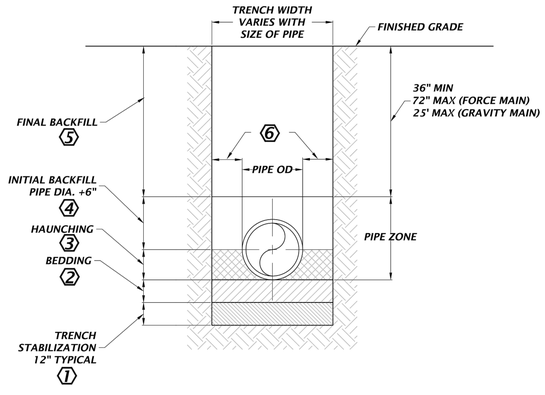
127 VALVE BOX COVER
NTS

GENERAL NOTE(S):

1. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
2. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
3. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
4. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

KEYED NOTE(S):

1. TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.
2. BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.
3. HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.
4. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).
5. FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.
6. 12" MINIMUM



303 BEDDING AND TRENCHING DETAIL
NTS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE OF DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/28/22 CITY OF ALACHUA

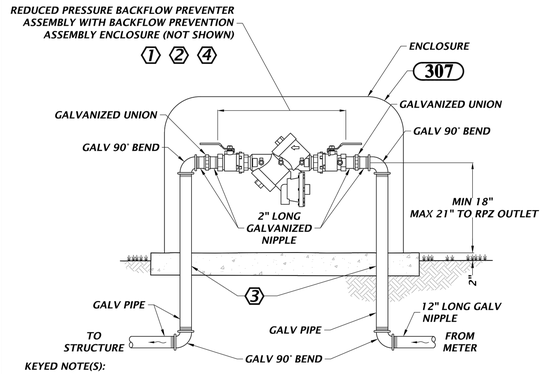
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: M. KOVAP, P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C2.31

Mech. nicholas Plot Date: Apr 25,2022 3:53pm Filename: N:\2021\21-0395\Department\04_Engineering\02_DWGs\Production Files\21-0395 C1.dwg



KEYED NOTE(S):

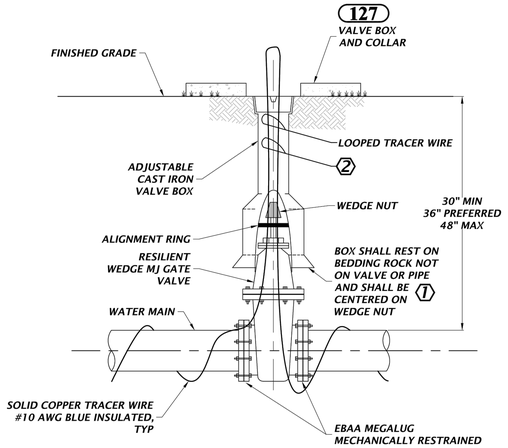
1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.

2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL

3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING

4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS



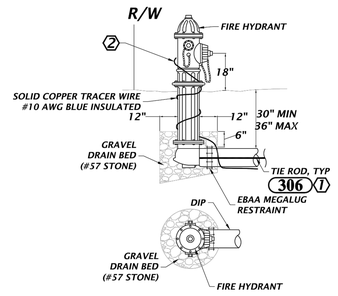
GENERAL NOTE(S):

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

KEYED NOTE(S):

1. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.
2. VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

145 GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER
NTS



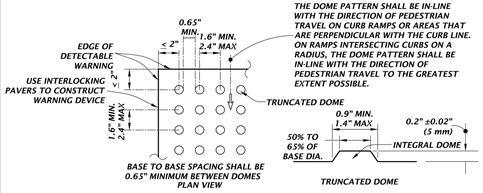
GENERAL NOTE(S):

1. RESTRAIN MINIMUM OF 58' OF PIPE.

KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

100 FIRE HYDRANT (DEAD END)
NTS



1. PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 705-DETECTABLE WARNINGS ON WALKING SURFACES AND THE 2017 FLORIDA BUILDING CODE, ACCESSIBILITY, CHAPTER 7, SECTION 705.
2. RAISED TRUNCATED DOMES SHALL HAVE A BASE DIAMETER FROM 0.9" MIN TO 1.4" MAX, A TOP DIAMETER FROM 50% TO 65% OF BASE DIAMETER, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, CENTER-TO-CENTER SPACING FROM 1.6" MIN TO 2.4" MAX, AND BASE-TO-BASE SPACING OF 0.65% MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
3. SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
4. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES.
5. MATS ARE NOT ACCEPTABLE.
6. PROVIDE INTERLOCKING PAVERS AS FOLLOWS:
   - A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE I; AND BRICK PAVERS ARE TO MEET ASTM C55, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.
   - B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.
   - C - MODIFY FORMWORK OR PROVIDE FORMED GRAOUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
   - D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE ¼" RADIUS ALONG CONCRETE EDGES.
   - E - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES..
7. ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER AND CITY OF ALACHUA PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

403 ADA DETECTABLE WARNING
NTS

FLOW STREAMS

- POTABLE WATER
- WW — WASTEWATER FORCE MAIN
- WW—GR — WASTEWATER GRAVITY

LINE LEGENDS

- TRACER WIRE
- SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY
- TRACER WIRE CONNECTOR
- GROUND WIRE

SYMBOLS

- APG — ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER
- MH — MANHOLE
- APNG — GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)
- LS — LIFT STATION
- MB — METER BOX
- FH — FIRE HYDRANT

GENERAL NOTE(S):

1. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
2. THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
3. TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
4. TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

321A TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS
NTS

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/20/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: M. CROMAP, P.E.
QA/QC: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C2.32

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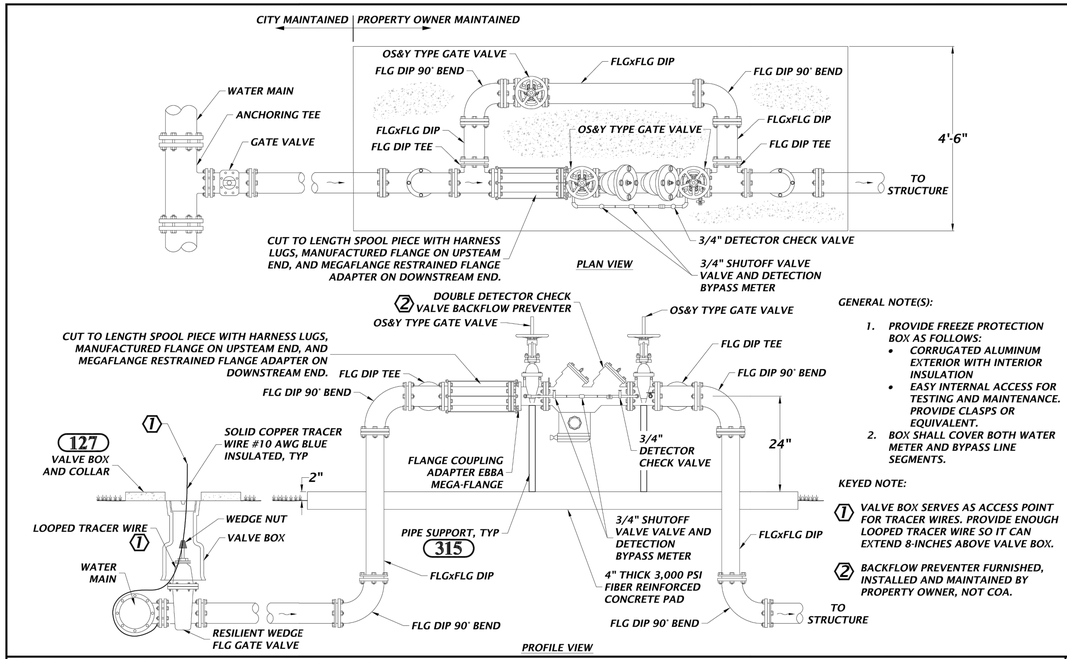


139 **FIRE LINE 4" AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER (NO DOWNSTREAM DIESEL FIRE PUMP)**

NTS

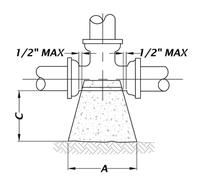
City of ALACHUA public services

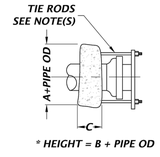
GENERAL NOTE(S):

1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZES FOR THRUST BLOCKS IN GOOD SOIL (A-1 THRU A-3, CLEAN SANDS AND GRAVELS) WITH MINIMUM BEARING CAPACITY OF 2000 psi.
3. POOR SOILS A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT WILL REQUIRE LARGER THRUST BLOCKING.
4. BOTH CONCRETE THRUST BLOCKS AND TIE RODS MUST BE USED WHEN, IN THE JUDGEMENT OF THE ENGINEER, THE NATURE AND CRITICALITY OF AN INSTALLATION IS SUCH AS TO REQUIRE POSITIVE ASSURANCE OF STABILITY.
5. THE USE OF THRUST BLOCKS SHALL BE LIMITED TO SITUATIONS SUCH AS POINT REPAIR WHERE EXPOSING SEVERAL JOINTS OF PIPE IS NOT FEASIBLE DUE TO EXISTING GROUND CONDITIONS.
6. CONCRETE COLLARS WITH TIE RODS MAY BE USED ON DEAD END LINES AT THE CONTRACTOR'S DISCRETION. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:

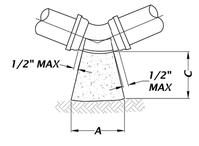
3" - 8"	DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (5/8" ROD)
10" - 12"	DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (5/8" ROD)
14" - 16"	DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (5/8" ROD)

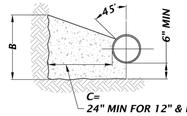
7. TIE RODS AND NUTS SHALL CONFORM TO AWWA/ANSI CIII/A21.11
8. TIE RODS AND NUTS SHALL PROVIDE MIN YIELD AND TENSILE STRENGTH OF 45,000 PSI AND 60,000 PSI, RESPECTIVELY.
9. MAXIMUM TEST PRESSURE TO BE 150 PSI.
10. SAFETY FACTOR = 1.5





* HEIGHT = B + PIPE OD





THRUST BLOCK FOR BENDS

	90° BEND			SF BEARING	45° BEND			SF BEARING	22-1/2° BEND			SF BEARING	11-1/4° BEND			SF BEARING
SIZE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE
4"	16"	16"	18"	1.78	14"	16"	18"	1.56	14"	16"	18"	1.56	14"	16"	18"	1.56
6"	22"	32"	18"	4.89	16"	18"	18"	2.00	14"	16"	18"	1.56	14"	16"	18"	1.56
8"	32"	36"	18"	8.00	24"	28"	18"	4.67	16"	18"	18"	2.00	14"	16"	18"	1.56
10"	36"	46"	18"	11.50	26"	36"	18"	6.50	20"	24"	18"	3.33	14"	18"	18"	1.75
12"	44"	56"	24"	17.11	32"	40"	24"	8.89	24"	30"	24"	5.00	16"	20"	24"	2.22
14"	52"	62"	24"	22.39	36"	48"	24"	12.00	26"	36"	24"	6.50	20"	24"	24"	3.33
16"	58"	72"	24"	29.00	40"	54"	24"	15.00	32"	38"	24"	8.44	22"	26"	24"	3.97

THRUST BLOCK FOR TEES AND PLUGS

	90° BEND			SF BEARING
SIZE	A	B	C	SURFACE
4"	16"	16"	18"	1.78
6"	20"	24"	18"	3.33
8"	26"	32"	18"	5.78
10"	32"	40"	18"	8.89
12"	36"	48"	24"	12.00
14"	40"	56"	24"	15.56
16"	48"	60"	24"	20.00

306 **THRUST BLOCK AND TIE ROD DETAILS**

NTS

City of ALACHUA public services

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SCALE: N/A
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0" 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/20/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: M. COWART, P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C2.33

Tech: rkistler Plot Date: Apr 27,2022 9:56am Filename: N:\2021\21-0395\Department\04_Engineering\02_DWGS\Production Files\21-0395 C1.dwg

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SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/26/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: MAVIS DISCOUNT ALACHUA TIRE

SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: T.F. COWART
DESIGNER
QA/QC: J. CONAP, P.E.
CALCULATIONS
D. YOUNG, P.E.
PROJECT MANAGER: DANIEL H. YOUNG

PROJECT NUMBER: 21-0395

FL PE No. 70780

SHEET NO.: C3.10

Tech: nicolce Plot Date: May 25,2022 9:26am Filename: H:\2021\21-0395\Departments\04_Engineering\02_DWGs\Production Files\21-0395 WS.dwg

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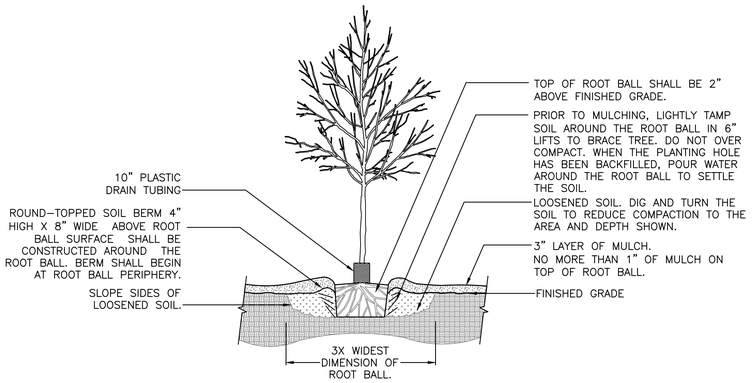
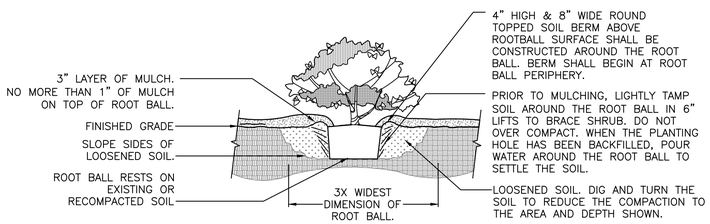
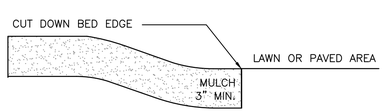


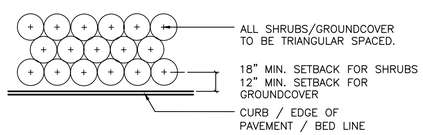
1 TREE PLANTING DETAIL
SCALE: N.T.S.



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



3 MULCH DETAIL
SCALE: N.T.S.



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

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

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

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
NORTH PERIMETER	175 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE/30 LF ONE EVERGREEN HEDGE	6 CANOPY TREES AND ONE EVERGREEN HEDGE
EAST PERIMETER	170 L.F. BUFFER TYPE 'A'	OPTION 2 1 CANOPY TREE/60 LF ONE HEDGE	3 CANOPY TREES AND ONE EVERGREEN HEDGE
WEST PERIMETER	170 L.F. BUFFER TYPE 'A'	OPTION 2 1 CANOPY TREE/60 LF ONE HEDGE	3 CANOPY TREES AND ONE EVERGREEN HEDGE
SOUTH PERIMETER	200 L.F. ARTERIAL BUFFER	4 CANOPY TREES/100 LF 3 UNDERSTORY TREES/100 LF ONE HEDGE	8 CANOPY TREES 6 UNDERSTORY TREES ONE EVERGREEN HEDGE

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

TOTAL SITE AREA	0.887 ACRES
TOTAL PROPOSED OPEN AREA	0.097 ACRES
OPEN AREA % OF TOTAL SITE AREA (MIN. 10%)	10%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA)	.155 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	17%

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

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 380 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 15 CANOPY TREES REQUIRED 8 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	4 CANOPY TREES PROVIDED 19 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 16,887 S.F. 1 CANOPY/UNDERSTORY TREE REQUIRED PER 1,800 S.F. 10 SHRUBS REQUIRED PER TREE REQUIRED 9 CANOPY/UNDERSTORY TREES REQUIRED 90 SHRUBS REQUIRED	9 UNDERSTORY TREES PROVIDED 90 SHRUBS PROVIDED

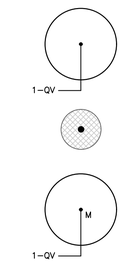
SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 0.887 ACRES = 2 CANOPY TREES REQUIRED	2 UNDERSTORY TREES PROVIDED DUE TO EXISTING OVERHEAR UTILITY LINE
REAR SIDE CANOPY TREES (NORTH SIDE)	1.34 TREES PER ACRE X 0.887 ACRES = 1 TREES REQUIRED	1 CANOPY TREE PROVIDED
EAST SIDE CANOPY TREES	1.34 TREES PER ACRE X 0.887 ACRES = 1 TREES REQUIRED	1 CANOPY TREE PROVIDED
WEST SIDE CANOPY TREES	1.34 TREES PER ACRE X 0.887 ACRES = 1 TREES REQUIRED	1 UNDERSTORY TREE PROVIDED DUE TO EXISTING UTILITIES
SITE UNDERSTORY TREES	4 UNDERSTORY TREES PER ACRE X 0.887 ACRES = 4 TREES REQUIRED 50% IN FRONT = 2 TREES REQUIRED 25% ON EAST SIDE = 1 TREES REQUIRED 25% ON WEST SIDE = 1 TREES REQUIRED 4 UNDERSTORY TREES REQUIRED	FRONT SIDE 2 UNDERSTORY TREES PROVIDED EAST SIDE 1 UNDERSTORY TREES PROVIDED WEST SIDE 1 UNDERSTORY TREES PROVIDED 4 UNDERSTORY TREES PROVIDED
BUILDING FACADE	2.68 CANOPY TREES PER 100 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE 84 LF NORTH FACADE = 2 TREES REQUIRED 84 LF SOUTH FACADE = 2 TREES REQUIRED 84 LF WEST FACADE = 2 TREES REQUIRED 84 LF EAST FACADE = 2 TREES REQUIRED	NORTH FACADE 2 CANOPY TREES PROVIDED SOUTH FACADE 2 UNDERSTORY TREES PROVIDED WEST FACADE 2 UNDERSTORY TREES PROVIDED EAST FACADE 2 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ON ALL SIDES

TREE MITIGATION CALCULATIONS

CATEGORY	MITIGATION CALCULATIONS
INCH–FOR–INCH REPLACEMENT	HERITAGE TREES NO HERITAGE TREES ON SITE TOTAL INCHES REQUIRED..... 0" TOTAL INCHES PROVIDED..... 0" TOTAL MITIGATION DEFICIT/SURPLUS.....0"
1:1 REPLACEMENT	TOTAL TREES TO BE MITIGATED AT 1:1 REPLACEMENT..... 6 TREES TOTAL TREES REQUIRED FOR MITIGATION @ 1:1 REPLACEMENT..... 6 TREES TOTAL REPLACEMENT TREES PROVIDED.....6 TREES TOTAL PRESERVATION CREDITS .....0 TOTAL MITIGATION DEFICIT/SURPLUS..... 0 TREES

LEGEND



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

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

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

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

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

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

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

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

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

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

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

ALL NEWLY PLANTED TREES SHALL HAVE INDIVIDUAL LOW FLOW OR MICRO–IRRIGATION SUPPLIES [407.46(A)3]. ALL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A MOISTURE SENSOR/AUTOMATIC RAINFALL SHUTOFF DEVICE [407.46(A)4].

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7/26/22, CITY OF ALACHUA, FDOT, & SRWMD
09/14/22, CITY OF ALACHUA, FDOT, & SRWMD
04/28/22, CITY OF ALACHUA, FDOT, & SRWMD
05/18/22, CITY OF ALACHUA, FDOT, & SRWMD

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: LANDSCAPE NOTES, DETAILS, & CALCULATIONS

TECHNICIAN: JMS
DESIGNER: MS
QUALITY CONTROL: CT
PROJECT NUMBER: 21-0395

SHEET NO.: LS-1

Yeh: amyk Plot Date: May 18,2022 3:51pm Filename: N:\2021\21-0395\Department\03_Design\03_CAD\Landscape\01_Permitting\21-395_Design Base.dwg

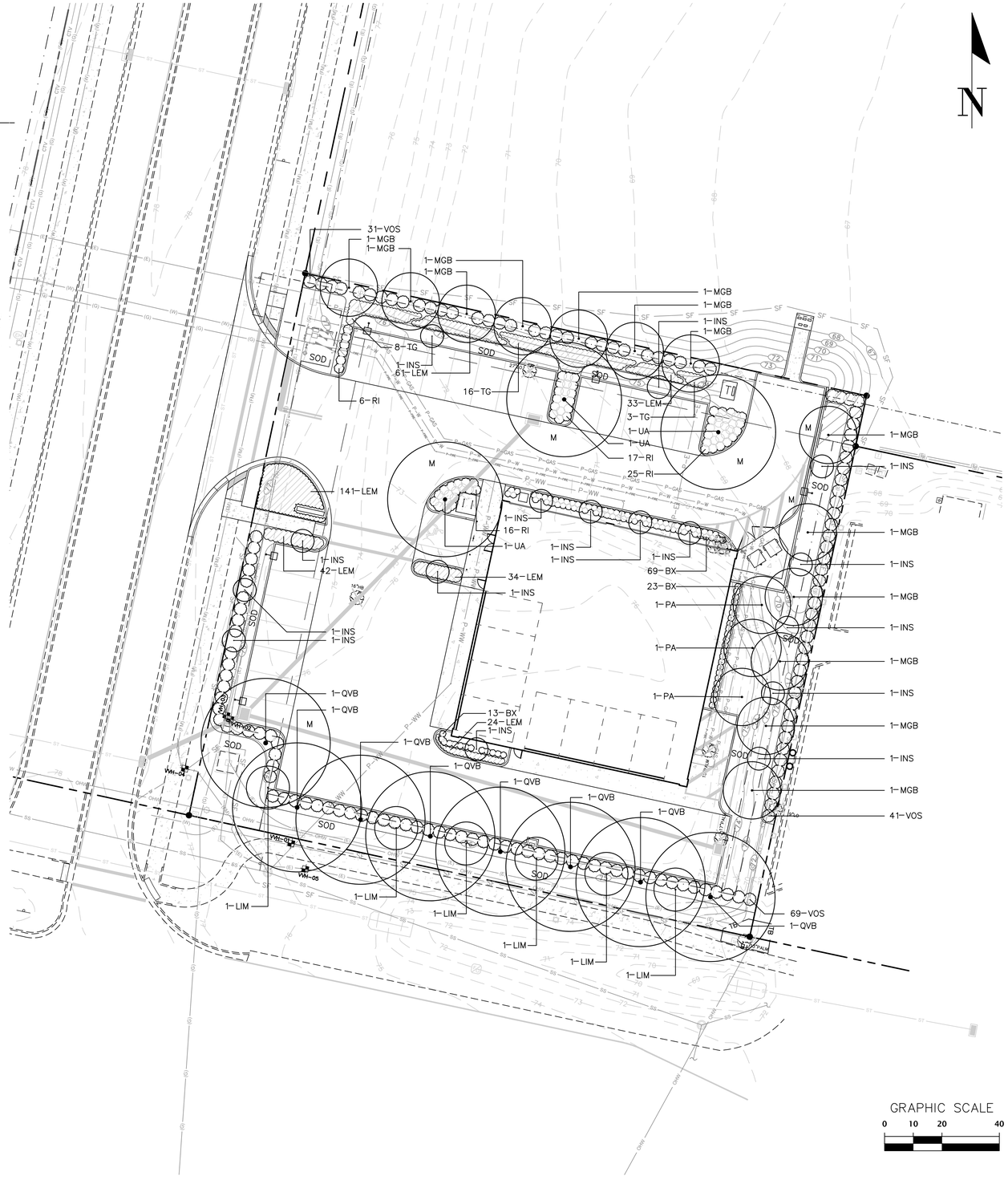
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
INS	16	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	15 GAL, 8' HT, 30" SPR, 1.5" CAL
LIM	6	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	15 GAL., 8' HT., 30" SPR., 1.5" CAL., STANDARD
MGB	13	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
PA	3	PRUNUS ANGUSTIFOLIA	CHICKASAW PLUM	15 GAL., 8' HT., 30" SPR., 1.5" CAL., STANDARD
QVB	8	QUERCUS VIRGINIANA 'BOARDWALK'	BOARDWALK LIVE OAK	65 GAL, 14' HT, 5.5' SPR, 3" CAL
UA	3	ULMUS ALATA	WINGED ELM	30 GAL, 10' HT, 4' SPR, 2" CAL

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BX	105	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 18" HT, 9" SPR
RI	64	RHAPHIOLEPIS INDICA 'ELEANOR TABER'	ELEANOR TABER INDIAN HAWTHORN	3 GAL., 24" HT. X 12" SPR.
VOS	141	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 18" HT., 18"SPR.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
LEM	335	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	1 GAL., FULL	18" o.c.
TG	27	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	1 GAL., FULL	48" o.c.

SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE
SOD	PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD



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04/28/22_CITY OF ALACHUA, FDOT, & SRWMD
05/18/22_CITY OF ALACHUA, FDOT, & SRWMD

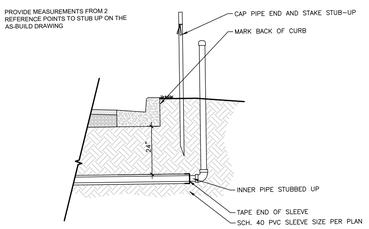
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: JMS
DESIGNER: MKS
QA/QC CONTROL: CT
PROJECT NUMBER: 21-0395

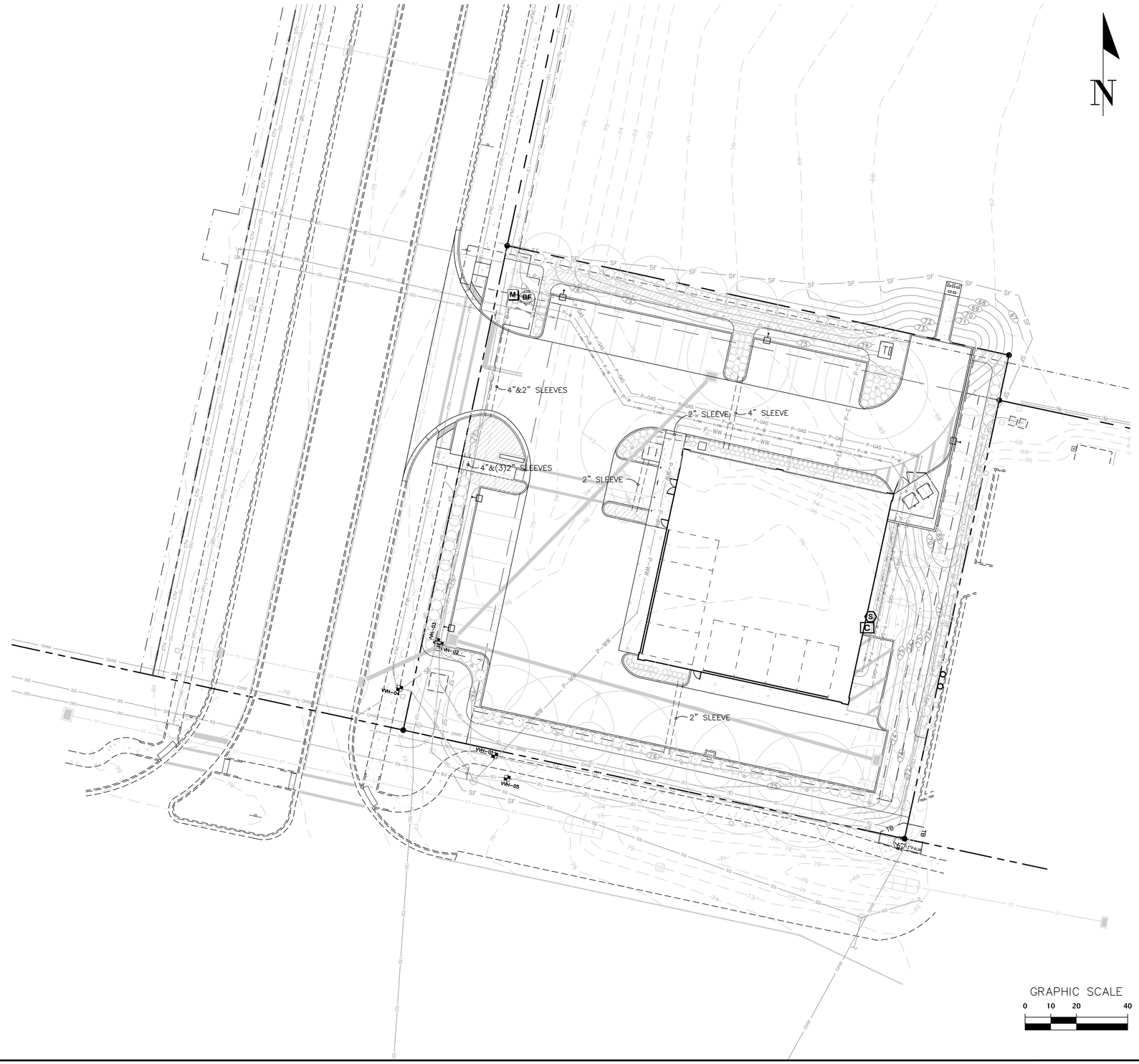
SHEET NO.: LS-2

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	Hunter PC Controller
S	Hunter MINI-CLIK
M	Water Meter 3/4" (by others)
BF	Zurn 975XL 1" Backflow Preventer
- - - - - - - -	Pipe Sleeve: PVC Schedule 40



1 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.



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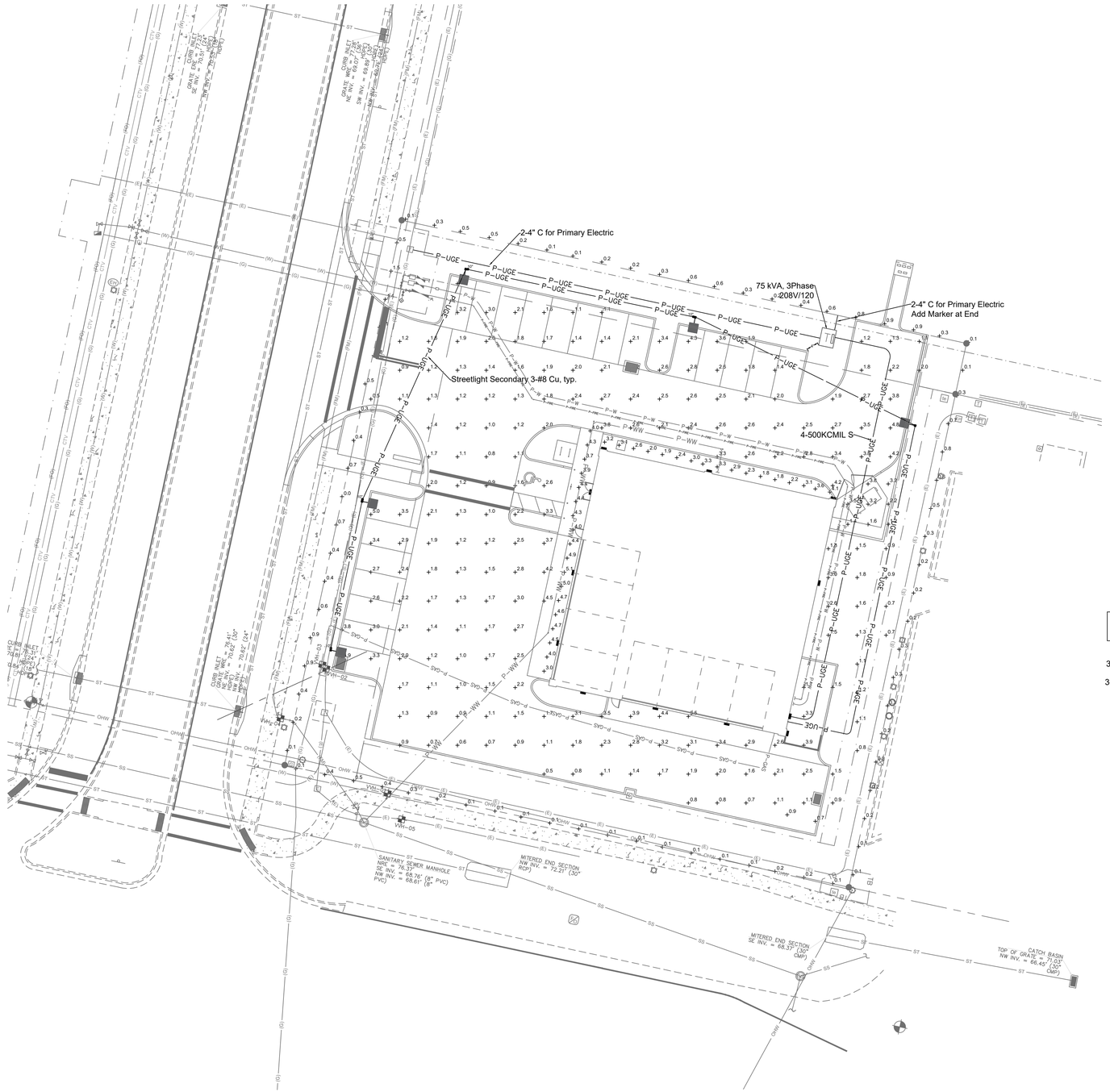
03/11/22_CITY OF ALACHUA, FDOT, & SRWMD
04/28/22_CITY OF ALACHUA, FDOT, & SRWMD
05/18/22_CITY OF ALACHUA, FDOT, & SRWMD

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: IRRIGATION DIAGRAM, SCHEDULE, & DETAIL

TECHNICIAN: JMS
DESIGNER: JMS
QUALITY CONTROL: CT
PROJECT NUMBER: 21-0395

SHEET NO.: IR-1



GRAPHIC SCALE

0 10 20 40

ELECTRICAL UTILITIES LEGEND

SC	EXISTING PRIMARY SECTIONALIZING CABINET VOLTAGE LOOP - WILL BE SOURCE FOR OUT PARCELS.
	3 ϕ TRANSFORMER ON CONCRETE PAD
3-1/0 P	3-1/0 AL UTILITY PRIMARY CABLE IN 4" PVC AT 48" MIN. COVER
3-500 S	4-500KMCIL COPPER IN 4" PVC CONDUIT SECONDARY SERVICE AT 36" MIN. COVER - VERIFY SIZE WITH ARCHITECTURAL PLANS
#8	2 #8 AND #8 CU EGC SECONDARY CONDUCTORS IN 1.25"AT 36" MIN. OR AS CODE ALLOWS FOR PRIVATE LIGHTING
10"	SMALL BURIED WIRE ENCLOSURE, APPROXIMATELY10" DIA. X 19" DEEP. (TYPICALLY FOR STREETLIGHTING FEEDS - INCLUDED BUT NOT SHOWN ON ALL LIGHTS)
	SEE LIGHTING DETAIL SHEET FOR LIGHTING LEGEND FOR LUMINAIRE DESCRIPTION AND SPECS.

LIGHTING PLAN PREPARED BY WILLIAM T. STORMANT, P.E.

SEAL

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SCALE: N/A

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:

CLIENT: CHW

PROJECT: ALACHUA TIRE ALACHUA, FL

SHEET TITLE: Photometric Plan

TECHNICIAN: W. Stormant
DESIGNER: W. Stormant
QUALITY CONTROL: W. Stormant
PROJECT NUMBER: 21-0395

SHEET NO.: P1

TYPE A, B

GARDCO by Signify

Site & Area

EcoForm

ECF-S small area light

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules) **48L** 48 LEDs (3 modules) **64L** 64 LEDs (4 modules)	**365** 365 mA **530** 530 mA **700** 700 mA **1A** 1050mA **1.2A** 1200mA **900** 900 mA **1A** 1050mA **1.2A**[2] 1200mA **900** 900 mA **5A**[3] 1050mA	**WW-G2** Warm White 3000K, 70CRI Generation 2 **NW-G2** Neutral White 4000K, 70CRI Generation 2 **CW-G2** Cool White 5000K, 70CRI Generation 2	**AR**[1] Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) **SF**[1] Slip Fitter Mount (fits to 2-1/4" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM**[1] Retrofit arm mount kit	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **SW** Type SW **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270° **BLC** Back Light Control **BLC-90** Back Light Control rotated at 90° **BLC-270** Back Light Control rotated at 270° **LCL**[9] LEED Corner Optic Left **RCL**[9] LEED Corner Optic Right	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)

Options					
Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD[4,5,6] 0-10V External dimming (for controls by others) **DCC**[4,5,6,10] Dual Circuit Control **FAWS**[4,5,10] Field Adjustable Wattage Selector **LLC**[4,5,6,10] Integral wireless module **BL**[4,5,10] Bi-level functionality **SRDR**[4,5,6,8,9,11] SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming **CS50**[4,5] Safety 50% Dimming, 7 hours **CM50**[4,5] Median 50% Dimming, 8 hours **CS30**[4,5] Safety 30% Dimming, 7 hours **CM30**[4,5] Median 30% Dimming, 8 hours	**IMRI3**[12] Integral with #3 lens **IMRI7**[12] Integral with #7 lens	**PCB**[4,5] Photocontrol Button **TLRDS**[4,5,7] Twist Lock Receptacle 5 Pin **TLRD7**[4,5,7] Twist Lock Receptacle 7 Pin **TLRPC**[4,5,6,10,11] Twist Lock Receptacle w/ Photocell	**Fusing** **F1**[5] Single (120, 277, 347VAC) **F2**[5] Double (208, 240, 480VAC) **Pole Mount Fusing** **FP1**[5] Single (120, 277, 347VAC) **FP2**[5] Double (208, 240, 480VAC) **FP3**[5] Canadian Double Pull (208, 240, 480VAC) **Surge Protection (10kA standard)** **SP2** Increased 20kA	Square Pole Adapter included in standard product **TB**[13] Terminal Block **RPA**[13] Round Pole Adapter (fits to 3"- 3.9" O.D. pole) **HIS**[14] Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRDS, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRDS/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, SW, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRDS or TLRPC.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 48L-1.2A or 64L-1A.

TYPE C,D,E

GARDCO by Signify

Wall Mount

LED Wall Sconce

101L

Gardco 101 LED wall sconces feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 101L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 12,000 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: 101L-32L-700-NW-G2-3-120-BL-IMRI2-BZ

Prefix	Number of LEDs	Drive Current	LED Color – Generation	Distribution	Emergency	Voltage
101L 101L LED Wall Sconce	**16L** 16 LEDs (1 module) **32L** 32 LEDs (2 module)	**200** 200mA **400** 400mA **530** 530mA **700** 700mA **1000** 1000mA **1200** 1200mA **530** 530mA **700** 700mA **1000** 1000mA	**CW-G2** Cool White 5000K, 70CRI Generation 2 **NW-G2** Neutral White 4000K, 70CRI Generation 2 **WW-G2** Warm White 3000K, 70CRI Generation 2 **WY-G2** Warm Yellow 2700K, 80 CRI Generation 2[1] **BW-G2** Balanced White 3500K 80CRI Generation 2[1] **AM-G2** Direct Amber (590nm) Generation 2[1]	**2** Type 2 **3** Type 3 **4** Type 4	**EBPC** Emergency Battery Pack Cold Weather[1,15] Leave blank to omit an emergency option	**UNV** 120-277V **HVU** 347-480V **120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V

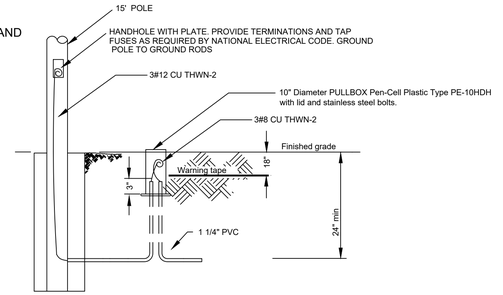
Options				
Dimming Controls	Motion Sensing lens	Photo-sensing	Electrical	Finish
DD 0-10V External dimming (controls by others)[4] **DCC** Dual Circuit Control[2,3,4,5] **FAWS** Field Adjustable Wattage [3,4] **BL** Bi-level functionality with motion sensor[4,7,11] **DynaDimmer: Automatic Profile Dimming**[4,5,6] **CS50** Security 50% Dimming, 7 hours **CM50** Median 50% Dimming, 8 hours **CS30** Security 30% Dimming, 7 hours **CM30** Median 30% Dimming, 8 hours	**IMRI2** Integral with #2 lens[8] **IMRI3** Integral with #3 lens[8]	**PCB** Photocontrol Button[7,9] **TLRDS** Twist Lock Receptacle 5-Pin[9] **TLRD7** Twist Lock Receptacle 7-Pin[9] **TLRPC** Twist Lock Receptacle w/ Photocell[9,10]	**Fusing** **F1** Single (120, 277, 347VAC)[4] **F2** Double (208, 240, 480VAC)[4] **F3** Canadian Double Pull (208, 240, 480VAC)[4] **Surge Protection (10kA standard)** **SP2** Increased 20kA	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. Only 16L up to 700mA can be used with battery backup (EBPC) configuration.
2. Extended lead times apply. Contact factory for details.
3. Available in 120 or 277V only.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Not available in 347 or 480V.
8. Must specify input voltage.
9. Available with two modules (32L) at 530mA.
10. Not available with DD, DCC, and FAWS dimming control options.
11. Must specify a motion sensor lens. Limited to 30°C ambient if combined with 32L-1000mA (107W).
12. Not available with DCC and FAWS.
13. Not available with DCC.
14. Dimming will not be connected to NEMA receptacle if ordering with other control options.
15. Not available in 480V. Order photocell separately with TLRDS/7.

Statistics							
Description	Avg	Max	Min	Max/Min (M/M)	Avg/Min (A/M)	Applicable CofG Code	Criteria
Parking Area	2.1 fc	5.0 fc	0.5 fc	4.2:1	10.0:1	SEC. 6.4.4 (C)2 & (E) COMPLIANT	.5 fc min, <=5.0 fc max, <=10:1 M/M
Rear of Building	1.4 fc	3.0 fc	0.7 fc	4.3:1	2.0:1	Safety	.5 fc min
Dumpster Zone	N/A	N/A	1.2 fc	N/A	N/A	Safety	>= 1 fc
Building Entrance (Sidewalk North)	2.7 fc	4.1 fc	1.8 fc	2.3:1	1.5:1	SEC. 6.4.4 (C)2 & (E) COMPLIANT	<= 10 fc max, <=6:1A/M, <=10:1M/M, 1 fc min
Building Entrance (Sidewalk West)	4.3 fc	5.1 fc	3.0 fc	1.7:1	1.4:1	SEC. 6.4.4 (C)2 & (E) COMPLIANT	<= 10 fc max, <=6:1A/M, <=10:1M/M, 1 fc min
N,S,E Property Lines	N/A	0.9 fc	N/A	N/A	N/A		<= 1fc
Trespass City Streets	N/A	1.5 fc	N/A	N/A	N/A		<= 5fc

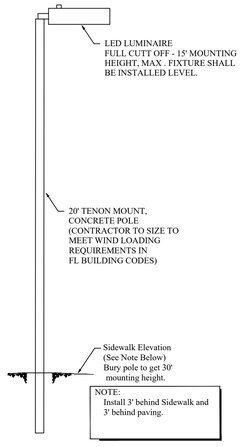
NOTES:

A. NO LIGHT ABOUT 90 DEGREES ABOVE HORIZONTAL PLANE AT FIXTURE HEIGHT.
B. ALL LUMINAIRES ARE FULL CUT-OFF.
C. THE MAXIMUM MOUNTING HEIGHT IS 15' ABOVE FINISH GRADE
D. POLES ARE 20' CONCRETE. THE POLES ARE BURIED 5'.
E. LIGHTS ARE CONTROLLED BY TIME CLOCK AND PHOTOCELL WHICH WILL BE SHOWN IN THE ARCHITECTURAL PLAN SET.
F. THE LIGHTING DESIGN MEETS THE SPECIFIC ILLUMINATION REQUIREMENTS FOR PARKING LOT LIGHTING (6.4.4 (C)(2)&(E) AND IESNA R8-18.
G. ILLUMINATION LEVELS ARE GIVEN IN INITIAL FOOT CANDLES.



NOTE:
CONTRACTOR SHALL FURNISH AND INSTALL ALL POLE MOUNTED LIGHT FIXTURES, POLES, AND 10" DIAM. SECONDARY ENCLOSURES AS SHOWN ON THE DRAWINGS.

STREETLIGHT DETAIL (TYP.)
NOT TO SCALE



LIGHT DETAIL
NOT TO SCALE

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Distribution	Notes
	A	1	SIGNIFY GARDCO	ECF-S-32L-530-NW-G2-3-UNV	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3 OPTIC, No Shield	1	6715	1.0	55.7	3	15' Mounting Height, 20' Concrete Pole, Tenon Mounted.
	B	4	SIGNIFY GARDCO	ECF-S-32L-530-NW-G2-4 -UNV	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 No Shield	1	7025	1.0	55.7	4	15' Mounting Height, 20' Concrete Pole, Tenon Mounted.
	C	4	SIGNIFY GARDCO	101L-16L-700-NW-G1-3 -UNV	Gardco LED Wall Pack - Small, 16 LED's, 4000K CCT, TYPE 3 OPTIC	1	3458	1.0	36.8	3	12 Mounting Height, See Architectural Plans for circuiting and mounting details.
	D	3	PHILIPS GARDCO	101L-16L-530-NW-G1-4 -UNV	Gardco LED Wall Pack - Small, 16 LED's, 4000K CCT, TYPE 4 OPTIC	1	2747	1.0	28.0	4	12' Mounting Height, See Architectural Plans for circuiting and mounting details.
	E	4	PHILIPS GARDCO	101L-16L-530-NW-G1-3 -UNV	Gardco LED Wall Pack - Small, 16 LED's, 4000K CCT, TYPE 2 OPTIC	1	2687	1.0	27.8	3	12' Mounting Height, See Architectural Plans for circuiting and mounting details.

NOTES:

A. ALL STREET LIGHT FIXTURES ARE BLACK , WALL PACKS ARE WHITE. (VERIFY WITH ARCHITECT)
B. USE POLE TOP FITTER FOR TYPES A & B, NO SLIP FITTERS

LIGHTING PLAN PREPARED BY WILLIAM T. STORMANT, P.E.

SEAL

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

CONSTRUCTION/AS BUILT REVISIONS:

SUBMITTALS:

CLIENT: CHW
PROJECT: ALACHUA TIRE ALACHUA, FL
SHEET TITLE: LIGHTING STATISTICS, LEGEND,AND DETAILS

TECHNICIAN: W. Stormant
DESIGNER: W. Stormant
QUALITY CONTROL:
DATE: 5/7/2021
PROJECT NUMBER: 21-0395

SHEET NO.: P2

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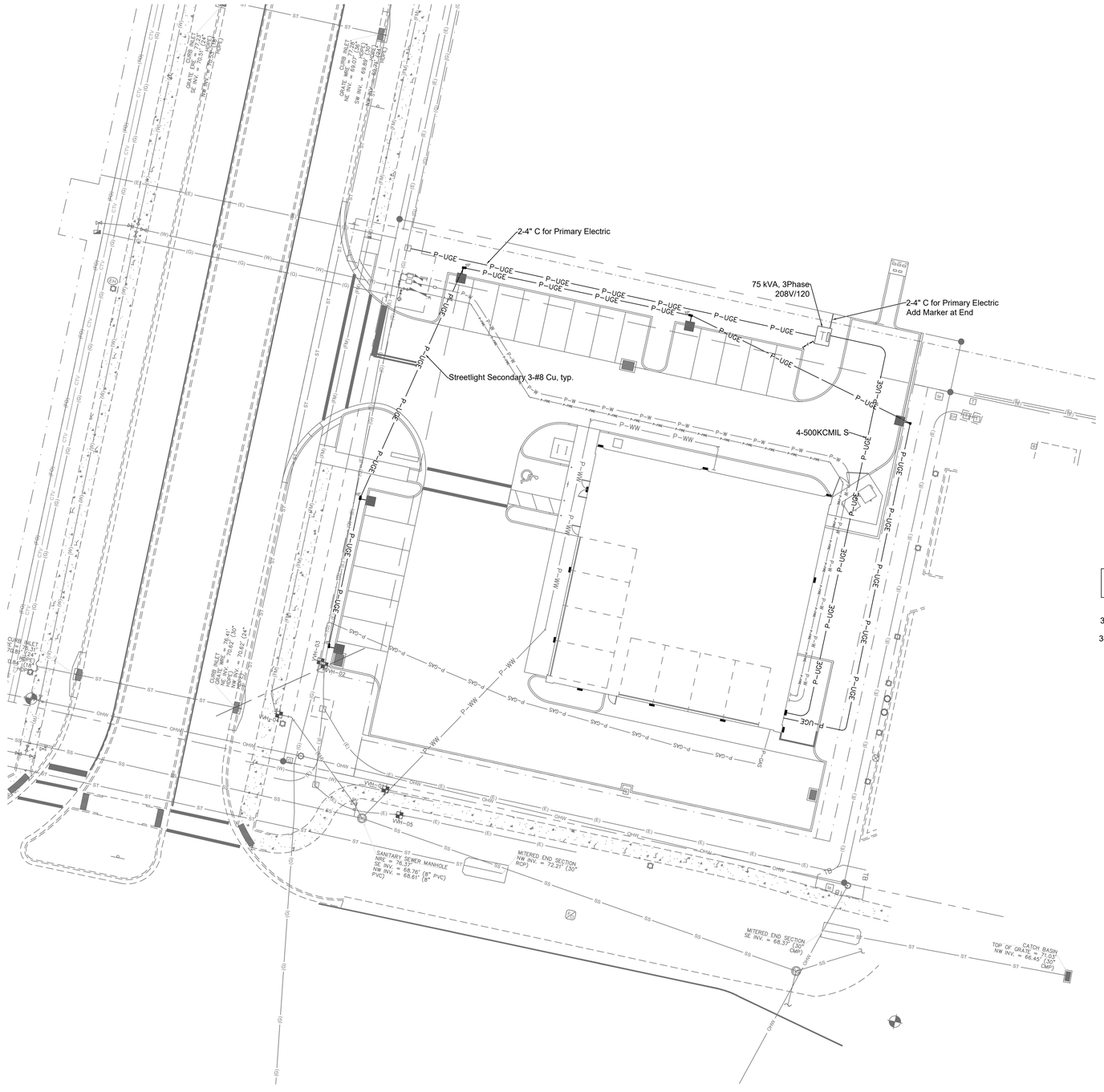

GRAPHIC SCALE
0 10 20 40

ELECTRICAL UTILITIES LEGEND

SC	EXISTING PRIMARY SECTIONALIZING CABINET VOLTAGE LOOP - WILL BE SOURCE FOR OUT PARCELS.
	3 ϕ TRANSFORMER ON CONCRETE PAD
3-1/0 P	3-1/0 AL UTILITY PRIMARY CABLE IN 4" PVC AT 48" MIN. COVER
3-500 S	4-500KMCIL COPPER IN 4" PVC CONDUIT SECONDARY SERVICE AT 36" MIN. COVER - VERIFY SIZE WITH ARCHITECTURAL PLANS
#8	2 #8 AND #8 CU EGC SECONDARY CONDUCTORS IN 1.25"AT 36" MIN. OR AS CODE ALLOWS FOR PRIVATE LIGHTING
10"	SMALL BURIED WIRE ENCLOSURE, APPROXIMATELY10" DIA. X 19" DEEP. (TYPICALLY FOR STREETLIGHTING FEEDS - INCLUDED BUT NOT SHOWN ON ALL LIGHTS)
	SEE LIGHTING DETAIL SHEET FOR LIGHTING LEGEND FOR LUMINAIRE DESCRIPTION AND SPECS.

LIGHTING PLAN PREPARED BY WILLIAM T. STORMANT, P.E.

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SCALE: N/A

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

CONSTRUCTION/AS BUILT REVISIONS:

SUBMITTALS:

CLIENT: CHW

PROJECT: ALACHUA TIRE
ALACHUA, FL

SHEET TITLE: Electric Site Plan

TECHNICIAN: W. Stormant
DESIGNER: W. Stormant
QUALITY CONTROL: W. Stormant
PROJECT NUMBER: 21-0395

SHEET NO.: P3

SPECIFICATIONS:

1. SCOPE OF PROJECT - THE WORK SHALL INCLUDE (BUT NOT BE LIMITED TO) THE FOLLOWING COMPLETE (AND OPERATING) SYSTEMS AND AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN FOR A ON-SITE COA ELECTRICAL PRIMARY VOLTAGE DISTRIBUTION SYSTEM INCLUDING A 3 PHASE -1/0 URD LOOP AND A PRIVATE LIGHTING SYSTEMS. THE BREAK OUT IS DETAILED BELOW.

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

1.2 THE WORK TO EXTEND THE SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY LOAD-SIDE SERVICE FROM THE TRANSFORMER INCLUDING THE PRIVATE LIGHTING SYSTEM.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH WILL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS, AND ALL MAKEUP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALL BY COA. ALL PRIMARY MAKE UP, CONNECTIONS AND TESTING WILL BE COMPLETED BY COA. ALL WORK PERFORMED BY COA WILL BE BACK CHARGED TO THE CONTRACTOR.

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

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

1.7 PROVIDE ALL WIRING, CONDUIT, POLES, LUMINAIRES, BASES AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATING PRIVATE LIGHTING SYSTEM. CONTRACTOR'S RESPONSIBILITY TO ADD PULL BOXES AS NEEDED. TO MEET CODE.

1.8 PRIVATE LIGHTING SYSTEM WILL BE SERVED AND CONTROLLED FROM THE BUILDING ELECTRICAL ROOM AS SHOWN ON THE BUILDING ELECTRICAL (MEP) PLANS AND IS NOT A PART OF THIS PLAN. COORDINATED CABLE BUILDING ENTRY WITH MEP PLANS.

1.9 ALL UTILITY SYSTEM CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS FOR THIS TYPE FACILITY AND MEET CITY OF ALACHUA UTILITIES POLICIES AND PRACTICES.

1.10 "PROVIDE" SHALL MEAN FURNISH, INSTALL, CONNECT, ADJUST, AND TEST EXCEPT WHERE NOTED.

2. MATERIALS AND EQUIPMENT SHALL BE NEW AND SUITABLE FOR THE PURPOSE INTENDED. CUT SHEETS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE ELECTRIC DEPARTMENT PRIOR TO ORDERING FOR APPROVAL.CONTRACTOR IS RESPONSIBLE FOR PROCURING AND INSTALLING: CONDUITS, POLES, LUMINARIES. ALL SECONDARY VOLTAGE CABLES AND CONNECTORS, SECTIONALIZING CABNETS, SWITCHGEAR BASES AND COVERS, UNDERGROUND JUNCTION BOXES AND BURIED WIRE ENCLOSURES AND AL OTHER ITEMS REQUIRED FOR COMPLETE OPERATING SYSTEMS.

2.1. UNDERGROUND 15 KV 3-1/0 AWG AL, 19 STRAND, JACKETED PRIMARY CABLE SHALL HAVE STRAND FILLED CENTRAL CONDUCTOR, SEMI-CONDUCTING CONDUCTOR SHIELD, 175 MIL VIRGIN TREE RETARDANT CROSS-LINKED POLYETHYLENE INSULATION, BLACK CROSS-LINKED POLYETHYLENE SHIELD, FULL CONCENTRIC CU NEUTRAL, WITH INSULATING, BLACK LINEAR LOW DENSITY POLYETHYLENE JACKET EXTRUDED OVER THE NEUTRAL. APPROVED MANUFACTURERS ARE HENDRIX, PIRELLI, PRYSMIAN AND SOUTHWIRE. COA PROCURED.

2.2. UNDERGROUND PRIVATE LIGHTING SECONDARY CABLES SHALL COPPER WITH THHN OR THWN-2 INSULATION WITH COLORATION TO MEET THE NATIONAL ELECTRICAL REQUIREMENTS.

2.3. THE LOAD BREAK ELBOWS AND T HOUSINGS SHALL HAVE EPDM RUBBER INSULATION. VERIFY CABLE DIMENSIONS FOR APPLICABILITY. APPROVED MANUFACTURERS ARE ELASTIMOLD, COOPER POWER SYSTEMS, AND RTE. COA PROCURED.

2.4. THREE PHASE PAD MOUNTED TRANSFORMER SHALL BE DEAD FRONT, LOOP FEED CAPABILITY, HIGH VOLTAGE 12470 GRD Y 7200 VOLTS, LOW VOLTAGE 208 GRD Y/120 VOLT, 95 KV BIL, COMPARTMENTAL TYPE, RATINGS BASED ON 65 DEGREE C WINDING RISE, HIGH GRADE, COLD REDUCED, GRAIN ORIENTED SILICON STEEL CORE, 8.3/14.4 KV CLASS BUSHING WELLS AND LOAD BREAK INSERTS, LOW VOLTAGE TERMINALS SHALL BE STUD TYPE, TANK SHALL BE SEALED AND FURNISHED COMPLETE WITH PCB FREE DIELECTRIC OIL, AND DOORS SHALL BE PAD LOCKABLE. TRANSFORMERS SHALL BE PROTECTED WITH A BAYONET FUSE. SHALL BE EQUIPPED WITH A PRESSURE RELIEF DEVICE. TRANSFORMER. SHALL MEET OR EXCEED THE JANUARY 1, 2010 D.O.E. EFFICIENCY LEVELS FOR LIQUID FILLED TRANSFORMERS. TRANSFORMERS WILL BE MOUNTED ON A WINDOWED, CONTRACTOR PROVIDED, POURED IN PLACE TRANSFORMER PAD AS SHOWN IN THE DETAILS. TRANSFORMER IS SIZED AS SHOWN AND IS COA PROCURED. PLEASE COORDINATE WITH COA FOR A DETAILED TRANSFORMER SPECIFICATION.

2.5. SECONDARY CABLES SHALL BE TERMINATED WITHIN THE TRANSFORMERS ON SPADE TYPE TRANSFORMER TERMINALS WITHIN THREE PHASE TRANSFORMERS. APPROVED MANUFACTURERS UTILCO, CMC, ESP AND PREFORMED LINE PRODUCTS.

2.6.NOT USED

2.7. PVC CONDUIT SHALL BE SCHEDULE 40, HEAVY WALL, RATED FOR 90C. CABLE, UL LISTED IN 10 OR 20 FOOT LENGTHS WITH INTEGRAL BELLS. ALL 6" ELBOWS SHALL BE FIBERGLASS WITH 48" RADIUS WITH APPROPRIATE TRANSITION FITTINGS. ALL OTHER ELBOWS SHALL BE PVC SCHEDULE 40 WITH LONG RADIUS SWEEPS.

2.8. PROVIDE PARKING STAND ARRESTORS TO BE INSTALLED AT EACH OPEN POINT AND ELBOW ARRESTORS AT END POINT. APPROVED MANUFACTURER IS ELASTIMOLD. COA PROCURED.

2.9. ALL TRANSFORMERS SHALL HAVE SCHWEITZER ENGINEERING LABORATORIES (SEL) 3 PHASE FAULT INDICATORS INSTALLED ON B SIDE OF TRANSFORMER. - SHALL BE SEL 3BCRB0200IR. NOT APPLICABLE. COA PROCURED.

2.10. SEE LIGHTING SCHEDULE FOR STREET LIGHT FIXTURE AND POLE SPECIFICATIONS.

GENERAL NOTES:

THE DRAWINGS ARE IN PART DIAGRAMMATIC AND ARE INTENDED TO CONVEY THE SCOPE OF THE WORK, INDICATE THE GENERAL LOCATION AND ARRANGEMENT OF CONDUIT AND PADS OR BASES, AND THE LIKE. IT IS NOT INTENDED TO SHOW IN MINUTE DETAIL EVERY AND ALL ACCESSORIES REQUIRED AT EACH LOCATION FOR THE EXECUTION OF THE WORK, BUT IT IS INTENDED THAT ALL ACCESSORIES REQUIRED FOR A COMPLETE SYSTEM BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

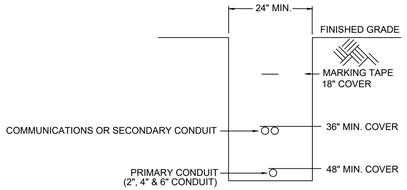
EXAMINE ALL DRAWINGS FOR COORDINATION AND ALLOCATION OF SPACE AND AVOID INTERFERENCE WITH SURROUNDS. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS PRACTICAL IN PERFORMING THE WORK. DISCREPANCIES BETWEEN THE ELECTRICAL CONDUIT SYSTEM AND WORK OF OTHER TRADES SHALL BE COORDINATED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER AND AS REQUIRED BY FIELD CONDITIONS.

DISCREPANCIES DISCOVERED DURING THE BID PROCESS SHALL BE REFERRED TO THE ENGINEER PRIOR TO SUBMITTING A BID. THE ENGINEER WILL ISSUE INSTRUCTIONS BY ADDENDUM WHEN NECESSARY. INTERPRETATION OF THE DRAWINGS WILL BE BY THE ENGINEER.

CHANGES FROM THE DRAWINGS THAT ARE NECESSARY TO MAKE WORK CONFORM TO FIELD CONDITIONS, TO FIT WORK OF OTHER TRADES, OR TO RULES OF BODIES HAVING JURISDICTION, WILL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT. IN CASE OF DISPUTE, THE ENGINEER WILL RENDER A DECISION ON HOW TO PRECEED.

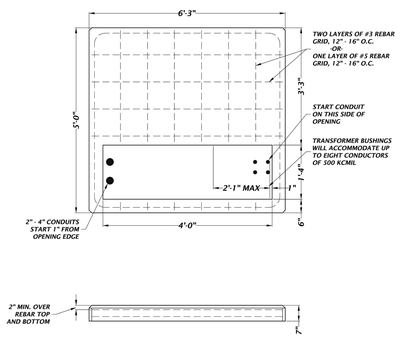
THE WORK SHALL COMPLY WITH ALL LEGALLY REQUIRED CODES AND STANDARDS, INCLUDING:
NFPA 70, NATIONAL ELECTRICAL CODE LATEST EDITION
NECA STANDARD OF INSTALLATION.
NFPA 72 LATEST ADOPTED REVISION
FLORIDA BUILDING CODE LATEST REVISIONS.
NFPA 101 LATEST ADOPTED REVISION
ADA LATEST ADOPTED REVISION
CITY OF ALACHUA UTILITY STANDARDS AND POLICIES.
UNDERWRITER'S LABORATORY STANDARDS (UL).
CITY OF ALACHUA CODE OF ORDINANCES
ILLUMINATION ENGINEERING SOCIENTY HANDBOOK 10TH EDITION
OTHER APPLICABLE CODES AND STANDARDS THAT APPLY TO THIS TYPE OF CONSTRUCTION.

WARNING TAPE SHALL BE RED WITH CONTINUOUS BLACK MARKINGS
"CAUTION CAUTION - CITY OF ALACHUA - ELECTRIC LINE BURIED BELOW SHALL BE ALLENSYSTEM "MARKLINE" OR EQUAL REEFINDUSTRIES OR THORENTERPRISES.



TYPICAL CONDUIT TRENCH DETAIL

NOT TO SCALE



584B

CONCRETE MOUNTING PAD AND CONDUIT PLACEMENT FOR THREE-PHASE TRANSFORMERS, 75-500 KVA

NTS

ELECTRICAL UTILITIES LEGEND

SC	EXISTING PRIMARY SECTIONALIZING CABINET VOLTAGE LOOP - WILL BE SOURCE FOR OUT PARCELS.
	3 ϕ TRANSFORMER ON CONCRETE PAD
3-1/0 P	3-1/0 AL UTILITY PRIMARY CABLE IN 4" PVC AT 48" MIN. COVER
#8	2 #8 AND #8 CU EGC SECONDARY CONDUCTORS IN 1.25"AT 36" MIN. OR AS CODE ALLOWS FOR PRIVATE LIGHTING
● 10"	SMALL BURIED WIRE ENCLOSURE, APPROXIMATELY10" DIA. X 19" DEEP. (TYPICALLY FOR STREETLIGHTING FEEDS - INCLUDED BUT NOT SHOWN ON ALL LIGHTS)
	SEE LIGHTING DETAIL SHEET FOR LIGHTING LEGEND FOR LUMINAIRE DESCRIPTION AND SPECS.

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
BIL	BASIC INSULATION LEVEL
BUG	BACK, UP AND GLARE RATING
C	CONDUIT
COA	CITY OF ALACHUA
CU	COPPER
EGC	EQUIPMENT GROUNDING CONDUCTOR
FC	FOOTCANDLE
GRD	GROUND
IES	ILLUMINATING ENGINEERING SOCIETY
KCMIL	THOUSANDS OF CIRCULAR MILS
KV	KILOVOLT
LED	LIGHT EMITTING DIODE
SE	LARGE BURIED WIRE ENCLOSURE
LDR	LAND DEVELOPMENT REGULATIONS
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
MIN	MINIMUM
NEC	NATIONAL ELECTRIC CODE
P	PROPOSED
P-E	PROPOSED ELECTRIC
PSI	POUNDS PER SQUARE INCH
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RP	RECOMMENDED PRACTICE
S/L	STREET LIGHT
10"	SMALL BURIED WIRE ENCLOSURE
SC	SECTIONALIZING CABINET
TPX	TRIPLEX
TX	TRANSFORMER
TYP	TYPICAL
UD	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UJB	UNDERGROUND JUNCTION BOX
URD	UNDERGROUND DISTRIBUTION

LIGHTING PLAN PREPARED BY WILLIAM T. STORMANT, P.E.

SEAL

WILLIAM T. STORMANT, P.E.
ELECTRICAL ENGINEER
5304 NW 173 Street, Alachua, FL 32615
stormantwt@cox.net
(352) 665-1426
P.E. No.: 44156

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: N/A

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:

CLIENT: CHW

PROJECT: ALACHUA TIRE ALACHUA, FL

SHEET TITLE: SPECIFICATION LEGEND AND DETAILS

TECHNICIAN: W. Stormant
DESIGNER: W. Stormant
QUALITY CONTROL: W. Stormant
PROJECT NUMBER: 21-0395

SHEET NO.: P4

FLOOR PLAN GENERAL NOTES

A. FINISHES SHALL BE PER FINISH SCHEDULE ON SHEET A-701

B. CERTIFICATE OF OCCUPANCY: G.C. IS RESPONSIBLE FOR THE "CERTIFICATE OF OCCUPANCY". CERTIFICATE TO BE FRAMED AND MOUNTED IN THE SHOWROOM. IF MUNICIPALITY DOES NOT ISSUE A CofO, IT IS THE RESPONSIBILITY OF THE G.C. TO GET A LETTER FROM THE MUNICIPALITY STATING AS SUCH ON CITY/COUNTY LETTERHEAD AND THAT LETTER IS TO BE FRAMED AND MOUNTED IN SHOWROOM.

C. KNOX BOX NOTE: IF A KNOX BOX ENTRY SYSTEM IS REQUIRED BY THE FIRE MARSHAL, CONTACT THE FIRE MARSHAL FOR REQUIRED ORDER FORM. PROVIDE & INSTALL PER MFR'S SPECIFICATIONS. KNOX BOX CONTACT – 866-625-4563

D. ALL FRAMED AND FURRED OUT PARTITIONS ARE DIMENSIONED TO ROOM FACE OF GWB OR MASONRY.

E. ALL NON-FURRED MASONRY WALL AND PARTITIONS ARE DIMENSIONED TO FACE OF MASONRY.

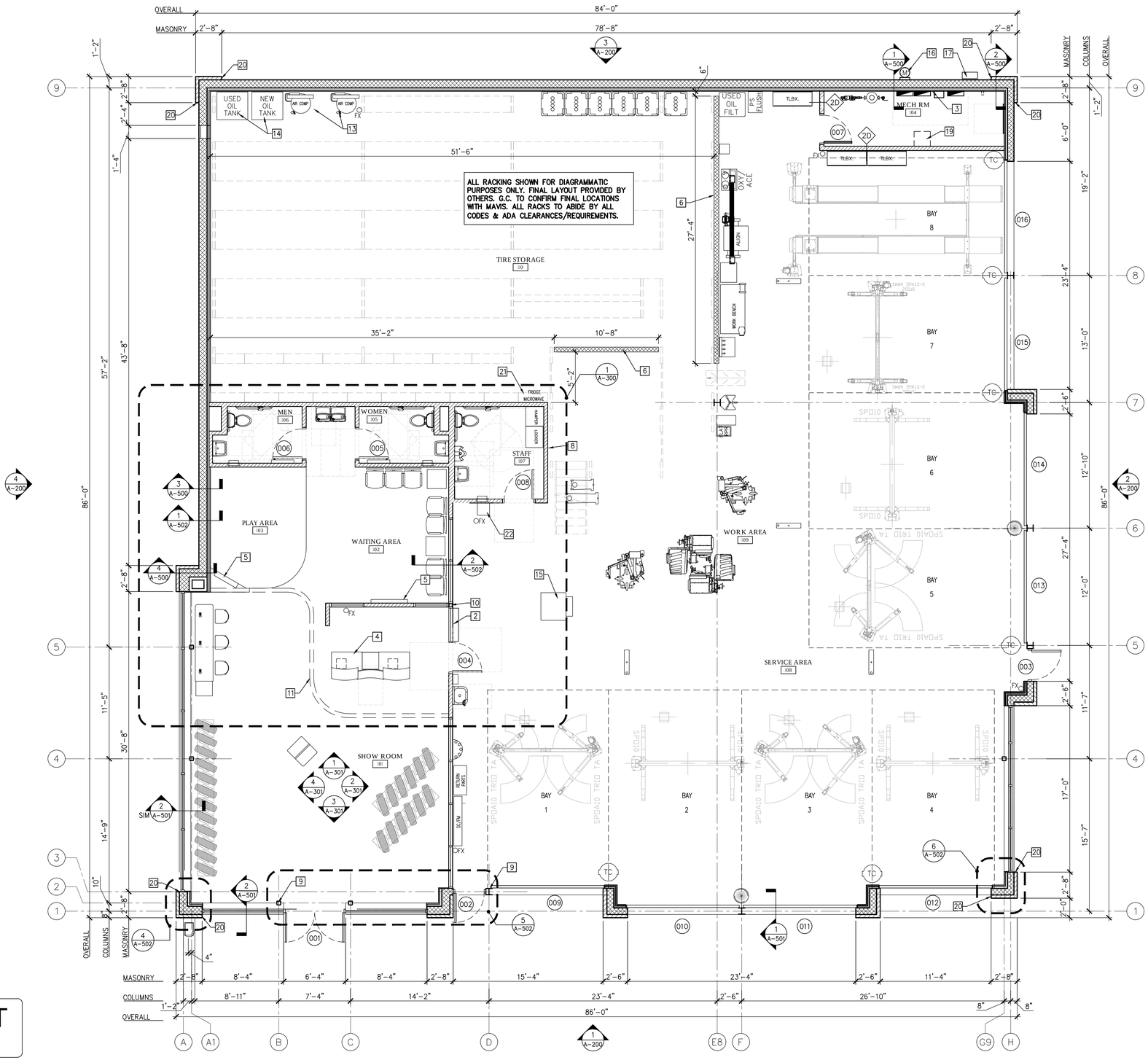
F. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH ALL LOCAL, STATE AND NATIONAL CODES GOVERNING THE CONSTRUCTION AND WITH THE AMERICANS WITH DISABILITIES ACT. THE GENERAL CONTRACTOR SHALL COORDINATE THE VARIOUS CONSTRUCTION DOCUMENTS FOR THE PROJECT. IF CONFLICTS ARE FOUND, THE GENERAL CONTRACTOR SHALL RESOLVE THE CONFLICTS PRIOR TO PROCEEDING.

G. SEE SHEET A-700 FOR WALL TYPES.

H. GENERAL CONTRACTOR TO PROVIDE (7) TOTAL FIRE EXTINGUISHERS AS SHOWN IN PLAN. SIX (6) FIRE EXTINGUISHERS TO BE PLACED ON MAIN LEVEL AND ONE (1) FIRE EXTINGUISHER TO BE PLACED ADJACENT TO STAIR ON UPPER RACKING LEVEL. PROVIDE WALL BRACKETS AND MOUNT CONTROLS AT 48" AFF MAX. PROVIDE "FIRE EXTINGUISHER" SIGNS ON WALL DIRECTLY ABOVE EACH UNIT. THE GENERAL CONTRACTOR SHALL HAVE EXTINGUISHERS INSPECTED AND TAGGED. VERIFY LOCATION WITH LOCAL FIRE AHJ BEFORE FINAL INSTALL. RE: SHEET A-601. FIRE EXTINGUISHER TO BE DRY CHEMICAL, MONOAMMONIUM PHOSPHATE, 10LB, 4A:60B:C UL RATING. MANUF: KIDDIE, MODEL #PRO10MPO

FLOOR PLAN KEYNOTES

1. NOT USED
2. PASS THRU W/ PLEXIGLAS FLAP & STAINLESS STEEL PIANO HINGE. RE: DETAIL 5/A-300
3. PROVIDE 4' X 8' 3/4" PLYWOOD MOUNTING BOARD FOR ELECTRICAL PANELS
4. SALES COUNTER. RE: DETAIL 1/A-600
5. TV UNIT – RE: ELECTRICAL DRAWINGS FOR POWER/STUB UP LOCATION.
6. 6'-8" HIGH 6" CMU WALL – PROVIDE ROUNDED PARGE AT TOP OF WALL. WALL TO BE BUILT AFTER STORAGE RACK SYSTEM IS INSTALLED. RE: STRUCTURAL DRAWINGS FOR ADDITIONAL INFO. RE: DETAIL 11/A-301 FOR PAINT PATTERN
7. NOT USED
8. PROVIDE STUD POST AND BLOCKING @ 8' A.F.F. UP TO ROOF HATCH FOR UPPER LEVEL ROOF ACCESS LADDER. RE: DETAILS ON SHEET A-503.
9. PROVIDE TACTILE EXIT SIGN AT DOOR. RE: DETAIL 2/A-100
10. DBL. (2) 358 SW16 POST UP TO BOX HEADER
11. SOFFIT ABOVE. RE: 2/A-400
12. NOT USED
13. AIR COMPRESSOR
14. OIL TANK
15. SERVICE MANAGER COUNTER
16. ELECTRICAL METER
17. GAS METER
18. FRAME @ WALL PARTITION TO BE 5" WIDE TO MATCH WIDTH OF INTERIOR WALL. RE: 5/A-502.
19. IT CABINET (ABOVE, SHOWN DASHED). TO BE PROVIDED & INSTALLED BY OWNER.
20. EXPOSED ENDS OF SPLIT FACE BLOCK SHALL HAVE SPLIT FACE ENDS (TYP.)
21. MICROWAVE & REFRIGERATOR TO BE LOCATED ON RACKING SYSTEM, WHICH IS PROVIDED BY OTHERS. MICROWAVE & REFRIGERATOR OPERABLE PARTS ARE TO BE LOCATED WITHIN 15" AFF TO 48" AFF AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.
22. WATER COOLER BY OTHERS. WATER COOLER OPERABLE PARTS ARE TO BE LOCATED WITHIN 15" AFF TO 48" AFF AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BY 5 POUNDS MAX.



LEGEND

- MASONRY WALLS
- GWB WALLS
- 003 DOOR NO.
- 2 WALL TYPE
- FX FIRE EXTINGUISHER

ADA TACTILE EXIT SIGN– 4"x3" ACCESSIBLE EXIT SIGNS WITH TACTILE TEXT AND GRADE 2 BRAILLE. MOUNT @ 60" OC AFF. SIGNS SHALL BE LOCATED PER SECTION 1013.4 OF IBC.

EXIT

2 A-100 SIGNAGE ELEVATION
SCALE: NTS

1 A-100 FLOOR PLAN
SCALE: 3/16" = 1'-0"

BASED ON 8-BAY SQUARE PROTOTYPE DATED AUG 15 2021

LDG
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SEAL FEB 28 2022

MARK	DATE	COMMENTS
	02/28/2022	PLANNING REVIEW

MAVIS TIRES, BRAKES & DISCOUNT PRICES

MAVIS TIRES & BRAKES #2012 - ALACHUA, FL
16113 NW US HWY 441, ALACHUA, FL.

FLOOR PLAN

Project No.: 13001-001

Sheet No.: A-100

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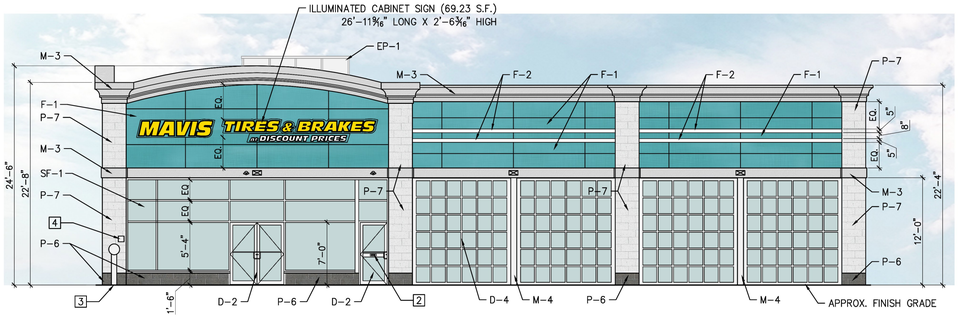
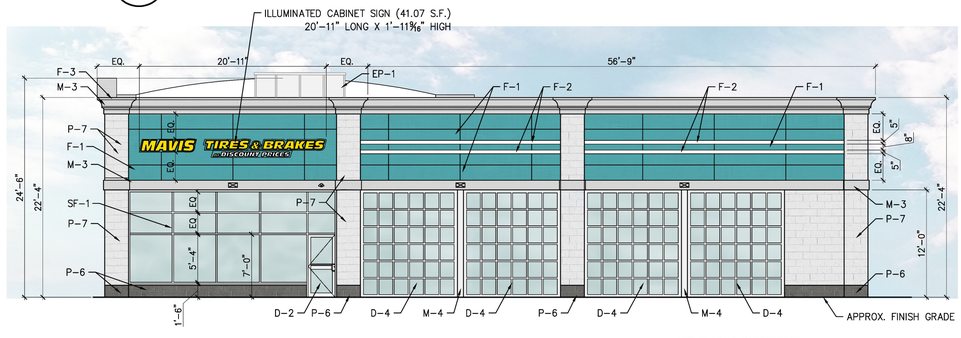


1 A-200 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

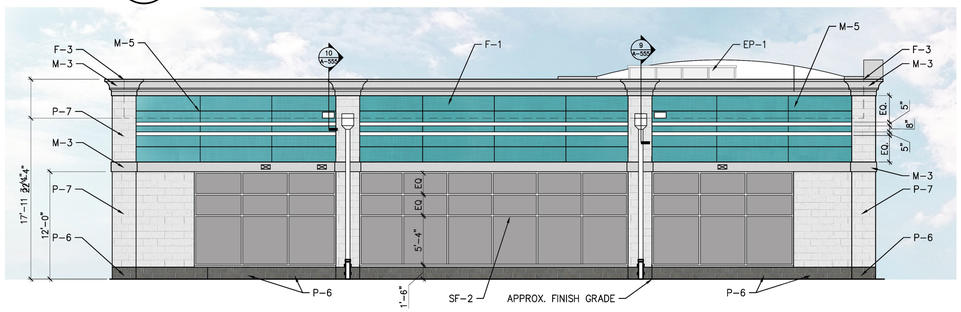
44% GLAZING PERCENTAGE
13% SPLIT FACE BLOCK
30% JAMES HARDIE REVEAL PANEL
13% EIFS CORNICE & BAND



2 A-200 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

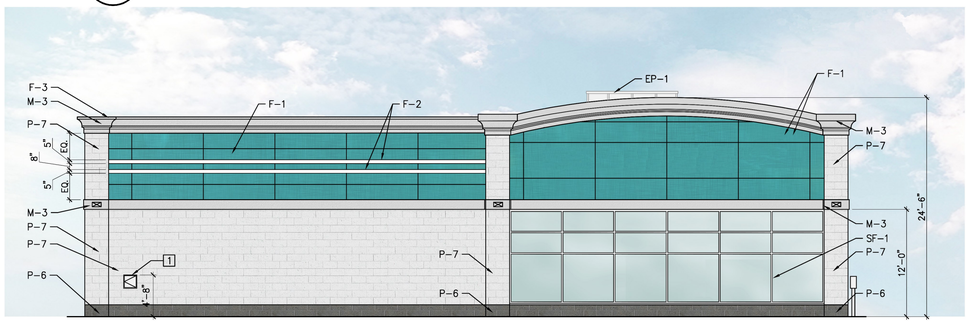
42% GLAZING PERCENTAGE
17% SPLIT FACE BLOCK
29% JAMES HARDIE REVEAL PANEL
12% EIFS CORNICE & BAND



3 A-200 REAR ELEVATION

SCALE: 1/8" = 1'-0"

35% GLAZING PERCENTAGE
23% SPLIT FACE BLOCK
29% JAMES HARDIE REVEAL PANEL
13% EIFS CORNICE & BAND



4 A-200 LEFT ELEVATION

SCALE: 1/8" = 1'-0"

20.02% GLAZING PERCENTAGE
36% SPLIT FACE BLOCK
33% JAMES HARDIE REVEAL PANEL
13% EIFS CORNICE & BAND

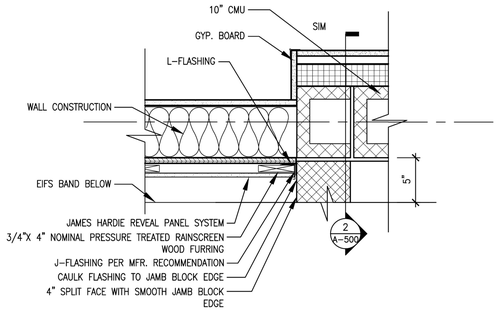
EXTERIOR MATERIALS SCHEDULE

	MARK	MATERIAL	MANUFACTURER	STYLE/COLOR	NOTES
DOOR FINISHES	D-2	ALUMINUM STOREFRONT DOOR & FRAME	KAWNEER	COLOR: CLEAR ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS.
	D-4	ALUMINUM AND GLASS OH DOORS	CLOPAY BUILDING PRODUCTS COMPANY	CLOPAY MODEL 903 COLOR: CLEAR SATIN ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS. RE: SPECS FOR ADDITIONAL INFO.
MISC. ITEMS	F-1	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL WITH RECESS TRIM WITH COUNTERSUNK FASTENERS PRIMED FOR PAINT. COLOR: BM #742 LARGO TEAL	APPROVED EQUAL TO BE LP SMARTSIDE PANEL SIDING -38 SERIES SMOOTH FINISH PANEL NO GROOVE. INSTALL PER MFR RECOMMENDATIONS.
	F-2	ALUMINUM ACCENT STRIPE	ATAS	0.032" ALUMINUM COLOR: #26 BONE WHITE	INSTALL PER MFR RECOMMENDATIONS.
	F-3	METAL ROOF COPING	ROOF MFR	MATCH ROOF SYSTEM COLOR: MATCH WALL BELOW	INSTALL PER MFR RECOMMENDATIONS.
	M-3	EIFS CORNICE & BAND	DRYVIT OR APPROVED EQUAL	COLOR: #101 SUPER WHITE	INSTALL PER MFR RECOMMENDATIONS.
	M-4	PAINT FOR STEEL LINTELS & COLUMNS	BENJAMIN MOORE	COLOR: OC-129 ALABASTER WHITE SHEEN: LOW LUSTRE	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT- BM SUPER SPEC HP ACRYLIC PRIMER #HP04 FINISH COAT: (2) COATS- BM SUPER SPEC HP D.T.M. ACRYLIC LOW LUSTRE #HP25
	M-5	ALUMINUM GUTTERS & DOWNSPOUTS	-	COLOR: WHITE MILL FINISH	INSTALL PER MFR RECOMMENDATIONS.
	EP-1	ENVISOR PANEL RTU SCREEN	CITYSCAPES	COLOR: ALABASTER STYLE: VERTICAL 7.2 RIB MTL TRIM STYLE: BAND	INSTALL PER MFR RECOMMENDATIONS.
MATERIAL FINISHES	P-6	PAINTED SPLIT FACE BLOCK	BENJAMIN MOORE	COLOR: HC-164 PURITAN GRAY SHEEN: LOW LUSTRE	FINISH AND INSTALL PER MFR RECOMMENDATIONS. PRIMER: (1) COAT-BM ULTRA SPEC MASONRY HI-BUILD BLOCK FILLER 571 FINISH COAT: (2) COATS- BM ULTRA SPEC ELASTOMERIC LOW LUSTRE 360
	P-7	PAINTED SPLIT FACE BLOCK	BENJAMIN MOORE	COLOR: OC-129 ALABASTER WHITE SHEEN: LOW LUSTRE	FINISH AND INSTALL PER MFR RECOMMENDATIONS. PRIMER: (1) COAT-BM ULTRA SPEC MASONRY HI-BUILD BLOCK FILLER 571 FINISH COAT: (2) COATS- BM ULTRA SPEC ELASTOMERIC LOW LUSTRE 360
	SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER	COLOR: CLEAR ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS. INSTALL WITH 1" LOW-E INSULATED GLAZING. MAX U-FACTOR: U-0.32 MAX SHGC: 0.40
	SF-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	COLOR: CLEAR ANODIZED ALUMINUM GLAZING: SPANDREL GLASS	INSTALL PER MFR RECOMMENDATIONS. INSTALL WITH 1" LOW-E INSULATED GLAZING.

GENERAL NOTES:
A. ALL FINISHES ON MATERIAL SCHEDULE MAY NOT BE USED
B. CENTER WALL LIGHTS OVER COLUMNS, DOORS & WINDOWS, ETC., AS SHOWN U.O.N.
C. MOUNTING HEIGHT OF EXTERIOR LIGHT FIXTURE ON REAR AND SIDE ELEVATIONS TO MATCH MOUNTING HEIGHT OF LIGHT FIXTURES ON FRONT ELEVATION
D. REFER TO SHEET A-800 FOR INFO REGARDING ILLUMINATED CHANNEL LETTER SIGNS.

EXTERIOR ELEVATION KEYNOTES

1. 16"X16" INSULATED ALUMINUM ACCESS DOOR BY BEST ACCESS DOORS. SKU # BA-PAL-16-16. FINAL COLOR SELECTION TO BE APPROVED BY OWNER AND ARCHITECT. RE: DETAIL 3/A-502 FOR ADDITIONAL INFO. (ACCESS DOOR IS FOR USE TO ACCESS OIL TANKS. COORDINATE FINAL LOCATION WITH TANK INSTALLER)
2. PROVIDE KEY DROP SLOT IN GARAGE ENTRY DOOR. FINAL INSTALLATION LOCATION TO BE DIRECTED BY MAVIS.
3. FREESTANDING AIR INFLATOR- LOCATION TO BE SITE SPECIFIC. (RE: RESPONSIBILITY SCHEDULE FOR ADDITIONAL INFO.)
4. PROVIDE KNOX BOX WHERE REQUIRED BY JURISDICTION (PURCHASED FROM LOCAL FIRE DEPARTMENT.) MOUNT PER FIRE DEPARTMENT REQUIREMENTS ON WALL ADJACENT TO ENTRANCE. CONTRACTOR TO MAKE APPLICATION FOR KNOX BOX AND COORDINATE WITH LOCAL APPROVING AUTHORITY.



BASED ON 8-BAY SQUARE PROTOTYPE DATED AUG 15 2021

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SEAL APR 28 2022

MARK	DATE	PLANNING REVIEW COMMENTS
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EXTERIOR ELEVATIONS

Project No.: 13001-001

Sheet No.: **A-200**

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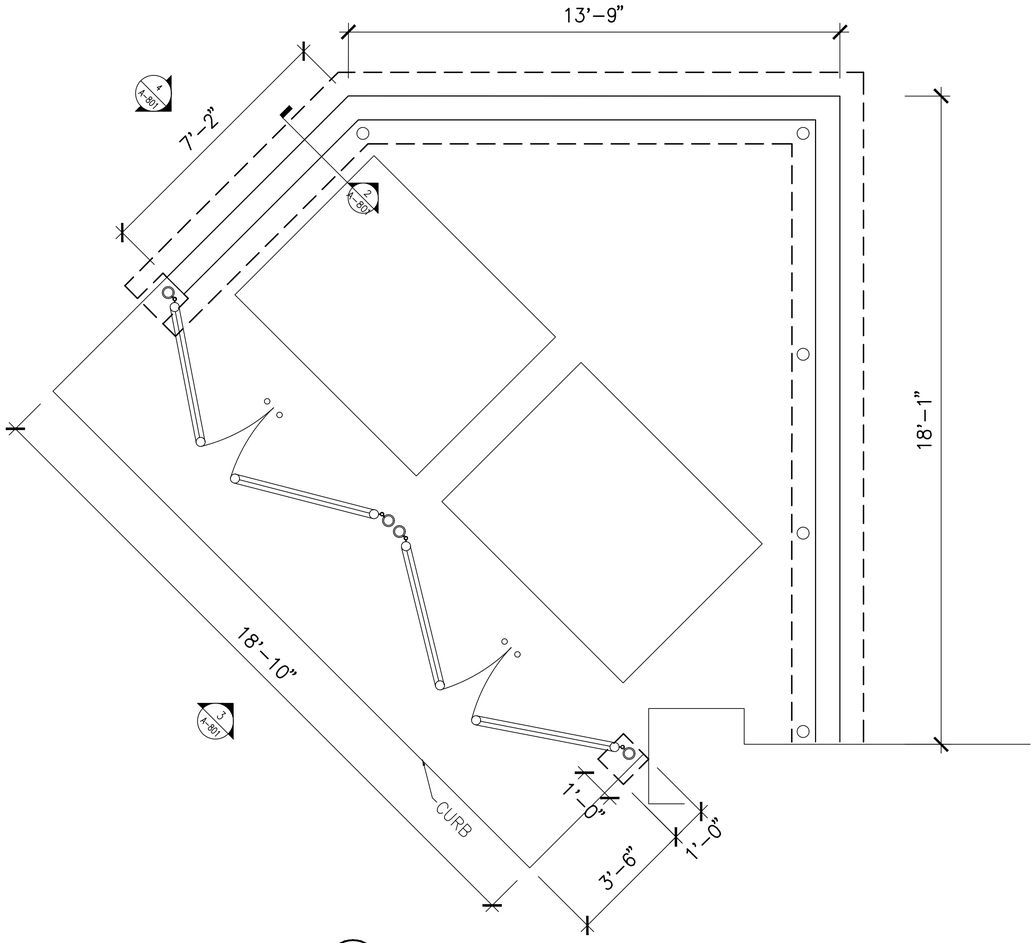
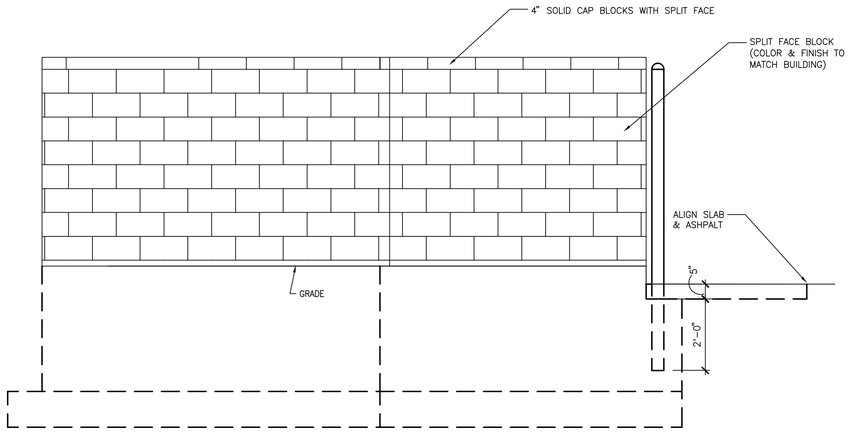


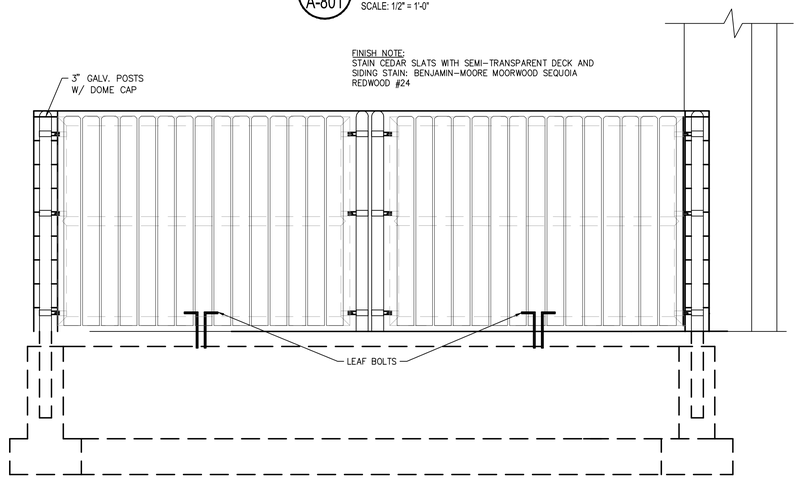
1 A-801 PLAN

SCALE: 1/2" = 1'-0"



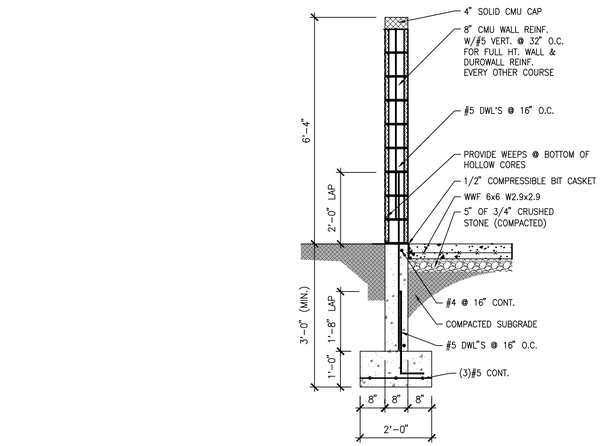
4 A-801 SIDE ELEVATIONS (REAR SIMILAR)

SCALE: 1/2" = 1'-0"



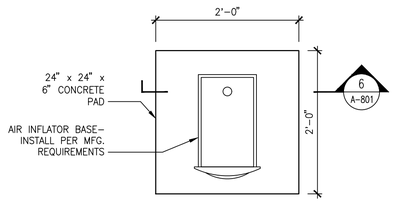
3 A-801 FRONT ELEVATION

SCALE: 1/2" = 1'-0"



2 A-801 TYPICAL WALL SECTION

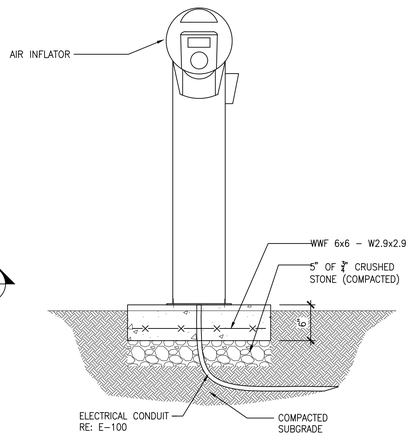
SCALE: 1/2" = 1'-0"



NOTE: REFER TO FLOOR PLAN FOR LOCATION

5 A-801 AIR INFLATOR PAD PLAN

SCALE: 1" = 1'-0"



6 A-801 AIR INFLATOR SECTION

SCALE: 1" = 1'-0"

BASED ON 8–BAY SQUARE PROTOTYPE DATED AUG 15 2021

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SEAL APR 28 2022

MARK	DATE	COMMENTS
	02/28/2022	PLANNING REVIEW

MAVIS TIRES & BRAKES #2012 - ALACHUA, FL
16113 NW US HWY 441, ALACHUA, FL.

DUMPSTER ENCLOSURE & AIR INFLATOR DETAILS

Project No.: 13001-001

Sheet No.: A-801

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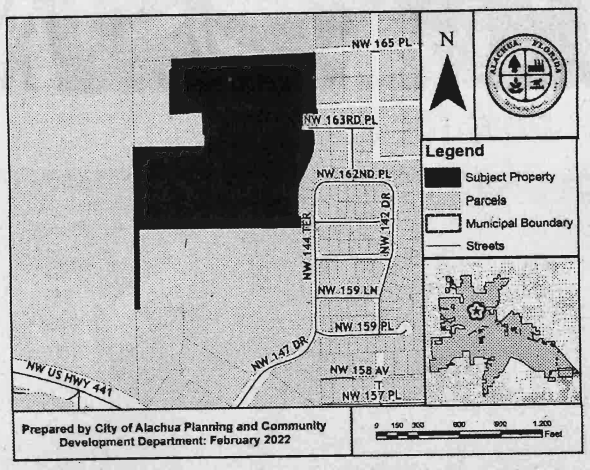
acre subject property into a total of 61 lots. The subject property is located to the west of the Baywood subdivision, and north of the Baywood Centre subdivision, consisting of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family – 6 (RSF-6).



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

(Published: Alachua County Today - June 2, 2022)

CITY COUNCIL OF CITY OF WALDO NOTICE OF PUBLIC HEARING REGARDING PROPOSED ROAD CLOSURE

NOTICE IS HEREBY GIVEN that the City Council of the City of Waldo, Florida, will hold a public hearing on June 14, 2022, at 7:00 PM, or as soon thereafter as possible, at City Hall, 14450 NE 148th Ave., Waldo, Florida. The following will be considered:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALDO, FLORIDA; MAKING CERTAIN FINDINGS WITH REGARD TO THE VACATION OF PORTIONS OF SW 5TH TERRACE AND OF SW 5TH PLACE; VACATING THAT PORTION OF SW 5TH TERRACE LYING TO THE SOUTH OF AND INTERSECTING WITH STATE ROAD 24, AND OF SW 5TH PLACE LYING TO THE WEST OF AND INTERSECTING WITH SW 5TH TERRACE; DIRECTING THAT THIS RESOLUTION BE RECORDED IN THE OFFICIAL RECORDS OF ALACHUA COUNTY; AND PROVIDING AN EFFECTIVE DATE.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to this item.

All documents relating to the proposed road closure are available for public inspection at City Hall, 14450 NE 148th Ave., Waldo, Florida, during regular business hours.

Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact City Hall at (352) 468-1001 at least 48 hours prior to the meeting date.

Please be advised that if a person decides to appeal any decision made by the Commission with respect to any matter considered at said hearing, that person will need a record of the proceedings, and that for such purpose, that person may need to insure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based.

(Published: Alachua County Today - June 2, 2022)

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SALE, DISTRIBUTION, AND ALL OTHER MATTERS PERTAINING TO ALCOHOL, TOGETHER WITH THE TOWN OF LACROSSE CODE OF ORDINANCES WHICH ORDINANCE IS TITLED "AN ORDINANCE RELATING TO ALCOHOLIC BEVERAGES, DEFINING TERMS, REGULATING HOURS OF SALE, PROHIBITING SALES WITHIN CERTAIN DISTANCE OF SCHOOLS AND CHURCHES, PROVIDING PENALTIES FOR VIOLATION HEREOF, PROVIDING FOR AN ANNUAL REPORTING REQUIREMENT, PROCEDURES FOR REVOCATION AND REINSTATEMENT, PROVIDING FOR SEVERABILITY, REPEALING ALL ORDINACES IN CONFLICT, AND PROVIDIING AN EFFECTIVE DATE." , AND PROVIDING AN EFFECTIVE DATE.

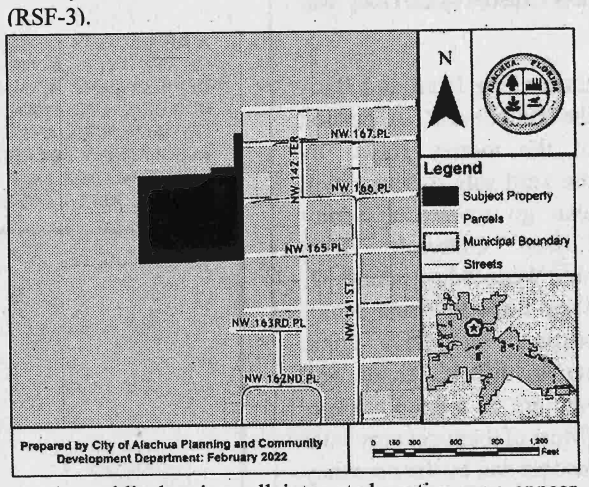
At the public hearing, all interested parties may appear and be heard with respect to the proposed Ordinance. Copies of the proposed Ordinance are available for public inspection at the Office of the Town Clerk, 20613 N SR 121, LaCrosse, Florida during regular hours Monday, Tuesday and Thursday, 9 am to 2 pm. 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 American Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this hearing should call the Town Clerk at (386) 462-2784 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 2, 2022)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Kyle Willems, E.I., of JBPro, Inc., applicant and agent, for Tara Forest, LLC., property owner, for consideration of the Final Plat for Tara Forest East Phase 1. The final plat proposes to subdivide the ±10.86 acre subject property into a total of 32 lots. The subject property is located to the north of the Baywood subdivision, and west of CR 241/ NW 140th Street, consisting of portions of Tax Parcel Numbers 03067-000-000 and 03067-005-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single Family – 3 (RSF-3).



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

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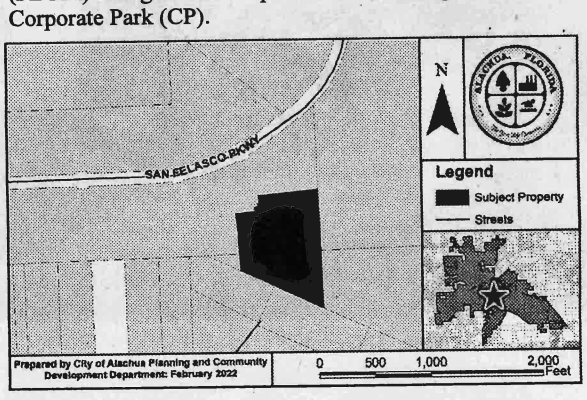
total of 72 lots with associated common areas and right-of-way. The subject property is generally located south of the San Felasco Parkway and north of Shaw Farms of Alachua. Consisting of portions of Tax Parcel Numbers 03929-000-000 and 03969-000-000; Future Land Use Map (FLUM) Designation: Corporate Park; Zoning: Residential Corporate Park (CP).



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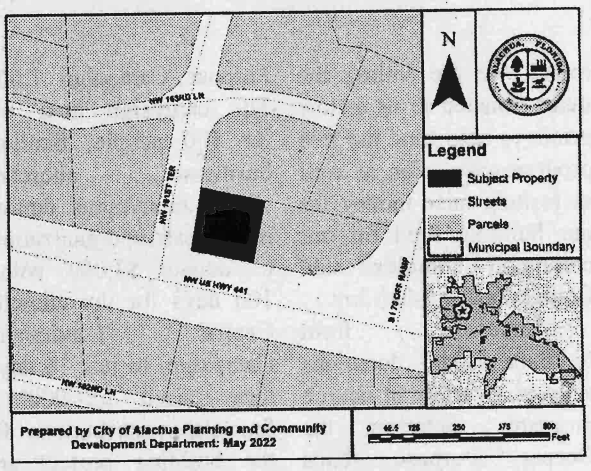
(Published: Alachua County Today - June 2, 2022)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP of CHW, Inc, applicant, on behalf of Concept Development, Inc, property owner, for consideration of a Special Exception Permit to establish an automobile repair and servicing use on a ±0.98 acre subject property located north of US 441, west of Interstate 75 and east of NW 161st Terrace (Tax Parcel No. 03049-003-000) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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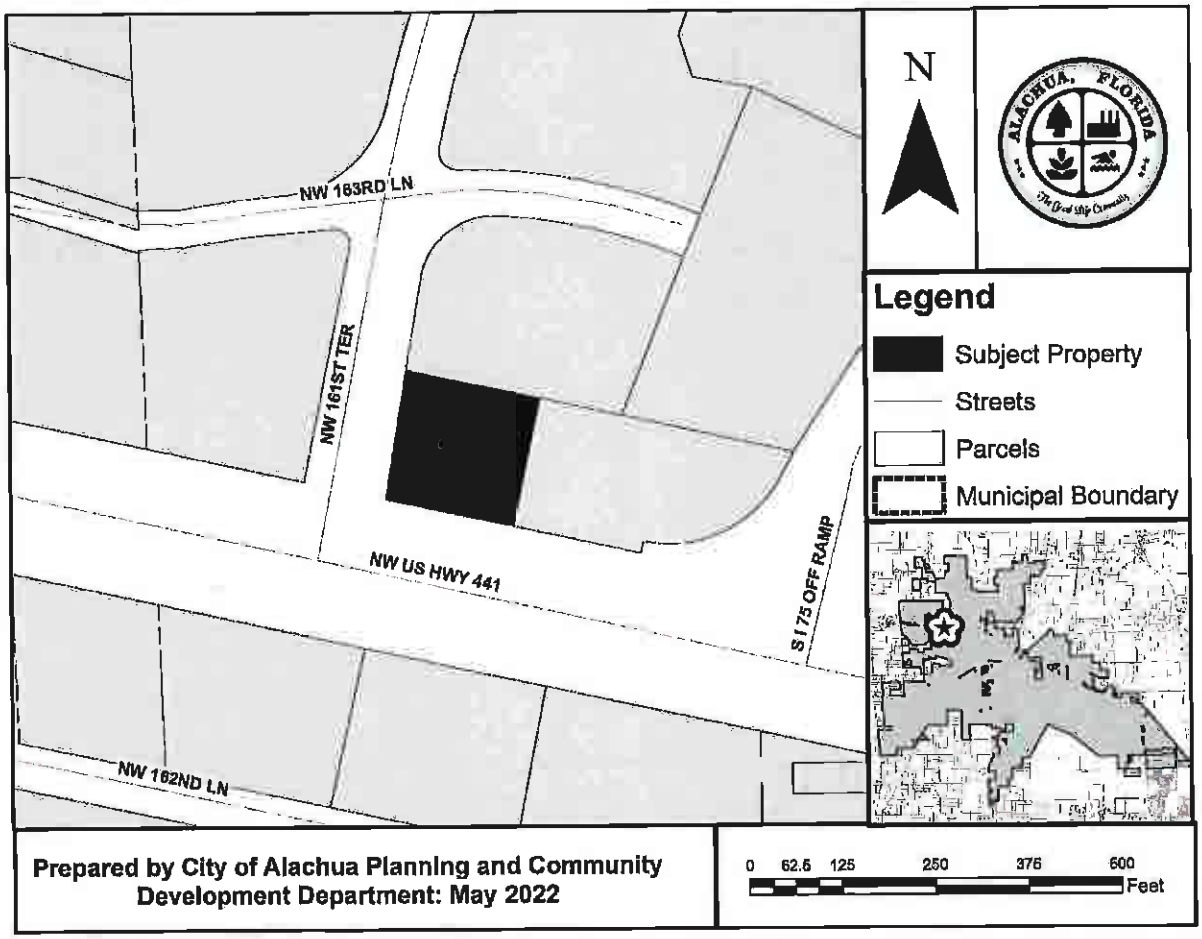
(Published: Alachua County Today - June 2, 2022)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 5/24/22
KC

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP of CHW, Inc, applicant, on behalf of Concept Development, Inc, property owner, for consideration of a Special Exception Permit to establish an automobile repair and servicing use on a ±0.98 acre subject property located north of US 441, west of Interstate 75 and east of NW 161st Terrace (Tax Parcel No. 03049-003-000) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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ALACHUA, FL 32615

03049-002-000
BOB'S MOBIL LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03049-003-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-001
ALACHUA HIGHPOINT LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-001-002
TALAL PROPERTIES LTD & TAREK PROF
1326 E LUMSDEN RD
BRANDON, FL 33511

03053-002-001
T & H PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE, FL 32308

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03061-004-001
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C/O BRAVO FLORIDA LLC
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Alachua, FL 32615

Lynn Coullias
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Alachua, FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua, FL. 32616

David Forest
23 Turkey Creek
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL. 32615

Carrie Luke
16611 NW 138th Ave
Alachua, FL. 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I Ryan Thompson, POSTED THE LAND USE
(Name)
SIGN ON 5/23/22 FOR THE Alachua Tire Special Exception and Site Plan
(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)

Two (2)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 6/14/2022
SUBJECT: Site Plan – Alachua Tire : A request by Daniel Young, P.E., of CHW, Inc., applicant and agent, for Concept Development, LLC, property owner, for consideration of a Site Plan to construct a ± 6,952 square feet automobile repair and servicing building with associated site improvements on a ±0.89 acre subject property. Tax Parcel Number 03049-003-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board approve the Site Plan for Concept Development, LLC., subject to the four (4) conditions provided in Exhibit "A" and located on page 18 of the June 14, 2022 Staff Report to the Planning & Zoning Board.

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Concept Development, LLC., subject to the four (4) conditions provided in Exhibit "A" and located on page 18 of the June 14, 2022 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Daniel Young, P.E., of CHW, Inc., applicant and agent for Concept Development, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±6,952 square foot building with associated site improvements on a ±0.89 acre subject property. The building proposed to be used as a automobile repair and servicing use including tire sales and mounting. The proposed automobile repair and servicing use is permitted by Special Exception within the CI (Commercial Intensive) zoning district. A separate Special Exception Permit application has been submitted by the applicant and reviewed concurrently with this Site Plan application.

The subject property is located northeast of the intersection of US 441 and NW 161st Terrace. It is located adjacent to the existing Bob's Mobil Gas Station/ Dunkin' Donuts.

The proposed development will convey the development's stormwater runoff to an existing master stormwater system for the HighPoint Crossing development. Access to the site will be provided by one new ingress/egress located along NW 161st Terrace.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Alachua Tire Site Plan - Part 1
- Alachua Tire Site Plan - Part 2
- Application and Supporting Materials
- Public Notice Materials for the 04/14/22 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: June 14, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of an ±6,952 square foot automobile repair and servicing building with associated site improvements
APPLICANT/AGENT:	Daniel Young, P.E. CHW, Inc.
PROPERTY OWNER:	Concept Development, LLC
LOCATION:	Northeast intersection of US 441 and NW 161st Terrace
PARCEL ID NUMBERS:	03049-003-000
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	US Highway 441/ Interstate 75 Gateway Overlay District
ACREAGE:	±0.89
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Concept Development, LLC., subject to the four (4) conditions provided in Exhibit "A" and located on page 18 of the June 14, 2022 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Concept Development, LLC., subject to the four (4) conditions provided in Exhibit "A" and located on page 18 of the June 14, 2022 Staff Report to the Planning & Zoning Board.*

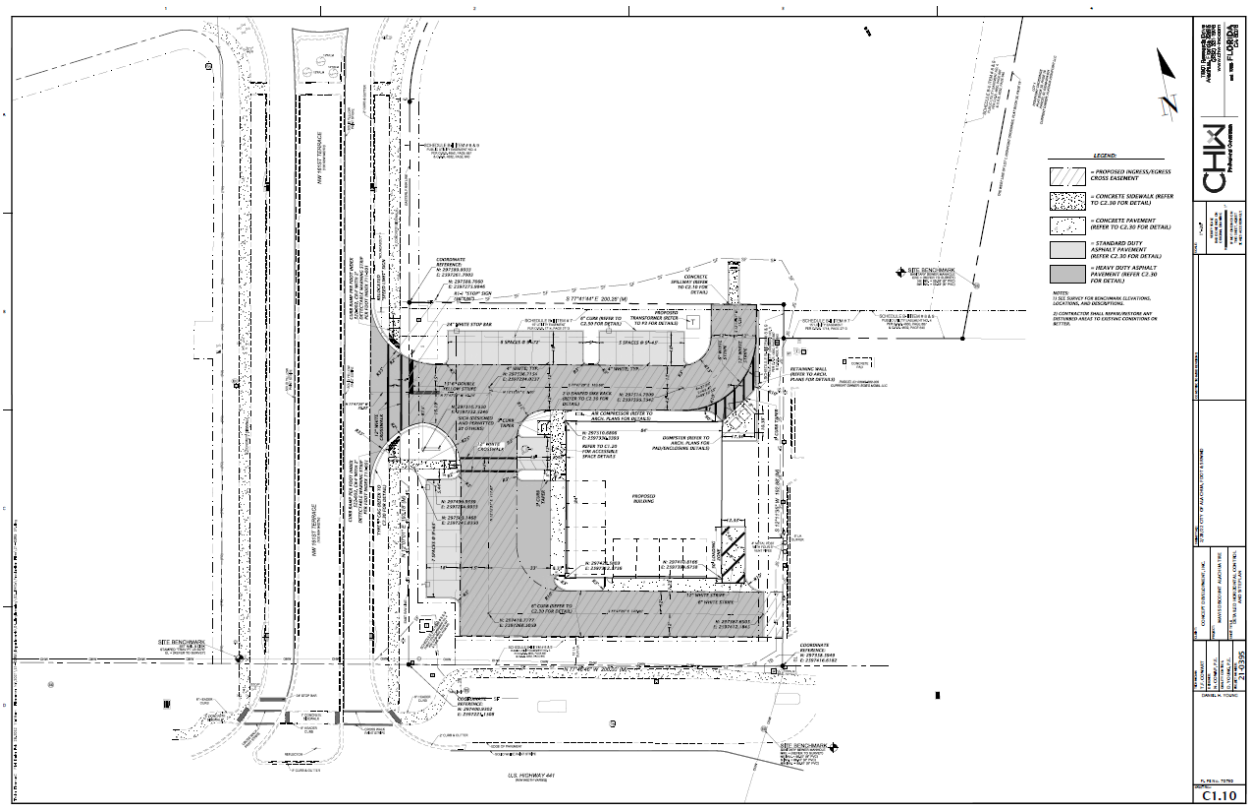
SUMMARY

This application is a request by Daniel Young, P.E., of CHW, Inc., applicant and agent for Concept Development, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±6,952 square foot building with associated site improvements on a ±0.89 acre subject property. The building proposed to be used as a automobile repair and servicing use including tire sales and mounting. The proposed automobile repair and servicing use is permitted by Special Exception within the CI (Commercial Intensive) zoning district. A separate Special Exception Permit application has been submitted by the applicant and reviewed concurrently with this Site Plan application.

The subject property is located northeast of the intersection of US 441 and NW 161st Terrace. It is located adjacent to the existing Bob's Mobil Gas Station/ Dunkin' Donuts.

The proposed development will convey the development's stormwater runoff to an existing master stormwater system for the HighPoint Crossing development. Access to the site will be provided by one new ingress/egress located along NW 161st Terrace.

Illustration 1. Alachua Tire Proposed Site Plan



SURROUNDING USES

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

Map 1. Vicinity Map

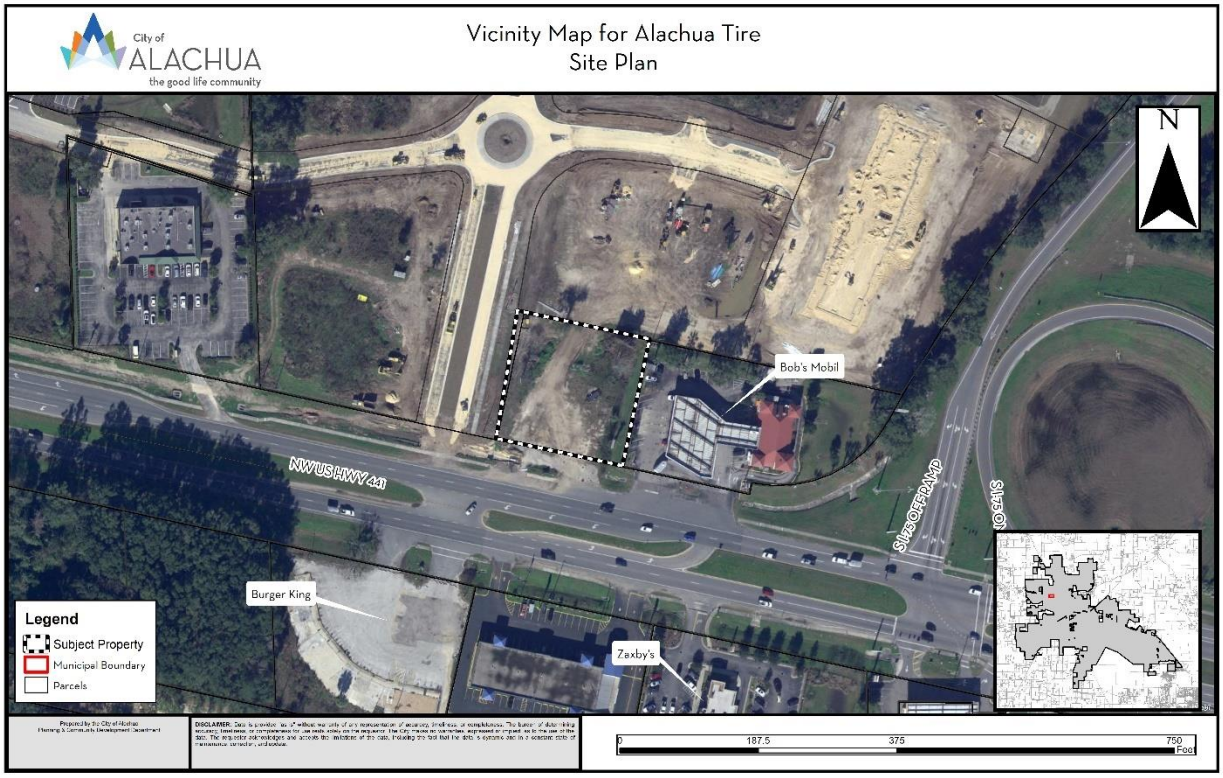


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Commercial	Commercial	CI
South	Commercial / US 441	Commercial	CI
East	Commercial	Commercial	CI
West	Vacant Commercial / NW 161st Terr	Commercial	CI

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 January 25, 2022 at the offices of CHW, Inc located in Progress Park (11801 Research Drive). The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was not attended by any members of the public.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

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

Objective 1.3: *Commercial*

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

Policy 1.3.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 and motels;
7. Commercial shopping centers;
8. **Auto-oriented uses;**
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The proposed site plan would be consistent with permitting an auto-oriented use. There is no proposed change of future land use designation or zoning designation.

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: Based on the best available data, there are no significant environmental resources that would limit or impact development.

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.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

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

Analysis of Consistency with Goal 9 and Policy 9.1: 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.

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 development 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 · 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	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would 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 · 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.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

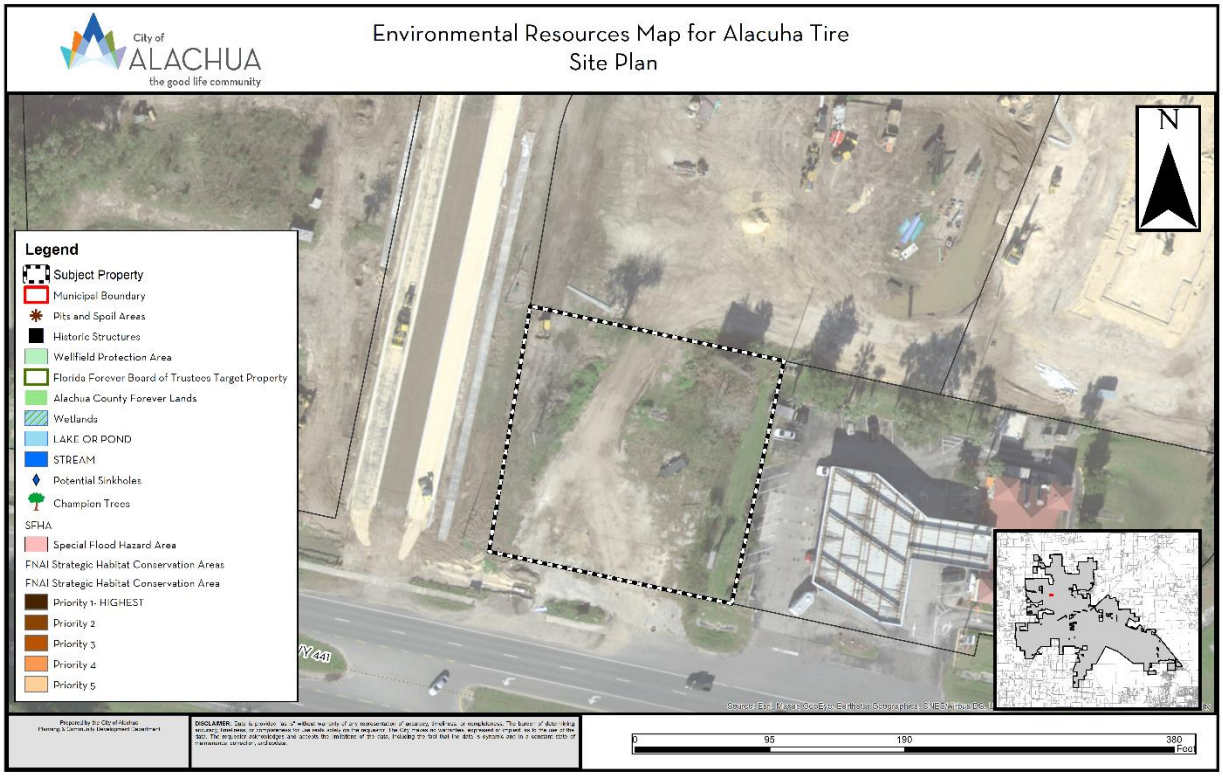
Evaluation: No wetlands have been identified in the area of proposed development, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

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

Map 2. Environmental Features



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property, and no areas of the site are located within a FNAI PNA priority area. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

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

Soil Survey

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

There are two (2) soil type found within the development area:

Soil Type	Hydrologic Group	Drainage Class	Small commercial buildings	% of Subject Property (may not total to 100% due to rounding)
Arredondo-Urban land complex, 0 to 5 percent slopes	A	Well drained	Not limited	45.7
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Somewhat limited	54.3

Evaluation: The soil types present on the subject property does not pose any significant limitations for development, therefore, there are no issues related to soil suitability. Limitations can be overcome or minimized through special planning, design and installation.

Flood Potential

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

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a medium to high aquifer recharge potential. While the subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or other known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

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

Historic Structures/Markers and Historic Features

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

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

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

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

Evaluation & Findings: The subject property is zoned Commercial Intensive. Automobile repair and servicing is permitted by Special Exception permit within this Zoning designation. Tire sales and mounting is a permitted use within this Zoning designation.

(3) ***Zone District Use-Specific Standards***
The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: The following are the use-specific standards as established by Section 4.3.4(J)(3) [Automobile repair and servicing] and Section 4.3.4 (J)(7). The standards are found below.

(3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

(c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(d) *Ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

c. Not be located closer than 15 feet to any other property line.

(e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

(f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

(g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(h) *Testing.* Not test vehicles on residential streets.

(i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

(j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

(7) *Tire sales and mounting, transmission or muffler shop.* Tire sales and mounting and transmission or muffler shop uses shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts.

(b) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

(c) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

(d) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(e) *Testing.* Not test vehicles on residential streets.

(f) *Storage of automobiles.* Store all automobile parts, dismantled vehicles, and similar materials within an enclosed building or totally screen them from view by an opaque or privacy fence. A chainlink fence with slats shall not be used to comply with this standard.

The proposed site plan demonstrates compliance with these standards. The proposed use will be required to maintain compliance with these use-specific standards.

(4) *Development and Design Standards*

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

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

(5) *Subdivision Standards*

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

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

(6) *Complies with All Other Relevant Laws and Ordinances*
The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

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

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (32)	Interstate 75 (From NCL to US 441)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (From US 441 to SCL)	6/D	Freeway	COMM	C
5 (107)	US 441 (From I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
6 (4107)	US 441 (From SR 235 to I-75)	4/D	Principle Arterial	COMM	D

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

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

Traffic System Category	Segment 1 Interstate 75 (From NCL to US 441) [1]	Segment 2 Interstate 75 (From US 441 to SCL) [1]	Segment 5 US 441 (From I-75 to CR 235A) [1]	Segment 6 US 441 (From SR 235 to I-75) [1]
Average Annual Daily Trips				
Maximum Service Volume[2]	91,600	91,600	39,000	39,000
Existing Traffic[3]	29,500	55,956	22,581	27,914
Reserved Trips[4]	208	208	2,160	1,927
Available Capacity[4]	61,892	35,436	14,259	9,159
Increase/Decrease in Daily Trips Generated by Development[5]	31	31	208	125
Residual Capacity After Development's Impacts[6]	61,861	35,405	14,051	9,034

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua May 2022 Development Monitoring Report.
5 Trip Distribution: Segment 1 – 15%, Segment 2 – 15%, Segment 5: 50%, Segment 6: 100%
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Traffic System Category	Segment 1 Interstate 75 (From NCL to US 441) [1]	Segment 2 Interstate 75 (From US 441 to SCL) [1]	Segment 5 US 441 (From I-75 to CR 235A) [1]	Segment 6 US 441 (From SR 235 to I-75) [1]
PM Peak Hour Trips				
Maximum Service Volume[2]	8,250	8,250	3,510	3,510
Existing Traffic[3]	3,098	5,875	2,145	2,652
Reserved Trips[4]	15	15	170	154
Available Capacity[4]	5,137	2,360	1,195	704
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	4	4	29	17
Residual Capacity After Development's Impacts[6]	5,134	2,354	1,166	687

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua May 2022 Development Monitoring Report.
5 Trip Distribution: Segment 1 – 15%, Segment 2 – 15%, Segment 5: 50%, Segment 6: 100%
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	203,857
Available Capacity	786,726
Increase/Decrease in Potable Water Demand from Application[3]	500
Residual Capacity	**786,226**
Percentage of Permitted Design Capacity Utilized	**65.82%**

Sources:
1 City of Alachua Public Services Department, April 2022
2 City of Alachua May 2022 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: Service station with 2 water closets

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

Sanitary Sewer Impacts

Table 5. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	183,868
Available Capacity	558,132
Increase/Decrease in Sanitary Sewer Demand from Application[3]	500
Residual Capacity	**557,632**
Percentage of Permitted Design Capacity Utilized	**62.82%**

Sources:
1 *City of Alachua Public Services Department, April 2022*
2 *City of Alachua May 2022 Development Monitoring Report*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: Service station with 2 water closets*

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

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	43,024.00	7,851.88
Reserved Capacity[2]	17,933.28	3,272.82
Increase/Decrease in Demand Generated by Application[3]	87.62	15.99
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per person per year).*
2 *City of Alachua May 2022 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2022.*

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"
TO
CONCEPT DEVELOPMENT, LLC
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The Applicant agrees it shall provide a Public Utilities Easement (the "Easement") as depicted on the Site Plan. The Easement shall be prepared in coordination with the City's Compliance & Risk Management Department and shall receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County and prior to the issuance of a building permit for any building activity associated with this Development Order. The Applicant shall incur all costs associated with preparing and recording the Easement.
2. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
3. The Applicant agrees that it shall comply with the Conditions as set forth in the May 19, 2022 memorandum from the City of Alachua Public Services Department issued by Rodolfo Valladares, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor.
4. The Applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 4 as stated herein.

EXHIBIT "B"

TO

CONCEPT DEVELOPMENT, LLC
SITE PLAN
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 24, 2022

Sent by electronic mail to ryant@chw-inc.com
daniely@chw-inc.com

Ryan Thompson, AICP
Daniel Young, P.E.
CHW, Inc.
11801 Research Dr
Alachua, FL 32615

RE: Notice of Hearings to be Scheduled for Alachua Tire Special Exception and Site Plan Applications

Dear Sirs:

On April 28, 2022 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that these applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans (for the site plan application), 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 14, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, May 31, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing, which has already occurred.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, June 13, 2022). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 7, 2022

Sent by electronic mail to ryant@chw-inc.com
daniely@chw-inc.com

Ryan Thompson, AICP
Daniel Young, P.E.
CHW, Inc.
11801 Research Dr
Alachua, FL 32615

RE: Project Assistance Team (PAT) Comments for Alachua Tire Site Plan and Special Exception Applications

Dear Sirs:

On March 21, 2022, the City of Alachua received your revised applications for a Site Plan and Special Exception submitted on behalf of Concept Development, Inc, property owners. The applications propose the construction of a ±7,300 square foot building for use as an automobile repair and servicing establishment with associated site improvements on a ±0.89 acre subject property, located on Tax Parcel Number 03049-003-000.

The revised applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). A meeting is scheduled to be held on April 12, 2022 to discuss the needed revisions to the submitted application.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Thursday, April 28, 2022. A total of four (4) copies of the complete application packages (i.e., all application materials and attachments) and a CD (or link to cloud share website) containing a PDF of all application materials must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the items may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

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

SITE PLAN

A. Land Rights

a. Prior to scheduling public hearing for either application, evidence of easement for improvements on adjacent property will be required.
b. Coordinate with the City's Compliance and Risk Management Office for cross-access easements. As a condition of site plan approval, these easements will be required to be recorded prior to application for a building permit for the site.

B. Comprehensive Plan Consistency Analysis

a. Provide analysis of consistency with Objective 1.8 of the Conservation and Open Space Element regarding Hazardous Materials.

C. Section 3.7.2 (C)- Gateway Overlay Standards

a. Section 3.7.2 (C)(5)(a)(ii) prohibits use of metal as a finish building material. Submitted architectural elevations show the use of metal cladding as a building material.

D. Section 6.2 – Tree protection and landscaping standards

a. Section6.2.2 (D)(2)(b)(iv) requires four canopy trees per 100 linear feet. West parking lot perimeter is 160' which would require 6 canopy trees, however, only 2 canopy trees identified in this area. Four additional canopy trees needed for west parking lot buffer.
b. Section 6.2.2. (D)(3) requires a Type A buffer along the property's western perimeter. The Perimeter Buffer Landscape Requirements table provided in the submitted site plan indicates that Option 2 is selected, which would result in three canopy trees being required for this buffer. However, only 2 canopy trees are shown in this area to be planted.
c. Section 6.2.3 (E) requires 4 canopy trees per 100' linear feet of frontage along an arterial road. This would result in 8 canopy trees being required, however, only 6 provided. 2 additional canopy trees needed along arterial frontage.

E. Section 6.8- Design standards for business uses

a. Provided architectural elevations do not provide clear glazing totals for each façade.
b. Section 6.8.2(A)(2)(a) requires 20% glazing when a façade faces a street or publicly accessible parking area which is part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement. This would apply to the north façade. No glazing calculation is provided with the architectural elevation but measurements indicate that only 19% of the façade has glazing.
c. East façade does not appear to be meet Façade massing requirements of 6.8.2 (A)(2)(b).

F. Outside Review

a. Please address all comments issued by Claudia Vega, P.E, of eda consultants, inc. in a letter received April 4, 2022, and attached to this letter.
b. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated April 6, 2022 and attached to this letter.
c. Please coordinate with Alachua County Fire Rescue Plans Examiner for fire flow requirements per the Florida Fire Prevention Code. Please contact project planner for contact information if needed.

G. Miscellaneous/ General Comments

a. Survey identifies closure of existing monitoring wells. However, the Natural Attenuation Monitoring Report for Year 1- Quarter 3 dated March 1, 2022 by Terra-Com Environmental Consulting and submitted to the Florid Department of Environmental Protection appears to suggest continued remediation is needed on the site. Please

provide analysis of proposed development on site in relation to the required soil remediation.

b. Floor area of proposed building varies. Please review and ensure consistency throughout application.
c. While not permitted at time of site plan approval, staff did note that on the proposed architectural elevations wall signage is shown on the north/left elevation, which would not be eligible for wall signage as it is not located on street facing façade.

SPECIAL EXCEPTION

A. Compliance with LDRs

a. Page 11 of the Special Exception justification report states that no metal finishes are to be used, however, architectural elevations provided with site plan show metal fascia as a finish building material.

B. Proposed Conditions

a. Vehicles shall not be stored in any area between the proposed structure and US Highway 441.
b. Tires or other automotive parts or supplies shall not be displayed outside of the structure.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

/attachments

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Apr 06, 2022**

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

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

TR 4/5/2022

RE: **Alachua Tire Service Site Plan**

Public Services has reviewed the subject project (Mar 21, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Mar 21, 2022 Submittal** **Sheet C2.32** Please add Detail 306, which is a cross-reference. Please add Detail 139. Please **re-submit** this sheet.
2.	**Comment on Mar 21, 2022 Submittal** **Sheet C3.10** Add abbreviations "FDC" & "DDC", shown on Inset A-A, to Legend sheet C0.11. Please **re-submit** sheet C0.11.
3	**Comment on Mar 21, 2022 Submittal** **Sheet C3.10** P-WW: At the property line, please add a cleanout with descriptor "END CITY OF

NO.	COMMENTS
	ALACHUA MAINTENANCE". If there is a fence on the property line, locate the CO several feet within the property line and obtain a PUE so CoA can access the CO. Please **re-submit** this sheet.
4	**Comment on Mar 21, 2022 Submittal** **Sheet C3.10** Note that sheet A-100 shows a gas meter, Item 17. Is the design intent to show the gas line on sheet C3.10? Please **submit** response and revised sheet, if required.
5.	**Comment on Mar 21, 2022 Submittal** **Sheet C3.10** Inset A-A: The water service piping downstream the water meter is 2" PE (meaning polyethylene), which is acceptable as this is the property owner's maintenance responsibility. However, please change the water service piping upstream of the meter to PVC. Detail 130 calls out PVC – in addition, please change the callout upstream the water meters from "2" PE" to "2" PVC WATER SERVICE". Please **re-submit** this sheet.
6.	**Comment on Mar 21, 2022 Submittal** **Sheet C3.10** Please show and obtain a PUE for the P-E power circuit that supplies the transformer. Also show a PUE around the transformer. Space permitting, CoA preference is for the PUE to extend 10 from the transformer in all directions. Note: The power circuit and transformer may already be located within an easement. Please evaluate. If a new easement is required, please **re-submit** this sheet and acknowledge that the PUE will be obtained. If there is an existing easement for power circuit and transformer, please indicate such in the **submitted** response.
7.	**Comment on Mar 21, 2022 Submittal** **Sheet C3.10** This sheet refers to plumbing plans, for connection of water and wastewater service. Will plumbing plans be included with the site plans?

NO.	COMMENTS
	Please **submit** response.
8.	**Comment on Mar 21, 2022 Submittal** **Sheet C3.10** Please call out 3'0" minimum distances related to the transformer. • Between the transformer and the corner of the parking space. • Between the transformer and the north-south road. Please **resubmit** this sheet.
9	**Comment on Mar 21, 2022 Submittal** **Sheet IR-1** This sheet does not show any of the proposed P-IRR. Please clarify. Is the design intent to show such piping? Please **submit** response and revised sheet, as necessary.
10.	**Comment on Mar 21, 2022 Submittal** **Sheet P3** • Suggest calling out the conductor size on the load side of the transformer. • Please confirm that all conduit sizes have been either called out or specified. • Minor comment: Replace ' (feet) with " (inches) so text now reads: "2-4" Conduits for Primary Electric". • For possible future looped connection, please add two 4-inch conduits on the north side of the transformer. Stub-out each conduit at the property line. Please **submit** response and revised sheet, as necessary.
11.	**Comment on Mar 21, 2022 Submittal** **Sheet C0.10** TO W & WW General Notes, please add note #27, as follows: "27. ALL POTABLE WATER SERVICE PIPE SHALL BE NSF-61 RATED". Please **resubmit** this sheet.

NO.	COMMENTS
END OF COMMENTS	

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

March 1, 2022

Adam Hall, AICP
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Ref: Alachua Tire Site Plan Application

Dear Adam:

My comments on the plans for Alachua Tire Site Plan Application are below.

Plans

Sheet C2.10

1. Portion of the type F curb onsite should be labeled to be a spill-out.
2. Driveway to the north is draining to the neighboring parcel. It should be re-graded to drain on-site and collected internally.
3. If the connection to the north is for future development, recommend being at higher elevation to prevent creating a low point between the two parcels.
4. Consider re-routing the runoff from the northeast corner of the side so water will not be directed to the existing transformers/electrical pedestals.

Feel free to call my office with any questions.

Sincerely,

Claudia S. Vega, P.E.
Director of Engineering
cvega@edafl.com
edafl.com

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 23, 2022

Sent by electronic mail to ryant@chw-inc.com
daniely@chw-inc.com

Ryan Thompson, AICP
Daniel Young, P.E.
CHW, Inc.
11801 Research Dr
Alachua, FL 32615

RE: Completeness Review: Alachua Tire Site Plan and Special Exception Permits

Dear Sirs:

On March 21, 2022, the City of Alachua received your revised applications for a Site Plan and Special Exception submitted on behalf of Concept Development, Inc, property owners. The applications propose the construction of a ±7,300 square foot building for use as an automobile repair and servicing establishment with associated site improvements on a ±0.89 acre subject property, located on Tax Parcel Number 03049-003-000.

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 revised applications for completeness and finds that the applications are complete and can be forwarded to the Project Assistance Team (PAT) for review.

An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled separately.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 4, 2022

Sent by electronic mail to ryant@chw-inc.com
daniely@chw-inc.com

Ryan Thompson, AICP
Daniel Young, P.E.
CHW, Inc.
11801 Research Dr
Alachua, FL 32615

RE: Completeness Review: Alachua Tire Site Plan and Special Exception Permits

Dear Sirs:

On March 2, 2022, the City of Alachua received your applications for a Site Plan and Special Exception submitted on behalf of Concept Development, Inc, property owners. The applications propose the construction of a ±7,300 square foot building for use as an automobile repair and servicing establishment with associated site improvements on a ±0.89 acre subject property, located on Tax Parcel Number 03049-003-000.

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 to begin the review of the application.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

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

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

Please address the following (starts next page):

1. Site Plan Attachment #1, Site Plan.
    a. 1.y.: Landscape plan does not provide the following required calculations and/or plantings to address the following:
        i. Required perimeter buffer areas for west and south perimeters ;
        ii. Arterial buffer (See Section 6.2.3 (F) and 3.7.2 (C)(5)(d) of the LDRs). As a note, it appears that the canopy trees proposed for this area are crape myrtle and holly, but Section 3.7.2 (C)(5)(d) requires that Live Oak be used as canopy tree for street buffer.
    b. #1.z.: Detail of waste receptacle screening demonstrating compliance with Section 6.2.3(B) of the LDRs has not been provided.
    c. #1.cc.ii: Glazing calculations for all facades, including east ("rear") façade. As a note, this façade is substantially visible from US 441 and is subject to the glazing requirements of Section 3.7.2 (C)(5)(a).
    d. #1.c.iii: Detail on architectural plan identifying façade massing or massing alternative not identified.
    e. #1.c.iv: Identification of each material utilized in each façade and the percentage of the total area of the façade for each material not identified. As a note, it appears that metal is used as a façade material, which is inconsistent with Section 3.7.2 (C)(5)(a)(ii).
2. Site Plan Attachment #4, Concurrency Impact Analysis
    a. Provided Tables showing impacts to affected roadway segments appear to be incorrect and do not reflect project's impact or resulting available capacity.
3. Site Plan Attachment #5, Comprehensive Plan Analysis
    a. Analysis of Consistency with City of Alachua Comprehensive Plan is incomplete. Please provide analysis with Policy 1.3.d of the Future Land Use Element.
4. Site Plan Attachment #10, Proof of Payment of Taxes
    a. Not provided. Please provide.
5. Land Rights
    a. Please provide documentation regarding conveyance of private stormwater through parcel 03049-004-001. Note on Plat for High Point Crossing appears to create easement for public use for stormwater. Please confirm developer has right to utilize the easement.
    b. Please provide documentation regarding use of a portion of parcel 03049-000-000 to the north of subject property. Grading and stormwater improvements (flume) appear to be constructed within this property.
6. General Comments: Please address the following general comments:
    a. Please revise site plan application with latest version of form.
    b. Site Plan and Special Exception Application materials must be collated.
    c. Please provide electronic version of Special Exception permit application.
    d. Referenced Details for retaining wall and air compressor not located in architectural plan as stated.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

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

SITE PLANS
FOR:

ALACHUA TIRE

ALACHUA COUNTY, FLORIDA

SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST

SUBMITTED TO:

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FLORIDA DEPARTMENT OF TRANSPORTATION
CITY OF ALACHUA

GENERAL NOTES

1. DEVELOPMENT DATA:

	PROPOSED DEVELOPMENT		
OVERALL SITE AREA=	38,630 S.F.	100.0%	0.89 ACRES
BUILDING FOOTPRINT AREA=	6,952 S.F.	18.0%	
CONC./PAVE AREA=	19,790 S.F.	51.2%	
TOTAL IMPERVIOUS AREA=	26,742 S.F.	69.2%	
OPEN AREA=	11,888 S.F.	30.8%	

DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±6,952 SF AUTO SHOP AND SALES BUILDING, WITH PARKING, DRAINAGE INFRASTRUCTURE, AND ASSOCIATED UTILITY INFRASTRUCTURE.

2. MINIMUM BUILDING / YARD SETBACKS PER COMMERCIAL INTENSIVE ZONING ARE AS FOLLOWS:

PRIMARY BUILDING (CI)
FRONT: 20'
SIDE: N/A
REAR: 15'

MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MAX BUILDING HEIGHT	65'
MAX LOT COVERAGE	NONE
PROPOSED FAR	0.18

3. PARKING CALCULATIONS:
CAR: 1 SPACE PER 400 SQ. FT. FLOOR AREA
6,952 SQ. FT. / 400 SQ. FT. = MINIMUM 17 SPACES
17 SPACES X 125% = MAXIMUM 21 SPACES
PROVIDED: 21 SPACES TOTAL

ACCESSIBLE SPACES:
REQUIRED = 1
PROVIDED = 1

BICYCLE: 1 SPACE/10 CAR SPACES = 21 / 10 = 3 SPACES REQUIRED;
4 SPACES PROVIDED

4. DATE OF BOUNDARY SURVEY:
A BOUNDARY SURVEY WAS COMPLETED BY CHW AND DATED DECEMBER 9, 2021.

5. UTILITIES:
-POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

-SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

-ELECTRIC SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

-GAS SERVICE WILL BE PROVIDED BY GRU.

6. DRAINAGE:
THE SITE DRAINS TO A PREVIOUSLY PERMITTED AND CONSTRUCTED MASTER SYSTEM WHICH WAS DESIGNED TO COMPLY WITH ALL OF THE CITY OF ALACHUA AND SRWMD CRITERIA.

7. NATURAL FEATURES:
TOPOGRAPHY WILL SLOPE FROM WEST TO EAST WITH MODERATE SLOPES. THERE ARE NO OTHER NATURAL SITE FEATURES.

8. ZONING/LAND USE INFORMATION AND COMPLIANCE:
COMMERCIAL INTENSIVE (CI) ZONING DISTRICT DESIGNATION.

THE PROPOSED FACILITIES ARE CONSISTENT WITH THE COMMERCIAL INTENSIVE DEFINITION PROVIDED IN ARTICLE 4 OF THE LDRS. PER ARTICLE 4 OF THE LDRS, AUTOMOBILE REPAIR AND SERVICING IS A PERMITTED USE WITHIN THE COMMERCIAL INTENSIVE ZONING DISTRICT WITH A SPECIAL EXCEPTION.

PER ARTICLE 6 OF THE LDRS, THE PROPOSED SITE IS CONSISTENT WITH ALL APPLICABLE DEVELOPMENT STANDARDS. COMPLIANCE WITH REQUIRED PARKING CAN BE FOUND IN NOTE 3 ON THIS SHEET. THERE ARE EXISTING TREES ON SITE AND THE PROPOSED LANDSCAPING FULFILLS GENERAL SITE, MITIGATION, AND BUFFER REQUIREMENTS. THE PROPOSED STORMWATER CONVEYANCE SYSTEM AND EROSION PROTECTION PROPOSED FULFILL ENVIRONMENTAL PROTECTION STANDARDS THROUGH THE USE OF BMPS.

9. CONCURRENCY IMPACT ANALYSIS:
INCLUDED WITH THIS SUBMITTAL.

10. LEGAL DESCRIPTION:

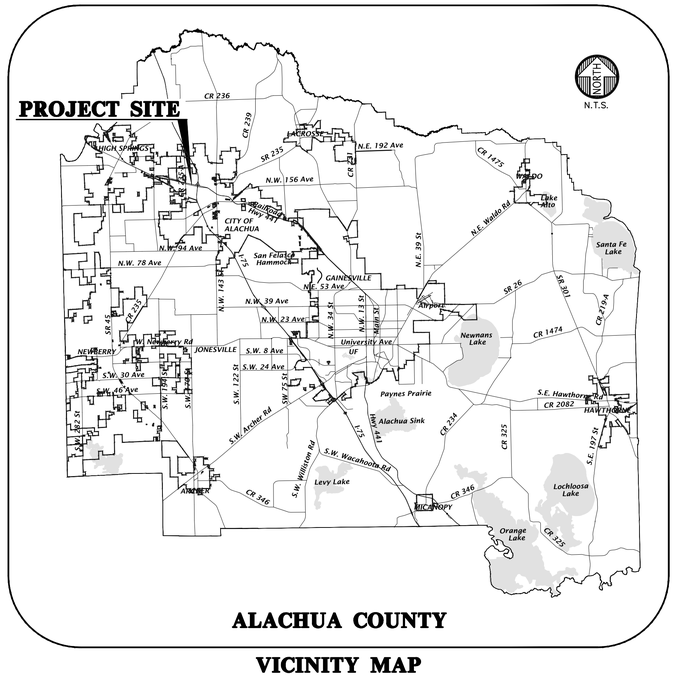
(PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO: 2076-5472355, DATED JULY 15, 2021)
A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET, THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00' TO THE POINT OF BEGINNING.

TOGETHER WITH:

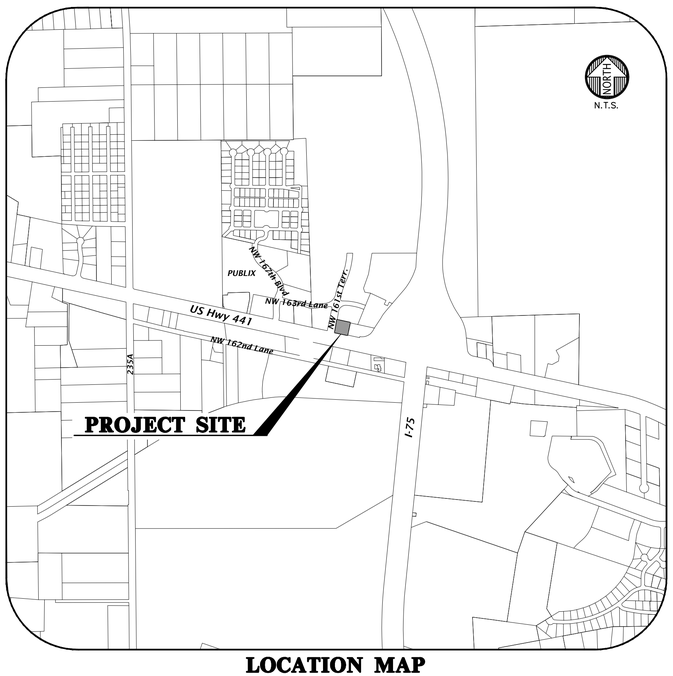
A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET, THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 350.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2529, PAGE 1342 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 25.09 FEET TO THE EAST RIGHT OF WAY LINE OF NW 161ST TERRACE (HAVING A 100 FOOT WIDE RIGHT OF WAY), AS PER PLAT OF HIGHPOINT CROSSING, RECORDED IN PLAT BOOK 35, PAGE 19 OF SAID PUBLIC RECORDS; THENCE NORTH 10 DEG. 53'25" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 193.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 79 DEG. 06'35" EAST, A DISTANCE OF 200.09 FEET; THENCE SOUTH 10 DEG. 53'25" WEST, A DISTANCE OF 18.00 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2529, PAGE 1342; THENCE NORTH 79 DEG. 06'35" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 10 DEG. 53'25" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.



ALACHUA COUNTY

VICINITY MAP



LOCATION MAP

BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH

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

1-800-432-4770

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
1 OF 1	ALTA/NSPS LAND TITLE SURVEY
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.21	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS
C0.30	DEMOLITION AND TREE PROTECTION PLAN
C1.10	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C1.20	ACCESSIBILITY SITE PLAN AND DETAILS
C2.10	DETAILED GRADING AND DRAINAGE PLAN
C2.30 - C2.33	CONSTRUCTION DETAILS
C3.10	DETAILED UTILITY PLAN
LS-1	LANDSCAPE NOTES, DETAILS, & SCHEDULE
LS-2	LANDSCAPE PLAN
IR-1	IRRIGATION PLAN, DETAILS, & SCHEDULE
P1	PHOTOMETRIC PLAN
P2	LIGHTING STATISTICS, LEGEND, AND DETAILS
P3	ELECTRIC SITE PLAN
P4	SPECIFICATION LEGEND AND DETAILS
A-100	ARCHITECTURAL FLOOR PLAN
A-200C	ARCHITECTURAL EXTERIOR ELEVATIONS
A-801	DUMPSTER ENCLOSURE & AIR INFLATOR DETAILS

SURVEYOR OF RECORD

AARON HICKMAN, P.S.M.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

LANDSCAPE ARCHITECT

JOHN-MICHAEL SIMPSON, L.A.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

DEVELOPER/OWNER

MATT CASON, MANAGER
CONCEPT DEVELOPMENT, LLC.
1449 SW 74TH DR, SUITE 200
GAINESVILLE, FL. 32607
(352) 333-3233

PHOTOMETRIC

BILL STORMANT, PE
5304 NW 173 ST.
ALACHUA, FL. 32615
stormantwt@cox.net

ENGINEER OF RECORD

DANIEL H. YOUNG, P.E.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/20/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: COVER SHEET AND INDEX

TECHNICIAN: T.F. COWART
DESIGNER: N. CUTCHENS P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C0.00

Tools: nlotter Plot Date: Apr 25,2022 3:52pm Filename: N:\2021\21-0395\Department\04_Engineering\03_DWGs\Production Files\21-0395 CV.dwg

ALTA / NSPS LAND TITLE SURVEY

LOCATED IN GOVERNMENT LOT 7, SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

GRAPHIC SCALE
0 10 20 40

SCHEDULE B-II EXCEPTIONS:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO: 2076-5473355, DATED JULY 15, 2021)
ITEM # 9 THIS PARCEL IS SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT BETWEEN ALACHUA A ONE, LLC AND CITY OF ALACHUA RECORDED IN BOOK 4650, PAGE 887. (GRAPHICALLY SHOWN HEREON)

ITEM # 10: THIS PARCEL IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVIDERS AGREEMENT FOR HIGHPOINT CROSSING BETWEEN ALACHUA A ONE LLC AND THE CITY OF ALACHUA RECORDED IN BOOK 4632, PAGE 640. (GRAPHICALLY SHOWN HEREON)

ZONING INFORMATION:

(PER WWW.MAPGENIUS.ALACHUACOUNTY.US & MUNICODE.COM)

ZONING: COMMERCIAL, INTENSIVE (CI)

BUILDING SETBACKS:
FRONT: 20'
REAR: 15'
SIDE: 0'

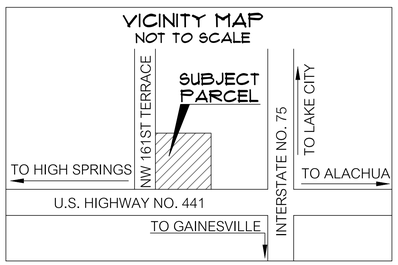
BUILDING REQUIREMENTS:
BUILDING HEIGHT: 65' (200' USING THE SPECIAL EXCEPTION PROCESS)
FLOOR AREA RATIO: NONE

VERIFIED VERTICAL & HORIZONTAL DATA TABLE

TEST HOLE #	GROUND ELEVATION	TOP ELEVATION	SERVICE	SIZE	TYPE	NORTHING	EASTING
VVH-1	75.86'	74.01'	WATER	2"	PVC	297391.13	2597256.87
VVH-2	76.65'	72.93'	ELEC	4"	PVC	297434.40	2597235.59
VVH-3	76.67'	73.89'	GAS	4"	PLASTIC	297435.75	2597234.23
VVH-4	77.03'	71.23'	SS FM	8"	PVC	297417.16	2597219.77
VVH-5**	75.85'	+/-65.35'	ELEC	N/A	DUCT	297382.14	2597261.72

VVH-5**: APPEARS LINE WAS BORED. LINE COULD NOT BE FOUND VIA VACUUM EXCAVATION WITHIN 8' OF SURFACE. APPROXIMATE DEPTH FOUND USING GPR/INDUCTION.

VICINITY MAP
NOT TO SCALE



DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO: 2076-5473355, DATED JULY 15, 2021)
A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET, THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00' TO THE POINT OF BEGINNING.

TOGETHER WITH:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

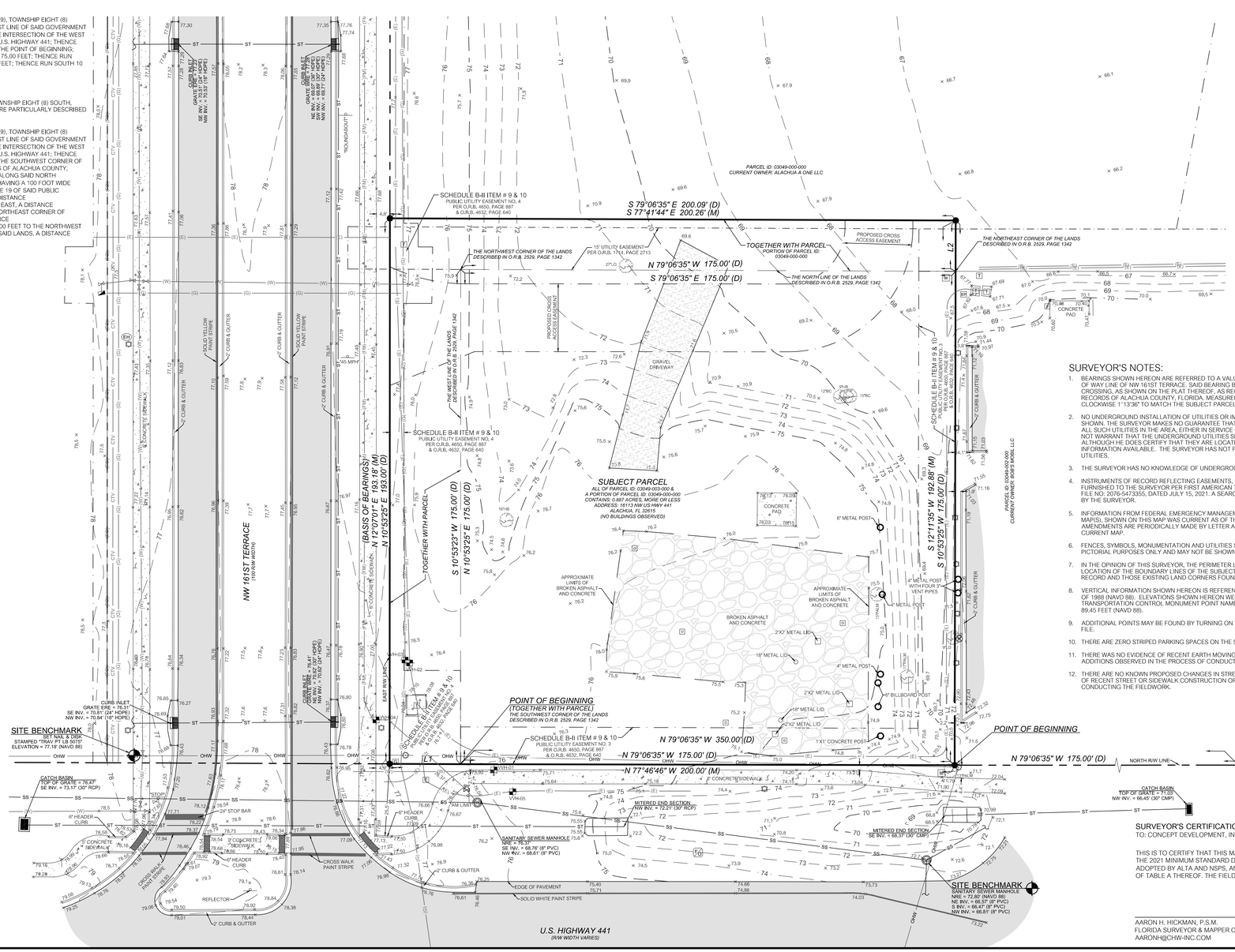
COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET, THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 350.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2529, PAGE 1342 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 25.09 FEET TO THE EAST RIGHT OF WAY LINE OF NW 161ST TERRACE (HAVING A 100 FOOT WIDE RIGHT OF WAY), AS PER PLAT OF HIGHPOINT CROSSING, RECORDED IN PLAT BOOK 35, PAGE 19 OF SAID PUBLIC RECORDS; THENCE NORTH 10 DEG. 53'25" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 193.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 79 DEG. 06'35" EAST, A DISTANCE OF 200.09 FEET; THENCE SOUTH 10 DEG. 53'25" WEST, A DISTANCE OF 18.00 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2529, PAGE 1342; THENCE NORTH 79 DEG. 06'35" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 10 DEG. 53'25" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 175.00 FEET TO THE **POINT OF BEGINNING.**

LEGEND:

= BENCHMARK
= SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
= TRANSFORMER
= WOODEN POWER POLE
= CONCRETE LIGHT POLE
= ELECTRIC BOX
= ELECTRIC HANDHOLE
= CLEANOUT
= SANITARY SEWER MANHOLE
= SEWER VALVE
= STORM SEWER MANHOLE
= STORM INLET
= CURB INLET
= GAS LINE MARKER
= FIBER OPTIC BOX
= TELEPHONE PEDESTAL
= WATER VALVE
= WATER METER
= SIGN
= TREE (SIZE AND TYPE AS NOTED)
= POST (SIZE & TYPE AS NOTED)
= MONITORING WELL
OHW = OVERHEAD WIRE
SS = SANITARY SEWER LINE
ST = STORM SEWER LINE
(W) = UNDERGROUND WATER LINE PER PLANS
(FO) = UNDERGROUND FIBER OPTIC LINE PER PLANS
(G) = UNDERGROUND GAS LINE PER PLANS
CTV = UNDERGROUND CABLE TV LINE PER PLANS
(E) = UNDERGROUND ELECTRIC LINE PER PLANS
(FM) = UNDERGROUND FORCE MAIN LINE PER PLANS
75 = CONTOUR LINE
= END OF FEATURE NOT DETERMINED
= ASPHALT SURFACE
= CONCRETE SURFACE
= BROKEN ASPHALT & CONCRETE SURFACE
= DETECTABLE WARNING SURFACE
= GRAVEL SURFACE
(D) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
HWY = HIGHWAY
NRE = NORTH RIM ELEVATION
SRE = SOUTH RIM ELEVATION
WRE = WEST RIM ELEVATION
ERE = EAST RIM ELEVATION
NAVD = NORTH AMERICAN VERTICAL DATUM
X 75.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 75.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
LO = LIVE OAK
HB = HACKBERRY
BC = BLACK CHERRY
INV = INVERT
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
CMP = CORRUGATED METAL PIPE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0120D, EFFECTIVE DATE: JUNE 16, 2006.



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF NORTH 12°07'01" WEST FOR THE EAST RIGHT OF WAY LINE OF NW 161ST TERRACE. SAID BEARING BEING IDENTICAL TO THE PLAT OF HIGHPOINT CROSSING, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 19 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. MEASURED BEARINGS SHOULD BE ROTATED COUNTER - CLOCKWISE 1° 13'36" TO MATCH THE SUBJECT PARCEL DESCRIPTION.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO: 2076-5473355, DATED JULY 15, 2021. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
8. VERTICAL INFORMATION SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS SHOWN HEREON WERE DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT POINT NAME 2602018BM1, WITH A PUBLISHED ELEVATION OF 89.45 FEET (NAVD 88).
9. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
10. THERE ARE ZERO STRIPED PARKING SPACES ON THE SUBJECT PARCEL.
11. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SURVEYOR'S CERTIFICATION:

TO: CONCEPT DEVELOPMENT, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY & PROVIDENCE TITLE COMPANY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a)(b1)(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 AND 20, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 9, 2021.

AARON H. HICKMAN, P.S.M.
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 6791
AARONH@CHW-INC.COM

DATE OF PLAT OR MAP:

1801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" = 20'
VERIFY SCALE BAR IS CORRECT ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1" 2"

SEE SURVEYOR'S CERTIFICATE

CERTIFIED TO:

SURVEY DATE:	REVISION DATE:
12/09/2021	04/11/2022

TECHNICIAN:	CREW CHIEF:	DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
KWM		AHH	AHH	21-0395.01

FIELD BOOK & PAGE: 629 / 13 - 15

04/11/2022 REVISION: ADDED VVH INFORMATION

AARON H. HICKMAN
SEE SURVEYOR'S CERTIFICATE
Professional Surveyor & Mapper Fla. License No. 6791

This map prepared by:
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

Tech: kevins Plot Date: Apr 11, 2022 8:42am Filename: K:\2021\21-0395\Department\01_Survey\DWG\21-0395.01 PRE CON ALTA.dwg

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A ALTA/NSPS LAND TITLE SURVEY AND COMPLETED BY THIS COMPANY, CHW, INC., AND DATED DECEMBER 9, 2021.

2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.

4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.

5. 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.

6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.

9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.

11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.

14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSTALLED AND INSPECTED BY CITY OF ALACHUA PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.

15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.

17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.

18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (FY 2021-22 ROAD CONSTRUCTION), AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JANUARY 2022, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.

21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.

22. ALL STRIPING WITHIN THE FDOT RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.

24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.

25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE CITY OF ALACHUA PRIOR TO INITIATION OF SITE CONSTRUCTION.

26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.

27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2018 EDITION, SECTION 120.

28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).

29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT STANDARDS PLANS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE FDOT AND CITY OF ALACHUA.

2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.

2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.

3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.

4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.

5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.

6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:

A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.

B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

C. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.

D. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.

E. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

F. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.

3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.

7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.

8. AS DETERMINED NECESSARY AND DIRECTED BY CITY OF ALACHUA OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX 120-001 AND 120-002.

9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.

C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.

11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.

12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.

13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.

14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.

15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.

16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX 524-001 AND FDOT INDEX 425- AND 430- SERIES AS APPROPRIATE. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.

18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.

19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE WATER TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.

20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.

21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

WATER AND WASTEWATER GENERAL NOTES

1. THE UTILITY PLAN AND PLAT SHOWS ALL PUBLIC UTILITY EASEMENTS (PUES) IN A METES AND BOUNDS FORMAT. THE OWNER MAY CHOOSE TO GRANT THE METES AND BOUNDS EASEMENTS AS SHOWN, OR A BLANKET EASEMENT OVER THE ENTIRE PROPERTY, PROVIDED FACILITIES ARE INSTALLED WITHIN THE PRESCRIBED DISTANCES AS SHOWN ON THE UTILITY PLANS AND IN ACCORDANCE WITH THE UTILITY SEPARATION REQUIREMENTS
2. ALL CONSTRUCTION MATERIALS AND METHODS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS SHALL BE IN CONFORMANCE WITH CITY'S DESIGN & CONSTRUCTION STANDARDS, LATEST EDITION.
3. POTABLE WATER AND WASTEWATER MAINS SHALL MAINTAIN A MINIMUM 10 FEET HORIZONTAL AND 1.5 FOOT VERTICAL SEPARATION. POTABLE WATER MAINS TO BE INSTALLED ABOVE WASTEWATER MAINS. ARRANGE CROSSINGS SUCH THAT WASTEWATER JOINTS SHALL BE AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS, 6-FEET MINIMUM. ALSO SEE NOTE 26.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FOR POTABLE WATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, AND 15 FEET FOR GRAVITY WASTEWATER MAINS SHALL BE PROVIDED AND MAINTAINED FROM, BUILDINGS, TRANSFORMERS, AND ALL PERMANENT STRUCTURES.
5. SERVICE LATERALS REQUIRE 5 FEET LESS CLEARANCE FOR EACH OF THE UTILITIES; NOTE THAT WATER SERVICE LATERALS SHALL BE INSTALLED WITHIN 4" SLEEVES UNDER ROADWAYS
6. POTABLE WATER SERVICES, REQUIRING A SEPARATE WATER METER, SHALL BE PROVIDED TO EACH LOT, BUILDING OR PARCEL.
7. 2" VALVES LOCATED IN PAVED AREAS, INCLUDING SIDEWALKS, OR DEEPER THAN 18 INCHES SHALL BE APPROVED CAST IRON, RESILIENT SEAT GATE VALVES WITH STANDARD 2" OPERATING NUT, THREADED WITH GALVANIZED NIPPLE BETWEEN THE VALVES AND TAPPING SADDLE OR TAPPED TEE.
8. WATER MAINS PLACED UNDER ROADWAYS, SHALL BE CEMENT LINED DUCTILE IRON PIPE (CLDIP) EXTENDING 5 FEET PAST THE BACK OF CURB.
9. TRACER WIRE INSTALLED ON ALL WATER MAINS, BOTH PVC AND DUCTILE IRON.
10. 2" WATER SERVICE CROSSINGS LOCATED UNDER ROADWAYS SHALL BE ENCASED IN 4" SCH 40 PVC EXTENDING 5' PAST THE BACK OF CURB.
11. ANCHORING TEES, COUPLINGS, AND BENDS SHALL BE USED ON ALL FIRE HYDRANT ASSEMBLIES AND INCLUDE AN ANCHORED VALVE TO THE MAIN.
12. ALL PRESSURIZED MAIN FITTINGS SHALL BE MECHANICAL JOINT WITH RESTRAINED JOINT GLANDS; A SUFFICIENT LENGTH OF THE PIPE CONNECTED TO THE FITTINGS SHALL BE MECHANICALLY RESTRAINED TO PROVIDE ADEQUATE REACTION. DEAD END RUNS SHALL BE BELL RESTRAINED UPSTREAM OR WING BLOCKED WHERE ANY ISOLATION VALVE IS SUBJECT TO BLOWING OFF DUE TO EXCAVATION.
13. ALL SANITARY WASTEWATER SERVICE LATERALS SHALL BE MIN. 4" DIAMETER PVC (SDR 35) AT 1.00% MIN. SLOPE UNLESS OTHERWISE LABELED.
14. WASTEWATER CLEANOUT COVERS LOCATED WITHIN PAVEMENT AND SIDEWALKS SHALL BE RATED FOR TRAFFIC LOAD BEARING.
15. MANHOLES WHICH ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE, AND A 10:1 SLOPE TO FINISHED GRADE.
16. UNLESS OTHERWISE NOTED ON THE PLANS, THE FINISHED FLOOR ELEVATIONS OF BUILDINGS SHALL BE A MINIMUM OF 6" ABOVE THE LOWEST UPSTREAM MANHOLE TOP. IF THIS IS INFEASIBLE, A WASTEWATER SERVICE LATERAL BACKWATER VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE CLEANOUT.
17. WHEN A POTABLE OR RECLAIMED WATER MAIN, OR A WASTEWATER FORCE MAIN IS ROUTED WITHIN 5 FT. OF AN ELECTRIC TRANSFORMER, A COMPLETE LENGTH OF DIP SHALL BE CENTERED ON THE TRANSFORMER WITH MECHANICAL RESTRAINT AT EACH END. NO FITTINGS OR VALVES SHALL OCCUR WITHIN 10 FT. OF THE NEAREST EDGE OF THE TRANSFORMER. A MINIMUM CLEARANCE OF 3' SHALL BE MAINTAINED BETWEEN THE MAIN AND THE TRANSFORMER.
18. ALL FORCE MAINS, BOTH PVC AND DUCTILE IRON, TO HAVE TRACER WIRE WITH VALVE BOX EVERY 300-FT FOR TESTING OF TRACER WIRE.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
20. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.
21. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
22. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES US THE CONTRACTOR'S RESPONSIBILITY.
23. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
24. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
25. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN SIX FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GRAVITY OR PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN THREE FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND VACUUM WASTEWATER MAINS. A HORIZONTAL SEPARATION OF THREE FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
26. POTABLE WATER MAINS CROSSING WASTEWATER PIPES (FORCE MAINS, GRAVITY PIPES, ETC.): IF 1.5 FT VERTICAL SEPARATION IS NOT POSSIBLE WHEN LOCATING A WATER MAIN ABOVE A WASTEWATER PIPE, THEN (1) INSTALL THE WASTEWATER PIPE WITH A MINIMUM PRESSURE RATING OF 150 PSIG, OR (2) ENCASE EITHER THE WATER OR WASTEWATER PIPE WITH A WATERTIGHT CARRIER PIPE THAT EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING, OR (3) AROUND THE WASTEWATER PIPE, PROVIDE FLOWABLE FILL THAT EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING OR (4) PROVIDE ONE 20-LF SEGMENT OF WATER MAIN AND ONE 20-LF SEGMENT OF WATERWATER MAIN CENTERED AT THE POINT OF CROSSING.
27. ALL POTABLE WATER SERVICE PIPE SHALL BE NSF-61 RATED.

FDOT GENERAL NOTES

1. ALL WORK PERFORMED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE FOLLOWING:

A. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (JANUARY 2022).
B. FDOT STANDARD PLANS (FY 2021-22 ROAD CONSTRUCTION)
C. FDOT DESIGN MANUAL (2022)
D. FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION

SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER/ PERMITTEE SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY. IN NO CASE WILL ANYTHING LESS THAT THE DEPARTMENT'S MINIMUM STANDARD BE ALLOWED.

2. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.

3. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD.

4. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.

5. ALL DISTURBED AREA WITH THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY WILL RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/28/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: GENERAL NOTES

TECHNICIAN: T.F. COWART
DESIGNER: N. COWAP, P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C0.10

Tech: ThomasC Plot Date: Apr 28,2022 2:48pm Filename: N:\2021\21-0395\Departments\04_Engineering\02_DWGs\Production Files\21-0395 CV.dwg

ABBREVIATIONS

	SYMBOLS
'	*FEET (WHEN USED WITH LENGTHS)*
°	*DEGREES*
'	*MINUTES (WHEN USED WITH ANGLES)*
"	*SECONDS*
%	*PERCENT*
@	*AT*
	A
AASHTO	*ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS*
AC	*ACRES*
ADA	*AMERICAN WITH DISABILITIES ACT*
ANSI	*AMERICAN NATIONAL STANDARDS INSTITUTE*
ARCH	*ARCHITECT*
ARV	*AIR RELEASE VALVE*
ASTM	*AMERICAN SOCIETY FOR TESTING AND MATERIALS*
AWWA	*AMERICAN WATER WORKS ASSOCIATION*
	B
BC	*BACK OF CURB*
BFP	*BACKFLOW PREVENTER*
BLDG	*BUILDING*
BM	*BENCHMARK*
BMP	*BEST MANAGEMENT PRACTICE*
BOC	*BACK OF CURB*
BVCS	*BEGIN VERTICAL CURVE STATION*
BVCE	*BEGIN VERTICAL CURVE ELEVATION*
BW	*BOTTOM OF WALL*
BSL	*BUILDING SETBACK LINE*
	C
CATV	*CABLE TELEVISION*
CI	*CURB INLET*
CIP	*CAST IRON PIPE*
CLDIP	*CEMENT LINE DUCTILE IRON PIPE*
CMP	*CORRUGATED METAL PIPE*
CO	*CLEANOUT*
CONC	*CONCRETE*
COORD	*COORDINATE*
CR	*COUNTY ROAD*
C/O	*CLEANOUT*
	D
DBH	*DIAMETER AT BREAST HEIGHT*
DDC	*DOUBLE DETECTOR CHECK ASSEMBLY*
DE	*DRAINAGE EASEMENT*
DEG	*DEGREE*
DIA	*DIAMETER*
DIP	*DUCTILE IRON PIPE*
DWG	*DRAWING*
	E
e	*RATE OF ELEVATION*
E	*EAST*
EA	*EACH*
EL	*ELEVATION*
ELEV	*ELEVATION*
EOP	*EDGE OF PAVEMENT*
EOR	*ENGINEER OF RECORD*
ERCP	*ELLIPTICAL REINFORCED CONCRETE PIPE*
ESMT	*EASEMENT*
EVCS	*END VERTICAL CURVE STATION*
EVCE	*END VERTICAL CURVE ELEVATION*
EX	*EXISTING*
	F
FAC	*FLORIDA ADMINISTRATIVE CODE*
FBR	*FLORIDA BEARING RATIO*
FC	*FRICTION COURSE*
FDC	*FIRE DEPARTMENT CONNECTION*
FDEP	*FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*
FDOT	*FLORIDA DEPARTMENT OF TRANSPORTATION*
FFE	*FINISHED FLOOR ELEVATION*
FH	*FIRE HYDRANT*
FHWA	*FLORIDA HIGHWAY ADMINISTRATION*
FIG	*FIGURE*
FM	*FORCE MAIN*
FOC	*FACE OF CURB*
FS	*FLORIDA STATUTES*
FT	*FEET*
	G
GALV	*GALVANIZED*
GM	*GAS MAIN*
GV	*GATE VALVE*
	H
HDPE	*HIGH DENSITY POLYETHYLENE*
HP	*HIGH POINT*
	I
ID	*IDENTIFICATION*
INV	*INVERT*
INV EL	*INVERT ELEVATION*
IP	*IRON PIPE*
	K
K	*VERTICAL CURVE RATE OF CHANGE*
	L
L	*LENGTH*
LA	*LANDSCAPE ARCHITECT*
LBR	*LIMEROCK BEARING RATIO*
LDR	*LAND DEVELOPMENT REGULATION*
LF	*LINEAR FEET*
LP	*LOW POINT*
LT	*LEFT*
	M
MAX	*MAXIMUM*
ME	*MATCH EXISTING*
MH	*MANHOLE*
MIN	*MINIMUM*
MISC	*MISCELLANEOUS*
MJ	*MECHANICAL JOINT*
MUTCD	*MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES*
	N
N	*NORTH*
N-E	*NORTHING - EASTING*
N/A	*NOT APPLICABLE*
NAVD	*NORTH AMERICAN VERTICAL DATUM OF 1988*
NGVD	*NATIONAL GEODETIC VERTICAL DATUM OF 1929*
NO	*NUMBER*
NPDES	*NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM*
NTS	*NOT TO SCALE*
	O
OC	*ON CENTER*
OHW	*OVERHEAD WIRE*
ORB	*OFFICIAL RECORDS BOOK*
OSHA	*OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION*
	P
PAVT	*PAVEMENT*
PC	*POINT OF CURVATURE*
PCC	*POINT OF COMPOUND CURVE*
PE	*POLYETHYLENE*
PERF	*PERFORATED*
PROP	*PROPOSED*
PT	*POINT OF TANGENCY*
PVC	*POLYVINYL CHLORIDE*
PUE	*PUBLIC UTILITY EASEMENT*
PVI	*POINT OF VERTICAL INTERSECTION*
	R
R	*RADIUS*
RCP	*REINFORCED CONCRETE PIPE*
RPM	*RAISED REFLECTIVE PAVEMENT MARKER*
RPZ	*REDUCED PRESSURE ZONE*
RT	*RIGHT*
RWM	*RECLAIMED WATER MAIN*
R/W	*RIGHT-OF-WAY*
	S
S	*SOUTH*
SAN	*SANITARY*
SHWE	*SEASONAL HIGH WATER ELEVATION*
SF	*SILT FENCE*
SL	*SLOPE*
SP	*SUPERPAVE*
SR	*STATE ROAD*
SS	*SANITARY SEWER*
ST	*STORM*
STA	*STATION*
STD	*STANDARD*
	T
TB	*TREE BARRICADE*
TCE	*TEMPORARY CONSTRUCTION EASEMENT*
TEMP	*TEMPORARY*
TOB	*TOP OF BANK*
TV	*TELEVISION*
TW	*TOP OF WALL*
TYP	*TYPICAL*
	U
USF	*UNITED STATES FOUNDRY*
USGS	*UNITED STATES GEOLOGICAL SURVEY*
UTIL	*UTILITY*
	V
V	*VERTICAL*
VC	*VERTICAL CURVE*
VCP	*VITRIFIED CLAY PIPE*
	W
W	*WEST*
W	*WATER*
W/	*WITH*
WM	*WATER MAIN*
WW	*WASTEWATER*
WWF	*WELDED WIRE FABRIC*

SIGNAGE

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 700-010. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 700-101.

FTP-20-06 (12" X 18") PER FDOT INDEX NO. 700-102

R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

EX. PROPERTY LINE

LANDSCAPE BUFFER LINE

BUILDING SETBACK LINE

WETLAND LIMITS LINE

WETLAND SETBACK LINE

CENTER LINE

EASEMENT LINE

RIGHT-OF-WAY LINE

SF *SILT FENCE LINE* SF

TB *TREE BARRICADE LINE* TB

EX. STRUCTURE OR BUILDING

PROPOSED BUILDING

PROPOSED ASPHALTIC PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED DETECTABLE WARNING SURFACE

DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346

WATERSHED DIVIDE

99 *EX. ELEVATION CONTOUR*

99 *PROPOSED CONTOUR*

93.23 *EX. SPOT ELEVATION*

93.23 *PROPOSED SPOT ELEVATION*

DIRECTION OF SURFACE DRAINAGE FLOW

PROPOSED SWALE LINE

X *EX. FENCE* X

PROPOSED FENCE

12" PINE *EX. TREE (SIZE & TYPE)*

1234 *EX. TREE (TREE ID)*

12" PINE *EX. TREE TO BE REMOVED (SIZE & TYPE)*

1234 *EX. TREE TO BE REMOVED (TREE ID)*

PROJECT BENCHMARK

STORMWATER

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.

ST *EX. GRAVITY STORMWATER MAIN* ST

P–ST *PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*

N-E LOCATION TOP/RIM ELEV. LOCATION — ST *EX. STORMWATER MANHOLE*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 425-001 AND 425-010*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED CIRCULAR AREA DRAIN*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED SQUARE AREA DRAIN*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)*

PIPE INV. LOCATION / N-E LOCATION — *PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)*

N-E LOCATION INV. ELEV. LOCATION — *PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)*

N-E LOCATION PIPE INV. ELEV. LOCATION — *PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)*

N-E LOCATION PIPE INV. ELEV. LOCATION — *PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)*

S-10 *PROPOSED STORMWATER STRUCTURE ID TAG*

POTABLE AND RECLAIMED WATER

W *EX. POTABLE WATER MAIN* W

P–W *PROPOSED POTABLE WATER MAIN*

RCW *EX. RECLAIMED WATER MAIN* RCW

P–RCW *PROPOSED RECLAIMED WATER MAIN*

11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

TEE (POTABLE AND RCW)

CROSS (POTABLE AND RCW)

BLOWOFF ASSEMBLY (POTABLE AND RCW)

REDUCER (POTABLE AND RCW)

EX. GATE VALVE AND BOX (POTABLE AND RCW)

PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)

EX. AIR RELEASE VALVE (POTABLE AND RCW)

PROPOSED AIR RELEASE VALVE (POTABLE AND RCW)

EX. FIRE HYDRANT ASSEMBLY

PROPOSED FIRE HYDRANT ASSEMBLY

PROPOSED SAMPLE POINT

EX. WATER METER (POTABLE AND RCW)

PROPOSED POTABLE WATER METER

PROPOSED POTABLE WATER BACK FLOW PREVENTER

PROPOSED RECLAIMED WATER METER

W *EX. WATER WELL*

EX. HOSE BIB (POTABLE AND RECLAIMED)

PROPOSED HOSE BIB (POTABLE AND RECLAIMED)

11 *PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)*

WASTEWATER

WW *EX. GRAVITY WASTEWATER MAIN* WW

P–WW *PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*

FM *EX. WASTEWATER FORCE MAIN* FM

P–FM *PROPOSED WASTEWATER FORCE MAIN*

N-E LOCATION RIM ELEV. LOCATION — *EX. WASTEWATER MANHOLE*

N-E LOCATION RIM ELEV. LOCATION — *PROPOSED WASTEWATER MANHOLE*

EX. WASTEWATER CLEANOUT

PROPOSED WASTEWATER CLEANOUT

PROPOSED WASTEWATER GREASE TRAP

MH# *PROPOSED WASTEWATER MANHOLE ID*

11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

EX. PLUG VALVE AND BOX (WW FORCE MAIN)

PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)

EX. AIR RELEASE VALVE (WW FORCE MAIN)

PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.

P–ATT *PROPOSED AT&T LINE*

BC *EX. BURIED CABLE LINE* BC

P–BC *PROPOSED BURIED CABLE LINE*

BTEL *EX. BURIED TELEPHONE LINE*

P–TEL *PROPOSED TELEPHONE LINE*

CATV *EX. CABLE TELEVISION LINE*

P–TV *PROPOSED CABLE/TELEVISION LINE*

FO *EX. FIBER OPTIC LINE* FO

UGTEL *EX. UNDERGROUND TELEPHONE LINE*

EX. TELEPHONE PEDESTAL

EX. TELEVISION/CABLE PEDESTAL

CHW *EX. CHILLED WATER MAIN* CHW

P–CHW *PROPOSED CHILLED WATER MAIN*

FIRE *EX. FIRE MAIN*

P–FIRE *PROPOSED FIRE MAIN*

IRR *EX. IRRIGATION LINE* IRR

P–IRR *PROPOSED IRRIGATION LINE*

STEAM *EX. STEAM LINE*

P–STEAM *PROPOSED STEAM LINE*

P–CLAY *PROPOSED CLAY ELECTRIC LINE*

E *EX. ELECTRIC LINE* E

P–E *PROPOSED ELECTRIC LINE*

EN *EX. ENERGY LINE* EN

P–LIGHT *PROPOSED PRIVATE LIGHTING LINE*

OHW *EX. OVERHEAD WIRE LINE* OHW

UGE *EX. UNDERGROUND ELECTRIC LINE* UGE

EX. LIGHT

EX. UTILITY POLE

EX. UTILITY POLE

EX. WOOD POWER POLE

EX. GUY ANCHOR

T *PROPOSED TRANSFORMER*

GAS *EX. GAS LINE* GAS

P–GAS *PROPOSED GAS LINE*

EX. GAS MARKER

G *EX. GAS MARKER*

NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.

2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/20/22 CITY OF ALACHUA

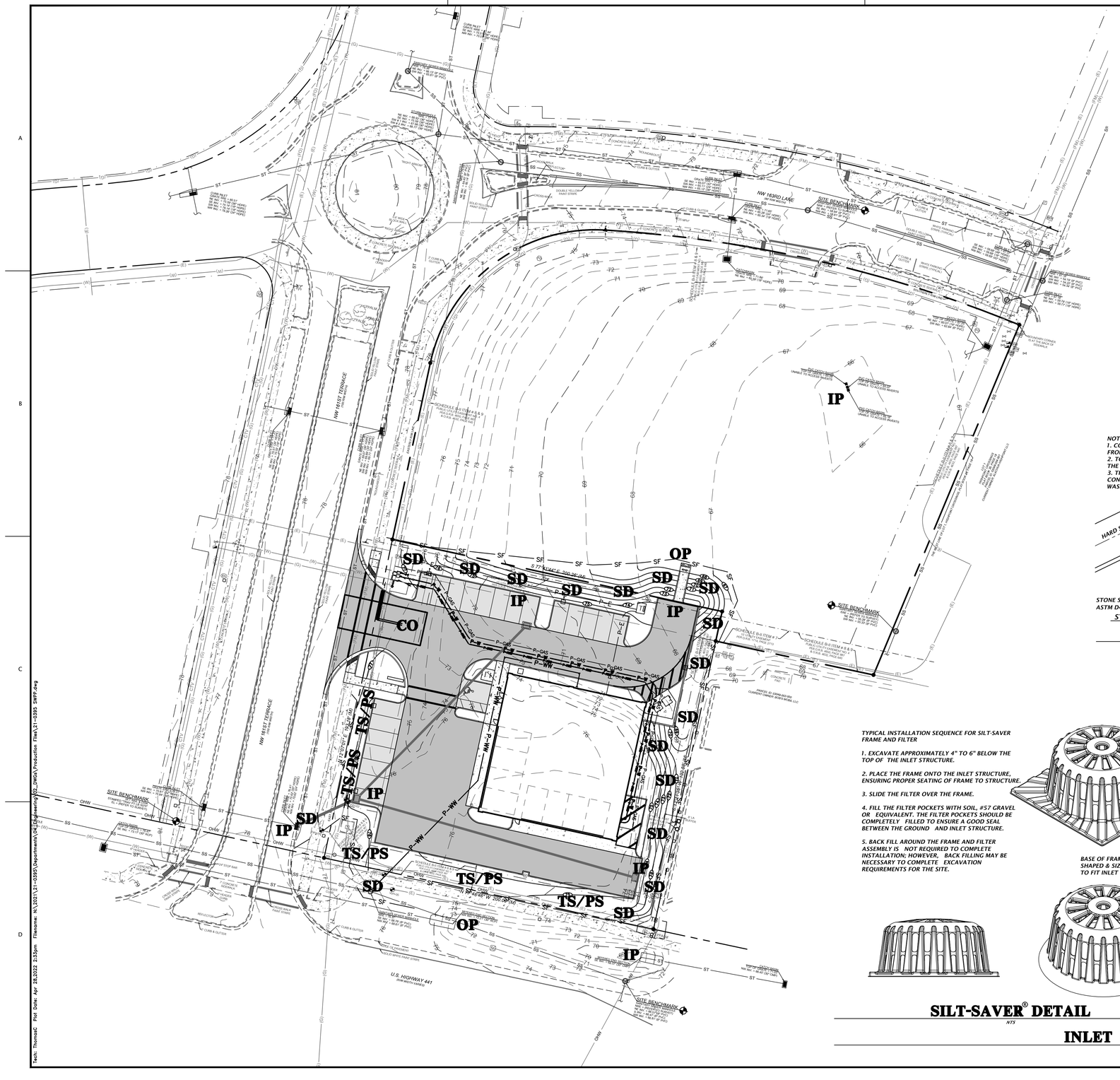
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: LEGEND

TECHNICIAN: T.F. COWART
DESIGNER: N. CRAMP, P.E.
QA/QC CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C0.11

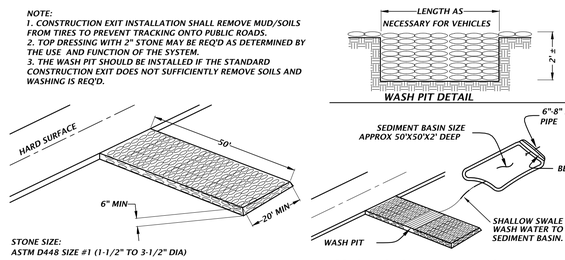
Tech: ThomasF Plot Date: Apr 28,2022 2:48pm Filename: H:\2021\21-0395\Department\04_Engineering\02_Dwgs\Production Files\21-0395 CV.dwg



STORMWATER POLLUTION PREVENTION LEGEND

TS	*= TEMPORARY SEEDING*
PS	*= PERMANENT SEEDING*
ML	*= MULCHING*
SD	*= SOD STABILIZATION*
SF	*= SILT BARRIER*
TB	*= TREE BARRIER*
IP	*= INLET PROTECTION*
OP	*= OUTLET PROTECTION*
CO	*= CONSTRUCTION ENTRANCE/EXIT*

NOTE:
1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.



TEMPORARY CONSTRUCTION EXIT DETAIL
NTS

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

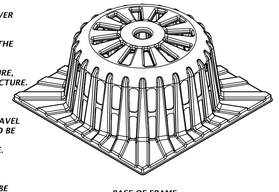
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

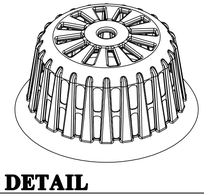
2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.

3. SLIDE THE FILTER OVER THE FRAME.

4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.

5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.





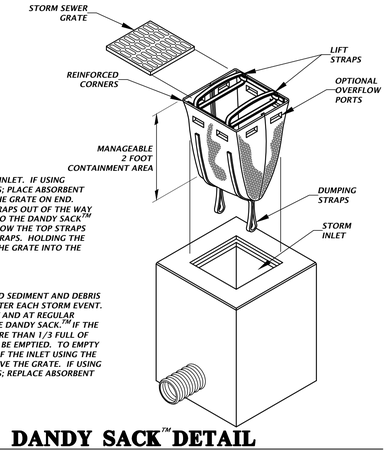
SILT-SAVER® DETAIL
NTS

INSTALLATION:

REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS: PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK™ SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK.™ IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.



DANDY SACK™ DETAIL
NTS

INLET PROTECTION OPTIONS DETAIL
NTS

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SCALE: 1"=30'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/20/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: MAVIS DISCOUNT ALACHUA TIRE

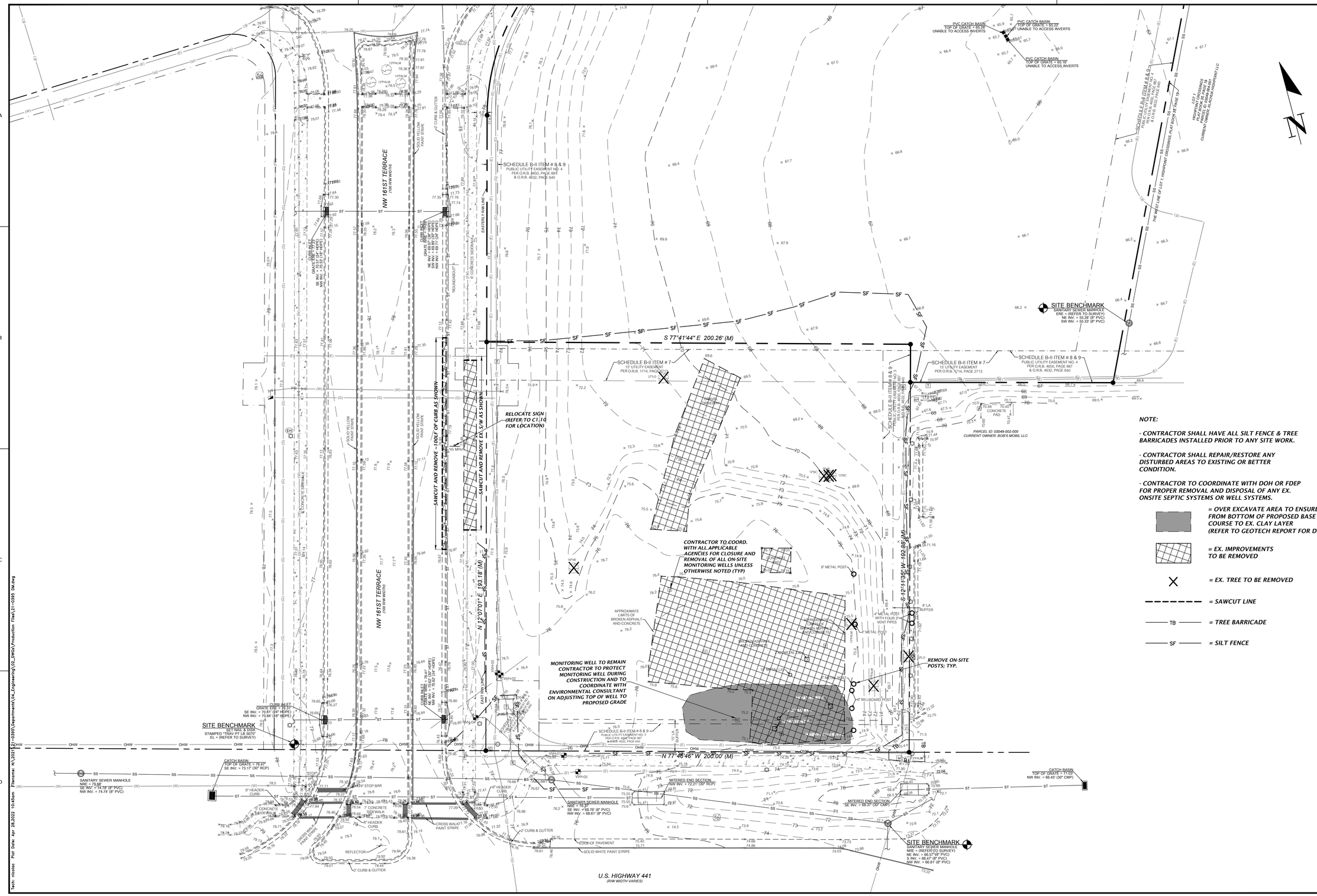
SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN AND DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: M.E. COWART, P.E.
PROJECT ENGINEER: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C0.21

Tech: ThomasC Plot Date: Apr 28,2022 3:53pm Filename: H:\2021\21-0395\Department\Civil\Engineering\02_Design\Production Files\21-0395 SWPP.dwg



NOTE:

- ***CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK.***
- ***CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.***
- ***CONTRACTOR TO COORDINATE WITH DOH OR FDEP FOR PROPER REMOVAL AND DISPOSAL OF ANY EX. ONSITE SEPTIC SYSTEMS OR WELL SYSTEMS.***

= OVER EXCAVATE AREA TO ENSURE 24" FROM BOTTOM OF PROPOSED BASE COURSE TO EX. CLAY LAYER (REFER TO GEOTECH REPORT FOR DETAILS)

= EX. IMPROVEMENTS TO BE REMOVED

= EX. TREE TO BE REMOVED

= SAWCUT LINE

TB ***= TREE BARRICADE***

SF ***= SILT FENCE***

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SCALE: 1"=20'

VERIFY SCALE
IF BAR MEASURES
ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

0" 1"

CONSTRUCTION BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/29/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: MAVIS DISCOUNT ALACHUA TIRE

SHEET TITLE: DEMOLITION AND TREE PROTECTION PLAN

TECHNICAL: T.F. COWART
DESIGNER: N. CASTELLANOS
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO: C0.30

Tech: rdobie Plot Date: Apr 28,2022 10:45am Filename: N:\2021\21-0395\Department\04_Engineering\02_DWGs\Production Files\21-0395 Dtl.dwg

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SCALE: 1"=20'
VERIFY SCALE
IF BAR IS NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0" 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/25/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: N. COMP, P.E.
PROJECT CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C1.10

NW 161ST TERRACE (100 R/W WIDTH)

U.S. HIGHWAY 441 (R/W WIDTH VARIES)

SCHEDULE B-II ITEM # 8 & 9
PUBLIC UTILITY EASEMENT NO. 4
PER O.R.B. 4650, PAGE 887
& O.R.B. 4632, PAGE 640

SCHEDULE B-II ITEM # 7
15' UTILITY EASEMENT
PER O.R.B. 1714, PAGE 2713

SCHEDULE B-II ITEM # 8 & 9
PUBLIC UTILITY EASEMENT NO. 3
PER O.R.B. 4650, PAGE 887
& O.R.B. 4632, PAGE 640

1271 HIGHPOINT CROSSINGS, LLC
PARCEL ID: 03049-000-000
PARCEL AREA: 2.35 ACRES +/-
CURRENT OWNER: ALACHUA HIGHPOINT, LLC

PARCEL ID: 03049-002-000
CURRENT OWNER: BOB'S MOBIL, LLC

THE WEST LINE OF LOT 1, HIGHPOINT CROSSINGS, PLAT BOOK 28, PAGE 18

SITE BENCHMARK
SANITARY SEWER MANHOLE
ERE = (REFER TO SURVEY)
NE INV. = 55.28' (8" PVC)
SW INV. = 55.33' (8" PVC)

SITE BENCHMARK
SET NAIL & DISK
STAMPED "TRAV PT LB 5075"
EL = (REFER TO SURVEY)

SITE BENCHMARK
SANITARY SEWER MANHOLE
NRE = (REFER TO SURVEY)
NE INV. = 68.57' (8" PVC)
S INV. = 66.47' (8" PVC)
NW INV. = 66.81' (8" PVC)

COORDINATE REFERENCE:
N: 297589.8033
E: 2597261.7003

COORDINATE REFERENCE:
N: 297358.5949
E: 2597416.6182

COORDINATE REFERENCE:
N: 297400.9302
E: 2597221.1508

N: 297588.7060
E: 2597275.9846

N: 297536.7154
E: 2597294.0237

N: 297514.7909
E: 2597395.3542

N: 297510.7550
E: 2597252.3245

N: 297510.6806
E: 2597330.3393

N: 297490.9339
E: 2597254.9933

N: 297503.1468
E: 2597245.8350

N: 297428.5803
E: 2597312.5756

N: 297410.8166
E: 2597394.6758

N: 297418.7777
E: 2597268.5059

N: 297387.6905
E: 2597412.1845

S 77°41'44" E 200.26' (M)

N 77°46'46" W 200.00' (M)

N 12°07'01" E 193.18' (M)

S 12°11'35" W 192.86' (M)

R1-1 "STOP" SIGN (36"X36")

RELOCATED "SPEED LIMIT" SIGN

CURB RAMP PER FDOT INDEX 522-002, CR-F WITH 2' DETECTABLE WARNING STRIP PER FDOT INDEX 17360

8 SPACES @ 9'x18'

5 SPACES @ 9'x18'

7 SPACES @ 9'x18'

24" WHITE STOP BAR

4" WHITE; TYP.

15'-6" DOUBLE YELLOW STRIPE

12" WHITE CROSSWALK

2 U-SHAPED BIKE RACK (REFER TO C2.30 FOR DETAIL)

SIGN (DESIGNED AND PERMITTED BY OTHERS)

3' CURB TAPER

AIR COMPRESSOR ON 3'X3' CONCRETE PAD (REFER TO ARCH. PLANS FOR DETAILS)

DUMPSTER (REFER TO ARCH. PLANS FOR PAD/ENCLOSURE DETAILS)

REFER TO C1.20 FOR ACCESSIBLE SPACE DETAILS

PROPOSED BUILDING

30' LOADING ZONE

6" CURB (REFER TO C2.30 FOR DETAIL)

PROPOSED TRANSFORMER (REFER TO P3 FOR DETAILS)

CONCRETE SPILLWAY (REFER TO C2.10 FOR DETAIL)

CONCRETE PAD

RETAINING WALL (NOT TO EXCEED MAX. HEIGHT PERMITTED BY CITY OF ALACHUA) WITH HANDRAIL (DESIGNED AND PERMITTED BY OTHERS)

6" WHITE STRIPE

12" WHITE STRIPE

4" METAL POST WITH FOUR 3" VENT PIPES

8' LA BUFFER

CURB RAMP PER FDOT INDEX 522-002, CR-F WITH 2' DETECTABLE WARNING STRIP PER FDOT INDEX 17360

TYPE 'F' SPILLOUT C&G (TYP.) (REFER TO C2.30 FOR DETAIL)

6" HEADER CURB

5' CONCRETE SIDEWALK

7' CONCRETE SIDEWALK

CROSS WALK PAINT STRIPE

REFLECTOR

2' CURB & GUTTER

EDGE OF PAVEMENT

SOLID WHITE PAINT STRIPE

SOLID YELLOW PAINT STRIPE

CURB & GUTTER

EASTERLY R/W LINE

6' CONCRETE SIDEWALK

ROUNDABOUT

"YIELD"

LEGEND:

= PROPOSED INGRESS/EGRESS CROSS EASEMENT

= CONCRETE SIDEWALK (REFER TO C2.30 FOR DETAIL)

= CONCRETE PAVEMENT (REFER TO C2.30 FOR DETAIL)

= STANDARD DUTY ASPHALT PAVEMENT (REFER C2.30 FOR DETAIL)

= HEAVY DUTY ASPHALT PAVEMENT (REFER C2.30 FOR DETAIL)

NOTES:
1) SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.

2) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.

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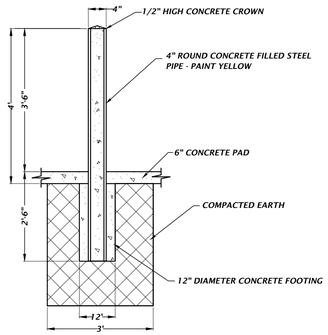
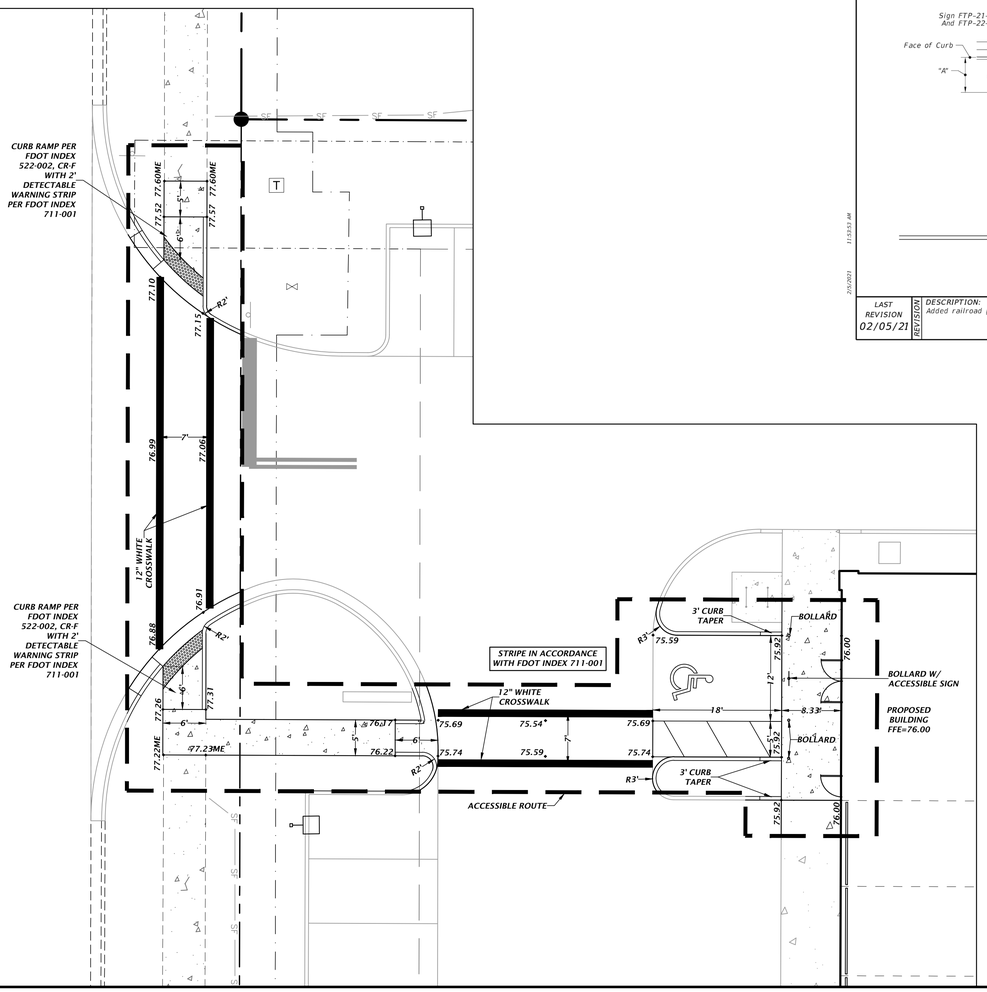
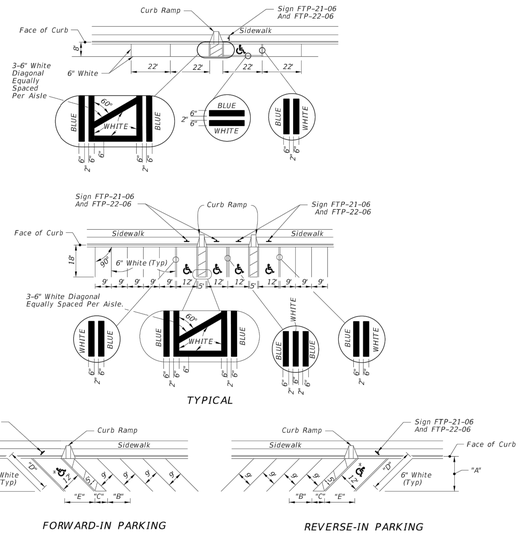


PIPE BOLLARD DETAIL

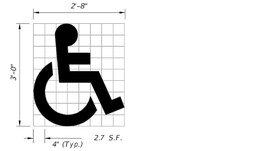
NTS

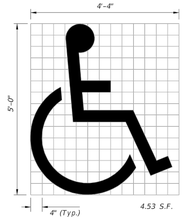




DIMENSIONS					
∠ θ	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING





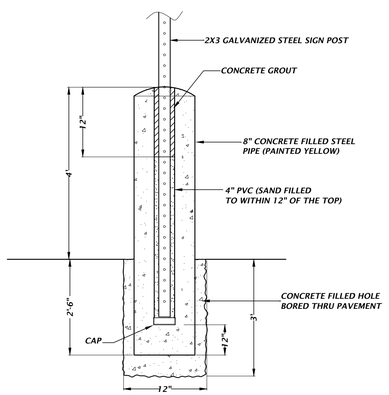
(See Note 6)

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

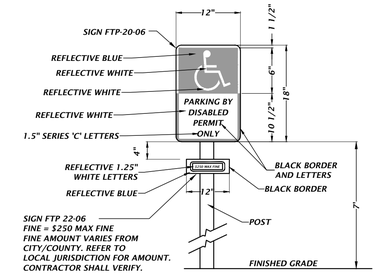
1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Tint blue pavement markings to match color 15180 of Federal Standards 595a.
5. Mount FTP-22-06 sign below the FTP-21-06 sign.
6. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

LAST REVISION	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
02/05/21	Added railroad pavement marking details.			711-001	12 of 14



BOLLARD & ACCESSIBLE SIGN DETAIL

NTS



SIGN NOTES:

1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

ACCESSIBLE PARKING SIGN DETAIL

NTS

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Alachua, Florida 32615
(352) 331-1976
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Professional Consultants

SCALE: 1"=20'

VERIFY SCALE
IF BAR IS NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
7/28/22 CITY OF ALACHUA, FDOT & SWMD
4/20/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: ACCESSIBLE SITE PLAN AND DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: N.C. CHAP, P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.
C1.20

Tech: mbiddle Plot Date: Apr 25,2022 3:56pm Filename: H:\2021\21-0395\Department\04_Engineering\02_DWGs\Production Files\21-0395 AC.dwg
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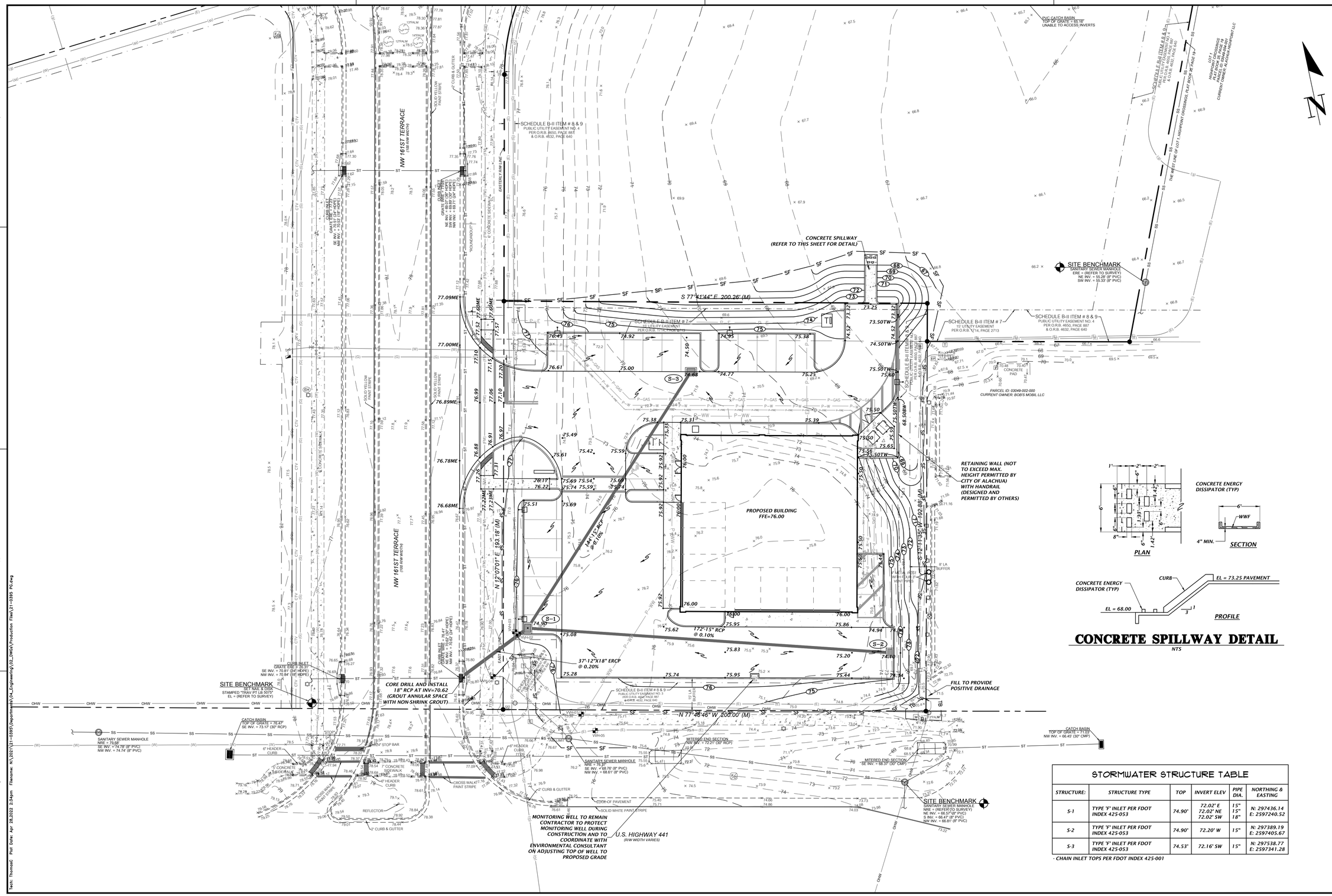

CONCRETE SPILLWAY DETAIL

NTS

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	TYPE 'F' INLET PER FDOT INDEX 425-053	74.90'	72.02' E 72.02' NE 72.02' SW	15" 15" 18"	N: 297436.14 E: 2597240.52
S-2	TYPE 'F' INLET PER FDOT INDEX 425-053	74.90'	72.20' W	15"	N: 297389.19 E: 2597405.67
S-3	TYPE 'F' INLET PER FDOT INDEX 425-053	74.53'	72.16' SW	15"	N: 297538.77 E: 2597341.28

- CHAIN INLET TOPS PER FDOT INDEX 425-001

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SCALE: 1"=20'
VERIFY SCALE BARS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/28/22 CITY OF ALACHUA

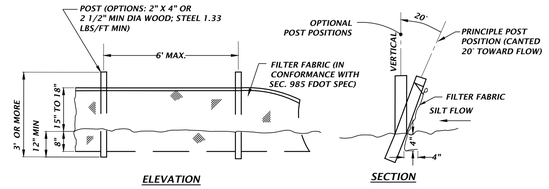
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: N. COWAP, P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

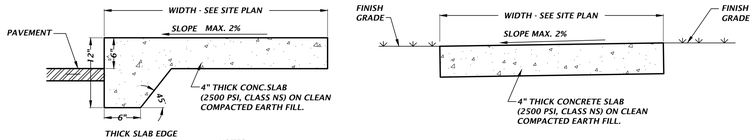
SHEET NO.: C2.10

Tech: ThomasC Plot Date: Apr 28,2022 2:34pm Filename: N:\2021\21-0395\Departments\04_Engineering\02_DWGs\Production Files\21-0395 PG.dwg



TYPE III SILT FENCE DETAIL

NTS



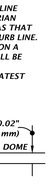
NOTES:

1. SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER
2. EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.

ADJACENT TO PAVEMENT NTS

NOT ADJACENT TO PAVEMENT NTS

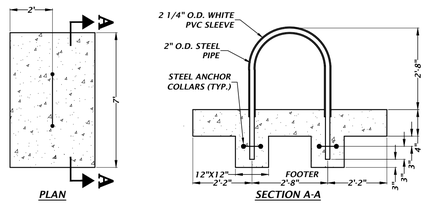
CONCRETE SIDEWALK DETAILS



1. PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 705-DETECTABLE WARNINGS ON WALKING SURFACES AND THE 2017 FLORIDA BUILDING CODE, ACCESSIBILITY, CHAPTER 7, SECTION 705.
2. RAISED TRUNCATED DOMES SHALL HAVE A BASE DIAMETER FROM 0.9" MIN TO 1.4" MAX, A TOP DIAMETER FROM 50% TO 65% OF BASE DIAMETER, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, CENTER-TO-CENTER SPACING FROM 1.6" MIN TO 2.4" MAX, AND BASE-TO-BASE SPACING OF 0.65% MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
3. SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
4. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES.
5. MATS ARE NOT ACCEPTABLE.
6. PROVIDE INTERLOCKING PAVERS AS FOLLOWS:
   - A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C55, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.
   - B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.
   - C - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
   - D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE¼" RADIUS ALONG CONCRETE EDGES.
   - E - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES..
7. ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER AND CITY OF ALACHUA PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

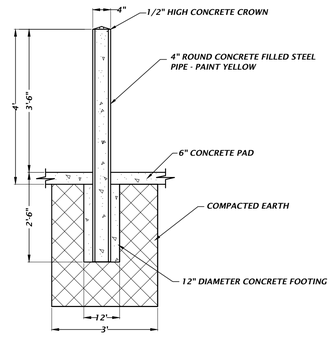
403 **ADA DETECTABLE WARNING**

NTS



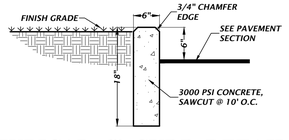
U-SHAPE BIKE RACK

NTS



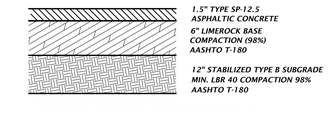
PIPE BOLLARD DETAIL

NTS



TYPICAL 6" CURB DETAIL

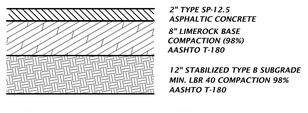
NTS



NOTE: IF EXPANSIVE SOILS ARE ENCOUNTERED MIN. 24" SEPARATION FROM THE BASE COURSE, REFER TO GEOTECHNICAL REPORT FOR MEDIATION.

STANDARD DUTY ASPHALT PAVEMENT DETAIL

NTS



NOTE: IF EXPANSIVE SOILS ARE ENCOUNTERED MIN. 24" SEPARATION FROM THE BASE COURSE, REFER TO GEOTECHNICAL REPORT FOR MEDIATION.

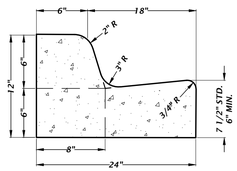
HEAVY DUTY ASPHALT PAVEMENT DETAIL

NTS

NOTE: CONCRETE PAVEMENT & JOINTS SHALL BE CONSTRUCTED TO P.C.A. STANDARDS.

CONCRETE PAVEMENT DETAIL

NTS

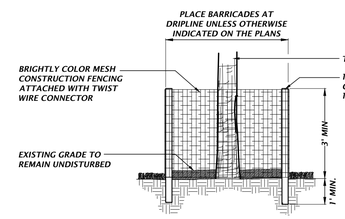


NOTE:

WHEN USED ON THE HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".

TYPE 'F' CONCRETE CURB AND GUTTER DETAIL

NTS



TREE PROTECTION DETAIL

NTS

TREE PROTECTION NOTES

1) PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.

2) 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.

3) NO TRENCHING ALLOWED WITHIN THE PROTECTIVE BARRIER ZONE. HAND DIG TO INSTALL UTILITY IF APPROVED BY CITY MANAGER OR DESIGNEE. WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.

4) PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN.

5) LANDSCAPE PREPARATION IN THE PROTECTED AREA SHALL BE LIMITED TO SHALLOW DISCING OF THE AREA. DISCING SHALL BE LIMITED TO A DEPTH OF 4 INCHES.

6) NO BUILDING MATERIALS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.

7) THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 PART V: MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND SITE CONSTRUCTION OR OTHER NATIONALLY RECOGNIZED ARBORICULTURAL STANDARDS SHALL BE USED AS GUIDELINES FOR TREE PROTECTION, PLANTING, PRUNING AND CARE DURING DEVELOPMENT AND CONSTRUCTION.

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SCALE: N/A

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

0" 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/20/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: M. CLEVELAND, P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT MANAGER: DANIEL H. YOUNG
PROJECT NUMBER: 21-0395

FL PE No. 70780

SHEET NO.: C2.30

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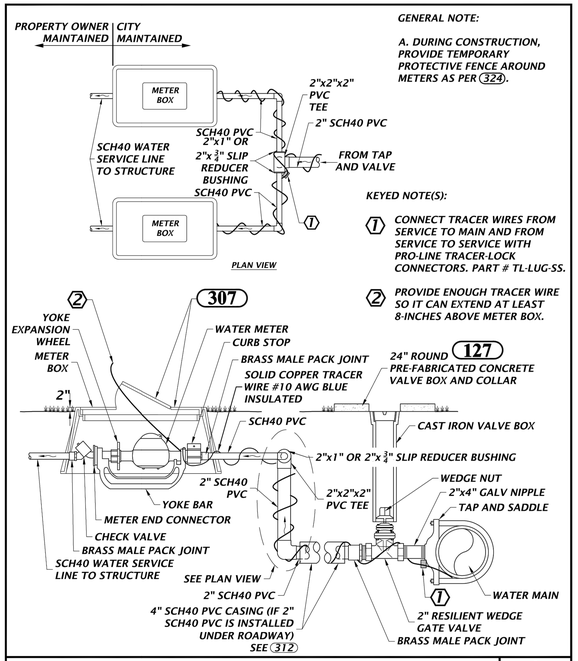


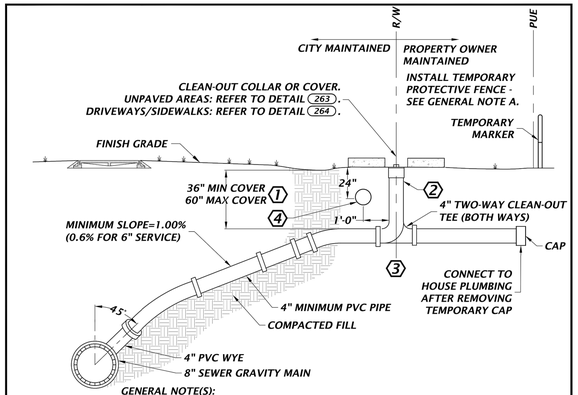
GENERAL NOTE:

A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METERS AS PER 324.

KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM SERVICE TO MAIN AND FROM SERVICE TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
2. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

130 DUAL WATER SERVICE CONNECTION
NTS



GENERAL NOTE(S):

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

KEYED NOTE(S):

1. CONTRACTOR SHALL VERIFY SUFFICIENT VERTICAL DIMENSION TO INSTALL UTILITIES ABOVE LATERAL.
2. DO NOT CONNECT HOUSE PLUMBING TO STUB RISER.
3. DETAIL SHOWS CLEAN-OUT (CO) AT R/W. INSTALLING CITY MAINTAINED CO BETWEEN R/W AND MIDDLE OF PUE IS PERMITTED. CITY OF ALACHUA MUST APPROVE LOCATION IF CO IS INSTALLED BETWEEN MIDDLE OF PUE AND PUE TERMINUS.
4. TEMPO OMNI MARKER II: ELECTRONIC MARKER, SANITARY GREEN, OM-6, PART 52085009.

200 WASTEWATER SERVICE LATERAL
NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

- AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.
- HUMIDITY BELOW 60 PERCENT
- IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

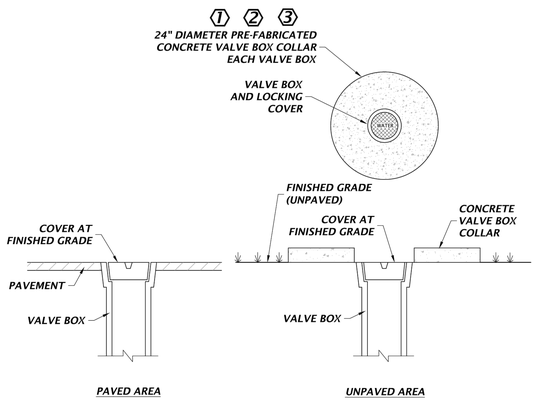
PRODUCT

- KRYLON SPAY PAINT
- FUSION ALL-IN-ONE
- PAINT PLUS PRIMER

COLORS

- POTABLE WATER - GLOSS PATRIOTIC BLUE
- WASTEWATER - GLOSSY SPRING GRASS
- RECLAIMED - GLOSSY ICY GRAPE

307 PAINT SYSTEM NO. 5
NTS



KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

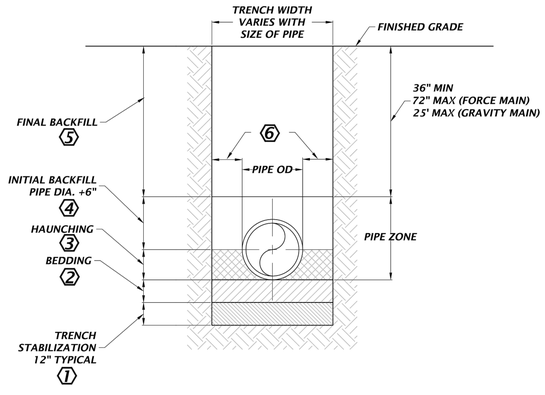
127 VALVE BOX COVER
NTS

GENERAL NOTE(S):

1. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
2. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
3. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
4. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

KEYED NOTE(S):

1. TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.
2. BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.
3. HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.
4. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).
5. FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.
6. 12" MINIMUM



303 BEDDING AND TRENCHING DETAIL
NTS

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Alachua, Florida 32615
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est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE OF DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/28/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: M. KOVAP, P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C2.31

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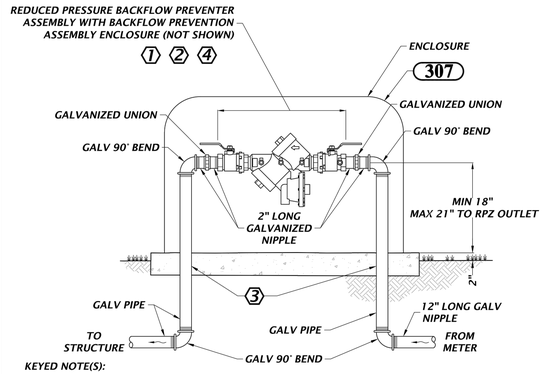


KEYED NOTE(S):

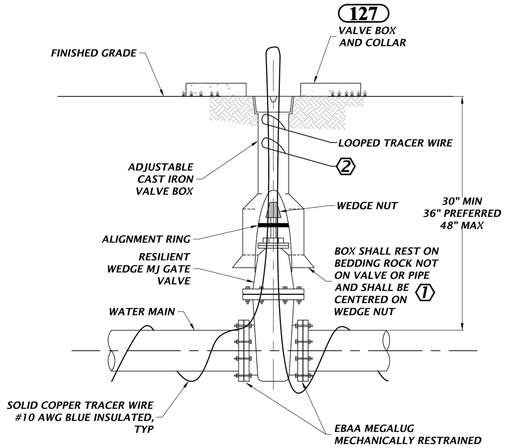
1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.

2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL

3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING

4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS



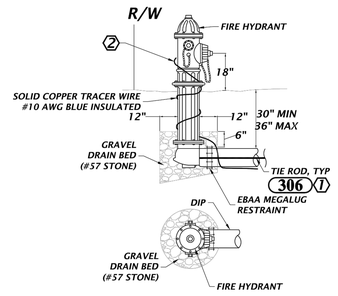
GENERAL NOTE(S):

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

KEYED NOTE(S):

1. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.
2. VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

145 GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER
NTS



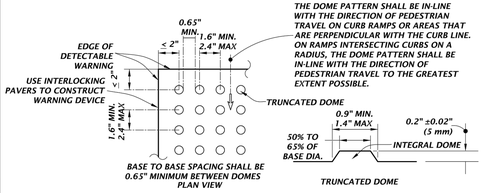
GENERAL NOTE(S):

1. RESTRAIN MINIMUM OF 58' OF PIPE.

KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

100 FIRE HYDRANT (DEAD END)
NTS



1. PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 705-DETECTABLE WARNINGS ON WALKING SURFACES AND THE 2017 FLORIDA BUILDING CODE, ACCESSIBILITY, CHAPTER 7, SECTION 705.
2. RAISED TRUNCATED DOMES SHALL HAVE A BASE DIAMETER FROM 0.9" MIN TO 1.4" MAX, A TOP DIAMETER FROM 50% TO 65% OF BASE DIAMETER, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, CENTER-TO-CENTER SPACING FROM 1.6" MIN TO 2.4" MAX, AND BASE-TO-BASE SPACING OF 0.65% MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
3. SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
4. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES.
5. MATS ARE NOT ACCEPTABLE.
6. PROVIDE INTERLOCKING PAVERS AS FOLLOWS:
   - A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE I; AND BRICK PAVERS ARE TO MEET ASTM C55, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.
   - B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.
   - C - MODIFY FORMWORK OR PROVIDE FORMED GRAOUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
   - D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE ¼" RADIUS ALONG CONCRETE EDGES.
   - E - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES..
7. ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER AND CITY OF ALACHUA PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

403 ADA DETECTABLE WARNING
NTS

FLOW STREAMS

- POTABLE WATER
- WW — WASTEWATER FORCE MAIN
- WW—GR — WASTEWATER GRAVITY

LINE LEGENDS

- TRACER WIRE
- SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY
- TRACER WIRE CONNECTOR
- GROUND WIRE

SYMBOLS

- APG — ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER
- MH — MANHOLE
- APNG — GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)
- LS — LIFT STATION
- MB — METER BOX
- FH — FIRE HYDRANT

GENERAL NOTE(S):

1. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
2. THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
3. TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
4. TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

321A TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS
NTS

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www.chw-inc.com
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CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/20/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: M. CROMAP, P.E.
QA/QC: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C2.32

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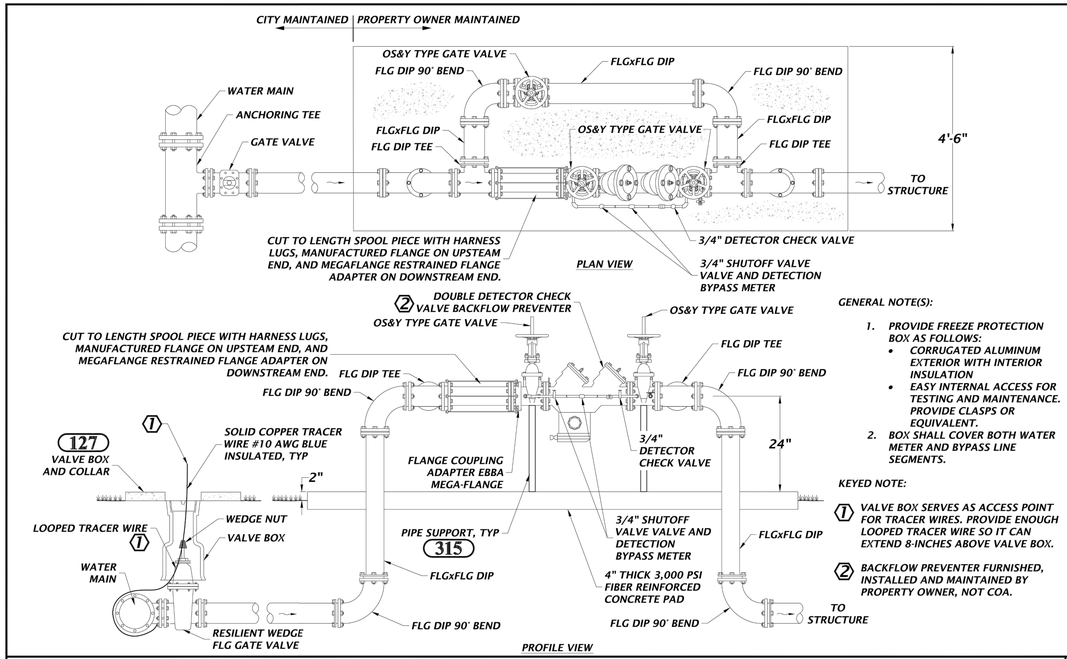


139 **FIRE LINE 4" AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER (NO DOWNSTREAM DIESEL FIRE PUMP)**

NTS

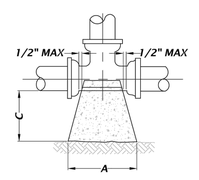
City of ALACHUA public services

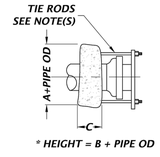
GENERAL NOTE(S):

1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZES FOR THRUST BLOCKS IN GOOD SOIL (A-1 THRU A-3, CLEAN SANDS AND GRAVELS) WITH MINIMUM BEARING CAPACITY OF 2000 psi.
3. POOR SOILS A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT WILL REQUIRE LARGER THRUST BLOCKING.
4. BOTH CONCRETE THRUST BLOCKS AND TIE RODS MUST BE USED WHEN, IN THE JUDGEMENT OF THE ENGINEER, THE NATURE AND CRITICALITY OF AN INSTALLATION IS SUCH AS TO REQUIRE POSITIVE ASSURANCE OF STABILITY.
5. THE USE OF THRUST BLOCKS SHALL BE LIMITED TO SITUATIONS SUCH AS POINT REPAIR WHERE EXPOSING SEVERAL JOINTS OF PIPE IS NOT FEASIBLE DUE TO EXISTING GROUND CONDITIONS.
6. CONCRETE COLLARS WITH TIE RODS MAY BE USED ON DEAD END LINES AT THE CONTRACTOR'S DISCRETION. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:

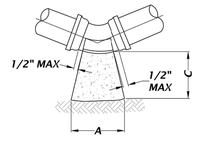
3" - 8"	DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (5/8" ROD)
10" - 12"	DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (5/8" ROD)
14" - 16"	DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (5/8" ROD)

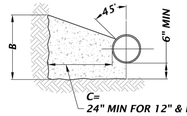
7. TIE RODS AND NUTS SHALL CONFORM TO AWWA/ANSI CIII/A21.11
8. TIE RODS AND NUTS SHALL PROVIDE MIN YIELD AND TENSILE STRENGTH OF 45,000 PSI AND 60,000 PSI, RESPECTIVELY.
9. MAXIMUM TEST PRESSURE TO BE 150 PSI.
10. SAFETY FACTOR = 1.5





* HEIGHT = B + PIPE OD





THRUST BLOCK FOR BENDS

	90° BEND			SF BEARING	45° BEND			SF BEARING	22-1/2° BEND			SF BEARING	11-1/4° BEND			SF BEARING
SIZE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE
4"	16"	16"	18"	1.78	14"	16"	18"	1.56	14"	16"	18"	1.56	14"	16"	18"	1.56
6"	22"	32"	18"	4.89	16"	18"	18"	2.00	14"	16"	18"	1.56	14"	16"	18"	1.56
8"	32"	36"	18"	8.00	24"	28"	18"	4.67	16"	18"	18"	2.00	14"	16"	18"	1.56
10"	36"	46"	18"	11.50	26"	36"	18"	6.50	20"	24"	18"	3.33	14"	18"	18"	1.75
12"	44"	56"	24"	17.11	32"	40"	24"	8.89	24"	30"	24"	5.00	16"	20"	24"	2.22
14"	52"	62"	24"	22.39	36"	48"	24"	12.00	26"	36"	24"	6.50	20"	24"	24"	3.33
16"	58"	72"	24"	29.00	40"	54"	24"	15.00	32"	38"	24"	8.44	22"	26"	24"	3.97

THRUST BLOCK FOR TEES AND PLUGS

	90° BEND			SF BEARING
SIZE	A	B	C	SURFACE
4"	16"	16"	18"	1.78
6"	20"	24"	18"	3.33
8"	26"	32"	18"	5.78
10"	32"	40"	18"	8.89
12"	36"	48"	24"	12.00
14"	40"	56"	24"	15.56
16"	48"	60"	24"	20.00

306 **THRUST BLOCK AND TIE ROD DETAILS**

NTS

City of ALACHUA public services

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/20/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: M. COWART, P.E.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 21-0395

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C2.33

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SCALE: 1"=20'

VERIFY SCALE
IF BAR MEASURES
ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22 CITY OF ALACHUA, FDOT & SRWMD
4/26/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: MAVIS DISCOUNT ALACHUA TIRE

SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: T.F. COWART
DESIGNER
QA/QC: J. CONAP, P.E.
CALCULATIONS
D. YOUNG, P.E.
PROJECT MANAGER: DANIEL H. YOUNG

PROJECT NUMBER: 21-0395

FL PE No. 70780

SHEET NO.: C3.10

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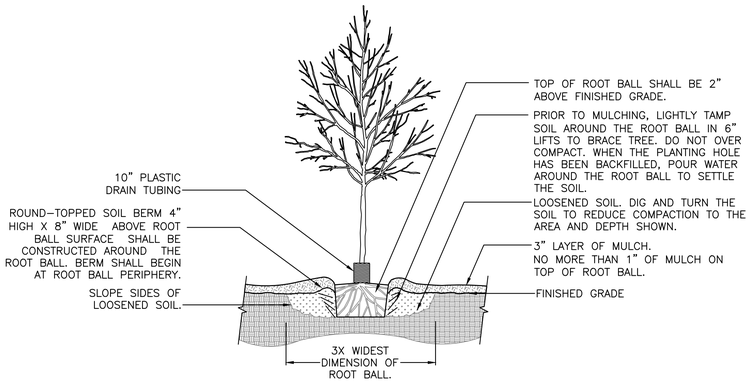
811
KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging



1 TREE PLANTING DETAIL
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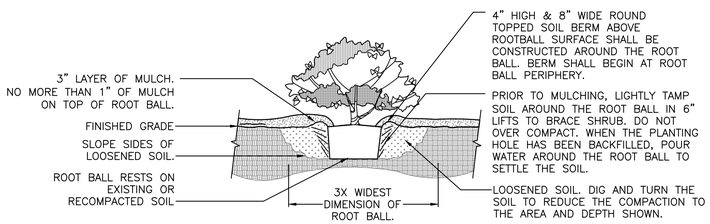

2 SHRUB PLANTING DETAIL
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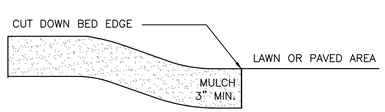

3 MULCH DETAIL
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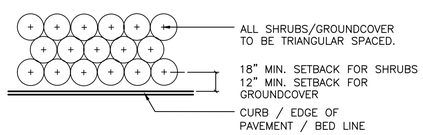


NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

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

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

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
NORTH PERIMETER	175 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE/30 LF ONE EVERGREEN HEDGE	6 CANOPY TREES AND ONE EVERGREEN HEDGE
EAST PERIMETER	170 L.F. BUFFER TYPE 'A'	OPTION 2 1 CANOPY TREE/60 LF ONE HEDGE	3 CANOPY TREES AND ONE EVERGREEN HEDGE
WEST PERIMETER	170 L.F. BUFFER TYPE 'A'	OPTION 2 1 CANOPY TREE/60 LF ONE HEDGE	3 CANOPY TREES AND ONE EVERGREEN HEDGE
SOUTH PERIMETER	200 L.F. ARTERIAL BUFFER	4 CANOPY TREES/100 LF 3 UNDERSTORY TREES/100 LF ONE HEDGE	8 CANOPY TREES 6 UNDERSTORY TREES ONE EVERGREEN HEDGE

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

TOTAL SITE AREA	0.887 ACRES
TOTAL PROPOSED OPEN AREA	0.097 ACRES
OPEN AREA % OF TOTAL SITE AREA (MIN. 10%)	10%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA)	.155 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	17%

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

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 380 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 15 CANOPY TREES REQUIRED 8 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	4 CANOPY TREES PROVIDED 19 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 16,887 S.F. 1 CANOPY/UNDERSTORY TREE REQUIRED PER 1,800 S.F. 10 SHRUBS REQUIRED PER TREE REQUIRED 9 CANOPY/UNDERSTORY TREES REQUIRED 90 SHRUBS REQUIRED	9 UNDERSTORY TREES PROVIDED 90 SHRUBS PROVIDED

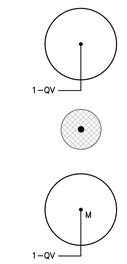
SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 0.887 ACRES = 2 CANOPY TREES REQUIRED	2 UNDERSTORY TREES PROVIDED DUE TO EXISTING OVERHEAR UTILITY LINE
REAR SIDE CANOPY TREES (NORTH SIDE)	1.34 TREES PER ACRE X 0.887 ACRES = 1 TREES REQUIRED	1 CANOPY TREE PROVIDED
EAST SIDE CANOPY TREES	1.34 TREES PER ACRE X 0.887 ACRES = 1 TREES REQUIRED	1 CANOPY TREE PROVIDED
WEST SIDE CANOPY TREES	1.34 TREES PER ACRE X 0.887 ACRES = 1 TREES REQUIRED	1 UNDERSTORY TREE PROVIDED DUE TO EXISTING UTILITIES
SITE UNDERSTORY TREES	4 UNDERSTORY TREES PER ACRE X 0.887 ACRES = 4 TREES REQUIRED 50% IN FRONT = 2 TREES REQUIRED 25% ON EAST SIDE = 1 TREES REQUIRED 25% ON WEST SIDE = 1 TREES REQUIRED 4 UNDERSTORY TREES REQUIRED	FRONT SIDE 2 UNDERSTORY TREES PROVIDED EAST SIDE 1 UNDERSTORY TREES PROVIDED WEST SIDE 1 UNDERSTORY TREES PROVIDED 4 UNDERSTORY TREES PROVIDED
BUILDING FACADE	2.68 CANOPY TREES PER 100 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE 84 LF NORTH FACADE = 2 TREES REQUIRED 84 LF SOUTH FACADE = 2 TREES REQUIRED 84 LF WEST FACADE = 2 TREES REQUIRED 84 LF EAST FACADE = 2 TREES REQUIRED	NORTH FACADE 2 CANOPY TREES PROVIDED SOUTH FACADE 2 UNDERSTORY TREES PROVIDED WEST FACADE 2 UNDERSTORY TREES PROVIDED EAST FACADE 2 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ON ALL SIDES

TREE MITIGATION CALCULATIONS

CATEGORY	MITIGATION CALCULATIONS
INCH–FOR–INCH REPLACEMENT	HERITAGE TREES NO HERITAGE TREES ON SITE TOTAL INCHES REQUIRED..... 0" TOTAL INCHES PROVIDED..... 0" TOTAL MITIGATION DEFICIT/SURPLUS.....0"
1:1 REPLACEMENT	TOTAL TREES TO BE MITIGATED AT 1:1 REPLACEMENT..... 6 TREES TOTAL TREES REQUIRED FOR MITIGATION @ 1:1 REPLACEMENT..... 6 TREES TOTAL REPLACEMENT TREES PROVIDED.....6 TREES TOTAL PRESERVATION CREDITS .....0 TOTAL MITIGATION DEFICIT/SURPLUS..... 0 TREES

LEGEND



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

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

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

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

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

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

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

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

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

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

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

ALL NEWLY PLANTED TREES SHALL HAVE INDIVIDUAL LOW FLOW OR MICRO–IRRIGATION SUPPLIES [407.46(A)3]. ALL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A MOISTURE SENSOR/AUTOMATIC RAINFALL SHUTOFF DEVICE [407.46(A)4].

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SCALE: N/A
VERIFY SCALE BAR IS TRUE FOR GRAPHIC INTERPRETATION
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
7/26/22, CITY OF ALACHUA, FDOT, & SRWMD
09/14/22, CITY OF ALACHUA, FDOT, & SRWMD
04/28/22, CITY OF ALACHUA, FDOT, & SRWMD
05/18/22, CITY OF ALACHUA, FDOT, & SRWMD

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: LANDSCAPE NOTES, DETAILS, & CALCULATIONS

TECHNICIAN: JMS
DESIGNER: MS
QUALITY CONTROL: CT
PROJECT NUMBER: 21-0395

SHEET NO.: LS-1

Yeh: amyk Plot Date: May 18,2022 3:51pm Filename: N:\2021\21-0395\Department\03_Design\03_CAD\Landscape\01_Permitting\21-395_Design Base.dwg

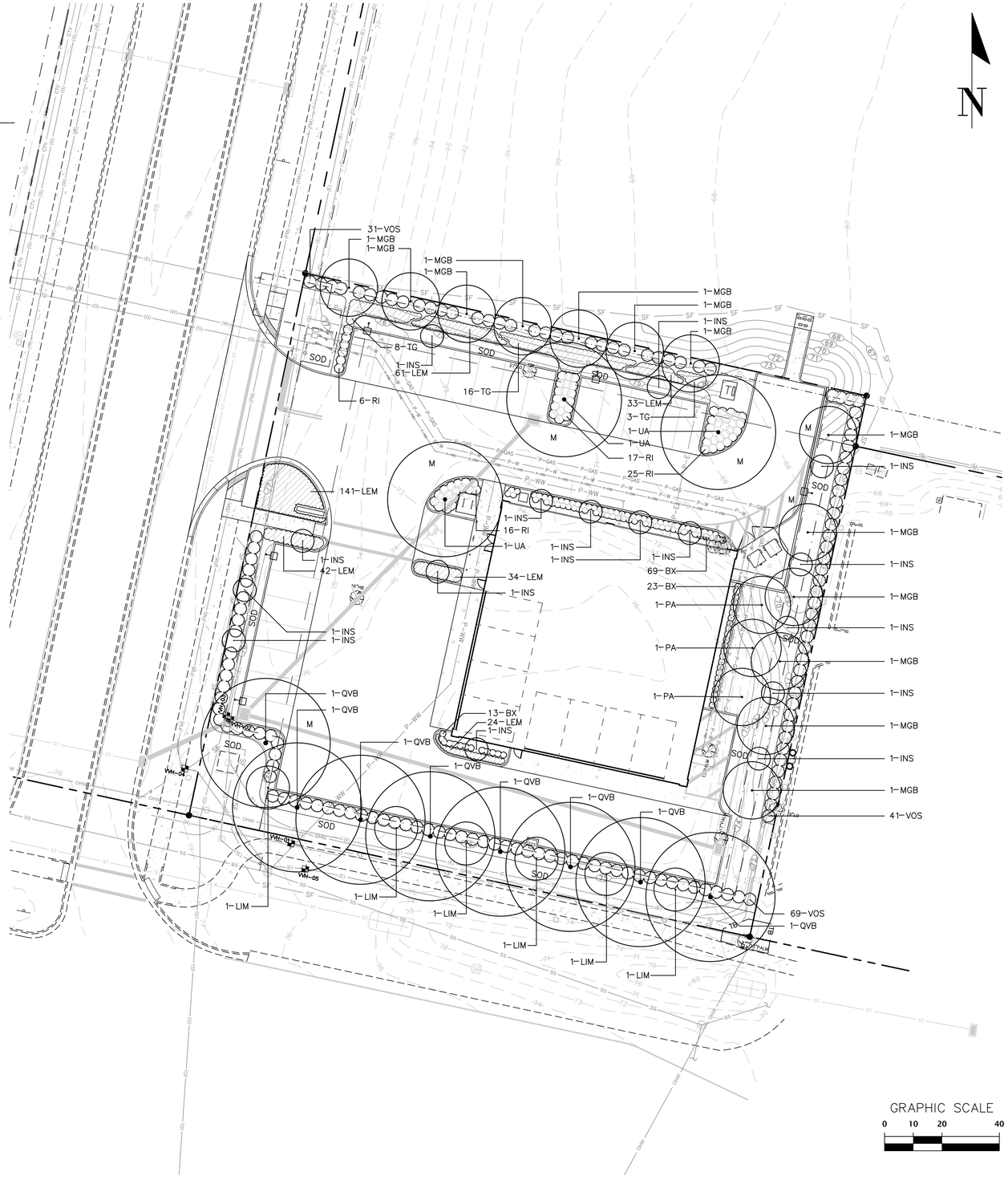
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
INS	16	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	15 GAL, 8' HT, 30" SPR, 1.5" CAL
LIM	6	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	15 GAL., 8' HT., 30" SPR., 1.5" CAL., STANDARD
MGB	13	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
PA	3	PRUNUS ANGUSTIFOLIA	CHICKASAW PLUM	15 GAL., 8' HT., 30" SPR., 1.5" CAL., STANDARD
QVB	8	QUERCUS VIRGINIANA 'BOARDWALK'	BOARDWALK LIVE OAK	65 GAL, 14' HT, 5.5' SPR, 3" CAL
UA	3	ULMUS ALATA	WINGED ELM	30 GAL, 10' HT, 4' SPR, 2" CAL

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BX	105	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 18" HT, 9" SPR
RI	64	RHAPHIOLEPIS INDICA 'ELEANOR TABER'	ELEANOR TABER INDIAN HAWTHORN	3 GAL., 24" HT. X 12" SPR.
VOS	141	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 18" HT., 18"SPR.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
LEM	335	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	1 GAL., FULL	18" o.c.
TG	27	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	1 GAL., FULL	48" o.c.

SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE
SOD	PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD



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SCALE: 1"=20'
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
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03/14/22_CITY OF ALACHUA, FDOT, & SRWMD
04/28/22_CITY OF ALACHUA, FDOT, & SRWMD
05/18/22_CITY OF ALACHUA, FDOT, & SRWMD

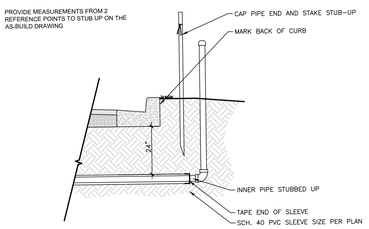
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: JMS
DESIGNER: MKS
QA/QC CONTROL: CT
PROJECT NUMBER: 21-0395

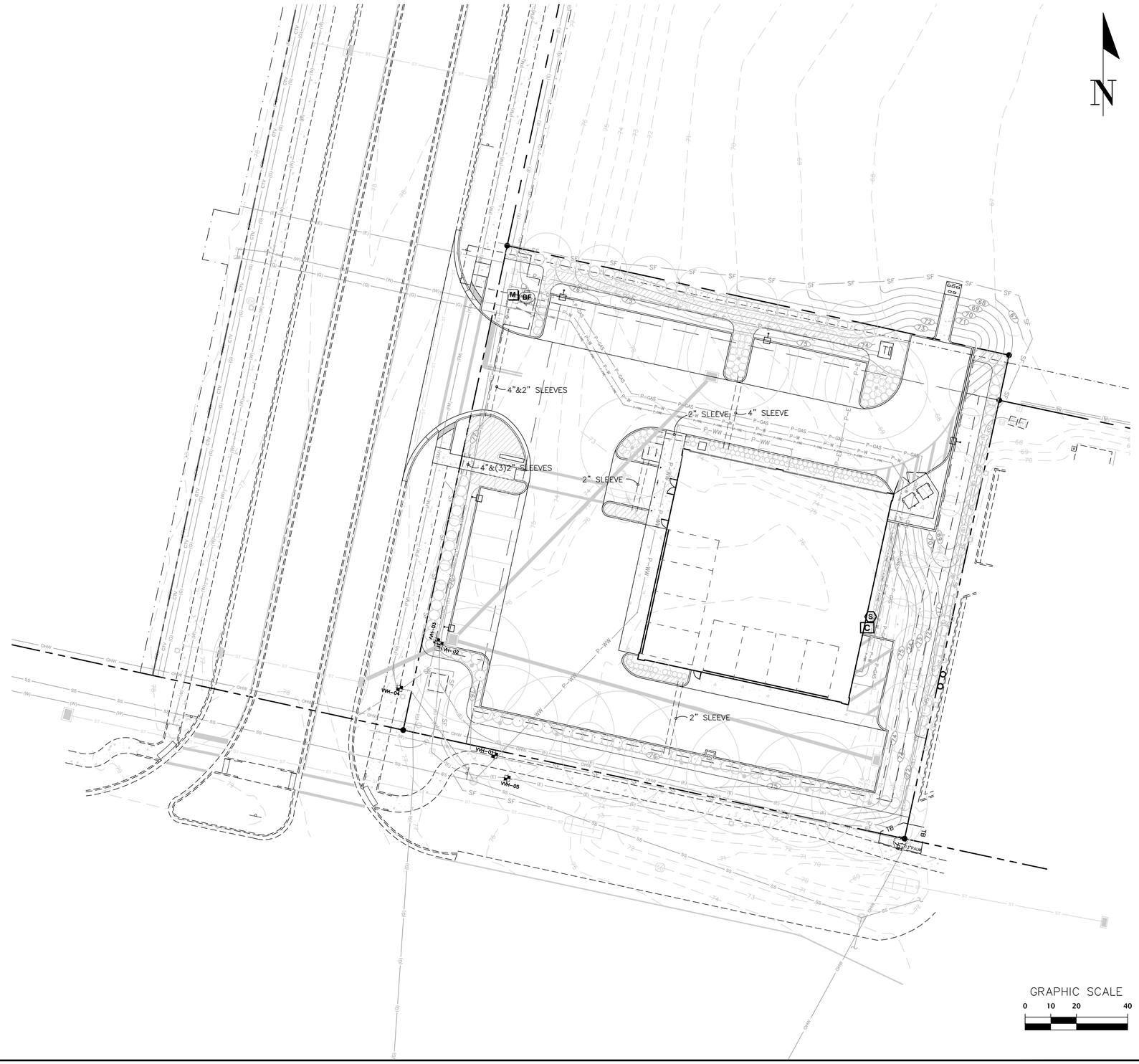
SHEET NO.: LS-2

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	Hunter PC Controller
S	Hunter MINI-CLIK
M	Water Meter 3/4" (by others)
BF	Zurn 975XL 1" Backflow Preventer
- - - - - - - -	Pipe Sleeve: PVC Schedule 40



1 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.



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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
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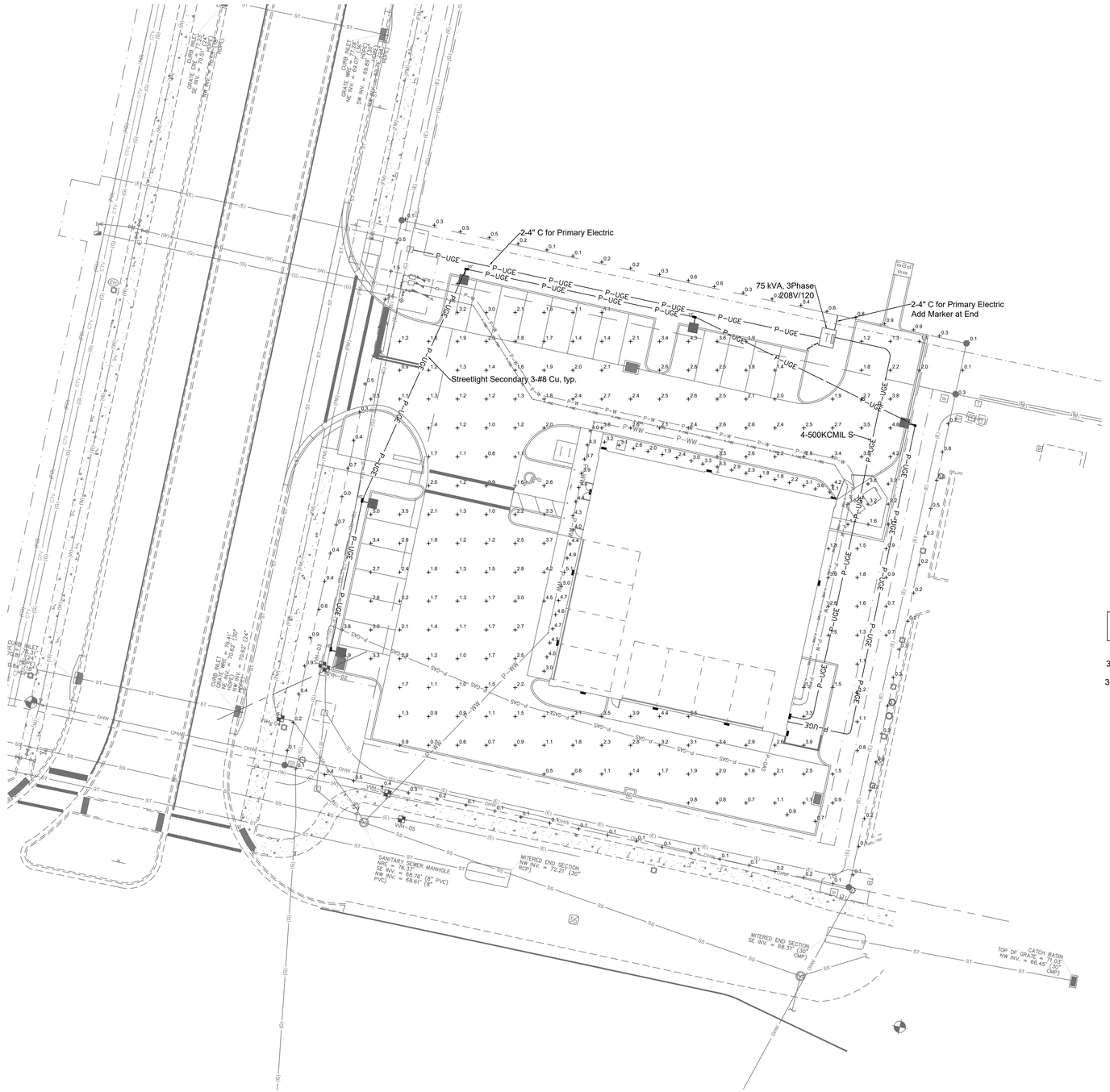
03/11/22_CITY OF ALACHUA, FDOT, & SRWMD
04/28/22_CITY OF ALACHUA, FDOT, & SRWMD
05/18/22_CITY OF ALACHUA, FDOT, & SRWMD

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: MAVIS DISCOUNT ALACHUA TIRE
SHEET TITLE: IRRIGATION DIAGRAM, SCHEDULE, & DETAIL

TECHNICIAN: JMS
DESIGNER: JMS
QUALITY CONTROL: CT
PROJECT NUMBER: 21-0395

SHEET NO.: IR-1



GRAPHIC SCALE

0 10 20 40

ELECTRICAL UTILITIES LEGEND

SC	EXISTING PRIMARY SECTIONALIZING CABINET VOLTAGE LOOP - WILL BE SOURCE FOR OUT PARCELS.
	3 ϕ TRANSFORMER ON CONCRETE PAD
3-1/0 P	3-1/0 AL UTILITY PRIMARY CABLE IN 4" PVC AT 48" MIN. COVER
3-500 S	4-500KMCIL COPPER IN 4" PVC CONDUIT SECONDARY SERVICE AT 36" MIN. COVER - VERIFY SIZE WITH ARCHITECTURAL PLANS
#8	2 #8 AND #8 CU EGC SECONDARY CONDUCTORS IN 1.25"AT 36" MIN. OR AS CODE ALLOWS FOR PRIVATE LIGHTING
10"	SMALL BURIED WIRE ENCLOSURE, APPROXIMATELY10" DIA. X 19" DEEP. (TYPICALLY FOR STREETLIGHTING FEEDS - INCLUDED BUT NOT SHOWN ON ALL LIGHTS)
	SEE LIGHTING DETAIL SHEET FOR LIGHTING LEGEND FOR LUMINAIRE DESCRIPTION AND SPECS.

LIGHTING PLAN PREPARED BY WILLIAM T. STORMANT, P.E.

SEAL

WILLIAM T. STORMANT, P.E.
ELECTRICAL ENGINEER
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stormantwt@cox.net
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CA-5075
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SCALE: N/A

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:

CLIENT: CHW

PROJECT: ALACHUA TIRE ALACHUA, FL

SHEET TITLE: Photometric Plan

TECHNICIAN: W. Stormant
DESIGNER: W. Stormant
QUALITY CONTROL: W. Stormant
PROJECT NUMBER: 21-0395

SHEET NO.: P1

TYPE A, B

GARDCO by Signify

Site & Area

EcoForm

ECF-S small area light

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules) **48L** 48 LEDs (3 modules) **64L** 64 LEDs (4 modules)	**365** 365 mA **530** 530 mA **700** 700 mA **1A** 1050mA **1.2A** 1200mA **900** 900 mA **1A** 1050mA **1.2A**[2] 1200mA **900** 900 mA **5A**[3] 1050mA	**WW-G2** Warm White 3000K, 70CRI Generation 2 **NW-G2** Neutral White 4000K, 70CRI Generation 2 **CW-G2** Cool White 5000K, 70CRI Generation 2	**AR**[1] Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) **SF**[1] Slip Fitter Mount (fits to 2-1/4" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM**[1] Retrofit arm mount kit	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **SW** Type SW **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270° **BLC** Back Light Control **BLC-90** Back Light Control rotated at 90° **BLC-270** Back Light Control rotated at 270° **LCL**[9] LEED Corner Optic Left **RCL**[9] LEED Corner Optic Right	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)

Options					
Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD[4,5,6] 0-10V External dimming (for controls by others) **DCC**[4,5,6,10] Dual Circuit Control **FAWS**[4,5,10] Field Adjustable Wattage Selector **LLC**[4,5,6,10] Integral wireless module **BL**[4,5,10] Bi-level functionality **SRDR**[4,5,6,8,9,11] SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming **CS50**[4,5] Safety 50% Dimming, 7 hours **CM50**[4,5] Median 50% Dimming, 8 hours **CS30**[4,5] Safety 30% Dimming, 7 hours **CM30**[4,5] Median 30% Dimming, 8 hours	**IMRI3**[12] Integral with #3 lens **IMRI7**[12] Integral with #7 lens	**PCB**[4,5] Photocontrol Button **TLRDS**[4,5,7] Twist Lock Receptacle 5 Pin **TLRD7**[4,5,7] Twist Lock Receptacle 7 Pin **TLRPC**[4,5,6,10,11] Twist Lock Receptacle w/ Photocell	**Fusing** **F1**[5] Single (120, 277, 347VAC) **F2**[5] Double (208, 240, 480VAC) **Pole Mount Fusing** **FP1**[5] Single (120, 277, 347VAC) **FP2**[5] Double (208, 240, 480VAC) **FP3**[5] Canadian Double Pull (208, 240, 480VAC) **Surge Protection (10kA standard)** **SP2** Increased 20kA	Square Pole Adapter included in standard product **TB**[13] Terminal Block **RPA**[13] Round Pole Adapter (fits to 3"- 3.9" O.D. pole) **HIS**[14] Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRDS, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRDS/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, SW, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRDS or TLRPC.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 48L-1.2A or 64L-1A.

TYPE C,D,E

GARDCO by Signify

Wall Mount

LED Wall Sconce

101L

Gardco 101 LED wall sconces feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 101L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 12,000 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: 101L-32L-700-NW-G2-3-120-BL-IMRI2-BZ

Prefix	Number of LEDs	Drive Current	LED Color – Generation	Distribution	Emergency	Voltage
101L 101L LED Wall Sconce	**16L** 16 LEDs (1 module) **32L** 32 LEDs (2 module)	**200** 200mA **400** 400mA **530** 530mA **700** 700mA **1000** 1000mA **1200** 1200mA **530** 530mA **700** 700mA **1000** 1000mA	**CW-G2** Cool White 5000K, 70CRI Generation 2 **NW-G2** Neutral White 4000K, 70CRI Generation 2 **WW-G2** Warm White 3000K, 70CRI Generation 2 **WY-G2** Warm Yellow 2700K, 80 CRI Generation 2[1] **BW-G2** Balanced White 3500K 80CRI Generation 2[1] **AM-G2** Direct Amber (590nm) Generation 2[1]	**2** Type 2 **3** Type 3 **4** Type 4	**EBPC** Emergency Battery Pack Cold Weather[1,15] Leave blank to omit an emergency option	**UNV** 120-277V **HVU** 347-480V **120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V

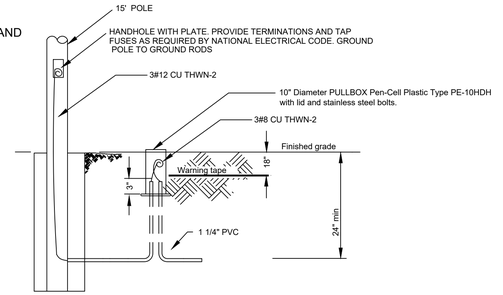
Options				
Dimming Controls	Motion Sensing lens	Photo-sensing	Electrical	Finish
DD 0-10V External dimming (controls by others)[4] **DCC** Dual Circuit Control[2,3,4,5] **FAWS** Field Adjustable Wattage [3,4] **BL** Bi-level functionality with motion sensor[4,7,11] **DynaDimmer: Automatic Profile Dimming**[4,5,6] **CS50** Security 50% Dimming, 7 hours **CM50** Median 50% Dimming, 8 hours **CS30** Security 30% Dimming, 7 hours **CM30** Median 30% Dimming, 8 hours	**IMRI2** Integral with #2 lens[8] **IMRI3** Integral with #3 lens[8]	**PCB** Photocontrol Button[7,9] **TLRDS** Twist Lock Receptacle 5-Pin[9] **TLRD7** Twist Lock Receptacle 7-Pin[9] **TLRPC** Twist Lock Receptacle w/ Photocell[9,10]	**Fusing** **F1** Single (120, 277, 347VAC)[4] **F2** Double (208, 240, 480VAC)[4] **F3** Canadian Double Pull (208, 240, 480VAC)[4] **Surge Protection (10kA standard)** **SP2** Increased 20kA	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. Only 16L up to 700mA can be used with battery backup (EBPC) configuration.
2. Extended lead times apply. Contact factory for details.
3. Available in 120 or 277V only.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Not available in 347 or 480V.
8. Must specify input voltage.
9. Available with two modules (32L) at 530mA.
10. Not available with DD, DCC, and FAWS dimming control options.
11. Must specify a motion sensor lens. Limited to 30°C ambient if combined with 32L-1000mA (107W).
12. Not available with DCC and FAWS.
13. Not available with DCC.
14. Dimming will not be connected to NEMA receptacle if ordering with other control options.
15. Not available in 480V. Order photocell separately with TLRDS/7.

Statistics							
Description	Avg	Max	Min	Max/Min (M/M)	Avg/Min (A/M)	Applicable CofG Code	Criteria
Parking Area	2.1 fc	5.0 fc	0.5 fc	4.2:1	10.0:1	SEC. 6.4.4 (C)2 & (E) COMPLIANT	.5 fc min, <=5.0 fc max, <=10:1 M/M
Rear of Building	1.4 fc	3.0 fc	0.7 fc	4.3:1	2.0:1	Safety	.5 fc min
Dumpster Zone	N/A	N/A	1.2 fc	N/A	N/A	Safety	>= 1 fc
Building Entrance (Sidewalk North)	2.7 fc	4.1 fc	1.8 fc	2.3:1	1.5:1	SEC. 6.4.4 (C)2 & (E) COMPLIANT	<= 10 fc max, <=6:1A/M, <=10:1M/M, 1 fc min
Building Entrance (Sidewalk West)	4.3 fc	5.1 fc	3.0 fc	1.7:1	1.4:1	SEC. 6.4.4 (C)2 & (E) COMPLIANT	<= 10 fc max, <=6:1A/M, <=10:1M/M, 1 fc min
N,S,E Property Lines	N/A	0.9 fc	N/A	N/A	N/A		<= 1fc
Trespass City Streets	N/A	1.5 fc	N/A	N/A	N/A		<= 5fc

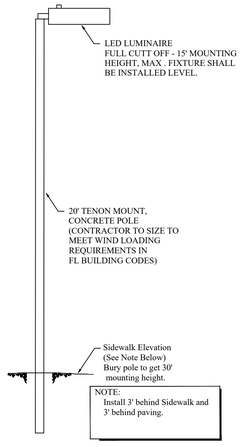
NOTES:

A. NO LIGHT ABOUT 90 DEGREES ABOVE HORIZONTAL PLANE AT FIXTURE HEIGHT.
B. ALL LUMINAIRES ARE FULL CUT-OFF.
C. THE MAXIMUM MOUNTING HEIGHT IS 15' ABOVE FINISH GRADE
D. POLES ARE 20' CONCRETE. THE POLES ARE BURIED 5'.
E. LIGHTS ARE CONTROLLED BY TIME CLOCK AND PHOTOCELL WHICH WILL BE SHOWN IN THE ARCHITECTURAL PLAN SET.
F. THE LIGHTING DESIGN MEETS THE SPECIFIC ILLUMINATION REQUIREMENTS FOR PARKING LOT LIGHTING (6.4.4 (C)(2)&(E) AND IESNA R8-18.
G. ILLUMINATION LEVELS ARE GIVEN IN INITIAL FOOT CANDLES.



NOTE:
CONTRACTOR SHALL FURNISH AND INSTALL ALL POLE MOUNTED LIGHT FIXTURES, POLES, AND 10" DIAM. SECONDARY ENCLOSURES AS SHOWN ON THE DRAWINGS.

STREETLIGHT DETAIL (TYP.)
NOT TO SCALE



LIGHT DETAIL
NOT TO SCALE

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Distribution	Notes
	A	1	SIGNIFY GARDCO	ECF-S-32L-530-NW-G2-3-UNV	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3 OPTIC, No Shield	1	6715	1.0	55.7	3	15' Mounting Height, 20' Concrete Pole, Tenon Mounted.
	B	4	SIGNIFY GARDCO	ECF-S-32L-530-NW-G2-4 -UNV	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 No Shield	1	7025	1.0	55.7	4	15' Mounting Height, 20' Concrete Pole, Tenon Mounted.
	C	4	SIGNIFY GARDCO	101L-16L-700-NW-G1-3 -UNV	Gardco LED Wall Pack - Small, 16 LED's, 4000K CCT, TYPE 3 OPTIC	1	3458	1.0	36.8	3	12 Mounting Height, See Architectural Plans for circuiting and mounting details.
	D	3	PHILIPS GARDCO	101L-16L-530-NW-G1-4 -UNV	Gardco LED Wall Pack - Small, 16 LED's, 4000K CCT, TYPE 4 OPTIC	1	2747	1.0	28.0	4	12' Mounting Height, See Architectural Plans for circuiting and mounting details.
	E	4	PHILIPS GARDCO	101L-16L-530-NW-G1-3 -UNV	Gardco LED Wall Pack - Small, 16 LED's, 4000K CCT, TYPE 2 OPTIC	1	2687	1.0	27.8	3	12' Mounting Height, See Architectural Plans for circuiting and mounting details.

NOTES:

A. ALL STREET LIGHT FIXTURES ARE BLACK , WALL PACKS ARE WHITE. (VERIFY WITH ARCHITECT)
B. USE POLE TOP FITTER FOR TYPES A & B, NO SLIP FITTERS

LIGHTING PLAN PREPARED BY WILLIAM T. STORMANT, P.E.

SEAL

WILLIAM T. STORMANT, P.E.
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CHW Professional Consultants

SCALE: n/a
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CONSTRUCTION/AS BUILT REVISIONS:

SUBMITTALS:

CLIENT: CHW
PROJECT: ALACHUA TIRE ALACHUA, FL
SHEET TITLE: LIGHTING STATISTICS, LEGEND,AND DETAILS

TECHNICIAN: W. Stormant
DESIGNER: W. Stormant
QUALITY CONTROL:
DATE: 5/7/2021
PROJECT NUMBER: 21-0395

SHEET NO.: P2

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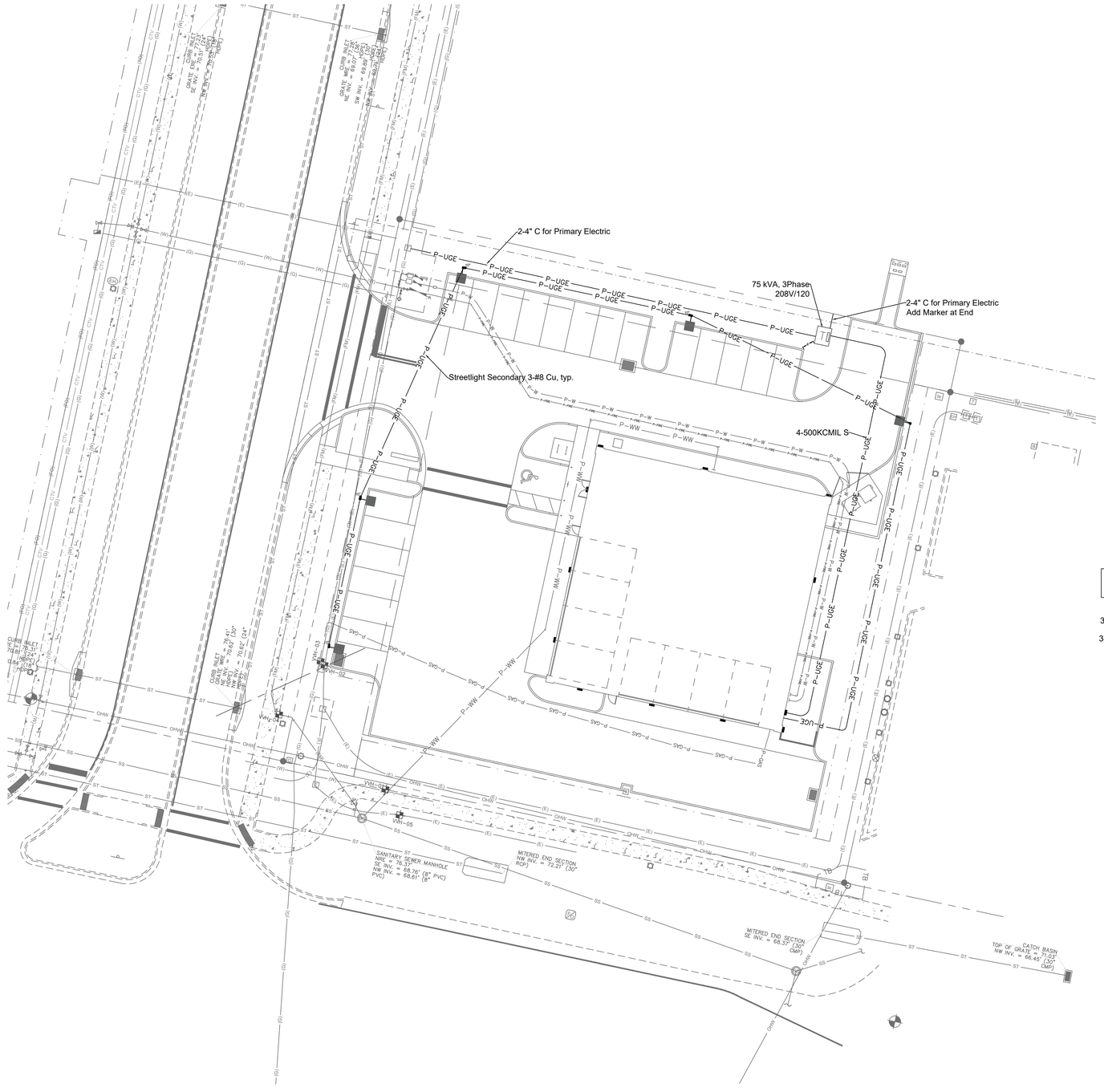

GRAPHIC SCALE
0 10 20 40

ELECTRICAL UTILITIES LEGEND

SC	EXISTING PRIMARY SECTIONALIZING CABINET VOLTAGE LOOP - WILL BE SOURCE FOR OUT PARCELS.
	3 ϕ TRANSFORMER ON CONCRETE PAD
3-1/0 P	3-1/0 AL UTILITY PRIMARY CABLE IN 4" PVC AT 48" MIN. COVER
3-500 S	4-500KMCIL COPPER IN 4" PVC CONDUIT SECONDARY SERVICE AT 36" MIN. COVER - VERIFY SIZE WITH ARCHITECTURAL PLANS
#8	2 #8 AND #8 CU EGC SECONDARY CONDUCTORS IN 1.25"AT 36" MIN. OR AS CODE ALLOWS FOR PRIVATE LIGHTING
10"	SMALL BURIED WIRE ENCLOSURE, APPROXIMATELY10" DIA. X 19" DEEP. (TYPICALLY FOR STREETLIGHTING FEEDS - INCLUDED BUT NOT SHOWN ON ALL LIGHTS)
	SEE LIGHTING DETAIL SHEET FOR LIGHTING LEGEND FOR LUMINAIRE DESCRIPTION AND SPECS.

LIGHTING PLAN PREPARED BY WILLIAM T. STORMANT, P.E.

SEAL

WILLIAM T. STORMANT, P.E.
ELECTRICAL ENGINEER
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est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: N/A

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

CONSTRUCTION/AS BUILT REVISIONS:

SUBMITTALS:

CLIENT: CHW

PROJECT: ALACHUA TIRE
ALACHUA, FL

SHEET TITLE: Electric Site Plan

TECHNICIAN: W. Stormant
DESIGNER: W. Stormant
QUALITY CONTROL: W. Stormant
PROJECT NUMBER: 21-0395

SHEET NO.: P3

SPECIFICATIONS:

1. SCOPE OF PROJECT - THE WORK SHALL INCLUDE (BUT NOT BE LIMITED TO) THE FOLLOWING COMPLETE (AND OPERATING) SYSTEMS AND AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN FOR A ON-SITE COA ELECTRICAL PRIMARY VOLTAGE DISTRIBUTION SYSTEM INCLUDING A 3 PHASE -1/0 URD LOOP AND A PRIVATE LIGHTING SYSTEMS. THE BREAK OUT IS DETAILED BELOW.

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

1.2 THE WORK TO EXTEND THE SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY LOAD-SIDE SERVICE FROM THE TRANSFORMER INCLUDING THE PRIVATE LIGHTING SYSTEM.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH WILL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS, AND ALL MAKEUP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALL BY COA. ALL PRIMARY MAKE UP, CONNECTIONS AND TESTING WILL BE COMPLETED BY COA. ALL WORK PERFORMED BY COA WILL BE BACK CHARGED TO THE CONTRACTOR.

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

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

1.7 PROVIDE ALL WIRING, CONDUIT, POLES, LUMINAIRES, BASES AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATING PRIVATE LIGHTING SYSTEM. CONTRACTOR'S RESPONSIBILITY TO ADD PULL BOXES AS NEEDED. TO MEET CODE.

1.8 PRIVATE LIGHTING SYSTEM WILL BE SERVED AND CONTROLLED FROM THE BUILDING ELECTRICAL ROOM AS SHOWN ON THE BUILDING ELECTRICAL (MEP) PLANS AND IS NOT A PART OF THIS PLAN. COORDINATED CABLE BUILDING ENTRY WITH MEP PLANS.

1.9 ALL UTILITY SYSTEM CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS FOR THIS TYPE FACILITY AND MEET CITY OF ALACHUA UTILITIES POLICIES AND PRACTICES.

1.10 "PROVIDE" SHALL MEAN FURNISH, INSTALL, CONNECT, ADJUST, AND TEST EXCEPT WHERE NOTED.

2. MATERIALS AND EQUIPMENT SHALL BE NEW AND SUITABLE FOR THE PURPOSE INTENDED. CUT SHEETS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE ELECTRIC DEPARTMENT PRIOR TO ORDERING FOR APPROVAL.CONTRACTOR IS RESPONSIBLE FOR PROCURING AND INSTALLING: CONDUITS, POLES, LUMINARIES. ALL SECONDARY VOLTAGE CABLES AND CONNECTORS, SECTIONALIZING CABNETS, SWITCHGEAR BASES AND COVERS, UNDERGROUND JUNCTION BOXES AND BURIED WIRE ENCLOSURES AND AL OTHER ITEMS REQUIRED FOR COMPLETE OPERATING SYSTEMS.

2.1. UNDERGROUND 15 KV 3-1/0 AWG AL, 19 STRAND, JACKETED PRIMARY CABLE SHALL HAVE STRAND FILLED CENTRAL CONDUCTOR, SEMI-CONDUCTING CONDUCTOR SHIELD, 175 MIL VIRGIN TREE RETARDANT CROSS-LINKED POLYETHYLENE INSULATION, BLACK CROSS-LINKED POLYETHYLENE SHIELD, FULL CONCENTRIC CU NEUTRAL, WITH INSULATING, BLACK LINEAR LOW DENSITY POLYETHYLENE JACKET EXTRUDED OVER THE NEUTRAL. APPROVED MANUFACTURERS ARE HENDRIX, PIRELLI, PRYSMIAN AND SOUTHWIRE. COA PROCURED.

2.2. UNDERGROUND PRIVATE LIGHTING SECONDARY CABLES SHALL COPPER WITH THHN OR THWN-2 INSULATION WITH COLORATION TO MEET THE NATIONAL ELECTRICAL REQUIREMENTS.

2.3. THE LOAD BREAK ELBOWS AND T HOUSINGS SHALL HAVE EPDM RUBBER INSULATION. VERIFY CABLE DIMENSIONS FOR APPLICABILITY. APPROVED MANUFACTURERS ARE ELASTIMOLD, COOPER POWER SYSTEMS, AND RTE. COA PROCURED.

2.4. THREE PHASE PAD MOUNTED TRANSFORMER SHALL BE DEAD FRONT, LOOP FEED CAPABILITY, HIGH VOLTAGE 12470 GRD Y 7200 VOLTS, LOW VOLTAGE 208 GRD Y/120 VOLT, 95 KV BIL, COMPARTMENTAL TYPE, RATINGS BASED ON 65 DEGREE C WINDING RISE, HIGH GRADE, COLD REDUCED, GRAIN ORIENTED SILICON STEEL CORE, 8.3/14.4 KV CLASS BUSHING WELLS AND LOAD BREAK INSERTS, LOW VOLTAGE TERMINALS SHALL BE STUD TYPE, TANK SHALL BE SEALED AND FURNISHED COMPLETE WITH PCB FREE DIELECTRIC OIL, AND DOORS SHALL BE PAD LOCKABLE. TRANSFORMERS SHALL BE PROTECTED WITH A BAYONET FUSE. SHALL BE EQUIPPED WITH A PRESSURE RELIEF DEVICE. TRANSFORMER. SHALL MEET OR EXCEED THE JANUARY 1, 2010 D.O.E. EFFICIENCY LEVELS FOR LIQUID FILLED TRANSFORMERS. TRANSFORMERS WILL BE MOUNTED ON A WINDOWED, CONTRACTOR PROVIDED, POURED IN PLACE TRANSFORMER PAD AS SHOWN IN THE DETAILS. TRANSFORMER IS SIZED AS SHOWN AND IS COA PROCURED. PLEASE COORDINATE WITH COA FOR A DETAILED TRANSFORMER SPECIFICATION.

2.5. SECONDARY CABLES SHALL BE TERMINATED WITHIN THE TRANSFORMERS ON SPADE TYPE TRANSFORMER TERMINALS WITHIN THREE PHASE TRANSFORMERS. APPROVED MANUFACTURERS UTILCO, CMC, ESP AND PREFORMED LINE PRODUCTS.

2.6.NOT USED

2.7. PVC CONDUIT SHALL BE SCHEDULE 40, HEAVY WALL, RATED FOR 90C. CABLE, UL LISTED IN 10 OR 20 FOOT LENGTHS WITH INTEGRAL BELLS. ALL 6" ELBOWS SHALL BE FIBERGLASS WITH 48" RADIUS WITH APPROPRIATE TRANSITION FITTINGS. ALL OTHER ELBOWS SHALL BE PVC SCHEDULE 40 WITH LONG RADIUS SWEEPS.

2.8. PROVIDE PARKING STAND ARRESTORS TO BE INSTALLED AT EACH OPEN POINT AND ELBOW ARRESTORS AT END POINT. APPROVED MANUFACTURER IS ELASTIMOLD. COA PROCURED.

2.9. ALL TRANSFORMERS SHALL HAVE SCHWEITZER ENGINEERING LABORATORIES (SEL) 3 PHASE FAULT INDICATORS INSTALLED ON B SIDE OF TRANSFORMER. - SHALL BE SEL 3BCRB0200IR. NOT APPLICABLE. COA PROCURED.

2.10. SEE LIGHTING SCHEDULE FOR STREET LIGHT FIXTURE AND POLE SPECIFICATIONS.

GENERAL NOTES:

THE DRAWINGS ARE IN PART DIAGRAMMATIC AND ARE INTENDED TO CONVEY THE SCOPE OF THE WORK, INDICATE THE GENERAL LOCATION AND ARRANGEMENT OF CONDUIT AND PADS OR BASES, AND THE LIKE. IT IS NOT INTENDED TO SHOW IN MINUTE DETAIL EVERY AND ALL ACCESSORIES REQUIRED AT EACH LOCATION FOR THE EXECUTION OF THE WORK, BUT IT IS INTENDED THAT ALL ACCESSORIES REQUIRED FOR A COMPLETE SYSTEM BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

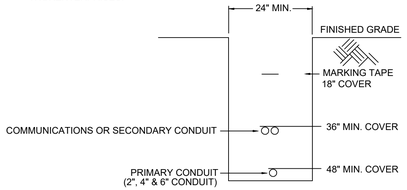
EXAMINE ALL DRAWINGS FOR COORDINATION AND ALLOCATION OF SPACE AND AVOID INTERFERENCE WITH SURROUNDS. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS PRACTICAL IN PERFORMING THE WORK. DISCREPANCIES BETWEEN THE ELECTRICAL CONDUIT SYSTEM AND WORK OF OTHER TRADES SHALL BE COORDINATED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER AND AS REQUIRED BY FIELD CONDITIONS.

DISCREPANCIES DISCOVERED DURING THE BID PROCESS SHALL BE REFERRED TO THE ENGINEER PRIOR TO SUBMITTING A BID. THE ENGINEER WILL ISSUE INSTRUCTIONS BY ADDENDUM WHEN NECESSARY. INTERPRETATION OF THE DRAWINGS WILL BE BY THE ENGINEER.

CHANGES FROM THE DRAWINGS THAT ARE NECESSARY TO MAKE WORK CONFORM TO FIELD CONDITIONS, TO FIT WORK OF OTHER TRADES, OR TO RULES OF BODIES HAVING JURISDICTION, WILL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT. IN CASE OF DISPUTE, THE ENGINEER WILL RENDER A DECISION ON HOW TO PRECEED.

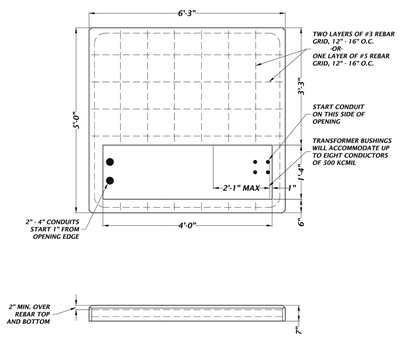
THE WORK SHALL COMPLY WITH ALL LEGALLY REQUIRED CODES AND STANDARDS, INCLUDING:
NFPA 70, NATIONAL ELECTRICAL CODE LATEST EDITION
NECA STANDARD OF INSTALLATION.
NFPA 72 LATEST ADOPTED REVISION
FLORIDA BUILDING CODE LATEST REVISIONS.
NFPA 101 LATEST ADOPTED REVISION
ADA LATEST ADOPTED REVISION
CITY OF ALACHUA UTILITY STANDARDS AND POLICIES.
UNDERWRITER'S LABORATORY STANDARDS (UL).
CITY OF ALACHUA CODE OF ORDINANCES
ILLUMINATION ENGINEERING SOCIENTY HANDBOOK 10TH EDITION
OTHER APPLICABLE CODES AND STANDARDS THAT APPLY TO THIS TYPE OF CONSTRUCTION.

WARNING TAPE SHALL BE RED WITH CONTINUOUS BLACK MARKINGS
"CAUTION CAUTION - CITY OF ALACHUA - ELECTRIC LINE BURIED BELOW SHALL BE ALLENSYSTEM "MARKLINE" OR EQUAL REEFINDUSTRIES OR THORENTERPRISES.



TYPICAL CONDUIT TRENCH DETAIL

NOT TO SCALE



584B

CONCRETE MOUNTING PAD AND CONDUIT PLACEMENT FOR THREE-PHASE TRANSFORMERS, 75-500 KVA

NTS

ELECTRICAL UTILITIES LEGEND

SC	EXISTING PRIMARY SECTIONALIZING CABINET VOLTAGE LOOP - WILL BE SOURCE FOR OUT PARCELS.
	3 ϕ TRANSFORMER ON CONCRETE PAD
3-1/0 P	3-1/0 AL UTILITY PRIMARY CABLE IN 4" PVC AT 48" MIN. COVER
#8	2 #8 AND #8 CU EGC SECONDARY CONDUCTORS IN 1.25"AT 36" MIN. OR AS CODE ALLOWS FOR PRIVATE LIGHTING
● 10"	SMALL BURIED WIRE ENCLOSURE, APPROXIMATELY10" DIA. X 19" DEEP. (TYPICALLY FOR STREETLIGHTING FEEDS - INCLUDED BUT NOT SHOWN ON ALL LIGHTS)
	SEE LIGHTING DETAIL SHEET FOR LIGHTING LEGEND FOR LUMINAIRE DESCRIPTION AND SPECS.

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
BIL	BASIC INSULATION LEVEL
BUG	BACK, UP AND GLARE RATING
C	CONDUIT
COA	CITY OF ALACHUA
CU	COPPER
EGC	EQUIPMENT GROUNDING CONDUCTOR
FC	FOOTCANDLE
GRD	GROUND
IES	ILLUMINATING ENGINEERING SOCIETY
KCMIL	THOUSANDS OF CIRCULAR MILS
KV	KILOVOLT
LED	LIGHT EMITTING DIODE
SE	LARGE BURIED WIRE ENCLOSURE
LDR	LAND DEVELOPMENT REGULATIONS
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
MIN	MINIMUM
NEC	NATIONAL ELECTRIC CODE
P	PROPOSED
P-E	PROPOSED ELECTRIC
PSI	POUNDS PER SQUARE INCH
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RP	RECOMMENDED PRACTICE
S/L	STREET LIGHT
10"	SMALL BURIED WIRE ENCLOSURE
SC	SECTIONALIZING CABINET
TPX	TRIPLEX
TX	TRANSFORMER
TYP	TYPICAL
UD	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UJB	UNDERGROUND JUNCTION BOX
URD	UNDERGROUND DISTRIBUTION

LIGHTING PLAN PREPARED BY WILLIAM T. STORMANT, P.E.

SEAL

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VERIFY SCALE
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0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:

CLIENT: CHW

PROJECT: ALACHUA TIRE ALACHUA, FL

SHEET TITLE: SPECIFICATION LEGEND AND DETAILS

TECHNICIAN: W. Stormant
DESIGNER: W. Stormant
QUALITY CONTROL: W. Stormant
PROJECT NUMBER: 21-0395

SHEET NO.: P4

FLOOR PLAN GENERAL NOTES

A. FINISHES SHALL BE PER FINISH SCHEDULE ON SHEET A-701

B. CERTIFICATE OF OCCUPANCY: G.C. IS RESPONSIBLE FOR THE "CERTIFICATE OF OCCUPANCY". CERTIFICATE TO BE FRAMED AND MOUNTED IN THE SHOWROOM. IF MUNICIPALITY DOES NOT ISSUE A CofO, IT IS THE RESPONSIBILITY OF THE G.C. TO GET A LETTER FROM THE MUNICIPALITY STATING AS SUCH ON CITY/COUNTY LETTERHEAD AND THAT LETTER IS TO BE FRAMED AND MOUNTED IN SHOWROOM.

C. KNOX BOX NOTE: IF A KNOX BOX ENTRY SYSTEM IS REQUIRED BY THE FIRE MARSHAL, CONTACT THE FIRE MARSHAL FOR REQUIRED ORDER FORM. PROVIDE & INSTALL PER MFR'S SPECIFICATIONS. KNOX BOX CONTACT – 866-625-4563

D. ALL FRAMED AND FURRED OUT PARTITIONS ARE DIMENSIONED TO ROOM FACE OF GWB OR MASONRY.

E. ALL NON-FURRED MASONRY WALL AND PARTITIONS ARE DIMENSIONED TO FACE OF MASONRY.

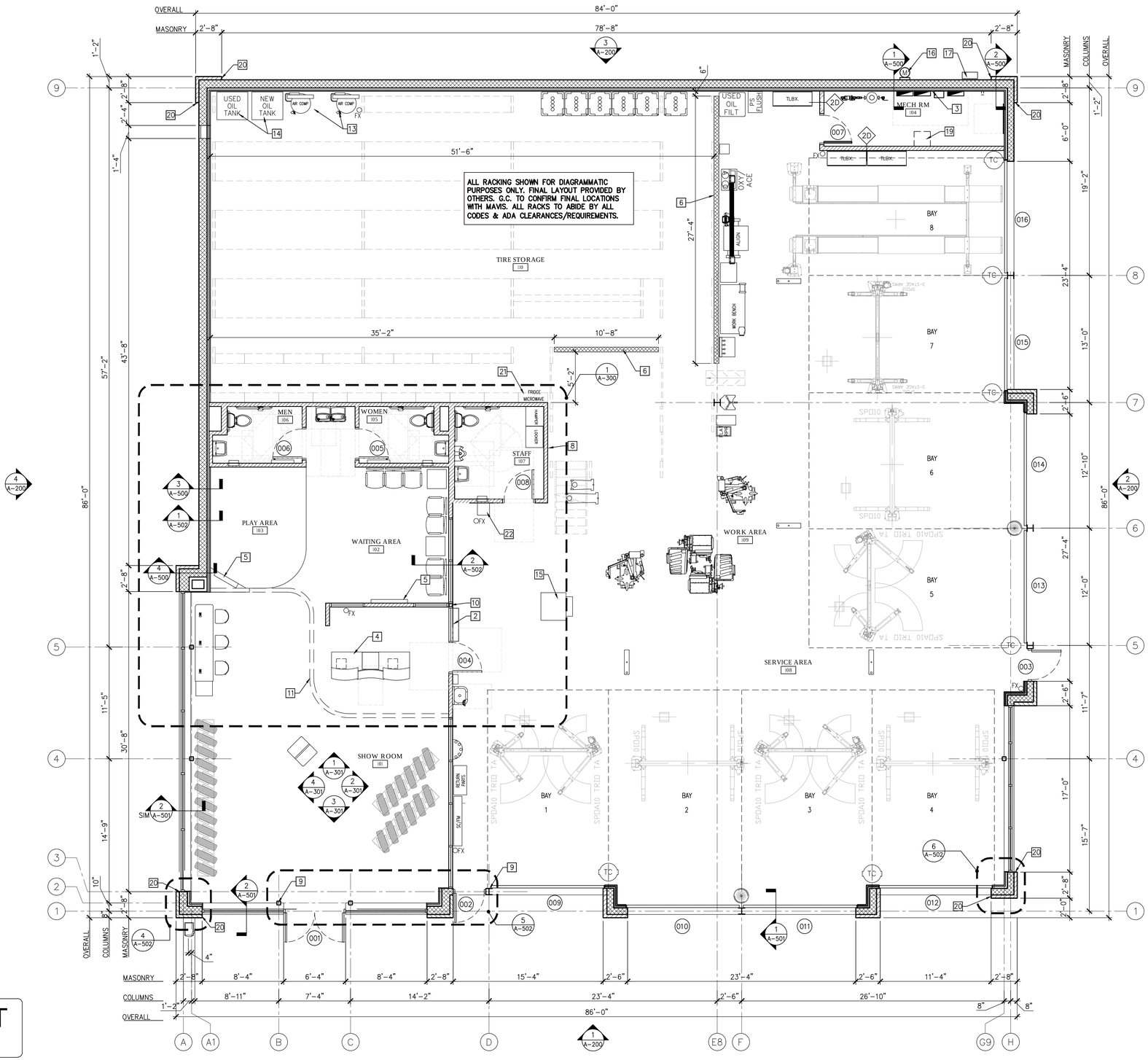
F. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH ALL LOCAL, STATE AND NATIONAL CODES GOVERNING THE CONSTRUCTION AND WITH THE AMERICANS WITH DISABILITIES ACT. THE GENERAL CONTRACTOR SHALL COORDINATE THE VARIOUS CONSTRUCTION DOCUMENTS FOR THE PROJECT. IF CONFLICTS ARE FOUND, THE GENERAL CONTRACTOR SHALL RESOLVE THE CONFLICTS PRIOR TO PROCEEDING.

G. SEE SHEET A-700 FOR WALL TYPES.

H. GENERAL CONTRACTOR TO PROVIDE (7) TOTAL FIRE EXTINGUISHERS AS SHOWN IN PLAN. SIX (6) FIRE EXTINGUISHERS TO BE PLACED ON MAIN LEVEL AND ONE (1) FIRE EXTINGUISHER TO BE PLACED ADJACENT TO STAIR ON UPPER RACKING LEVEL. PROVIDE WALL BRACKETS AND MOUNT CONTROLS AT 48" AFF MAX. PROVIDE "FIRE EXTINGUISHER" SIGNS ON WALL DIRECTLY ABOVE EACH UNIT. THE GENERAL CONTRACTOR SHALL HAVE EXTINGUISHERS INSPECTED AND TAGGED. VERIFY LOCATION WITH LOCAL FIRE AHJ BEFORE FINAL INSTALL. RE: SHEET A-601. FIRE EXTINGUISHER TO BE DRY CHEMICAL, MONOAMMONIUM PHOSPHATE, 10LB, 4A:60B:C UL RATING. MANUF: KIDDIE, MODEL #PRO10MPO

FLOOR PLAN KEYNOTES

1. NOT USED
2. PASS THRU W/ PLEXIGLAS FLAP & STAINLESS STEEL PIANO HINGE. RE: DETAIL 5/A-300
3. PROVIDE 4' X 8' 3/4" PLYWOOD MOUNTING BOARD FOR ELECTRICAL PANELS
4. SALES COUNTER. RE: DETAIL 1/A-600
5. TV UNIT – RE: ELECTRICAL DRAWINGS FOR POWER/STUB UP LOCATION.
6. 6'-8" HIGH 6" CMU WALL – PROVIDE ROUNDED PARGE AT TOP OF WALL. WALL TO BE BUILT AFTER STORAGE RACK SYSTEM IS INSTALLED. RE: STRUCTURAL DRAWINGS FOR ADDITIONAL INFO. RE: DETAIL 11/A-301 FOR PAINT PATTERN
7. NOT USED
8. PROVIDE STUD POST AND BLOCKING @ 8' A.F.F. UP TO ROOF HATCH FOR UPPER LEVEL ROOF ACCESS LADDER. RE: DETAILS ON SHEET A-503.
9. PROVIDE TACTILE EXIT SIGN AT DOOR. RE: DETAIL 2/A-100
10. DBL. (2) 358 SW16 POST UP TO BOX HEADER
11. SOFFIT ABOVE. RE: 2/A-400
12. NOT USED
13. AIR COMPRESSOR
14. OIL TANK
15. SERVICE MANAGER COUNTER
16. ELECTRICAL METER
17. GAS METER
18. FRAME @ WALL PARTITION TO BE 5" WIDE TO MATCH WIDTH OF INTERIOR WALL. RE: 5/A-502.
19. IT CABINET (ABOVE, SHOWN DASHED). TO BE PROVIDED & INSTALLED BY OWNER.
20. EXPOSED ENDS OF SPLIT FACE BLOCK SHALL HAVE SPLIT FACE ENDS (TYP.)
21. MICROWAVE & REFRIGERATOR TO BE LOCATED ON RACKING SYSTEM, WHICH IS PROVIDED BY OTHERS. MICROWAVE & REFRIGERATOR OPERABLE PARTS ARE TO BE LOCATED WITHIN 15" AFF TO 48" AFF AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.
22. WATER COOLER BY OTHERS. WATER COOLER OPERABLE PARTS ARE TO BE LOCATED WITHIN 15" AFF TO 48" AFF AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BY 5 POUNDS MAX.



LEGEND

- MASONRY WALLS
- GWB WALLS
- 003 DOOR NO.
- 2 WALL TYPE
- FX FIRE EXTINGUISHER

ADA TACTILE EXIT SIGN– 4"x3" ACCESSIBLE EXIT SIGNS WITH TACTILE TEXT AND GRADE 2 BRAILLE. MOUNT @ 60" OC AFF. SIGNS SHALL BE LOCATED PER SECTION 1013.4 OF IBC.

EXIT

2 A-100 SIGNAGE ELEVATION
SCALE: NTS

1 A-100 FLOOR PLAN
SCALE: 3/16" = 1'-0"

BASED ON 8-BAY SQUARE PROTOTYPE DATED AUG 15 2021

LDG
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WILLIAMSPORT, PA 17701
(877) 323-6603

CONCEPT COMPANIES, INC.
1449 SW 74TH DRIVE
SUITE 200
GAINESVILLE, FL 32607

CLIENT

SEAL FEB 28 2022

MARK	DATE	COMMENTS
	02/28/2022	PLANNING REVIEW

MAVIS TIRES, BRAKES & DISCOUNT PRICES

MAVIS TIRES & BRAKES #2012 - ALACHUA, FL
16113 NW US HWY 441, ALACHUA, FL.

FLOOR PLAN

Project No.: 13001-001

Sheet No.: A-100

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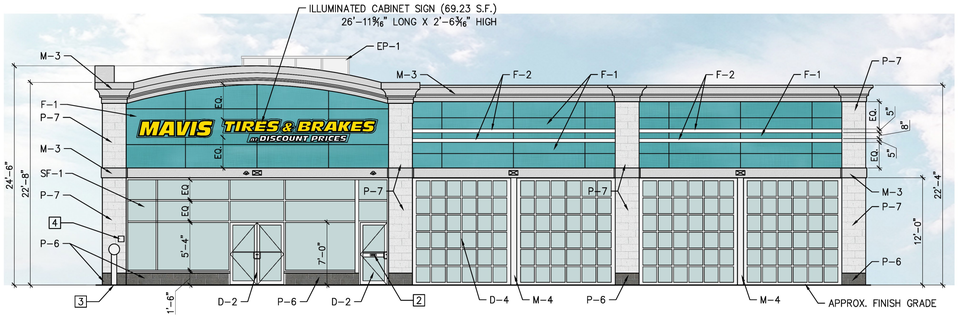
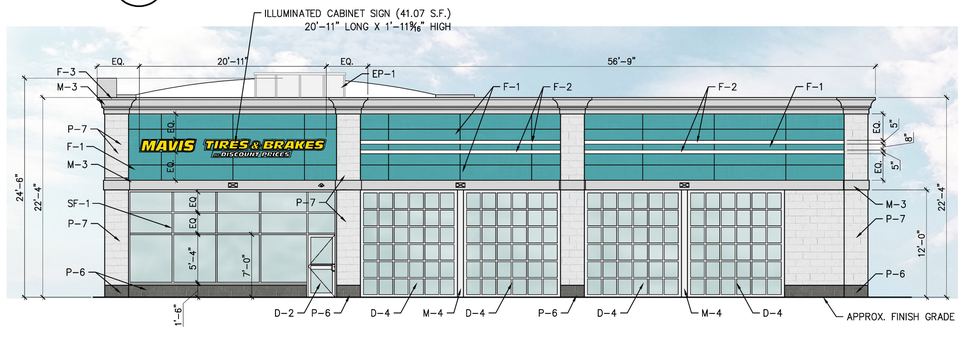


1 A-200 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

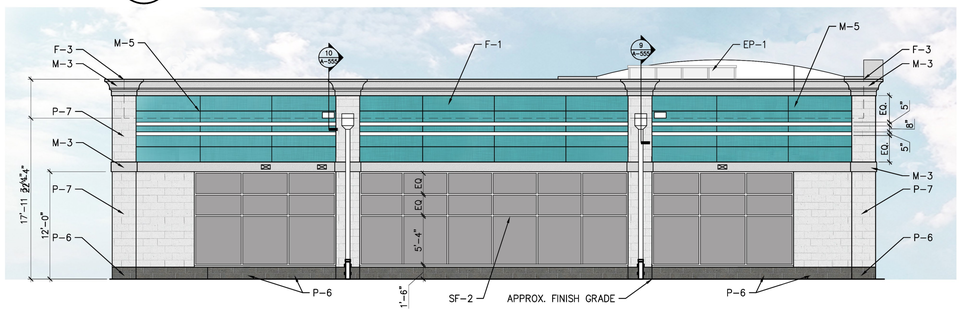
44% GLAZING PERCENTAGE
13% SPLIT FACE BLOCK
30% JAMES HARDIE REVEAL PANEL
13% EIFS CORNICE & BAND



2 A-200 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

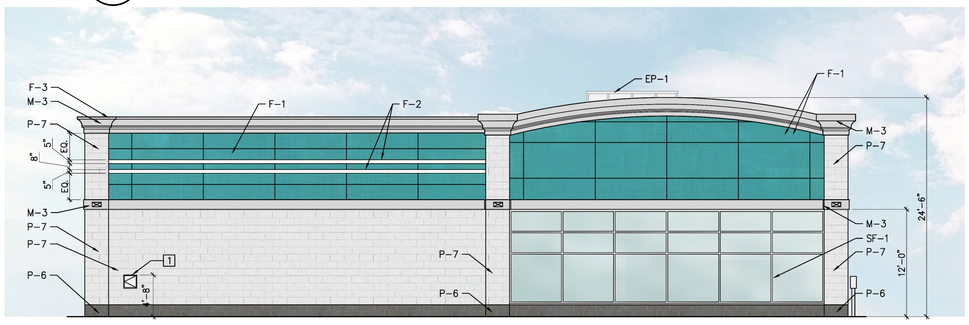
42% GLAZING PERCENTAGE
17% SPLIT FACE BLOCK
29% JAMES HARDIE REVEAL PANEL
12% EIFS CORNICE & BAND



3 A-200 REAR ELEVATION

SCALE: 1/8" = 1'-0"

35% GLAZING PERCENTAGE
23% SPLIT FACE BLOCK
29% JAMES HARDIE REVEAL PANEL
13% EIFS CORNICE & BAND



4 A-200 LEFT ELEVATION

SCALE: 1/8" = 1'-0"

20.02% GLAZING PERCENTAGE
36% SPLIT FACE BLOCK
33% JAMES HARDIE REVEAL PANEL
13% EIFS CORNICE & BAND

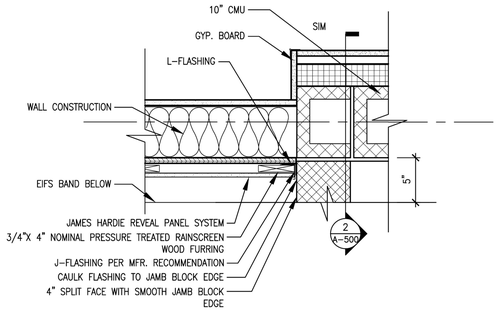
EXTERIOR MATERIALS SCHEDULE

	MARK	MATERIAL	MANUFACTURER	STYLE/COLOR	NOTES
DOOR FINISHES	D-2	ALUMINUM STOREFRONT DOOR & FRAME	KAWNEER	COLOR: CLEAR ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS.
	D-4	ALUMINUM AND GLASS OH DOORS	CLOPAY BUILDING PRODUCTS COMPANY	CLOPAY MODEL 903 COLOR: CLEAR SATIN ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS. RE: SPECS FOR ADDITIONAL INFO.
MISC. ITEMS	F-1	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL WITH RECESS TRIM WITH COUNTERSUNK FASTENERS PRIMED FOR PAINT. COLOR: BM #742 LARGO TEAL	APPROVED EQUAL TO BE LP SMARTSIDE PANEL SIDING -38 SERIES SMOOTH FINISH PANEL NO GROOVE. INSTALL PER MFR RECOMMENDATIONS.
	F-2	ALUMINUM ACCENT STRIPE	ATAS	0.032" ALUMINUM COLOR: #26 BONE WHITE	INSTALL PER MFR RECOMMENDATIONS.
	F-3	METAL ROOF COPING	ROOF MFR	MATCH ROOF SYSTEM COLOR: MATCH WALL BELOW	INSTALL PER MFR RECOMMENDATIONS.
	M-3	EIFS CORNICE & BAND	DRYVIT OR APPROVED EQUAL	COLOR: #101 SUPER WHITE	INSTALL PER MFR RECOMMENDATIONS.
	M-4	PAINT FOR STEEL LINTELS & COLUMNS	BENJAMIN MOORE	COLOR: OC-129 ALABASTER WHITE SHEEN: LOW LUSTRE	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT- BM SUPER SPEC HP ACRYLIC PRIMER #HP04 FINISH COAT: (2) COATS- BM SUPER SPEC HP D.T.M. ACRYLIC LOW LUSTRE #HP25
	M-5	ALUMINUM GUTTERS & DOWNSPOUTS	-	COLOR: WHITE MILL FINISH	INSTALL PER MFR RECOMMENDATIONS.
	EP-1	ENVISOR PANEL RTU SCREEN	CITYSCAPES	COLOR: ALABASTER STYLE: VERTICAL 7.2 RIB MTL TRIM STYLE: BAND	INSTALL PER MFR RECOMMENDATIONS.
MATERIAL FINISHES	P-6	PAINTED SPLIT FACE BLOCK	BENJAMIN MOORE	COLOR: HC-164 PURITAN GRAY SHEEN: LOW LUSTRE	FINISH AND INSTALL PER MFR RECOMMENDATIONS. PRIMER: (1) COAT-BM ULTRA SPEC MASONRY HI-BUILD BLOCK FILLER 571 FINISH COAT: (2) COATS- BM ULTRA SPEC ELASTOMERIC LOW LUSTRE 360
	P-7	PAINTED SPLIT FACE BLOCK	BENJAMIN MOORE	COLOR: OC-129 ALABASTER WHITE SHEEN: LOW LUSTRE	FINISH AND INSTALL PER MFR RECOMMENDATIONS. PRIMER: (1) COAT-BM ULTRA SPEC MASONRY HI-BUILD BLOCK FILLER 571 FINISH COAT: (2) COATS- BM ULTRA SPEC ELASTOMERIC LOW LUSTRE 360
	SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER	COLOR: CLEAR ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS. INSTALL WITH 1" LOW-E INSULATED GLAZING. MAX U-FACTOR: U-0.32 MAX SHGC: 0.40
	SF-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	COLOR: CLEAR ANODIZED ALUMINUM GLAZING: SPANDREL GLASS	INSTALL PER MFR RECOMMENDATIONS. INSTALL WITH 1" LOW-E INSULATED GLAZING.

GENERAL NOTES:
A. ALL FINISHES ON MATERIAL SCHEDULE MAY NOT BE USED
B. CENTER WALL LIGHTS OVER COLUMNS, DOORS & WINDOWS, ETC., AS SHOWN U.O.N.
C. MOUNTING HEIGHT OF EXTERIOR LIGHT FIXTURE ON REAR AND SIDE ELEVATIONS TO MATCH MOUNTING HEIGHT OF LIGHT FIXTURES ON FRONT ELEVATION
D. REFER TO SHEET A-800 FOR INFO REGARDING ILLUMINATED CHANNEL LETTER SIGNS.

EXTERIOR ELEVATION KEYNOTES

1. 16"X16" INSULATED ALUMINUM ACCESS DOOR BY BEST ACCESS DOORS. SKU # BA-PAL-16-16. FINAL COLOR SELECTION TO BE APPROVED BY OWNER AND ARCHITECT. RE: DETAIL 3/A-502 FOR ADDITIONAL INFO. (ACCESS DOOR IS FOR USE TO ACCESS OIL TANKS. COORDINATE FINAL LOCATION WITH TANK INSTALLER)
2. PROVIDE KEY DROP SLOT IN GARAGE ENTRY DOOR. FINAL INSTALLATION LOCATION TO BE DIRECTED BY MAVIS.
3. FREESTANDING AIR INFLATOR- LOCATION TO BE SITE SPECIFIC. (RE: RESPONSIBILITY SCHEDULE FOR ADDITIONAL INFO.)
4. PROVIDE KNOX BOX WHERE REQUIRED BY JURISDICTION (PURCHASED FROM LOCAL FIRE DEPARTMENT.) MOUNT PER FIRE DEPARTMENT REQUIREMENTS ON WALL ADJACENT TO ENTRANCE. CONTRACTOR TO MAKE APPLICATION FOR KNOX BOX AND COORDINATE WITH LOCAL APPROVING AUTHORITY.



BASED ON 8-BAY SQUARE PROTOTYPE DATED AUG 15 2021

Larson Design Group
1000 COMMERCE PARK DRIVE
SUITE 201
WILLIAMSPORT, PA 17701
(877) 323-6603

CONCEPT COMPANIES, INC.
1449 SW 74TH DRIVE
SUITE 200
GAINESVILLE, FL 32607

CLIENT

SEAL APR 28 2022

MARK	DATE	PLANNING REVIEW COMMENTS
	02/28/2022	

MAVIS TIRES & BRAKES #2012 - ALACHUA, FL
16113 NW US HWY 441, ALACHUA, FL.

EXTERIOR ELEVATIONS

Project No.: 13001-001

Sheet No.: **A-200**

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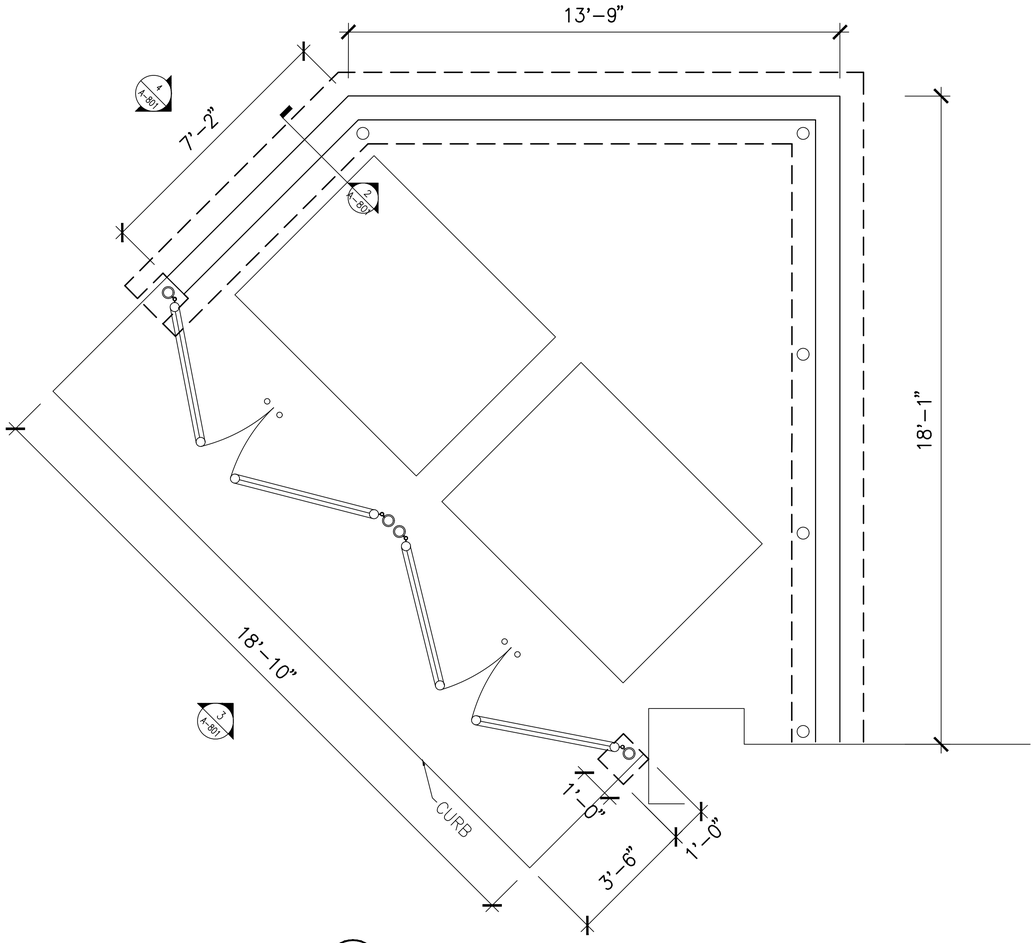
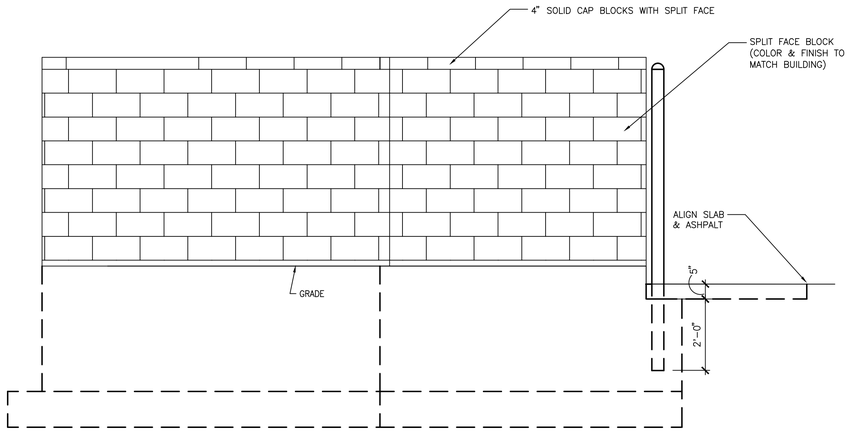


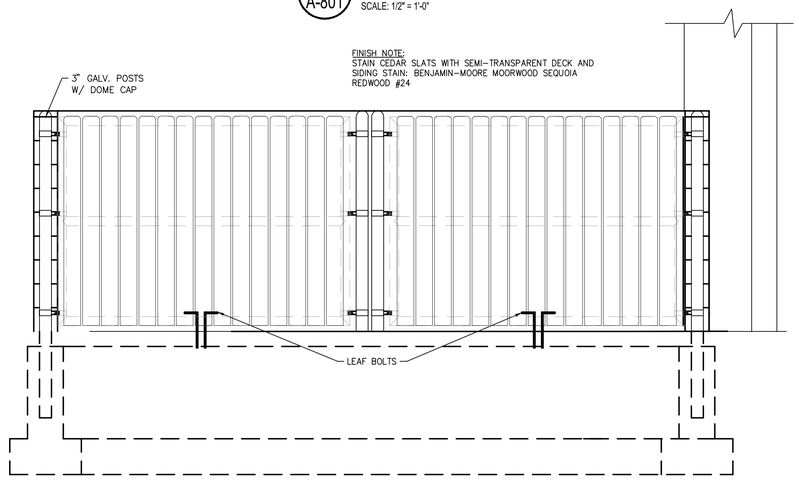
1 A-801 PLAN

SCALE: 1/2" = 1'-0"



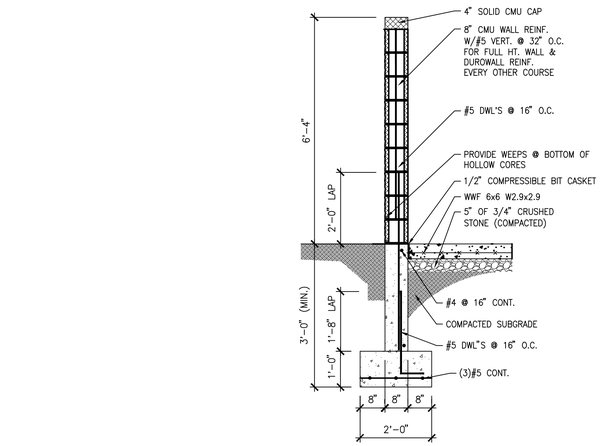
4 A-801 SIDE ELEVATIONS (REAR SIMILAR)

SCALE: 1/2" = 1'-0"



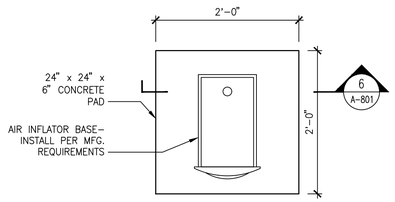
3 A-801 FRONT ELEVATION

SCALE: 1/2" = 1'-0"



2 A-801 TYPICAL WALL SECTION

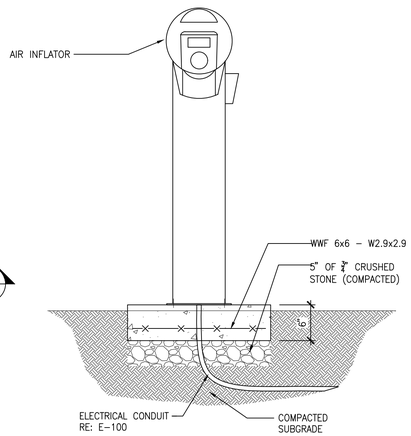
SCALE: 1/2" = 1'-0"



NOTE: REFER TO FLOOR PLAN FOR LOCATION

5 A-801 AIR INFLATOR PAD PLAN

SCALE: 1" = 1'-0"



6 A-801 AIR INFLATOR SECTION

SCALE: 1" = 1'-0"

BASED ON 8–BAY SQUARE PROTOTYPE DATED AUG 15 2021

Larson Design Group

1000 COMMERCE PARK DRIVE
SUITE 201
WILLIAMSPORT, PA 17701
(877) 323-6603

CONCEPT COMPANIES, INC.

1449 SW 74TH DRIVE
SUITE 200
GAINESVILLE, FL 32607

CLIENT

SEAL APR 28 2022

MARK	DATE	COMMENTS
	02/28/2022	PLANNING REVIEW

MAVIS TIRES & BRAKES #2012 - ALACHUA, FL
16113 NW US HWY 441, ALACHUA, FL.

DUMPSTER ENCLOSURE & AIR INFLATOR DETAILS

Project No.: 13001-001

Sheet No.: A-801

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City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Site Plan Application

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

A. PROJECT

1. Project Name: _____
2. Pre-Application Conference Date: _____
3. Neighborhood Meeting Date: _____
4. Address of Subject Property: _____
5. Parcel ID Number(s): _____
6. Existing Use of Property: _____
7. Future Land Use Map Designation: _____
8. Zoning Designation: _____
9. Acreage: _____
10. Total Existing Building Square Footage, if applicable: _____
11. Total Existing Impervious Area (not including existing building area), if applicable: _____
12. Total Building Square Footage Proposed: _____
13. Total New Impervious Area Proposed (not including building area): _____

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): _____ Title: _____
   Company (if applicable): _____
   Mailing address: _____
   City: _____ State: _____ ZIP: _____
   Telephone: _____ FAX: _____ e-mail: _____
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   ** Must provide an executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) authorizing the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

   Site Plan shall include:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. Proof of payment of taxes.

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

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

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

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

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

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

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

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

_____ _____

Signature of Applicant Signature of Co-applicant

_____ _____

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

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this

day of _____, 20_____, by _____ who executed the same

and has _____ produced _____ as identification or _____ is personally known to me.

_____

Signature of Notary

Print Name: _____

Notary Public, State of Florida

My Commission Expires: _____

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16113 NW US HWY 441

Parcel ID Number(s): 03049-003-000 and a portion of 03049-000-000

Acreage: 0.89±

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Matt Cason Title: President

Company (if applicable): Concept Development Inc

Mailing Address: 1449 SW 74th Drive Suite 200

City: Gainesville State: FL ZIP: 32607

Telephone: please contact agent FAX: e-mail: please contact agent

C. AUTHORIZED AGENT

Name: Ryan Thompson; Daniel Young Title: Sr. Project Manager; VP

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: 352-331-1976 FAX: e-mail: ryant@chw-inc.com; daniely@chw-inc.com

D. REQUESTED ACTION:

Special Exception and associated Site Plan

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

Signature of Applicant

Signature of Co-applicant

Matt Cason

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 January, 2022 by Matt Cason

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

NOTARY SEAL

ANDREA BARNETT
MY COMMISSION # GG 916422
EXPIRES: October 26, 2023
Bonded Thru Notary Public Underwriters

Andrea Barnett

Signature of Notary Public, State of Florida

COUNTYWIDE STORMWATER TREATMENT CODE AFFIDAVIT OF COMPLIANCE

Instructions: Complete and submit this form for all activities that involve the construction of a stormwater management system that does not meet the exemptions identified in Chapter 77, Article III, Sec. 77.25 of the Alachua County Code. Please submit this form, along with the other required documents as listed in Sec. 77.28 of the Alachua County Code.

Part 1. Applicant Information	
Applicant/Owner:	Registered Professional:
Company:	Company:
Address:	Address:
Phone:	Phone:
Email:	Email:
Part 2. Project Information	
Project Name:	
Tax Parcel(s):	
☐ Unincorporated Alachua County ☐ Municipality: _____	Note: For projects located in Municipalities submittal of this form is a self-certification of compliance. An acknowledgement of receipt will be sent once all required documents are provided. This acknowledgement is not a review of the submitted materials. Projects in Unincorporated Alachua County will be reviewed pursuant to Sec. 77.27 of the Alachua County Code.
Part 3. Stormwater Discharge Information Please select all that apply:	
Watershed Name:	Waterbody Identification (WBID) #:
☐ Project discharges stormwater offsite as surface flow	☐ Project discharges stormwater to an Outstanding Florida Water (OFW)
☐ Project is in a WBID listed as impaired with nutrients as cause of impairment or where a nutrient TMDL has been established (net improvement criteria of Sec. 77.27 of the Alachua County Code applies).	
☐ Project stormwater infiltrates to groundwater	☐ Project is located in a Sensitive Karst Area
Please briefly describe the Best Management Practices used:	

Part 4. Exemption and Waiver Information
If applicable, Please list the exemption(s) this project qualifies for under Sec. 77.25 of the Alachua County Code. Supporting Documentation may be required.
If applicable, Please describe the waiver you are requesting under Sec. 77.26 of the Alachua County Code. Supporting documentation is required.

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

Applicant/Owner: _____ Signature: _____ Date: _____
(Printed Name)

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

Registered Professional: _____ Florida Registration Number: _____
(Printed Name)

Date: _____ Signature: _____

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:	Applicant/Agent Name:
Phone:	Company:
Email:	Phone:
	Email:
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers:	Address:
City:	Zip:

PART 3. SELF-CERTIFICATION

I, _____ 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 the proposed activity is outside of protected wetlands, surface waters and buffers (complete Part 4, Project Information)

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 Part 4, Project Information)

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 Part 5, Urban Redevelopment Projects).

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 _____ to be completed _____

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.

ACKNOLWEDGMENT

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.

_____ _____

Typed/Printed Name Signature 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.

License # CA 0005075
11801 Research Drive
Alachua, FL 32615
Tel: (352) 331-1976

PROJECT NAME:	Alachua Tire	
PROJECT No.:	21-0395	2:23 PM
FILE PATH:	N:\2021\21-0395\Departments\04_Engineering\01_Regulatory Permitting\Utilities\Meter Sizing\	

ADF and ADF METER SIZING CALCULATIONS-Building 1000

Proposed Average Daily Flow: Fixture Count*

Proposed Average Water Demand

3	Toilet, tank	X	4 gpm		12
3	Lavatory	X	1.5 gpm		5
1	Urinal, pedestal	X	35 gpm		35
2	Drinking Fountain	X	2 gpm		4
1	Service Sink	X	4 pgm		4
				Total	60

Peak Flow based on AWWA M22 45.0 gpm

METER SIZE 1 inches

*AWWA Manual M22 was utilized to estimate demand, please see attached graph

Date:

Nicola Cowap, FL PE No. 91233

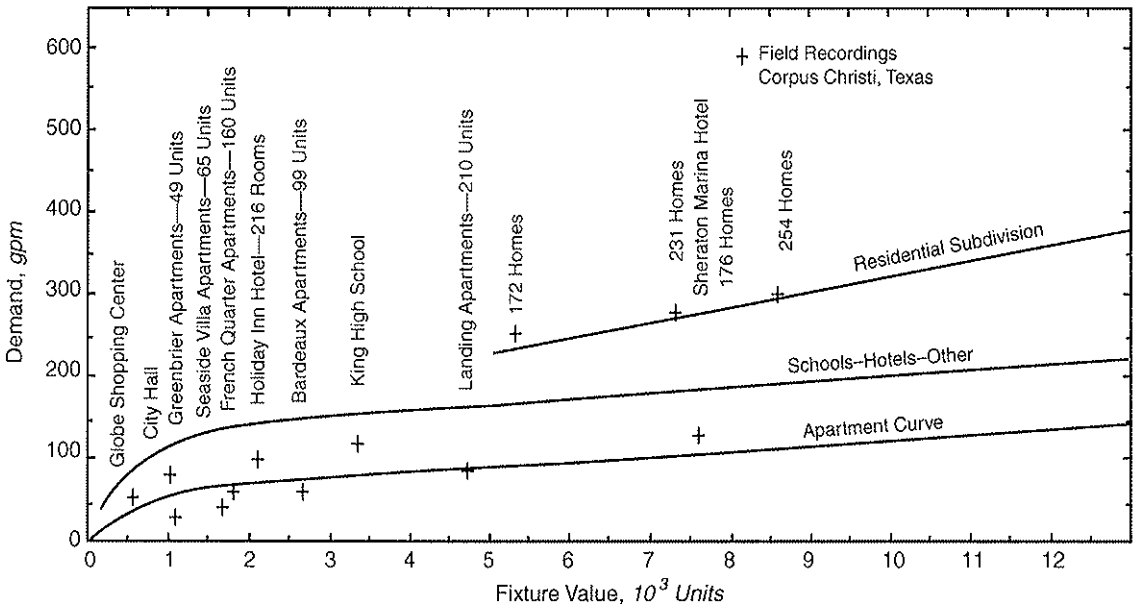

Figure 4-1 Peak flow demand of typical customer categories

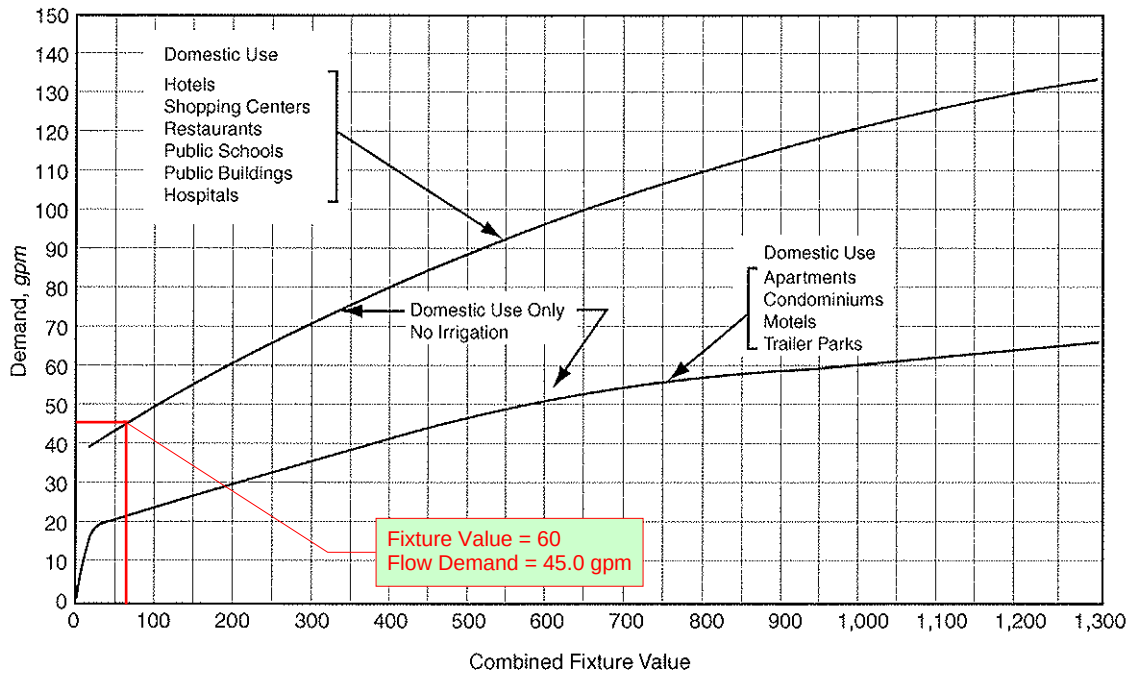

Figure 4-2 Water flow demand per fixture value—low range

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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3383948 3 PG(S)
12/6/2021 10:01 AM
BOOK 4956 PAGE 2291
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1053589
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $6,300.00
Intang. Tax: $0.00

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Michelle Haynes, an employee of
Providence Title Company, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

File No. 21-01165

Parcel No.: 03049-003-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED dated this 1st day of December, 2021 by ALACHUA A ONE LLC, a Florida limited liability company, whose mailing address is 15260 NW 147th Drive, Alachua, Florida 32615, hereinafter referred to as the "Grantor," in favor of Concept Development, Inc., a Florida corporation, whose address is 1449 SW 17th Drive, Suite 200, Gainesville, Florida 32607, hereinafter referred to as the "Grantee".

(Whenever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships (including joint ventures), public bodies and quasi-public bodies.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Alachua, State of Florida, to-wit:

see attached Exhibit A

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

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other; and that the Property is free and clear of all encumbrances except taxes and assessments accruing subsequent to December 31, 2021.

[Signature Page To Follow]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name the day and year first above written.

Signed, sealed and delivered in our presence of:

Witness Printed Name Kacy Adams

Witness Printed Name Brenda Cawcutt

ALACHUA A ONE, LLC

By: _____
James W. McCauley
Its Manager

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (__) online notarization, this 17 day of November, 2021, by **James W. McCauley, as Manager of ALACHUA A ONE, LLC**, a Florida limited liability company, on behalf of said company, who is (✓) personally known to me or (__) who has produced personally known as identification.

Notary Public State of Florida
Linsey M Denegri
My Commission GG 975917
Expires 04/05/2024

Notary Public
Print Name: Linsey M DeNegri
My Commission Expires: 04/05/2024

(Notary Seal)

EXHIBIT A

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET, THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00' TO THE POINT OF BEGINNING.

TOGETHER WITH:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET, THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 350.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2529, PAGE 1342 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 25.09 FEET TO THE EAST RIGHT OF WAY LINE OF NW 161ST TERRACE (HAVING A 100 FOOT WIDE RIGHT OF WAY), AS PER PLAT OF HIGHPOINT CROSSING, RECORDED IN PLAT BOOK 35, PAGE 19 OF SAID PUBLIC RECORDS; THENCE NORTH 10 DEG. 53'25" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 193.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 79 DEG. 06'35" EAST, A DISTANCE OF 200.09 FEET; THENCE SOUTH 10 DEG. 53'25" WEST, A DISTANCE OF 18.00 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2529, PAGE 1342; THENCE NORTH 79 DEG. 06'35" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 10 DEG. 53'25" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 175.00 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED LANDS CONTAINING A TOTAL NET ACREAGE OF 0.89 ACRES, MORE OR LESS.

This instrument prepared by and return to:
Brian A. Block, Esq.
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607
(352) 333-3233

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT (the "Agreement") is made this 21 day of March, 2022 by and between **CONCEPT DEVELOPMENT, INC.**, a Florida corporation whose address is 1449 SW 74th Drive, Suite 200, Gainesville, FL 32607 ("Concept") and **ALACHUA A ONE LLC**, a Florida limited liability company, whose address is 15260 NW 147th Drive, Suite 100, Alachua, FL 32615 ("Alachua A One") (Concept and Alachua A One are hereinafter collectively referred to as the "Current Owners" or individually as an "Owner").

WITNESSETH:

WHEREAS, Concept is the owner of that certain tract or parcel of land lying and being in Alachua County, Florida, being more particularly described on **Exhibit "A"** attached hereto and made a part hereof by this reference (hereinafter referred to as the "Concept Tract"); and

WHEREAS, Alachua A One is the owner of that certain tract or parcel of land contiguous to the Concept Tract and lying and being in Alachua County, Florida, and being more particularly described on **Exhibit "B"** attached hereto and made a part hereof by this reference (hereinafter referred to as the " Alachua A One Tract"); the Concept Tract and the Alachua A One Tract each being herein sometimes referred to individually as a "Tract" and collectively as the "Tracts"; and

WHEREAS, Concept and Alachua A One entered into that certain Access Easement Agreement with Covenants and Restrictions as recorded in Official Records Book 4956, Page 2294 of the public records of Alachua County, Florida ("Access Easement"), which instrument granted to Concept certain temporary construction rights over the Alachua A One Tract for grading and the additional of clean fill and top soil for the purpose of Concept's ability to construct the access easement improvements on the Concept Tract; and

WHEREAS, Concept and Alachua A One desire to further establish a temporary easement and rights benefiting the Concept Tract and burdening the Alachua A One Tract to facilitate effective drainage from a portion of the Concept Tract to the Alachua A One Tract, including the right to place temporary erosion control structures on the Alachua A One Tract, as hereinafter provided.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars ($10.00), the premises, the mutual benefits to be derived by the provisions of this Agreement, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged by the parties hereto, Concept and Alachua A One do hereby covenant and agree as follows:

1. Benefited Parties/Binding Effect. The rights, easement and obligations established in this Agreement shall run with the land and be for the benefit of the Concept Tract and shall be binding upon the Alachua A One Tract. The owners of the Concept Tract may delegate the right to use and maintain the easements granted herein to their respective tenants, customers, invitees, employees, agents, contractors and licensees, successors, and assigns.

2. Easements. In addition to the temporary construction easement rights granted to Concept in the Access Easement, Alachua A One, for the benefit of and as an appurtenance to the Concept Tract, further grants to Concept and Concept's successors and assigns a non-exclusive, temporary easement over, upon, across and through that portion of the Alachua A One Tract as depicted in Exhibit "C" attached hereto (the "Temporary Easement Area") for the purposes of the installation of an erosion control structure to curtail erosion on the Alachua A One Tract due to stormwater runoff from a portion of the Access Easement located on the Concept Tract, which stormwater is to flow to an existing stormwater inlet existing on the Alachua A One Tract.

3. Manner of Performing Work. Whenever a party shall perform any construction, maintenance, repairs or replacements on its Tract or as otherwise permitted herein, such work

shall be done expeditiously and in a good and workmanlike manner and in accordance with all applicable laws, codes, rules, statutes and regulations of governmental authorities having jurisdiction thereof. Such work shall be carried out in such manner so to cause the least amount of disruption to any business operations being conducted on the surrounding land as is reasonably practicable.

4. Insurance and Indemnification. Concept shall maintain or cause to be maintained in full force and effect commercial general liability insurance with respect to such activities with a combined single limit of liability of not less than One Million Dollars ($1,000,000.00) for bodily injury to or personal injury or death of any person and consequential damages arising therefrom, and for property damage arising out of any one occurrence, and with minimum excess or umbrella policy limits in commercially reasonable amounts per occurrence insuring against personal injury, bodily injury and property damage, and Alachua A One shall be an additional insured under such policy. Such insurance shall be procured from a company licensed in the State of Florida. Such insurance shall provide that it shall not be cancelable without thirty (30) days prior, written notice to additional insureds. Upon request, Concept shall provide a certificate of such insurance coverage to Alachua A One.

Concept shall indemnify and hold Alachua A One harmless from and against any and all loss, cost, damage, liability or expense (including reasonable attorneys' fees actually incurred and court costs) ever incurred by Alachua A One in connection with the exercise by Concept of its easement rights created herein, except to the extent caused by the negligence or willful act of Alachua A One, its employees, tenants, contractors, agents or licensees.

5. Extent of Liability. Notwithstanding any other provision contained in this Agreement to the contrary, Concept and Alachua A One hereby expressly agree that the obligations and liability of each of them shall be limited solely to such party's interest in its respective Tract, as such interest is constituted from time to time. Concept and Alachua A One agree that any claim against a party hereto shall be confined to and satisfied only out of, and only to the extent of, such party's interest in its respective Tract, as such interest is constituted from time to time. Nothing contained in this paragraph shall limit or affect any right that any party might otherwise have to seek or to obtain injunctive relief or to specifically enforce the rights and agreements herein set forth, provided that such injunctive relief or specific performance does not involve the payment of money from a source other than such party's interest in its respective Tract, as such interest may be constituted from time to time.

6. Duration. The provisions of this Agreement shall run with and bind the land described herein and shall be and remain in effect until such time that the Alachua A One Tract is developed or has otherwise has been filled to enable the removal of the erosion control structures, at which time the improvements made pursuant to this Agreement may be removed by either party without the requirement of providing notice to the other.

7. Miscellaneous. This Agreement shall be governed in accordance with the laws of the State of Florida. The paragraph headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Nothing in this Agreement shall be construed to make the parties hereto partners or joint venturers. No party hereto shall be obligated to take any action to enforce the terms of this Agreement or to exercise any easement, right, power, privilege or remedy granted, created, conferred or established hereunder. This Agreement may be amended, modified or terminated only in writing, executed and acknowledged by all parties to this Agreement or their respective successors or assigns. Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Witnesses:

Print Name: Grant Hall

Print Name: Patrick R Sullivan

CONCEPT DEVELOPMENT, INC.,
a Florida corporation

By: _____
Brian S. Crawford
Its: C.E.O.

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notary on this 21 day of March, 2022, by Brian S. Crawford, as the C.E.O. of Concept Development, Inc., a Florida corporation, on behalf of said corporation, who is personally known to me.

PATRICK R SULLIVAN
Commission # GG 357749
Expires July 22, 2023
Bonded Thru Budget Notary Services

Notary Public, State of FL at Large
Commission No.: GG357749
My Commission Expires: 7-22-23

Witnesses:

Print Name: Terri Causseaux

Print Name: Terri Causseaux

Alachua A One, LLC,
a Florida limited liability company

By: _____
James W. McCauley, Manager

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notary on this 14th day of March, 2022, by **James W. McCauley**, as Manager of Alachua A One, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

Notary Public, State of Florida at Large
Commission No.: GG 343539
My Commission Expires: 6/10/2023

DEBRA L. WILKINSON
Notary Public-State of Florida
Commission # GG 343539
My Commission Expires
June 10, 2023

EXHIBIT "A"

Legal Description of Concept Tract

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET, THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00' TO THE POINT OF BEGINNING.

TOGETHER WITH:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET, THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 350.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2529, PAGE 1342 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 25.09 FEET TO THE EAST RIGHT OF WAY LINE OF NW 161ST TERRACE (HAVING A 100 FOOT WIDE RIGHT OF WAY), AS PER PLAT OF HIGHPOINT CROSSING, RECORDED IN PLAT BOOK 35, PAGE 19 OF SAID PUBLIC RECORDS; THENCE NORTH 10 DEG. 53'25" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 193.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 79 DEG. 06'35" EAST, A DISTANCE OF 200.09 FEET; THENCE SOUTH 10 DEG. 53'25" WEST, A DISTANCE OF 18.00 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2529, PAGE 1342; THENCE NORTH 79 DEG. 06'35" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 10 DEG. 53'25" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED LANDS CONTAINING A TOTAL NET ACREAGE OF 0.89 ACRES, MORE OR LESS.

EXHIBIT "B"

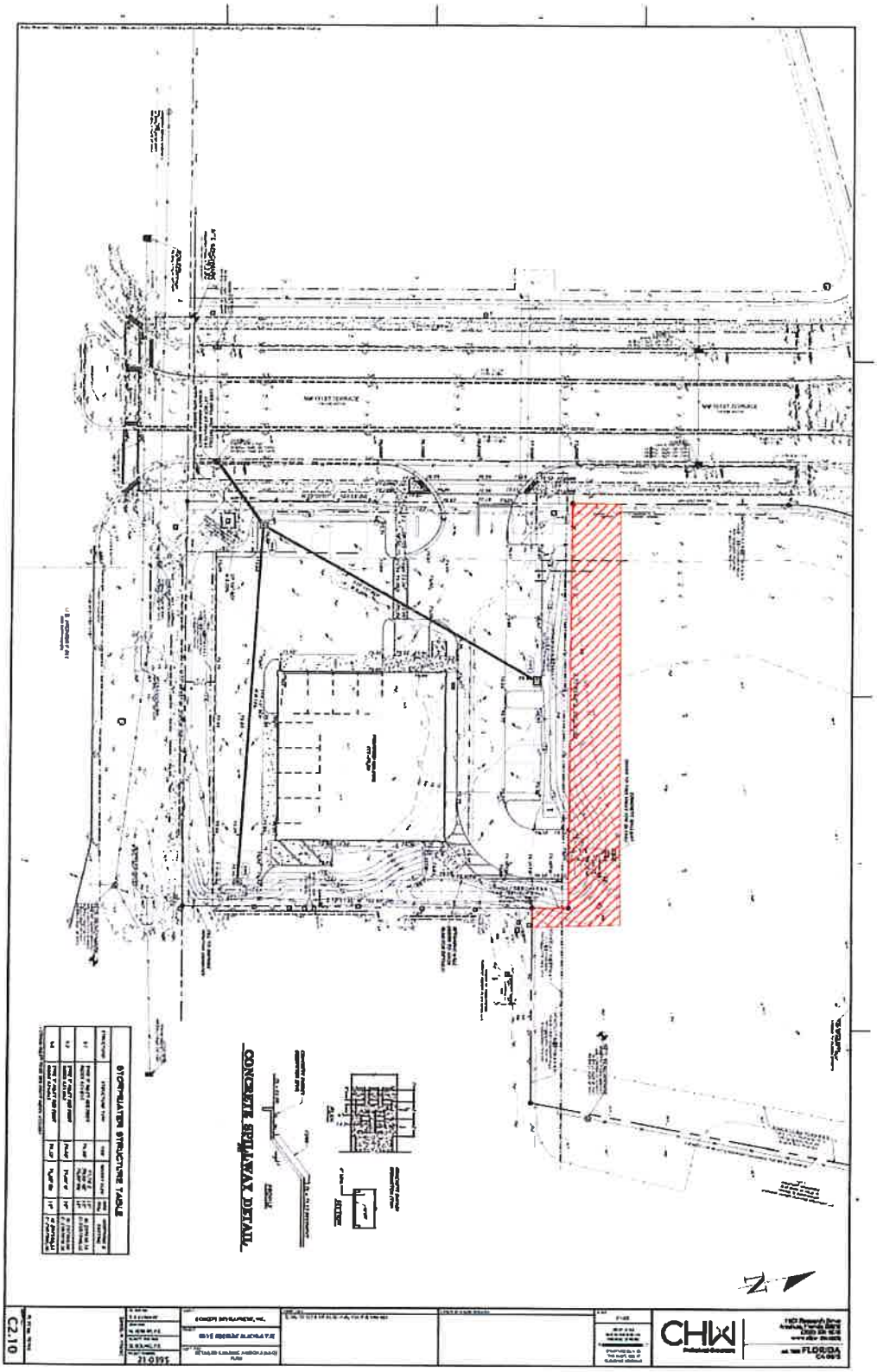
Legal Description of Alachua A One Tract

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE SOUTHWEST CORNER OF LOT 1, HIGHPOINT CROSSING, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 19 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 22°36'20" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 224.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NW 163RD LANE (60 FOOT WIDE RIGHT OF WAY), SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 77°06'05" WEST, 251.97 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°50'01", AN ARC DISTANCE OF 253.10 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 52°47'58" WEST, 130.37 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 81°21'53" , AN ARC DISTANCE OF 142.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NW 161ST TERRACE (100 FOOT WIDE RIGHT OF WAY); THENCE SOUTH 12°07'01" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 107.32 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 77°44'46" EAST, A DISTANCE OF 200.09 FEET; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 18.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2529, PAGE 1342 OF SAID PUBLIC RECORDS; THENCE SOUTH 77°53'37" EAST, A DISTANCE OF 95.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED LANDS CONTAIN 1.53 ACRES, MORE OR LESS.

EXHIBIT "C"
Easement Area
Depiction



COMPREHENSIVE PLAN CONSISTENCY

Alachua Tire

21-0395

To:	Kathy Winburn, AICP, Planning and Zoning Director
From:	Ryan Thompson, AICP, Sr. Project Manager
Date:	~~February 28, 2022~~ REVISED ~~March 14, 2022~~ April 28, 2022
Re:	Alachua Tire

This memorandum 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 1.3.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 largescale, 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 and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

An auto-oriented use is proposed.

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;

The site was formerly accessed by two (2) driveways directly on US 441. The site plan proposes access on NW 161st Terrace only, not on US 441. Sidewalks are currently along the site's west and south boundaries, NW 161st Terrace and US 441, respectively. The site will connect the sidewalk in NW 161st Terrace to the building's entrance via a sidewalk and marked 5' crosswalk.

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

Figure 1: 2018 Aerial Map

2. Buffering from adjacent existing/potential uses;

Landscape buffers are provided per City of Alachua Land Development Regulations (LDRs). A Type A buffer is located along the north and east boundaries where the site abuts Commercial uses. A 15' buffer is located along the site's frontage, on US 441, per the US 441/I-75 Gateway Overlay requirements (LDR §3.7.2(C)(5)(d)). A parking lot buffer screens the parking area from NW 161st Terrace to the west.

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

A minimum 10% open space is set aside.

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

The site shall utilize a master-planned Stormwater Management Facility to the north, within HighPoint Crossing, which has sufficient capacity to serve the site's proposed impervious area.

5. Placement of signage;

A freestanding monument sign is proposed next to the driveway on NW 161st Terrace. The sign is adequately sited away from existing utilities and does not block vehicular vision.

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

A photometric plan was submitted with the Site Plan application and identifies lighting specifications as well as consistency with City of Alachua lighting design standards listed in LDR §6.4.4.

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

Internal drive aisles have been extended to both the north and the east property boundaries to allow interconnectivity to adjacent properties. Cross access agreements among the north and east adjoining properties allow circulation between sites. Patrons can safely travel from the sidewalk within the NW 161st Terrace right-of-way to the building's entrance via on-site sidewalks and a 5'-wide crosswalk.

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

Landscape buffers are provided per City of Alachua Land Development Regulations (LDRs). A Type A buffer is located along the north and east boundaries where the site abuts Commercial uses. A 15' buffer is located along the site's frontage, on US 441, per the US 441/I-75 Gateway Overlay requirements (LDR §3.7.2(C)(5)(d)). As demonstrated on the Site Plan and detailed in this section of the Justification Report, off-street parking and loading areas comply with the provisions of LDR §6.2.

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

No unique features or resources that may constrain development are located on-site.

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

No performance-based zoning requirements are proposed.

11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

The proposed FAR is 0.19 for the proposed 7,300-square foot building, significantly less than the 38,637.72-square feet permitted.

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.

Landscape buffers are provided per City of Alachua Land Development Regulations (LDRs).

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.

A minimum 10% open space is set aside.

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

of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

The proposed use will connect to City potable water and sanitary sewer systems located adjacent to the site.

TRANSPORTATION ELEMENT

Policy 1.2.a: The City shall control the number and frequency of connections and access points of driveways and streets to arterial and collector streets by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision.

No driveway is proposed to connect directly to US 441, the only adjacent arterial or collector street.

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

The proposed number of parking spaces on the Site Plan is within the permitted minimum and maximum range.

Policy 1.3.e: The City shall establish standards for parking facility design that adequately separates pedestrians from vehicular traffic and delineates pedestrian crossing zones.

A pedestrian connection to the sidewalk along NW 161st Terrace is connected to the proposed building by a cross walk.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

No bicycle parking is required for this site, as the max permitted number of parking spaces is less than 50 spaces (LDR §6.1.4(D)). Therefore, no bicycle parking spaces are being proposed. The proposed 7,300-square foot building requires a minimum 17 parking spaces. Per LDR §6.1.4(B)(5)(a), the max potential parking spaces that can be provided is 22 (125% of the minimum required). The Site Plan has 21 parking spaces.

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

One accessible parking space is on the Site Plan, as required. The handicapped parking space is located directly in front of the proposed building's entrance. Parking area design ensures appropriate ramps and entrances are accessible.

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

A sidewalk is located along the US 441 frontage within the right-of-way.

Policy 1.5.c: The City shall require new development and redevelopment which is compatible with an adjacent existing development(s) to interconnect with existing development(s) through one or more of the following methods:

1. Through the extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.

Internal drive aisles have been extended to both the north and the east property boundaries to allow interconnectivity to adjacent properties. Cross access agreements among the north and east adjoining properties allow circulation between sites.

CONSERVATION AND OPEN SPACE ELEMENT

Objective 1.8 Hazardous Materials
The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

The site is a former fueling station. Underground storage tanks were removed in 1993 when "excessively contaminated" soils were discovered. Since then, TERRA-COM has been performing site assessments from soil borings and monitoring wells and reporting to the Florida Department of Environmental Protection (FDEP), which is detailed in the most recent Natural Attenuation Monitoring Report dated March 1, 2022. TERRA-COM recommends Natural Attenuation Monitoring be discontinued, and that a small-scale, episodic, chemical injection remediation strategy be pursued in the vicinity of MW-5R.

FDEP Petroleum Restoration Program (PRP) agrees with TERRA-COM's recommendation and will have injection conducted at one monitoring well (MW-5R) following the 4th quarter sampling event, which is scheduled soon. Following the injection, FDEP will need to conduct at least two additional quarterly groundwater monitoring events. The intent is to close out the site at that time, assuming concentrations in groundwater are reduced. This will be maintained or replaced as needed as part of construction. Monitoring well MW-5R is in the site plan's pavement /landscape area.

CONCURRENCY ANALYSIS

Alachua Tire

21-0395

To:	Kathy Winburn, AICP, Planning and Zoning Director
From:	Ryan Thompson, AICP, Sr. Project Manager
Date:	~~February 28, 2022~~ REVISED ~~March 14, 2022~~ April 28, 2022
Re:	Alachua Tire

This application is for a ±6,952 square foot (sf) automobile repair and servicing use on ±0.89 acres (Alachua County Tax Parcel 03049-003-000.) The project site is located at 16113 NW US HWY 441, Alachua, FL 32615 on the north side of US 441, immediately east of the HighPoint Crossing entrance (NW 161st Terrace). The site has Commercial Future Land Use (FLU) and Commercial, Intensive (CI) Zoning District designations.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua January 2022 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Land Use	ITE Code	Units (KSF)	Daily	AM Peak	PM Peak
Tire store	848	7.0	200	19	28

Source: ITE Trip Generation Manual, 10th Edition

Conclusion: Approval of this application may generate **200** daily vehicle trips. This is not anticipated to negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Table 2.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating 1,000 or fewer external average daily trips (ADT) are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest interesting major street, whichever is greater.

Based on this code provision, affected roadways were determined to be those within one-half mile of the intersection of Progress Boulevard and US 441. Affected roadways within this one-half mile search were Segment 4, US 441 from CR 25A East Intersection to SR 235, and Segment 15, CR 2054 from SR 235 to US 441.

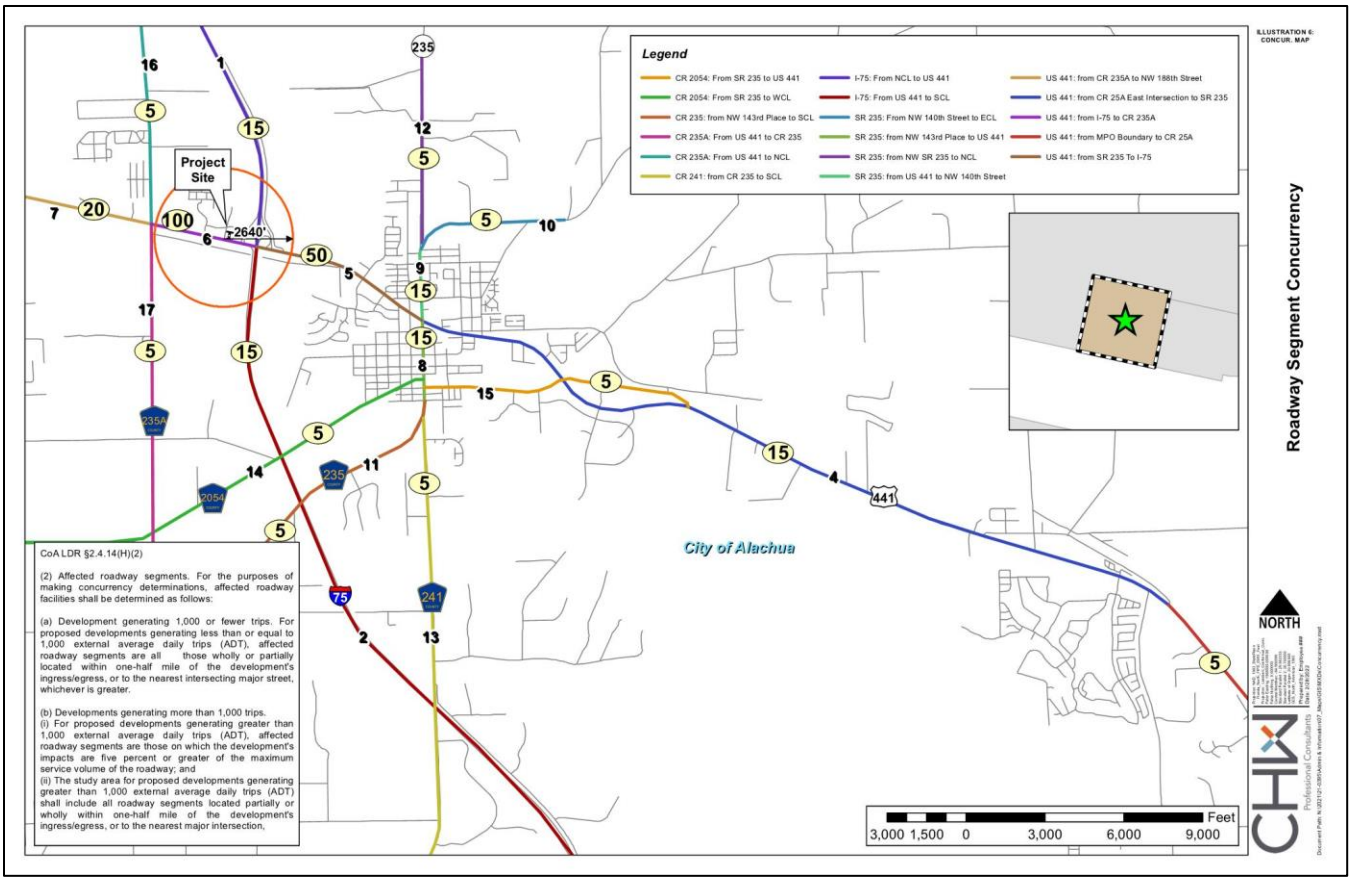


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is located at 16113 NW US HWY 441, Alachua, FL 32615 on the north side of US 441, immediately east of the HighPoint Crossing entrance (NW 161st Terrace). All trips will utilize US 441 from I-75 to CR 235A. Other segments within one-half mile of the development's ingress/egress include:

- I-75: From NCL to US 441
- I-75: From US 441 to SCL
- US 441: from SR 235 To I-75

Table 2a: Projected Impacts on Roadways

Traffic System Category	AADT	Peak Hour	AADT	Peak Hour
	US 441 from I-75 to CR 235A		US 441: from SR 235 To I-75	
	Segment 6		Segment 5	
Maximum service volume[1]	39,000	3,510	39,000	3,510
Existing Traffic[1]	30,111	2,861	24,204	2,299
Reserved Trips[1]	1,927	154	2,106	170
Available Capacity	6,962	495	12,690	1,041
Projected Trip Generation[2]	200	28	120	17
Available Capacity with Application Approval	6,762	467	12,570	1,024

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 100% for Segment 6 and 50% for Segment 5.*

Table 2b: Projected Impacts on Roadways

Traffic System Category	AADT	Peak Hour	AADT	Peak Hour
	I-75: From NCL to US 441		I-75: From US 441 to SCL	
	Segment 1		Segment 2	
Maximum service volume[1]	91,600	8,250	91,600	8,250
Existing Traffic[1]	38,841	4,078	65,627	6,891
Reserved Trips[1]	208	15	208	15
Available Capacity	52,551	4,157	25,765	1,344
Projected Trip Generation[2]	30	4	30	4
Available Capacity with Application Approval	52,521	4,153	25,735	1,340

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 15% for both Segments 1 and 2.*

Conclusion: There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	200,907
Residual Capacity[1]	798,843
Percentage of Permitted Design Capacity Utilized[1]	65.27%
Projected Potable Water Demand from Proposed Project[2]	500
Residual Capacity after Proposed Project	**798,343**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: Florida Administrative Code 62-6.008 (Table I).*
   Formula used: Service station with two (2) water closets

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

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	180,101
Residual Capacity[1]	642,899
Percentage of Permitted Design Capacity Utilized[1]	57.14%
Projected Sanitary Sewer Demand from Proposed Project[2]	500
Residual Capacity after Proposed Project	**642,399**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: Florida Administrative Code 62-6.008 (Table I).*
   Formula used: Service station with two (2) water closets

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

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296.00	7,719.02
Reserved Capacity[1]	17,754.19	3,240.14
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**15.22**

1. *Source: City of Alachua January 2022 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 sf/day * ±6,952 sf) * 365)/2,000)*

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

MEMORANDUM

Concept Development, Inc.

21-0395

Professional Consultants

To: Justin Tabor, *City of Alachua*

From: John Michael Simpson, *CHW*

Date: 04/28/2022

RE: Mavis Tire Alternative Landscape Plan

Alternative Landscape Plan Summary

Due to lot configuration and utility constraints, CHW is submitting a request to use an alternative landscape plan to fulfill site landscape requirements on the project site in accordance with Section 6.2.2(D)(10).

The alternative landscape items are detailed below in the responses to the City of Alachua review comments on 04/07/2022. Attached to this letter is an exhibit highlighting the proposed alternative landscape and its locations.

Comment:

D(a) Section 6.2.2 (D)(2)(b)(iv) requires four canopy trees per 100 linear feet. West parking lot perimeter is 160' which would require 6 canopy trees; however, only 2 canopy trees identified in this area. Four additional canopy trees needed for west parking lot buffer.

D(b) Section 6.2.2 (D)(3) requires a Type A buffer along the property's western perimeter. The Perimeter Buffer Landscape Requirements table provided in the submitted site plan indicates that Option 2 is selected, which would result in three canopy trees being required for this buffer. However, only 2 canopy trees are shown in this area to be planted.

Response: Due to existing features on the site, we have been left with a limited planting area along the west and south side of the project. In addition, this area is also occupied by an existing buried gas line, a buried electric line, and transformers. The limited area, existing utility lines, and existing transformers makes it impractical to provide additional canopy trees. As an alternative, additional understory trees have been added around the proposed building. Please find the items highlights in green in the attached exhibit.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
INS	16	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	30 GAL., 7' HT, 3' SPR, 2" CAL
LIM	6	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	30 GAL., 10' HT, 4' SPR, 2" CAL
MGB	13	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	30 GAL., 12' HT, 42" SPR, 2" CAL
PA	3	PRUNUS ANGUSTIFOLIA	CHICKASAW PLUM	30 GAL., 7' HT, 4' SPR, 2" CAL
QVB	8	QUERCUS VIRGINIANA 'BOARDWALK'	BOARDWALK LIVE OAK	30 GAL., 12' HT, 54" SPR, 2" CAL
UA	3	ULMUS ALATA	WINGED ELM	30 GAL., 10' HT, 4' SPR, 2" CAL

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BX	105	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 18" HT, 9" SPR
RI	64	RHAPHIOLEPIS INDICA 'ELEANOR TABER'	ELEANOR TABER INDIAN HAWTHORN	3 GAL., 24" HT. X 12" SPR.
VOS	141	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 18" HT., 18"SPR.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
LEM	335	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	1 GAL., FULL	18" o.c.
TG	27	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	1 GAL., FULL	48" o.c.

SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE
SOD	PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD

811

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Professional Consultants

SCALE: 1"=20'

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BAR ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2/28/22- CITY OF ALACHUA, FDOT, & SRWMD
04/01/22- CITY OF ALACHUA, FDOT, & SRWMD
04/28/22- CITY OF ALACHUA, FDOT, & SRWMD

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: MAVIS DISCOUNT ALACHUA TIRE

SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: JMS
DESIGNER: MAS
QUALITY CONTROL: CT
PROJECT NUMBER: 21-0395

SHEET NO.: LS-2

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

Parcel Summary

Parcel ID	03049-003-000
Prop ID	12652
Location Address	16113 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	ALACHUA COMMERCIAL (233200.50)
Subdivision	
Brief Legal Description*	COM INT W R/W I-75 & N R/W US 441 THE POB N 79 DEG W ALONG R/W 175 FT N 10 DEG E 175 FT S 79 DEG E 175 FT S 10 DEG W 175 FT TO POB ALSO COM NE COR GOVT LOT 7 S 1677.39 FT N 79 DEG W 351.65 FT N 79 DEG W 350 FT POB N 79 DEG W 25.09 FT N 10 DEG E 193 FT S 7 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	MISC. RESIDENCE (00700)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	0.890
Homestead	N

View Map

Owner Information

CONCEPT DEVELOPMENT INC
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$5,816	$5,816	$5,816	$1,200	$1,200
Land Value	$290,938	$290,938	$290,938	$290,900	$290,900
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$296,754**	**$296,754**	**$296,754**	**$292,100**	**$292,100**
Assessed Value	$296,754	$296,754	$296,754	$292,100	$292,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$296,754	$296,754	$296,754	$292,100	$292,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0700	MISC RESIDENCE	0.89	38768.4	0	0	CI

Building Information

Type	SOH MISC	**Heat**	
Total Area	9,249	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2004

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
1680	PAVING 1	9,153		R1	RES	$5,263
2222	STG 2	96		R2	RES	$553

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/17/2021	$900,000	SD	4956	2291	01 - EXAMINATION OF DEED	Improved	ALACHUA A ONE LLC	CONCEPT DEVELOPMENT INC	Link (Clerk)
12/23/2016	$100	MS	4485	0967	11 - CORRECTIVE DEED	Improved	* JOAN M JONES	* MURPHY'S LOT LLC	Link (Clerk)
12/21/2016	$2,537,000	MS	4485	0971	05 - QUALIFIED, MULTI TRANS	Improved		ALACHUA A ONE LLC	Link (Clerk)
5/22/2012	$0	DD	4115	1178	11 - CORRECTIVE DEED	Improved	* JONES JOAN M TRUSTEE //SEE O	* MURPHY'S LOT LLC	Link (Clerk)
9/30/2002	$100	SD	2529	1324	U - UNQUALIFIED	Vacant	* JOAN M JONES	* JONES JOAN M TRUSTEE	Link (Clerk)
9/30/2002	$100	DD	2529	1321	U - UNQUALIFIED	Vacant	* JOAN W WOOD TRUSTEE FOR MARI	* JOAN M JONES	Link (Clerk)
3/19/1996	$100	MS	2055	58	U - UNQUALIFIED	Vacant	* MEGAHEE MARIE M	* JOAN W WOOD TRUSTEE FOR MARI	Link (Clerk)

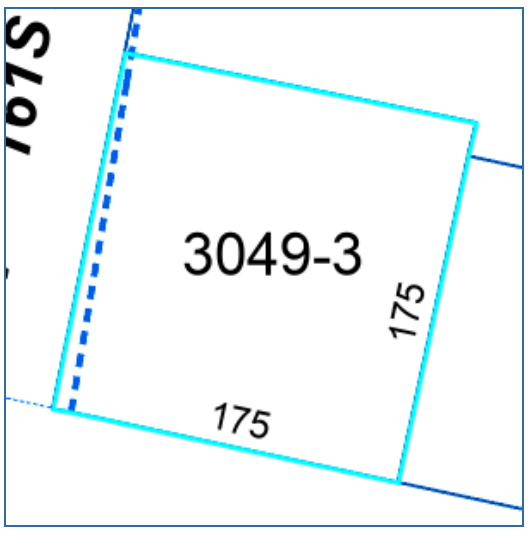
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
9595	DEMOLITION PERMIT	Yes	No	10/22/2004	$2,400
8512	UTILITY/ACCESSORY COMML	Yes	No	12/16/2002	$10,000
8501	MECHANICAL	Yes	No	12/9/2002	$900
000005348	MISCELLANEOUS	Yes	No	9/24/1993	$2,200

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

Map



Photos

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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
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Developed by Schneider GEOSPATIAL

Last Data Upload: 2/8/2022, 5:25:29 AM

Version 2.3.176

February 25, 2022

Alachua Tire
21-0395

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO: 2076-5473355, DATED JULY 15, 2021)
A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET, THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00' TO THE POINT OF BEGINNING.

TOGETHER WITH:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET, THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 350.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2529, PAGE 1342 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 25.09 FEET TO THE EAST RIGHT OF WAY LINE OF NW 161ST TERRACE (HAVING A 100 FOOT WIDE RIGHT OF WAY), AS PER PLAT OF HIGHPOINT CROSSING, RECORDED IN PLAT BOOK 35, PAGE 19 OF SAID PUBLIC RECORDS; THENCE NORTH 10 DEG. 53'25” EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 193.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 79 DEG. 06'35” EAST, A DISTANCE OF 200.09 FEET; THENCE SOUTH 10 DEG. 53'25” WEST, A DISTANCE OF 18.00 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2529, PAGE 1342; THENCE NORTH 79 DEG. 06'35” WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 10 DEG. 53'25” WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

03049-000-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-002-000
BOB'S MOBIL LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03049-003-000
CONCEPT DEVELOPMENT INC
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

03049-004-001
ALACHUA HIGHPOINT LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-001-002
TALAL PROPERTIES LTD & TAREK PROF
1326 E LUMSDEN RD
BRANDON, FL 33511

03053-001-009
THE CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03053-002-001
T & H PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE, FL 32308

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03061-004-001
T & H PROPERTY GROUP LLC
C/O BRAVO FLORIDA LLC
4220 EDISON LAKE PKWY
MISHAWAKA, IN 46545

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3164185 43 PG(S)
December 14, 2018 12:40:03 PM
Book 4650 Page 844
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

This instrument prepared by and to be returned to:
Darryl J. Tompkins, P.A.
Darryl J. Tompkins, Esquire
Post Office Box 519
Alachua, Florida 32616

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR

HIGHPOINT CROSSING

THIS DECLARATION, made this 4th day of October, 2018, by Alachua A One, LLC, a Florida Limited Liability Company, whose address is 15260 NW 147th Drive, Suite 100, Alachua, Florida 32615, hereinafter referred to as "the DECLARANT".

W I T N E S S E T H

WHEREAS, the Declarant is the owner of the real property situate, lying and being in Alachua County, Florida, and described on Exhibit "A" attached hereto and incorporated herein by this reference ("HIGHPOINT CROSSING" and/or the "Property"); and

WHEREAS, it is contemplated that the Property, as hereinafter defined, will be developed as a commercial/retail center comprised of various diversified uses with shared easements and access, open spaces, storm water drainage and retention areas, common signage, and other common improvements for the benefit of the owners of lands made subject to the terms of this Declaration; and

WHEREAS, HIGHPOINT CROSSING and/or the Property may be expanded by adding additional property and lots by annexing additional property to this Declaration; and

WHEREAS, the Declarant desires to provide for the preservation and enhancement of the property values and quality of environment in the Property, the general health, safety and welfare of the owners of the affected lands, and for the maintenance of shared easements and access, storm water drainage areas and improvements, open spaces, and other common areas and improvements located in the Property, and, to this end, desires to subject the Property, to the covenants, conditions, restrictions', easements, and liens hereinafter set forth, each of which shall be binding upon and run with the title to the Property; and

WHEREAS, to provide a means for meeting the purposes and intents herein set forth, the Declarant has created a non-profit corporation to which may be conveyed title and delegated, and assigned the powers of maintaining and administering the common properties, administering and enforcing the covenants and restrictions, and collecting and disbursing the assessments and charges

hereinafter created.

NOW, THEREFORE, the Declarant, for itself and its successors and assigns, declares that the Property is, and shall be, held, transferred, sold, conveyed, mortgaged, and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth, all of which shall run with title to the land.

ARTICLE I
Definitions

The following words when used in this Declaration or any Supplemental Declaration (unless the context shall prohibit) shall have the following meanings:

a. "Association" shall mean and refer to Highpoint Crossing Association, Inc., a Florida corporation not for profit, or its successors and assigns.

b. "Board of Directors" shall mean and refer to the Board of Directors for Highpoint Crossing Association, Inc., a Florida corporation not for profit, or its successors and assigns.

c. "Common Expenses" shall mean and refer to the actual and estimated expenses of operating the Association and meeting the costs incurred or to be incurred relative to the performance of the duties of the Association, including without limitation, the costs incurred for operation, maintenance and improvement of any Common Property, including any reserves established by the Association, all as may be found to be necessary and appropriate by the Board of Directors of the Association pursuant to this Declaration, the BYLAWS, and the Articles of Incorporation of the Association.

d. "Common Property" shall mean and refer to all real property and any improvements located thereon, and all personal property, from time to time intended to be devoted to the use and enjoyment of Members of the Association and maintained by the Association at Common Expense. "Common Property" includes, without limitation, any easements reserved or created by the Declarant as set forth in this Declaration or otherwise conveyed to the Association.

e. "The Declarant" shall mean and refer to Alachua A One, LLC, and its successors and assigns. No successor or assignee of the Declarant shall have any rights or obligations of the Declarant hereunder unless such rights and obligations are specifically set forth in the instrument of succession or assignment, or unless such rights pass by operation of law.

f. "Lot" shall mean an individual parcel of property on which one or more buildings may be constructed.

g. "Member" shall mean and refer to each Owner who is a member of the Association.

h. "Plat" shall mean and refer to the plat of Highpoint Crossing recorded at Plat Book

35 Pages 19 of the Public Records of Alachua County, Florida together with the plats of any additional land from time to time annexed to and made a part of Highpoint Crossing.

i. "Design Guidelines" shall mean and refer to the Highpoint Crossing Design Control Guidelines established from time to time by the Architectural Control Committee described in Article VI below.

j. "Owner" shall mean the owner of any Lot.

k. "Surface Water System" means a Surface Water or Storm Water Management System which is designed, constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse the water to prevent or reduce flooding, over drainage, environmental degradation, and water pollution otherwise affecting the quantity and quality discharge of the water."

ARTICLE II
Structure, Powers and Duties of and Membership and Voting Rights in the Association

Section 1. Association. The Association shall be a nonprofit corporation charged with the duties and vested with the powers prescribed by law and set forth in the Articles of Incorporation of the Association, the BYLAWS of the Association and this Declaration, copies of the Association Articles of Incorporation and Bylaws are attached hereto as Exhibits "B" and "C". Neither the Articles of Incorporation nor the BYLAWS shall, for any reason, be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration.

Section 2. Voting Rights. The Association shall have two (2) classes of voting membership as set forth in the Articles of Incorporation.

Section 3. Duties, Powers and Authority of the Association. The Association shall have all the powers of a non-profit corporation organized under the laws of the State of Florida, subject only to such limitations upon the exercise of such powers as are expressly set forth in the Articles of Incorporation, the BYLAWS, or this Declaration. The Association shall have the power to do any and all lawful things which may be authorized, assigned, required or permitted to be done by this Declaration, any Supplemental Declaration, the Articles of Incorporation and the BYLAWS, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association for the benefit of the Owners and for the maintenance, administration, and improvement of the Common Property.

Section 4. Annexation of Additional Property.

(a) Parties Authorized to Annex Property: Additional property may be annexed by the following parties:

(i) By Declarant: Unless waived by recorded instrument, Declarant will have the right, but not the obligation, from time to time and in its sole discretion; to annex to Highpoint Crossing any property which is adjacent to or abutting any property described on the Plat. In determining whether the property to be annexed is adjacent to or abuts the property described on the Plat, Declarant may disregard any roads situated between the property shown on the plat and the property to be annexed.

(ii) By Association: Additional property may be annexed to Highpoint Crossing by the Association.

(b) Procedure: The party effecting the annexation shall record a Supplemental Declaration in the Public Records. The Supplemental Declaration shall be executed on behalf of Declarant or the Association by an officer of Declarant or its assignees or by an officer of the Association. The Supplemental Declaration shall contain the legal description of the property being annexed. The Supplemental Declaration may contain special provisions applicable to the property being annexed which limit the applicability of covenants, restrictions, and easements contained in this Declaration or which impose additional or different covenants, conditions, or restrictions to reflect the different character of the property being annexed. The party making the Supplemental Declaration will have sole discretion to determine the special provisions to be contained in the Supplemental Declaration; however, no special provisions may be included which exempt the owners of the property being annexed from equitably sharing in common expenses of Highpoint Crossing. Upon recording, the annexed property will become part of Highpoint Crossing.

Section 5. Additional Associations. At the option of Declarant, separate associations for phases annexed pursuant to Section 4 above, may be established provided, however, that Lots in any such association shall also be members of the Association. The Association shall have the right, but not the obligation to collect all separate neighborhood assessments for any additional associations.

ARTICLE III
Property Rights

Section 1. Member's Easements of Enjoyment. Subject to the provisions of this Declaration, the Association, the Declarant (until the Declarant transfers ownership of the last Lot owned by Declarant) and all Members of the Association, shall have a non-exclusive right, license, privilege and easement of use and enjoyment in and to the Common Property and such rights shall be appurtenant to and shall pass with the title to every Lot in the property. Said rights shall include, but not be limited to, the following:

a. Right-of-way for ingress and egress by vehicles or by persons on foot, in, through, over, under and across the streets, roads, parking areas unless otherwise restricted and walks in the Common Property for all lawful purposes; and

b. Rights and easements of drainage across storm water drainage and retention structures

and areas, and the right to connect with, maintain and make use of utility lines, wires, pipes, conduits and cable television lines which may from time to time be in or along the streets and roads or other areas of the Common Property; and

c. Rights to use and enjoy the Common Property for any purpose not inconsistent with this Declaration, any applicable Supplemental Declaration, the Articles and the BYLAWS of the Association.

Section 2. Title to Common Property / Termination of Declarant Rights. The Declarant may retain the legal title to all or any portion or portions of the Common Property until such time as it has completed improvements thereon. At or before the time Declarant has conveyed to Owners fee simple title to all of the Lots, Declarant hereby covenants for itself, its successors and assigns, that it will convey to the Association by warranty deed, free and clear of any mortgage lien, all Common Property, and at such time Declarant's rights under theses Covenants will terminate. If Declarant retains any Lot, or portion thereof, for a purpose other than for sale in the ordinary course of business, Declarant's rights under the Covenants, as a Declarant will terminate. The conveyance of the Common Property to the Association shall be deemed to contain the following covenant which shall run with the land, whether or not specifically set forth in said conveyance, and shall be binding upon the Association, its successors and assigns, for so long as such property shall remain subject to this Declaration:

> In order to preserve and enhance the Property values and amenities of the Lots, the Common Property, and all landscaping and drainage and other improvements now or hereafter built or installed thereon shall at all times be maintained in good repair and condition by the Association.

Any provision contained in this Declaration requiring the Declarants' written approval shall terminate upon the Termination of Declarant's Rights under this paragraph.

Section 3. Extent of Members' Easements. The rights and nonexclusive easements of use and enjoyment created hereby shall be subject to the following:

a. The Association, subject to the rights of the Declarant and the Owners set forth in this Declaration, shall be responsible for the exclusive management and control of the Common Property and all improvements thereon.

b. The right of the Declarant without Owner or Association approval prior to conveyance of title to the Association, and the right of the Association thereafter, to grant or dedicate to any Owner, to any governmental agencies and to any utility companies, and to reserve, easements and rights-of-way, in, through, under, over and across the Common Property for the installation, maintenance and inspection of lines and appurtenances for public or private water, sewer, drainage, cable television, telephone, electricity, and other utilities, and for the completion of the development. No improvement or material may be placed upon any such easement as may damage or interfere with the installation, maintenance and operation of utilities or that may change the direction, or affect

the flow of drainage.

c. The easements and rights of the Declarant reserved by this Declaration.

Section 4. Easement Reserved to the Declarant Over Common Property. The Declarant hereby reserves to itself and its successors and assigns, non-exclusive licenses, rights, privileges and easements in, through, over, upon and under all Common Property, for the following purposes: (1) the right to use the said Common Properties for rights-of-way and easements to erect, install, maintain, inspect and use electric and telephone wires, cables, conduits, sewers, water mains, pipes, telephone, and electrical equipment, gas, cable television, drainage facilities, ditches or lines, or other utilities or services and for any other materials or services necessary or convenient for the completion, marketing, and use and enjoyment of the Property; (2) the right to cut any trees, bushes or shrubbery, make any grading of the soil, or take any other similar action reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, convenience, safety and appearance; (3) the right to locate thereon wells, pumping stations and irrigation systems and lines; (4) the right and easement of ingress and egress for purposes of development, construction and marketing; and (5) such other rights as may be reasonably necessary to complete in an orderly and economic manner the development of the Property; provided, however, that said reservation and right shall not be considered an obligation of the Declarant to provide or maintain any such utility, development, or service. The Declarant also reserves the right to connect with and make use of the utility lines, wires, pipes, conduits, cable television, sewers and drainage and other utility lines which may from time to time be in or along the streets and roads, or within the Common Property or easements, or to grant such rights to others. Finally, the Declarant reserves the right to use the Common Property in its efforts to market the Property. This Section may not be amended without the written consent of the Declarant.

Section 5. Beneficiaries of Easements, Rights and Privileges. The easements, licenses, rights and privileges established, created and granted by this Declaration are for the benefit of the Association, the Declarant, and the Owners, all as more specifically set forth elsewhere in this Declaration, and any Owner or the Declarant may also grant the benefit of such easement, license, right or privilege to tenants and guests for the duration of their tenancies or visits, but the same are not intended nor shall they be construed as creating any rights in or for the benefit of the general public.

Section 6. Easement for Encroachments. In the event that any portion of any roadway, walkway, parking area, driveway, water lines, sewer lines, utility lines, sprinkler system, building or any other structure or improvement as originally constructed by an Owner encroaches on any Common Property, it shall be deemed that the Association has granted a perpetual easement to the Owner for the continuing maintenance and use of such encroaching improvement or structure. The foregoing shall also apply to any replacements of any such improvements or structures if same are constructed in substantial conformity with the original structure or improvement.

ARTICLE IV
Insurance and Casualty Losses

The Board of Directors shall have the authority but not the duty to obtain insurance for insurable improvements on the Common Property owned by it, against loss or damage by fire or other hazards, including extended coverage, vandalism and malicious mischief, and to obtain public liability policies covering the Association and its Members, Declarant and/or its designee, for damage or injury caused by the negligence of the Association or any of its Members, Declarant and/or its designee, or agents, and, if reasonably obtainable, directors' and officers' liability insurance, and to obtain any and all other types of insurance coverage with respect to such risks or persons as shall be deemed necessary or appropriate by the Board of Directors. Any insurance obtained shall include such coverage, contain such deductible provisions and be in such limits as shall be determined by the Board of Directors. The Association shall also have the discretion to self insure against any risk. Premiums for insurance shall be a Common Expense if for the benefit of the Association, its officers or directors, the entire membership as a group, or relate to the Common Property.

ARTICLE V
Covenant for Maintenance Assessments

Section 1. Creation of the Lien and Personal Obligation on Assessments.

a. Each Owner, by acceptance of a deed to any Lot, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to and hereby does covenant and agree to pay to the Association: (1) annual assessments or charges, (2) special assessments, and (3) individual assessments. Said assessments shall be fixed, established and assessed to the owners as hereinafter provided. The assessments together with interest thereon, late charges, lien charges and costs of collection thereof, including court costs and reasonable attorneys' fees (including fees and costs upon appeal) , shall be a charge and a continuing lien upon the Lot against which each such assessment is made from the date on which each such assessment is due. Each such assessment, together with interest, late charges, lien charges, costs and attorneys' fees, as herein provided, shall also be the personal obligation of the Owner of such Lot at the time the assessment fell due. For the purposes of this Article, the Declarant is an "Owner" subject to assessments.

b. Exempt Property. The Common Property shall be exempt from the assessments, charges and liens created herein. Except as set forth in this subsection, no land or improvements in the Property shall be exempt from assessments, charges or liens. No owner may avoid the obligation for the payment of assessments by virtue of non-use or abandonment of the Common Property.

Section 2. Purpose of Assessments. The assessments levied by the Association may be used for the purpose of promoting the health, safety, and welfare of the lands and owners in the Property, for the performance by the Association of its duties and the exercise of the powers conferred upon it, for the improvement and maintenance of properties, services and facilities which have been or will

be constructed, installed or furnished upon, and which are devoted to the purpose and related to the use and enjoyment of, the Common Property, and for such other purpose as may be deemed desirable or appropriate from time to time by the Board of Directors, including but not limited to:

a. Payment of operating expenses of the Association; and

b. Lighting, improvement and beautification of access ways and easement areas (whether dedicated to the public or private), and the acquisition, maintenance, repair and replacement of project identification signs, directional markers and traffic control devices, parking, entry features, and the costs of controlling and regulating traffic on the access ways if not maintained by a public body; and

c. To pay all real and personal property taxes and assessments (if any) separately levied upon or assessed against the Association or the Common Property. Such taxes and assessments may be contested or compromised by the Association. It is the intent of this Declaration that, inasmuch as the interest of each Owner to use and enjoy the Common Property constitutes an interest in real property on a proportionate basis appurtenant to each benefitted Lot, the value of the interest of each owner in such property shall be included in the assessed value of each Lot; and

d. Management, maintenance, improvement and beautification of landscaping, fencing and storm water drainage and retention features on Common Property; and

e. Repayment of deficits previously incurred by the Association, if any, in making capital improvements to or upon the Common Property, and in furnishing services to or for the Members and maintenance of Common Area's grass, landscaping, trees and shrubs; and

f. Repair and maintenance of all streets, parking and roadways situated upon the Common Property, which have not been dedicated to any governmental unit. Declarant is responsible for the original cost of constructing any such street, parking, or roadway improvement and installing or constructing any traffic control device or similar improvement thereon, situated upon the common property; and

g. Funding of appropriate reserves for future repair and replacement; and

h. Doing any other thing necessary or desirable in the judgment of said Association to keep the Common Property neat and attractive or to preserve or enhance the value thereof, or to eliminate fire, health or safety hazards, or which, in the judgment of the said Association, may be of benefit to the Owners or occupants of the Property.

i. Each owner of a lot, by acceptance of a deed for such lot, whether or not it is expressed in the deed, agrees to pay assessments as provided in these Covenants and Restrictions. The Association shall levy a special assessment for the purpose of defraying in whole or in part the cost of the maintenance, operation and repair of the Surface Water or Storm Water Management

System and any and all other costs incurred to comply with the terms and provisions of the permit issued by the District. Such special assessments shall be levied by the Board of Directors of the Association with or without approval of the membership of the Association. Special assessments shall be due and payable within thirty (30) days of the assessment being levied.

Section 3. Determination of Assessments.

a. Operating Budget. It shall be the duty of the Board, by majority vote, at least forty-five (45) days prior to the end of the Association's fiscal year, to prepare and approve a budget covering the estimated costs of operating the Association during the coming year, including but not limited to operational items such as overhead and indirect costs, insurance, utilities, taxes, repairs, reserves, maintenance and other operating expenses, as well as charges to cover any deficits from prior years, and such capital improvements budget items as approved by the Board pursuant to Subsection (b) below.

b. Capital Budget. The Board of Directors shall annually prepare a capital budget which shall take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost. The Board shall set the required annual capital contribution, if any, in an amount sufficient to permit meeting the projected capital needs of the Association, as shown on the capital budget, with respect to both amount and timing. The annual capital contribution required shall be fixed by the Board and included within the annual operating budget and assessments. A copy of the capital budget shall be distributed to each Member as an Appendix to the operating budget. Additionally, new capital improvements in the budget shall be approved not by the Board of Directors, but by a majority of the Members by separate written ballot.

c. Adoption of Budget. The Board shall cause a copy of the budget and the projected assessments to be levied for the following year, to be delivered to each Member at least forty-five (45) days prior to the end of the Association's fiscal year. In the event the proposed budget reflects an increase in assessments greater than 15% over the previous year, such increase shall not be effective until approved at a special meeting of the Members held on or before thirty (30) days after the proposed budget and assessments are mailed to the Members, by a vote of a majority of the Class A membership of the Association. In the event that the membership does not approve the proposed budget for the succeeding year, or in the event the Board shall fail to propose a budget, then and until such time as a new, acceptable budget shall have been determined, the budget in effect for the preceding year shall continue for the succeeding year.

d. Allocation of Assessments Among Parcels. The total expenses reflected in the Operating Budget of the Association shall be assessed against all Lots in proportions based upon the square footage of land in each Lot to the total square footage of the Property subject to assessment.

e. Adjustment of Assessments to reflect Varying Levels of Services. In determining assessments payable by the Owners, the Board of Directors may in its discretion allocate the varying cost components of the budget among the Owners affected or benefitted to reflect varying levels of

services to different Owners; for example but not by way of limitation, the Board of Directors may elect to allocate the assessments for refuse collection and retention basin maintenance to those lots benefitting from the use of these areas and services.

Section 4. Special Assessments.

a. Special Assessments. In addition to the annual assessments established pursuant to Section 3 hereof, the Board of Directors may levy at any time a special assessment for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a capital improvement upon the Common Property, including the necessary fixtures and personal property related thereto, for the purpose of covering any insufficiency of assessments to fund the actual monetary needs of the Association over and above the budgeted annual assessments, or for any other use or purpose deemed desirable or appropriate by the Board of Directors; provided, however, that any such special assessment shall have the approval of a majority of the votes of the Members who are in attendance and voting in person or by proxy at a meeting duly called for said purpose. The Board of Directors shall determine the date when such special assessment is to be paid.

b. Individual Assessment. The Association may levy an individual assessment upon any Lot to cover the costs incurred by the Association due to that owner's failure to maintain its Lot pursuant to the standards set forth in this Declaration, or to reimburse the Association for any damage to any Common Property, caused by any owner or its lessee or invitee, or for any other purpose permitted by this Declaration or any supplemental Declaration.

Section 5. Date of Commencement of Assessments; Initial Annual Assessment; Due Dates. The annual assessments provided for herein as to the Property shall be due and payable quarterly, in advance.

Section 6. Certificate of Payment. Upon request, the Association shall furnish to any owner a certificate signed by an officer of the Association setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence in favor of third parties of payment of any assessment therein stated to have been paid. The Association may charge a reasonable fee for this service.

Section 7. Effect of Non-Payment of Assessment. If any assessment or installment thereon is not paid within fifteen (15) days after the due date, same shall bear interest from the date due at the highest rate allowed by Florida law or at such lesser rate as may be determined by the Board. The Association shall have the right to file and foreclose a Claim of Lien against any Lot in the amount of the unpaid assessment.

The Association may bring an action at law for collection against the Owner personally obligated to pay the assessment and/or to foreclose the lien against the Lot and improvements, and there shall be added to the amount of such assessment the aforesaid interest, late charges, if any, costs of collection and court costs, and reasonable attorneys' fees, including court costs and attorney's

fees upon appeal, and the said costs of collection shall be recoverable whether or not suit be brought. Costs of collection shall include not only costs of a legal action or legal representation, but shall include costs incurred by the Association for collection.

If it becomes necessary for the Association to file a claim of lien against any Lot, a lien fee in an amount set by the Board of Directors may be charged by the Association. Such lien fee shall be added to the unpaid assessment and same shall be secured by the lien hereby created.

The Board of Directors may establish a late fee for any assessment not paid within ten (10) days of its due date.

Such lien shall be effective upon filing in the public records of Alachua County and shall be prior to all other liens thereafter created except taxes or assessments levied by governmental authority, and except as to the lien of any mortgage as hereinafter provided in Section 8. The personal obligation of the then owner to pay such assessment, however, shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them, but no such assumption shall relieve any owner personally obligated hereby for delinquent assessments from such Owner's personal liability therefore.

Section 8. Subordination of the Lien to Certain Mortgages. The lien of the assessments provided for by this Declaration shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon any Lot and held by a commercial or savings bank, savings and loan association, trust company, credit union, industrial loan association, insurance company, pension fund, or business trust, including but not limited to a real estate investment trust, any other lender regularly engaged in financing the purchase, construction, or improvement of real estate, or any assignee of loans made by such lender, or any private or governmental institution or agency which has insured the loan of any such lender, or any combination of any of the foregoing entities, or any of same constituting an institutional mortgagee; provided, however, that a sale or transfer of any Lot pursuant to a decree of foreclosure, or pursuant to any proceeding in lieu of foreclosure, shall not relieve such Lot from liability for any assessments which thereafter become due, nor from the lien of any subsequent assessment. Said assessment liens, however, shall be subordinate to the lien of any such mortgage or mortgages hereafter placed upon the Lot subject to assessment, and no mortgagee shall be responsible for the collection of assessments from an Owner.

ARTICLE VI
Architectural Control

Section 1. Architectural Control; ACC . All improvements on the Property are subject to architectural and environmental review. This review shall be in accordance with this Article, the requirements of the City of Alachua, and the Design Control Guidelines. No site work, landscaping, utilities extensions, drainage improvements, paving, building, fence, wall or any other physical or structural improvement, or change or alteration to the exterior of any existing structures or improvements, or to any existing landscaping, shall be commenced, erected or maintained until the

plans and specifications showing the nature, size, workmanship, design, signs, shape, finished grade elevation, height, materials and color of the same, together with a detailed landscape plan and a plot plan showing the location relative to boundaries and adjacent improvements of such proposed improvements or changes, shall have been submitted to and approved in writing by the Architectural Control Committee (the "ACC") as to consistency with Design Control Guidelines, location in relation to surrounding structures, and drainage features and topography. The above approvals also shall apply to remodeling, re-painting, re-roofing and re-landscaping.

The ACC may revise from time to time the Design Control Guidelines, if said revisions are consistent with the original concept and plan of development and approved by the City of Alachua. The Design Control Guidelines shall be set forth in writing and made available to all builders doing business in the Property, and to all Members and prospective members of the Association. Each applicant for approval shall have the burden to know and comply with the appropriate criteria. The Design Control Guidelines may include any and all matters considered appropriate by the ACC not inconsistent with the provisions, of this Declaration, including without limitation, landscaping, site, building, parking, lighting, signage, fence design and recreational improvements.

The Declarant shall be entitled to appoint all members of the ACC. Thereafter, the ACC shall be comprised of three persons, who shall be appointed by the Board of Directors. The members of the ACC shall not be required to be owners. The concurrence of a majority of the members of the ACC shall be required for any decision of the ACC.

The conclusion and opinion of the ACC shall be binding. If in its opinion, for any reason, including purely aesthetic reasons, the ACC should determine that any proposed improvement, alteration, etc., is not consistent with the Design Control Guidelines, such alteration or improvement shall not be made.

Section 2. Approval or Disapproval. Approval of the plans and specifications may be withheld not only because of noncompliance with any of the specific conditions, covenants and restrictions contained in this Declaration, but also by virtue of the reasonable dissatisfaction of the ACC with the location of the structure, the elevation, the color scheme, the finish, design, proportions, architecture, drainage plan, shape, height, style and appropriateness of the proposed structures or altered structures, the materials used therein, the planting, landscaping, size, height or location of vegetation on the property, fences, enclosures, mail boxes, or because of its reasonable dissatisfaction with any or all other matters or things which, in the reasonable judgment of the ACC, will render the proposed item of improvement inharmonious or out of keeping with the Design Guidelines. Three (3) sets of plans, specifications and plot plans (collectively the "Plans") shall be submitted to the ACC by the owner prior to applying for a building permit. The ACC shall provide a written receipt for the plans by an authorized agent of the ACC. Plans and resubmittals thereof shall be approved or disapproved within thirty (30) days after receipt by the ACC. Failure of the ACC to respond in writing to a submittal or re-submittal of Plans within such period shall be deemed to be an approval of the Plans as submitted or resubmitted. The ACC approval or disapproval, as required by this Declaration, shall be in writing and shall accompany two (2) copies of the Plans to be returned to the Owner. The remaining copy of the Plans shall become the property of the ACC. Whenever the

ACC disapproves plans and specifications, the disapproval shall be accompanied by a written outline of the reason or reasons for such disapproval.

Section 3. Violations; Waiver. The work must be performed strictly in accordance with the Plans as submitted and approved. If after the Plans have been approved, the improvements are altered, erected, or maintained upon the Property otherwise than as approved by the ACC, such alteration, erection and maintenance shall be deemed to have been undertaken without the approval of the ACC having been obtained as required by this Declaration. After the expiration of one (1) year from the date of completion of any improvement, addition or alteration, said improvement shall, in favor of purchasers and encumbrances made in good faith and for value, be deemed to comply with all of the provisions hereof, unless a notice of such noncompliance executed by any member of the ACC shall appear of record in the office of the Clerk of the Circuit Court of Alachua County, Florida, or legal proceedings shall have been instituted to enforce compliance with these provisions. Upon approval of the ACC, it shall be conclusively presumed that the location and exterior configuration of any building, structure or other improvement placed or constructed in accordance with the approved Plans does not violate the provisions of this Declaration. The approval of the ACC of any Plans submitted for approval as herein specified shall not be deemed to be a waiver by the ACC of its rights to object to any of the features or elements embodied in such Plans if or when the same features or elements are embodied in any subsequent Plans submitted. Approval by ACC does not relieve the Owner of the responsibility of obtaining all other necessary approvals and permits from various agencies and authorities and from complying with all applicable codes and ordinances, nor shall its approval be deemed approval of any plan or design from the standpoint of structural safety or conformance with building or other codes.

Section 4. Variances. The ACC may authorize variances from including without limitation restrictions placement of structures, or similar restrictions,, when circumstances such as topography, natural obstructions, existing or environmental considerations may require. Such variances must be evidenced in writing and must be signed by at least two (2) members of the ACC and shall be effective upon delivery to the Owner. If such variances are granted, no violation of this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration or the Design Guidelines for any other purposes than the particular provision covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting the use of the Owner's Lot, including but not limited to zoning ordinances and setback requirements imposed by the appropriate governmental authority.

Section 5. Waiver of Liability. Neither the Declarant, the ACC, any member of the ACC, the Association, nor any of their representatives shall be liable in damages to anyone submitting Plans for approval or to any owner or occupant of the Property by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval of, disapproval of or failure to approve any Plans. Every person who submits Plans for approval agrees, by submission of such Plans, and every owner or occupant of any Lot agrees by acquiring title thereto or an interest therein, that it will not bring any action, proceeding or suit to recover any such damage. Approval of

any Plans, and any other approvals or consents pursuant hereto or otherwise, is given solely to protect the aesthetics of the Property; and shall not be deemed a warranty, representation or covenant that such buildings, improvements, landscaping or other action taken pursuant thereto or in reliance thereof comply with, or are not in violation of any applicable laws, codes, rules or regulations.

The Declarant, the ACC, the Association or any agent thereof, shall not be responsible in any way for any defects in any Plans revised or approved in accordance with the requirements of the ACC, or for any structural or other defect in any work done according to such Plans.

This Article may not be amended without the Declarant's written approval.

Section 6. Enforcement of Planning Criteria. The Declarant and the Association shall have the standing and authority to enforce in courts of competent jurisdiction the Design Control Guidelines and the decisions of the ACC. Should the Declarant or the Association be required to enforce the provisions hereof by legal action, the reasonable attorneys' fees and costs incurred, whether or not judicial proceedings are involved, including the attorneys' fees and costs incurred on appeal from judicial proceedings, shall be collectible from the violating owner. Should any Owner fail to comply with the requirements hereof after thirty (30) days written notice, the Declarant or the Association shall have the right to enter upon the Owner's property, make such corrections or modifications as are necessary, or remove anything in violation of the provisions hereof or the Design Control Guidelines, and charge the cost thereof to the Owner. Neither the Declarant nor the Association, or their agents or employees, shall be liable to the Owner or to any occupant or invitee of any owner for any trespass or damages or injury to property or person unless caused by gross negligence or intentional wrongdoing.

Section 7. Term of Approval. Approval by the ACC shall be effective for a period of one (1) year from the date the approval is given, or one (1) year from the expiration of the thirty (30) day period specified in Section 2 hereof where approval is not expressly granted or denied. If construction has not, commenced within the said one (1) year period, the approval shall expire and no construction shall thereafter commence without written renewal of such prior approval. The ACC shall establish reasonable time limitations for the completion of any improvements approved by the ACC.

ARTICLE VII
Maintenance

Section 1. Owner's Responsibility; Default. It shall be the affirmative duty of each owner at all times to keep and maintain the improvements, landscaping and stormwater drainage and retention improvements located on and serving to drain only its Lot in good and presentable condition and repair consistent with the approved plans and specifications therefore. Each Lot Owner shall be responsible for removing and replacing dead or dying trees and shrubs and grasses on its property. The Association shall have the right to provide maintenance upon any Lot and improvements thereon in the event of default by any owner in that Owner's duties hereby imposed; subject, however, to the

following provisions. Prior to performing any maintenance on an Owner's property, the Board of Directors, or a committee appointed by the Board of Directors, shall determine that same is in need of repair, or maintenance and is detracting from the overall appearance of the Property. Except in the event of an emergency, prior to commencement of any maintenance work, the Board of Directors must furnish fifteen (15) days prior written notice to the owner at the last address listed in the Association's records for said Owner notifying the owner that unless certain specified repairs or maintenance are commenced within said fifteen (15) day period and thereafter diligently pursued to completion, the Association may procure said repairs and charge same to the Owner. Upon the failure of the owner to act within said period of time and to thereafter diligently pursue repairs or maintenance, the Association shall have the right to make such necessary repairs, or maintenance as is specified in the written notice. In this connection, the Association shall have the right to do such things as, but not limited to, paint, repair, replace and care for roofs, gutters, downspouts and exterior building surfaces, clean or resurface paved access ways and parking areas, trim and care for trees, shrubs, grass, walks, swales, berms and other landscaping, and drainage improvements, as well as to provide general cleanup, and removal of debris which in the opinion of the Association detracts from the overall beauty and setting of the Property. Neither the Declarant nor the Association, or their agents or employees, shall be liable to the Owner for any trespass or damages or injury to the property or person of the Owner or the occupants or invitees of the affected parcel or improvements thereon unless caused by gross negligence or intentional wrongdoing.

Section 2. Access at Reasonable Hours. For the purpose of performing the repairs or maintenance authorized by this Article, the Association, through its duly authorized agents, contractors or employees, shall have the right to enter upon any owners' property and the exterior of any improvements thereon during reasonable hours on any day except Sundays and holidays, except that in an emergency situation, as determined by the Board of Directors, entry may be made on any day and at any hour. In accepting a deed, each Owner grants the Association an easement to his Lot for repair or maintenance access made pursuant to this Article.

Section 3. Association Maintenance Responsibility. The Association shall maintain and keep in good repair the Common Property, and all improvements thereon. said maintenance obligation shall be deemed to include but not be limited to maintenance (subject to the insurance and casualty loss provisions contained herein) of all utility lines, pipes, wires, glass, conduits, structures, systems, trees, fences, shrubs, grass, streets, walks, retention, detention and drainage areas, service roads, signage, and other improvements situated upon the Common Property. The Association and ultimately the Owners of any real property located within the Association will be responsible for the maintenance, operation and repair of the Surface Water or Storm Water Management System as required by the permit issued by the District and other applicable District rules. Maintenance of the Surface Water or Storm Water Management System(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other Surface Water or Storm Water Management capabilities as permitted and/or required by the District. Any repair or reconstruction of the Surface Water or Storm Water Management System shall be as permitted or, if modified, as approved by the District.

Section 4. Damage to Common Property. If Declarant or an Owner causes damage to any portion of the Common Property, such damage shall be repaired by the responsible party within a reasonable amount of time.

Section 5. Assessment of Cost. The cost of the repair or maintenance referred to in Sections 1 and 4 shall be assessed as an individual assessment against the Owner of the affected Lot and shall be secured by a lien upon the affected Lot and shall also constitute a personal obligation of the Owner. The individual assessment shall be collectible along with interest at the highest rate allowed by law from date of expenditure to date of payment by the owner, and costs of collection and attorneys' fees, in the same manner as delinquent annual assessments.

ARTICLE VIII
Restrictive Covenants

The Property shall be subject to the following restrictions, reservations and conditions which shall be binding upon each and every owner and its heirs, personal representatives, tenants, invitees, successors, and assigns, as follows:

Section 1. Water and Sewage Facilities. No individual water supply system or individual sewage disposal system shall be permitted on any Lot. This section does not restrict the right of any owner to install, operate and maintain a water well for use only for air conditioning/heating, and irrigation purposes.

Section 2. Drainage Facilities. Each Owner will comply with the master drainage plan approved for the Property by the Suwannee River Water Management District. The Suwannee River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in these Covenants and Restrictions which relate to the maintenance, operation and repair of the Surface Water or Storm Water Management System as well as any and all other provisions contained in these Covenants and Restrictions that in any way relate to the permit issued by the District. The District's right to enforce these Covenants and Restrictions by proceedings at law or in equity shall survive any dissolution of the Association and may be enforced by the District against the Association and/or the Owner(s). Should the district bring an action at law or in equity to enforce any provision of these Covenants and Restrictions and should it be determined in any such proceedings that the Association or any owner(s) breached any of the provisions of these Covenants and Restrictions or failed to completely and timely comply with any of these Covenants and Restrictions, the District shall be entitled to an award of attorneys' fees and costs incurred by the District in such proceedings which shall include attorneys' fees and costs incurred in any administrative and appellate proceedings. The District shall have the right to file a lien in the public records of Alachua County, Florida or any such attorneys' fees and costs awarded to the District by any court or administrative body.

Section 3. Landscaping. Irrigation and landscaping on each Lot and stormwater drainage and retention features located on and serving only a specific Lot shall be continuously maintained in

good, aesthetically pleasing condition by the Owner. The ACC may waive, alter or amend this requirement based upon changes in water usages and landscaping materials. Landscaping as approved by the ACC shall be installed within thirty (30) days of occupancy or substantial completion of any buildings, whichever occurs first.

Section 4. Obnoxious or Offensive Activity. No Obnoxious or offensive activity shall be allowed on the Property, nor shall any use or practice be allowed which is a source of annoyance, embarrassment or discomfort to owners or their tenants or invitees, or which interferes with the peaceful possession and proper use and enjoyment of the Property, nor shall any improper, unsightly, offensive or unlawful use be made of any Lot or of the Common Property, and all laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction shall be observed.

The use, enjoyment and occupancy of the Property shall be in such a manner so as not to cause or produce any of the following effects discernible outside buildings located thereon or affecting the adjoining property or any portion or portions thereof; excessive noise, smoke, dust, dirt or fly ash; unusual fire or explosive hazards; or vibration or light.

Section 5. Garbage and Trash. No trash, garbage or other waste material or refuse shall be placed or stored on any part of the Property except in areas approved by the Board of Directors in accordance with specifications so established.

Section 6. Storage Receptacles. No fuel tanks or similar storage receptacles may be exposed to view. Any such storage items or tanks must be buried underground, and shall otherwise comply with standards established from time to time by the Board of Directors, the ACC and governmental regulations.

Section 7. Vehicles and Repair. No inoperative cars, motorcycles, trucks or other types of vehicles shall be allowed to remain either on or adjacent to any Lot for a continuous period in excess of twenty-four (24) hours. No campers, mobile homes, motor homes, boats, house trailers, boat trailers, or trailers of every other description may be stored on the Property without the approval of the ACC. The only exception is during the periods of approved construction on the Property. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as pickup, delivery, and other commercial services. Additional rules and regulations regarding parking, use, repair and storage of vehicles on the Property may be promulgated from time to time by the Board of Directors.

Section 8. Structures. No building or structure of a temporary character, including trailers, tents and shacks shall be permitted on the Property; provided, however, temporary improvements used solely during the construction of the approved permanent improvements shall be permitted if approved by the ACC but shall be removed immediately upon completion of such construction.

Section 9. Signs. No signs, advertisements, billboards, solicitation or advertising structures of any kind shall be erected, modified or maintained on a Lot, or on the Property, unless prior written

approval of the ACC is obtained; Provided, however, reasonable street numbers and one sign containing not more than twelve (12) square feet on surface area per side (2 sides maximum) and used solely in connection with the marketing of a Lot for sale shall be permitted without prior approval. The restrictions of this section shall not apply to the Declarant.

Section 10. Air Conditioning Equipment. No air conditioning equipment which is not screened shall be permitted on the Property unless approved by the ACC. The ACC may prohibit window air conditioning units altogether or impose stricter standards.

Section 11. Antenna. No outside antenna, including without limitation any television, radio, microwave or dish antenna, shall be erected, used or maintained on the Property without the prior written approval of the ACC.

Section 12. Completion of Construction. After commencement of construction of any improvements on a Lot, the Owner shall diligently prosecute the work thereon, to the end that the improvements shall not remain in a partly finished condition any longer than reasonably and normally necessary for completion thereof. The owner of the Lot on which improvements are being constructed shall at all times keep streets and parking contiguous to the Lot and the abutting Common Property free from any dirt, mud, garbage, trash or other debris which might be occasioned by construction of the improvements.

Section 13. Excavation. No clearing or excavation shall be made except in connection with the construction, maintenance or repair of an improvement; and upon completion thereof exposed openings shall be backfilled, and disturbed ground shall be leveled, graded and sodded, as provided on the approved Plans.

Section 14. Utility Service. No "service lines" shall be constructed, placed or maintained anywhere in or upon the Property unless the same shall be contained in conduits or cables constructed, placed and maintained underground or concealed in, under or on buildings or other approved improvements; provided electrical transformers may be permitted if properly screened and approved by the ACC. Nothing herein shall be deemed to forbid the erection and use of temporary power or telephone service poles incident to the construction of approved improvements. The foregoing shall not apply to "transmission lines" now or hereafter existing on the Property. As used herein, the term "service line" shall include lines, wires, or other devices for the communication or transmission of electric current or power on any site or part thereof, including without limitation telephone and television signals. As used herein, the term "transmission line" shall include such master lines, wires, etc. as transmit the current or power to the Lot or parts thereof, and from which the "service lines" run.

Section 15. Mailboxes. No mailboxes or newspaper boxes shall be permitted on the Property unless and until approved by the ACC, and subject to such requirements as may be imposed by the ACC.

Section 16. Trees. Living trees measuring eight (8") inches or more in diameter shall not be cut down or removed from the Property without the prior written consent of the ACC unless the trees are located within five (5') feet of a proposed building as approved by the ACC.

Sections 17. Fences. No fences shall be erected without prior ACC approval.

Section 18. Rights of the Declarant. The Declarant and its designee has the right to maintain upon a portion of the Property sales, administrative, construction or other offices, signs and other promotional equipment and apparatus which shall not be subject to assessment.

Section 19. Ordinance Restrictions. No improvements of any kind shall be constructed or placed upon the Property, and no uses shall be permitted on the Property except as authorized and permitted by all local ordinances, building codes and land development regulations affecting the subject property.

ARTICLE IX
Amendment by Declarant

The Declarant reserves and shall have the sole right to (a) amend this Declaration for the purpose of curing any ambiguity or any inconsistency between the provisions contained herein; (b) include in any contract or deed or other instrument hereafter made any additional covenants and restrictions applicable to any Lot, which do not lower the standards of the covenants and restrictions herein contained; (c) release any Lot from any part of the covenants and restrictions contained herein which have been violated if the Declarant, in its sole judgment, determines such violation to be a minor or insubstantial violation; (d) amend this Declaration without vote or consent of the Owners in any manner which does not adversely affect the substantive rights of an existing Owner or mortgagee; and (e) to amend this Declaration during the first two (2) years after same has been recorded to comply with the request of any mortgagee referred to in Section 8 of Article V. The foregoing amendments may be made without the joinder or approval of any Owner, mortgagee, or the Association.

ARTICLE X
Additional Covenants and Restrictions

No Owner, without the prior written approval of the Declarant or without the prior written approval of the Board of Directors after Termination of Declarant Rights, may impose any additional covenants or restrictions on any part of the Property.

ARTICLE XI
Amendment

Except as to provisions relating to amendments set forth herein regarding certain specific items and the method of amending or altering same, any other provisions, covenants, or restrictions

set forth herein may be amended in accordance with this provision. The holders of at least two-thirds (2/3) of the votes in the Association, without regard to class, may change or amend any provision hereof (1) by executing a written instrument in recordable form setting forth such amendment, or (2) by causing a certified copy of a duly adopted resolution of the owners to be prepared, and having the same duly recorded in the public records of Alachua County, Florida. A proposed amendment may be initiated by the Declarant, the Association, or by petition signed by thirty (30%) percent of the owners. If a proposed amendment is to be adopted by vote, a written copy of the proposed amendment shall be furnished to each Owner at least thirty (30) days but not more than ninety (90) days prior to the meeting to discuss the proposed amendment. If adopted by vote, the affirmative vote required for adoption shall be two thirds (2/3) of the votes of the owners, without regard to class. Owners not present in person or by proxy at the meeting considering the amendment may express their approval or disapproval in writing, providing such approval or disapproval is delivered to a member of the Board of Directors at or prior to the meeting. The recorded certificate shall contain a recitation that notice was given as above set forth and said recitation shall be conclusive as to all parties, and all parties of any nature whatsoever shall have full right to rely upon said recitation in such recorded certificate. The amendment shall be effective upon recordation of the executed amendment or the certified copy of the duly adopted resolution among the public records of Alachua County.

Notwithstanding the foregoing, no amendment may be made under the terms of this Article to increase or create additional assessments, fees or charges applicable to any Lot or Member or to modify the provisions of Article V, Sections 3 or 4 above, without the prior approval of at least two-thirds (2/3) of the votes of Members other than Declarant.

Until Termination of Declarant Rights, no Declarant related amendment shall be made to this Declaration, or the Articles or BYLAWS of the Association unless such amendment is first approved in writing by the Declarant. Any amendment shall be deemed to be Declarant related if it does any of the following:

a. Directly or indirectly by its provisions or in practical application relates to the Declarant in a manner different from the manner in which it relates to other owners.

b. Modifies the definitions provided for by Article I of this Declaration in a manner which alters the Declarant's rights or status.

c. Alters the character and rights of membership as provided in the Articles of Incorporation or affects or modifies in any manner whatsoever the rights of Declarant as a Member.

d. Alters any previously recorded or written agreement with any public or quasi-public agencies, utility company, political subdivisions,, public authorities or other similar agencies or bodies, respecting zoning, streets, roads, drives, easements or facilities.

e. Denies the right of the Declarant to convey Common Property to the Association.

f. Modifies the basis or manner of assessment as applicable to the Declarant or any lands owned by the Declarant.

g. Alters or repeals any of the Declarant's rights or any provision applicable to the Declarant's rights as provided for by any provision of this Declaration or any Supplemental Declaration.

h. Any amendment to the Declaration of Covenants and Restrictions which alters any provision relating to the Surface Water or Storm Water Management System, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior written approval of the District.

ARTICLE XII
Duration and Termination

The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant, the Association and any Owner of any land subject to this or any Supplemental Declaration, their respective legal representatives, heirs, successors and assigns, for a term of ten (10) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years. This Declaration may be terminated at any time by recordation of an instrument signed by the then holders of eighty percent (80%) of the votes in the Association and with all mortgagees agreeing to terminate said covenants and restrictions.

ARTICLE XIII
Enforcement

Section 1. Remedies. If any person or entity shall violate or attempt to violate any of these covenants or restrictions, it shall be lawful for the Declarant, or any owner or the Association (a) to prosecute proceedings for the recovery of damages against those so violating or attempting to violate any such covenant or restriction, or (b) to maintain a proceeding in any court of competent jurisdiction against those so violating or attempting to violate any such covenant or restriction, for the purpose of preventing, or enjoining all or any such violations or attempted violations. The remedies contained in this provision shall be construed as cumulative of all other remedies now or hereafter provided by law or this Declaration. The failure of the Declarant, its successors or assigns, or the Association or an owner, to enforce any covenant or restriction or any obligation, right, power, privilege, authority or reservation herein contained, however long continued, shall in no event be deemed a waiver of the right to enforce the same thereafter as to the same breach or violation, or as to any other breach or violation thereof occurring prior to or subsequent thereto.

Section 2. Severability. The invalidation of any provision or provisions of the covenants and restrictions set forth herein by judgment or court order shall not affect or modify any of the other provisions of these covenants and restrictions which shall remain in full force and effect.

Section 3. Lessees to Comply with Declaration, Articles and BYLAWS - Effect on Non-Compliance. All tenants of the Property or any portion of it shall be subject to the terms and conditions of this Declaration, the BYLAWS and the Articles of Incorporation of the Association, and the rules and regulations promulgated thereunder as though such tenants were Owners.

Each Owner agrees to cause his lessee, occupant, and employees to comply with this Declaration, the BYLAWS, Articles and the rules and regulations promulgated thereunder, and each Owner is responsible and liable for all violations and losses caused by such Lessees or occupants notwithstanding the fact that such occupants are also fully liable for any violation of this Declaration, the BYLAWS, Articles and the rules and regulations promulgated thereunder.

In the event that a lessee ' occupant, or employee of the lessee violates a provision of the Declaration, BYLAWS, Articles or rules and regulations adopted pursuant thereto, the Board of Directors shall have the power to bring an action or suit against the lessee, occupant or employee to recover sums due, for damages or injunctive relief, or for any other remedy available at law or equity.

ARTICLE XIV
Miscellaneous

Section 1. Number and Gender. Reference to the singular shall include reference to the plural and the plural shall include the singular, as indicated by the context of use. Reference to any gender shall include reference to all genders.

Section 2. Severability. The invalidation of any provision of provisions of this Declaration shall not affect or modify any one of the other provisions which shall remain in full force and effect unless otherwise provided herein.

Sect ion 3. Notices. Any notice provided for herein shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person as shown on the records of the Association at the time of such mailing, unless otherwise provided herein.

Section 4. Headings. The paragraph headings are for reference purposes only and shall not in any way effect the meaning, content or interpretation of this Declaration.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed in its name and its seal to be affixed hereto as of the day and year first above written.

[SIGNATURE PAGE TO FOLLOW]

Signed, sealed and delivered
in our presence as witnesses:

DECLARANT:

ALACHUA A ONE, LLC

BY: _____
JAMES W. MCCAULEY
MANAGER

_____
Printed Name: DARRYL J. TOMPKINS

_____
Printed Name: Sandra E. Howe

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 4th day of October, 2018, by JAMES W. MCCAULEY, as Manager of Alachua A One, LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me, or who has produced _____ as identification, and who did take an oath.

_____
NOTARY PUBLIC STATE OF FLORIDA
Printed Name: Sandra E. Howe
My Commission Expires: 11/15/2021

Notary Public State of Florida
Sandra E. Howe
My Commission GG 126635
Expires 11/15/2021

CONSENT AND SUBORDINATION

The undersigned CITIZENS STATE BANK, organized under the laws of the State of Florida, ("Lender") is the holder of a security interest in and security title to, the ("Property"), as defined in the foregoing Declaration of Covenants, Conditions and Restrictions for Highpoint Crossing (the "Declaration"), under that certain Commercial Real Estate Mortgage dated as of December 21, 2016, recorded in Official Records Book 4485, Page 976 and Assignment of Leases and Rents dated as of December 21, 2016, recorded in Official Records Book 4485, Page 984, all in the Public Records of Alachua County, Florida (together with the other documents executed in connection with the foregoing, collectively, the ("Loan Documents").

Lender hereby consents to the Declaration and hereby subordinates the Loan Documents and all of the Lender's right, title and interest in and to the Property, whether arising under the Loan Documents or otherwise, to the Declaration. Lender further expressly agrees that the Declaration and the rights set forth therein shall be paramount and superior to any and all right, title and interest of Lender in and to the Property. Except as expressly subordinated hereby, the Loan Documents shall remain in full force and effect in accordance with their terms.

Signed, sealed and delivered
in the presence of:

LENDER:
Citizens State Bank

Witnesses:

Printed Name: DARRYL J. TOMPKINS

By: _____
Name: Laude Arnaldi
Title: EVP

Printed Name: Sandra E. Howe

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 20th day of September, 2018 by Laude Arnaldi as Executive Vice President of Citizens State Bank. He/She is personally known to me or has produced _____ driver license as identification and did take an oath.

Notary Public State of Florida
Sandra E. Howe
My Commission GG 126635
Expires 11/15/2021

NOTARY PUBLIC
Printed Name: Sandra E. Howe
Commission No.: GG 126635
My Commission Expires: 11/15/2021

EXHIBIT "A"

DATE: November 15, 2018
CLIENT: Dr. James McCauley
PROJECT NO: 16-0638
DESCRIPTION FOR: Highpoint Crossing Declaration

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 08°28'51" EAST, 2727.31 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°17'34", AN ARC DISTANCE OF 2755.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 473.49 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.11 TO THE POINT OF CURVATURE ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 894.93 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°37'45" WEST, 341.91 FEET; THENCE ALONG THE ARC OF SAID CURVE & SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 22°01'31", AN ARC LENGTH OF 344.02 FEET TO THE END OF SAID CURVE; THENCE SOUTH 40°38'30" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 407.80 FEET TO THE POINT OF CURVATURE ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 507.63 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°41'44" WEST, 107.59 FEET; THENCE ALONG THE ARC OF SAID CURVE & SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°09'59", AN ARC LENGTH OF 107.79 FEET TO THE END OF SAID CURVE; THENCE SOUTH 28°38'52" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 161.37 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1582, PAGE 1576 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY, NORTH 77°53'37" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 348.54 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4115, PAGE 1178 OF SAID PUBLIC RECORDS; THENCE SOUTH 12°11'35" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 174.88 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; THENCE NORTH 77°47'29" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 174.91 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 77°41'45" WEST, A DISTANCE OF 327.91 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS; THENCE NORTH 01°51'21" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 1031.33 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 90°00'00" EAST, A DISTANCE OF 1495.90 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT TRACT "A" AND THE PUBLIC RIGHT-OF-WAYS AS SHOWN ON THE PLAT OF HIGHPOINT CROSSING, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 19, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

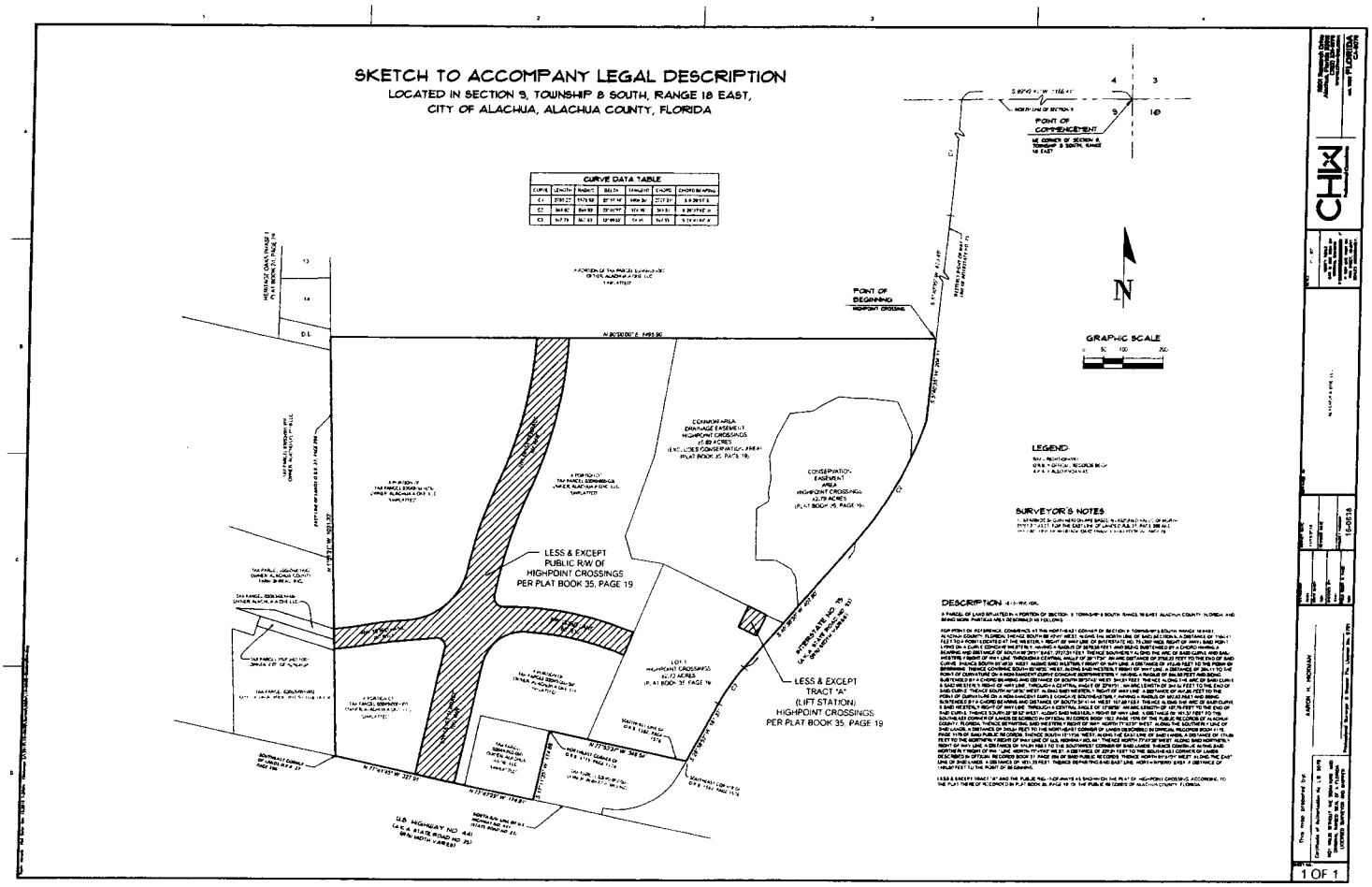
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
LOCATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
CURVE DATA TABLE
POINT OF COMMENCEMENT
POINT OF BEGINNING
HIGHPOINT CROSSING
GRAPHIC SCALE
LEGEND
SURVEYOR'S NOTES
DESCRIPTION
LESS & EXCEPT PUBLIC R/W OF HIGHPOINT CROSSINGS PER PLAT BOOK 35, PAGE 19
LESS & EXCEPT TRACT "A" (LIFT STATION) HIGHPOINT CROSSINGS PER PLAT BOOK 35, PAGE 19
COMMON AREA DRAINAGE EASEMENT HIGHPOINT CROSSINGS
CONSERVATION EASEMENT AREA HIGHPOINT CROSSINGS
INTERSTATE NO. 75 (S.R. 93 A STATE ROAD NO. 93)
U.S. HIGHWAY NO. 441 (S.R. 25 STATE ROAD NO. 25)
1 OF 1

EXHIBIT "B"

State of Florida

Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of HIGHPOINT CROSSING ASSOCIATION, INC., a Florida corporation, filed on February 22, 2018, as shown by the records of this office.

The document number of this corporation is N18000002078.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-sixth day of February, 2018

Ken Detzner
Secretary of State

CR2EO22 (1-11)

ARTICLES OF INCORPORATION

OF

HIGHPOINT CROSSING ASSOCIATION, INC.

In compliance with the requirements of Florida Statutes, Chapter 617 the undersigned, all of whom are residents of Alachua County, Florida and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is HIGHPOINT CROSSING ASSOCIATION, INC., hereinafter called the "Association."

FILED
08 FEB 22 PM 2:46
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE II
DURATION

The corporation shall exist perpetually.

ARTICLE III

The principal office of the Association is located at 15260 NW 147th Drive, Suite 100 Alachua, Florida, 32615.

ARTICLE IV

James W. McCauley, whose address is 15260 NW 147th Drive, Suite 100, Alachua, Florida, 32615, is hereby appointed as registered agent of this Association.

ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purpose for which it is formed is to provide for maintenance, preservation and architectural control of the commercial/retail center, Common Area within that certain tract of property commonly known as HIGHPOINT CROSSING and more particularly described in the plat thereof to be recorded in the public records of Alachua County, Florida, and to promote the health, safety and welfare of the owners within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for such purpose.

In furtherance of such purposes, the Association shall have the power to:

a. exercise all the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions and hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the Office of the Clerk of the Court of Alachua County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

b. fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

c. acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

d. borrow money, and with the assent of two-thirds (2/3) of all class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

e. dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-third (2/3) of all class of members, agreed to such dedication, sale or transfer;

f. participate in mergers and consolidations with other non-profit corporations organized for the same purpose or annex additional property and Common Area, provided that such merger, consolidation or annexation shall have the assent of two-third (2/3) of all class of members;

g. have and to exercise any and all powers, rights privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Declaration, and no part of any net earnings of the Association will inure to the benefit of any member.

The Association shall operate, maintain and manage the Surface Water or Storm Water Management System(s) in a manner consistent with Suwannee River Water Management District ("District") permit No. ERP-001-230196-1 and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which related to the Surface Water or

Storm Water Management System(s). The Association shall levy and collect adequate assessments against the member of the Association for the costs of maintenance and operation of the Surface Water or Storm Water Management System(s).

ARTICLE VI
SUBSCRIBERS

The name and address of the subscriber is:

James W. McCauley
15260 NW 147th Drive
Suite 100
Alachua, FL 32615

ARTICLE VII
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

James W. McCauley	15260 NW 147th Drive, Suite 100, Alachua, Florida 32615
John Bernard McCauley	64 Heather Road, Sandyford Industrial Estate, Dublin 18, D18WV83
Rita McCauley	c/o Grosvenor Building Services, Inc., 3398 Parkway Center Court, Orlando, Florida 32808

ARTICLES VIII
OFFICERS

The affairs of this Association shall be managed by a President, Vice-President, Secretary, and Treasurer and they shall be elected at the first meeting of the Board of Directors following each annual meeting of the members or as otherwise provided in the By-Laws. Until the next election of officers under the Articles of Incorporation, the following shall serve as officers:

President:	James W. McCauley
Vice-President:	John Bernard McCauley
Secretary/Treasurer:	Rita McCauley

ARTICLE IX
MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest on any Lot, which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separate from ownership of any Lot which is subject to assessment by the Association.

ARTICLE X
VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each acre owned, however if an owner owns a Lot which is less than one (1) acre they shall be entitled to one (1) vote for each Lot which they own. Fractional portions of each acre shall be counted as one (1) vote (by way of example if an owner owns 2.3 acres the owner shall be entitled to three (3) votes). When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall a vote be cast which is greater than the vote computed on the basis of the acreage of the Lot determined herein with respect to any Lot.

Class B. The class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each acre it owns. Fractional portions of each acre shall be counted as three (3) votes. The Class B membership shall cease and be converted to Class A membership on the happening of the following event:

When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership.

ARTICLES XI
AMENDMENTS

Amendments of these Articles shall be adopted upon receiving the affirmative vote of two-thirds (2/3) of all class of members entitled to vote thereon.

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18 FEB 22 PM 2:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE XII
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-third (2/3) of all class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XIII
AMENDMENTS TO BY-LAWS

The By-Laws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of two-thirds (2/3) of all class members existing at the time of and present at such meeting except that the initial By-Laws of the Association shall be made and adopted by the first Board of Directors.

Should a conflict exist or arise between any of the provisions of the Articles of Incorporation and the provisions of the Bylaws, the provisions of the Articles of Incorporation shall control.

ARTICLE XIV
DISSOLUTION OF ASSOCIATION
SURFACEWATER MANAGEMENT SYSTEM

Prior to dissolution of this Association, all property, interest in property, whether real, personal or mixed, which is directly or indirectly related to the surfacewater management system, including but without limitation, all lakes, ditches, canals, retention or detention acres, drainage, other surfacewater management works and preservation or conservation areas, wetlands, and wetland mitigation areas which are owned or controlled by the Association or the owners in common, will be dedicated to and accepted for maintenance by the appropriate unit of government or otherwise transferred to and accept for maintenance by an approved entity. Dedication or approval must be authorized by the Suwannee River Water Management District and local government jurisdiction through modification of any and all permits or authorization issued by the Suwannee River Water Management District and local government jurisdiction. Such modification shall be made under the lawfully adopted rules of the Suwannee River Water Management District and local government jurisdiction in effect at the time of application for such modification.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of the Association, have executed these Articles of Incorporation this 21st day of February 2018.

James W. McCauley

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared James W. McCauley, known to me to be the person described in the foregoing instrument, and he acknowledged before me that he executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of February, 2018.

Notary Public
My Commission Expires: 8/20/2018

Notary Public State of Florida
Darryl J Tompkins
My Commission FF 152620
Expires 08/20/2018

FILED
18 FEB 22 PM 2:46
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48.019, Florida Statutes, the following is submitted, in compliance with said Act:

First: That HIGHPOINT CROSSING ASSOCIATION, INC. desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, at City of Alachua, County of Alachua, State of Florida, has named James W. McCauley, located at 15260 NW 147th Drive, Suite 100, Alachua, Florida 32615, as its agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept in this capacity, and agree to comply with provisions of said Act relative to keeping open said office.

James W. McCauley
Registered Agent

FILED
18 FEB 22 PM 2:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EXHIBIT "C"

BY-LAWS

OF

HIGHPOINT CROSSING ASSOCIATION, INC.

ARTICLE I
NAME AND LOCATION

The name of the corporation is HIGHPOINT CROSSING ASSOCIATION, INC., hereinafter called the "Association." The principal office of the Association is located at 15260 NW 147th Drive, Suite 100, Alachua, Florida 32615, but meeting of members and directors may be held at such places within the State of Florida, as may be designated by the Board of Directors.

ARTICLE II
DEFINITIONS

Section 1. "Association" shall mean to refer to HIGHPOINT CROSSING ASSOCIATION, INC., A Florida Corporation not for profit, or its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, as amended from time to time and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land described in the Declaration of Covenants, Conditions and Restrictions as amended with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to, James W. McCauley, its successors or assigns. No successor or assignee of the Declarant shall have any rights or obligations of the Declarant hereunder unless such rights and obligations are specifically set forth in the instrument of succession or assignment, or unless such rights pass by operation of law.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties as amended from time to time, recorded in

the Office of the Clerk of Courts of Alachua County, Florida.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III
MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at a time to be set by the Board of Directors. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one- fourth (1/4) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written Notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each member entitled to vote, addressed to the members address last appearing on the books of the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting in person or in proxy entitled to cast, one-third (1/3) of the votes of all class of membership, shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, and these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

ARTICLE IV
BOARD OF DIRECTORS; SELECTION; TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association.

Section 2. Term of Office. At the annual meeting the members shall elect four (4) Directors for a term of three (3) years, however the initial Board shall be elected to separate terms of three (3) years, two (2) years and one (1) year so as to stagger the terms of new Directors.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V
NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made from the floor at the annual meeting. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The person receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI
MEETING OF DIRECTORS

Section 1. Regular Meetings. Meetings of the Board of Directors shall be held at such place and hour as may be fixed from time to time by resolution of the Board.

Section 2. Special Meetings. Special Meetings of the Board of Directors shall be held when called by the president of the Association, or by and two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII
POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have the power to:

a. adopt and publish rules and regulations governing the use of the Common Area or and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

b. suspend the voting rights and right to use of the Common Area facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

c. exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provision of these By-Laws, the Articles of Incorporation, or the Declaration;

d. declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

e. employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

f. procure and maintain adequate liability and hazard insurance on property owned by the Association;

g. cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

Section 2. Duties. It shall be the duty of the Board of Directors to:

a. cause to be kept a complete record of the acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any such meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;

b. supervise all officers, agents and employees of this Association and to see that their duties are properly performed;

c. as more fully provided in the Declaration to:

1. fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

2. send written notice of each assessment to every Owner subject thereto at least (30)

days in advance of each annual assessment period; and

3. foreclosure the lien against any property for which assessments are not paid within thirty (30) days after the due date or to bring an action at law against the owner personally charged.

d. issue, or to cause an appropriate office to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

e. cause the Common Area and to be maintained.

ARTICLES VIII
OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Association shall be a president and vice-president who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualify to serve.

Section 4. Special Appointments. The Board may elect such officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officers may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of the vice-president, secretary and treasurer may be held by the same person.

Section 8. Duties. The duties of the officers are as follows:

President

a. The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, promissory notes, deeds and other written instruments.

Vice President

b. The vice-president shall act in the place and stead of the president in the event of his absence, inability of refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

c. The secretary shall record the votes and keep minutes of all meeting and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meeting of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

d. The treasurer or management company approved by the Board of Directors shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the contemplation of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX
COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X
BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at a reasonable cost.

ARTICLE XI
ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eighteen percent (18%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property. Interest, costs and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area and or abandonment of his Lot.

ARTICLE XII
CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: HIGHPOINT CROSSING ASSOCIATION, INC., a corporation not for profit.

ARTICLE XIII
AMENDMENTS

These By-Laws may be amended, at any annual meeting of the Association, or at any special meeting, duly called for such purpose, on the affirmative vote of two-thirds (2/3) of all class members existing at the time of and present at such meeting.

Amendments to the Bylaws which directly or indirectly impact operation and maintenance of the Surface Water Management System, including, but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other Surface Water Management works, and preservation or conservation areas, wetlands and wetland mitigation areas which are owned by the Association or the owners in common, may be made only after approval by the Suwannee River Water Management District. Such approval shall be in the form of a modification to any and all permits issued by the Suwannee River Water Management District under the lawfully-adopted rules of the Suwannee River Water Management District in effect at the time of application for such modification. Amendments to the Bylaws which do not impact operation of maintenance of the system may be made without authorization of the Suwannee River Water Management District; however, copies of any and all such amendments shall be forwarded to the District within thirty (30) days of approval.

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member or any representative of Suwannee River Water Management District.

At any meeting, whether annual or special called meeting, of the Members or Directors, at

which a Motion is made concerning the Surface Water or Storm Water Management System(s) a Motion may only be voted upon at a meeting at which the Suwannee River Water Management District has been given at least ten (10) days written notice and to which the Suwannee River Water Management District is invited to attend by its representatives.

ARTICLE XIV
CONFLICTS

In the case of any conflict between the Article of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XV
MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except when the fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we being all of the Directors of HIGHPOINT CROSSING ASSOCIATION, INC., have hereunto set our hands this 19th day of April, 2018.

James W. McCauley

John Bernard McCauley

Rita McCauley

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of HIGHPOINT CROSSING ASSOCIATION, INC., and

THAT the foregoing By-Laws constitute the By-Laws of said Association as duly appointed at a meeting of the Board of Directors thereof, held on this 19th day of April, 2018.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 19th day of April, 2018.

Rita McCauley

Real Estate Account #03049 003 000

Owner:
ALACHUA A ONE LLC

Situs:
16113 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/30/2021** for **$6,375.68**. **Print paid bill (PDF)**

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $6,375.68	11/30/2021	**Receipt** #21-0051360	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $6,878.36	04/30/2021	**Receipt** #20-0159946	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $6,672.37	12/31/2019	**Receipt** #19-0078621	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $6,480.89	12/31/2018	**Receipt** #18-0078466	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $6,852.50	03/06/2018	**Receipt** #17-0122658	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $3,057.76	11/28/2016	**Receipt** #16-0033293	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $2,250.29	11/28/2015	**Receipt** #15-0033560	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $2,224.15	11/21/2014	**Receipt** #14-0025694	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $2,223.45	11/12/2013	**Receipt** #13-0011768	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $2,222.38	11/19/2012	**Receipt** #12-0027948	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $2,273.72	11/16/2011	**Receipt** #2011-3007106	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $2,638.03	11/24/2010	**Receipt** #2010-3012527	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $2,628.93	11/30/2009	**Receipt** #2009-1013377	Print (PDF)
2008					
2008 Annual Bill	$0.00	**Paid** $2,479.37	11/24/2008	**Receipt** #2008-8010907	Print (PDF)
Refund		**Processed** $99.17	12/10/2008	**To** JOAN M WOOD LIVING TRUST	
		Paid $2,479.37			
2007 Annual Bill	$0.00	**Paid** $2,390.70	11/30/2007	**Receipt** #2007-9034210	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $2,657.20	11/28/2006	**Receipt** #2006-9087084	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $2,739.82	11/30/2005	**Receipt** #2005-9052898	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $3,163.06	11/30/2004	**Receipt** #2004-9015817	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $3,234.96	11/18/2003	**Receipt** #2003-3009883	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $3,326.52	11/15/2002	**Receipt** #2002-0208454	Print (PDF)
Total Amount Due	**$0.00**				

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

MAR 14 2022

(Sent via email only to addressee at crobertson@terra-comenv.com)

Chet Robertson
Terra-Com Environmental Consulting, Inc.
1120 NW 23rd Ave.
Gainesville, FL 32609

Subject: Deliverable Review
Racetrac #413
16113 Martin Luther King Blvd.
Alachua, Alachua County
FDEP Facility ID# 018519298
Discharge Date: 10/14/1993, PLRIP
Discharge Score: 10

Dear Mr. Robertson:

The Petroleum Restoration Program (PRP) has reviewed the Natural Attenuation Monitoring Report (NAM) dated March 1, 2022 (received March 1, 2022), submitted for this facility. The Natural Attenuation Monitoring Report (NAM) is acceptable and demonstrates the work outlined in Purchase Order (PO) # B92784 for Task 4 was satisfactorily performed.

The PRP agrees with Terra-Com's recommendation of moving ahead with additional remedial action with a small-scale remedial strategy for the site, but we would like to set up a teleconference to discuss the approach. Please contact the PRP within 15 days of receipt of this letter to schedule a teleconference with the site manager and engineer for the site.

The approved cost for completion of Task 4 is $3,227.80. The approved amount includes retainage as detailed on the attached rate sheet. Please include the rate sheet when you submit your invoice to PRP Accounting. The invoice should be submitted within 30 days of receipt of this approval letter/e-mail.

MAR 14 2022

If you have any questions about the review, please contact me at 850-629-3914, through Mail Station 4590 at the letterhead address or by e-mail at jeremiah.marek@wsp.com.

Sincerely,

Jeremiah Marek
Site Manager
WSP USA
Petroleum Restoration Program Section 6

Janice Porto Digitally signed by Janice Porto
Date: 2022.03.14 14:52:29
-04'00'

Janice Porto
Government Analyst II
Petroleum Restoration Program
Florida Department of Environmental Protection
Janice.Porto@floridadep.gov

Reviewed by:

Natalie M. Monteiro, P.E.
WSP USA
Petroleum Restoration Program Section 6

March 11, 2022
Date

/JM

ec: Mr. James McCauley , Alachua A One LLC, mccauleyjmd@yahoo.com

Petroleum Contamination Site Response Action Services
SCHEDULE OF PAY ITEMS INVOICE RATE SHEET

Facility Name: RACETRAC #413
7-Digit Facility ID #: 8519298
County: 01
Region: North
Site Manager Name: JEREMIAH MAREK
Site Manager Phone: (850)877-1133
Site Manager Email: jeremiah.marek@wsp.com

Contractor: TERRA-COM Environmental Consulting, Inc.
CID #: 00559
Contract #: GC824
SPI ID #: 21763
Retainage %: 5%
FDEP Cost Share %: 100.00%
Total Extended Cost: $ 14,935.41
Without Handling Fee: $ 14,935.41
Purchase Order: B92784
Download Date: 5/12/21 14:08
Assignment Type: SCOPE

Transition Agreement: ○ Yes ◉ No

			PO Rate Sheet			Previously Invoiced	This Invoice		Balance
PAY ITEM	DESCRIPTION	UNIT OF MEASURE	UNITS	NEGOTIATED ITEM PRICE	TOTAL EXTENDED PRICE	UNITS	UNITS	EXTENDED PRICE	UNITS
Task 1									
1-2.a.	Site Health & Safety Plan for Continued Work (no cost to FDEP)	Per Site	1	$ -	$ -	1	0	$ -	0
		RETAINAGE			$ -	$ -		$ -	$ -
		SUBTOTAL			$ -	$ -		$ -	$ -
Task 2									
3-1.	Mobilization, Light Duty Vehicle (car or 1/2 ton truck) - ≤ 100 miles each way	Per Round Trip	1	$ 549.45	$ 549.45	1	0	$ -	0
8-1.	Monitoring Well Sampling with Water Level, ≤ 100 foot depth	Per Well	4	$ 215.00	$ 860.00	4	0	$ -	0
8-11.	Electronic Data Deliverables (EDD)	Per Sampling Event	1	$ 157.50	$ 157.50	1	0	$ -	0
9-27.	Water, BTEX + MTBE (EPA 602, EPA 624, EPA 8021 or EPA 8260)	Per Sample	4	$ 46.30	$ 185.20	4	0	$ -	0
9-30.	Water, Polycyclic Aromatic Hydrocarbons, including 1-methylnaphthalene + 2-methylnaphthalene (EPA 610 [HPLC], EPA 625, EPA 8270 or EPA 8310)	Per Sample	4	$ 99.22	$ 396.88	4	0	$ -	0
9-31.	Water, EDB [1,2-dibromoethane or ethylene dibromide] (EPA 504.1 or EPA 8011)	Per Sample	1	$ 44.96	$ 44.96	1	0	$ -	0
9-36.	Water, Total Recoverable Petroleum Hydrocarbons (FL-PRO)	Per Sample	4	$ 72.76	$ 291.04	4	0	$ -	0
9-41.	Water, Lead, Total (EPA 200.7, EPA 200.8, EPA 6010 or EPA 6020)	Per Sample	1	$ 12.14	$ 12.14	1	0	$ -	0
9-79.	Water, EDC [1,2-dichloroethane] (EPA Method 8021 or 8260)	Per Sample	1	$ 54.69	$ 54.69	1	0	$ -	0
19-7.	Natural Attenuation or Post RA Monitoring Report, Quarterly or Non-Annual	Per Report	1	$ 675.94	$ 675.94	1	0	$ -	0
		RETAINAGE			$ 161.39	$ 161.39		$ -	$ -
		SUBTOTAL			$ 3,227.80	$ 3,227.80		$ -	$ -
Task 3									
3-1.	Mobilization, Light Duty Vehicle (car or 1/2 ton truck) - ≤ 100 miles each way	Per Round Trip	1	$ 549.45	$ 549.45	1	0	$ -	0
8-1.	Monitoring Well Sampling with Water Level, ≤ 100 foot depth	Per Well	4	$ 215.00	$ 860.00	4	0	$ -	0
8-11.	Electronic Data Deliverables (EDD)	Per Sampling Event	1	$ 157.50	$ 157.50	1	0	$ -	0
9-27.	Water, BTEX + MTBE (EPA 602, EPA 624, EPA 8021 or EPA 8260)	Per Sample	4	$ 46.30	$ 185.20	4	0	$ -	0
9-30.	Water, Polycyclic Aromatic Hydrocarbons, including 1-methylnaphthalene + 2-methylnaphthalene (EPA 610 [HPLC], EPA 625, EPA 8270 or EPA 8310)	Per Sample	4	$ 99.22	$ 396.88	4	0	$ -	0
9-31.	Water, EDB [1,2-dibromoethane or ethylene dibromide] (EPA 504.1 or EPA 8011)	Per Sample	1	$ 44.96	$ 44.96	1	0	$ -	0
9-36.	Water, Total Recoverable Petroleum Hydrocarbons (FL-PRO)	Per Sample	4	$ 72.76	$ 291.04	4	0	$ -	0
9-41.	Water, Lead, Total (EPA 200.7, EPA 200.8, EPA 6010 or EPA 6020)	Per Sample	1	$ 12.14	$ 12.14	1	0	$ -	0
9-79.	Water, EDC [1,2-dichloroethane] (EPA Method 8021 or 8260)	Per Sample	1	$ 54.69	$ 54.69	1	0	$ -	0
19-7.	Natural Attenuation or Post RA Monitoring Report, Quarterly or Non-Annual	Per Report	1	$ 675.94	$ 675.94	1	0	$ -	0
		RETAINAGE			$ 161.39	$ 161.39		$ -	$ -
		SUBTOTAL			$ 3,227.80	$ 3,227.80		$ -	$ -
Task 4									
3-1.	Mobilization, Light Duty Vehicle (car or 1/2 ton truck) - ≤ 100 miles each way	Per Round Trip	1	$ 549.45	$ 549.45	0	1	$ 549.45	0
8-1.	Monitoring Well Sampling with Water Level, ≤ 100 foot depth	Per Well	4	$ 215.00	$ 860.00	0	4	$ 860.00	0
8-11.	Electronic Data Deliverables (EDD)	Per Sampling Event	1	$ 157.50	$ 157.50	0	1	$ 157.50	0

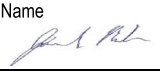
Petroleum Contamination Site Response Action Services
SCHEDULE OF PAY ITEMS INVOICE RATE SHEET

			PO Rate Sheet			Previously Invoiced	This Invoice		Balance
PAY ITEM	DESCRIPTION	UNIT OF MEASURE	UNITS	NEGOTIATED ITEM PRICE	TOTAL EXTENDED PRICE	UNITS	UNITS	EXTENDED PRICE	UNITS
9-27.	Water, BTEX + MTBE (EPA 602, EPA 624, EPA 8021 or EPA 8260)	Per Sample	4	$ 46.30	$ 185.20	0	4	$ 185.20	0
9-30.	Water, Polycyclic Aromatic Hydrocarbons, including 1-methylnaphthalene + 2-methylnaphthalene (EPA 610 [HPLC], EPA 625, EPA 8270 or EPA 8310)	Per Sample	4	$ 99.22	$ 396.88	0	4	$ 396.88	0
9-31.	Water, EDB [1,2-dibromoethane or ethylene dibromide] (EPA 504.1 or EPA 8011)	Per Sample	1	$ 44.96	$ 44.96	0	1	$ 44.96	0
9-36.	Water, Total Recoverable Petroleum Hydrocarbons (FL-PRO)	Per Sample	4	$ 72.76	$ 291.04	0	4	$ 291.04	0
9-41.	Water, Lead, Total (EPA 200.7, EPA 200.8, EPA 6010 or EPA 6020)	Per Sample	1	$ 12.14	$ 12.14	0	1	$ 12.14	0
9-79.	Water, EDC [1,2-dichloroethane] (EPA Method 8021 or 8260)	Per Sample	1	$ 54.69	$ 54.69	0	1	$ 54.69	0
19-7.	Natural Attenuation or Post RA Monitoring Report, Quarterly or Non-Annual	Per Report	1	$ 675.94	$ 675.94	0	1	$ 675.94	0
		RETAINAGE			$ 161.39	$ -		$ 161.39	$ -
		SUBTOTAL			$ 3,227.80	$ -		$ 3,227.80	$ -
Task 5									
3-1.	Mobilization, Light Duty Vehicle (car or 1/2 ton truck) - ≤ 100 miles each way	Per Round Trip	1	$ 549.45	$ 549.45	0	0	$ -	1
8-1.	Monitoring Well Sampling with Water Level, ≤ 100 foot depth	Per Well	4	$ 215.00	$ 860.00	0	0	$ -	4
8-11.	Electronic Data Deliverables (EDD)	Per Sampling Event	1	$ 157.50	$ 157.50	0	0	$ -	1
9-27.	Water, BTEX + MTBE (EPA 602, EPA 624, EPA 8021 or EPA 8260)	Per Sample	4	$ 46.30	$ 185.20	0	0	$ -	4
9-30.	Water, Polycyclic Aromatic Hydrocarbons, including 1-methylnaphthalene + 2-methylnaphthalene (EPA 610 [HPLC], EPA 625, EPA 8270 or EPA 8310)	Per Sample	4	$ 99.22	$ 396.88	0	0	$ -	4
9-31.	Water, EDB [1,2-dibromoethane or ethylene dibromide] (EPA 504.1 or EPA 8011)	Per Sample	1	$ 44.96	$ 44.96	0	0	$ -	1
9-36.	Water, Total Recoverable Petroleum Hydrocarbons (FL-PRO)	Per Sample	4	$ 72.76	$ 291.04	0	0	$ -	4
9-41.	Water, Lead, Total (EPA 200.7, EPA 200.8, EPA 6010 or EPA 6020)	Per Sample	1	$ 12.14	$ 12.14	0	0	$ -	1
9-79.	Water, EDC [1,2-dichloroethane] (EPA Method 8021 or 8260)	Per Sample	1	$ 54.69	$ 54.69	0	0	$ -	1
19-8.	Natural Attenuation or Post RA Monitoring Report, Annual	Per Report	1	$ 1,530.00	$ 1,530.00	0	0	$ -	1
21-20.	P.G or P.E. Review, Evaluation and Certification of an Annual Natural Attenuation Monitoring Report	Per Report	1	$ 170.15	$ 170.15	0	0	$ -	1
23-1.	Contingent Funding - Allowance only to be used as offset for field change orders	NOT BILLABLE	1000	$ 1.00	$ 1,000.00	n/a	n/a	n/a	1000
		RETAINAGE			$ 262.60	$ -		$ -	$ 262.60
		SUBTOTAL			$ 5,252.01	$ -		$ -	$ 5,252.01
		TOTAL COST			$ 14,935.41	$ 6,455.60		$ 3,227.80	$ 5,252.01
				Owner Cost Share:	$ -	$ -		$ -	$ -
				FDEP Cost Share:	$ 14,935.41	$ 6,455.60		$ 3,227.80	$ 5,252.01
				Retainage:	$ 746.77	$ 322.78		$ 161.39	$ 262.60
				FDEP Less Retainage:	$ 14,188.64	$ 6,132.82		$ 3,066.41	$ 4,989.41

Version: 11.0

Site Manager Approval: Jeremiah Marek

Print Name



Signature

3/11/2022

Date of Review Letter

February 28, 2022

Suwanee River Water Management District
9225 CR 49
Live Oak, FL 32060

RE: Alachua Tire
Permit Determination

Dear Staff,

Please accept this submittal for permit determination for the above-mentioned project.

The Alachua Tire project proposes the construction of a ±7,000 sf tire store along with ±20,895 sf of parking lot improvements and sidewalk plus associated landscaping for a total site area of ±38,630 sf. The project site is currently vacant but is part of the Highpoint Crossing master stormwater area (permitted under 230196-1).

The master stormwater plan was originally permitted in 2017 under permit no. 230196-1 with a total basin area of ±24.79 acres with the capacity for ±603,337 sf (±13.85 acres) of total impervious. The roadway infrastructure and Hampton Inn were permitted as part of the original permit, utilizing ±1.87 acres and ±1.59 acres of impervious area respectively. The total proposed impervious for this project is ±0.64 acres, which will leave ±9.75 acres of reserved impervious for future expansions. The total basin area of ±24.79 acres will remain unchanged.

Exhibits showing the proposed impervious areas and the watershed map for the Highpoint Crossing master stormwater management system are included with this submittal.

We trust that you find the above information and enclosed package complete and sufficient enough to receive approval and issuance of the requested permit modification. Should you have any questions or require any additional information to complete your review, please feel free to contact me a (352) 331-1976 or via email at nicolac@chw-inc.com

Sincerely,
CHW

Nicola Cowap, P.E.
Project Engineer

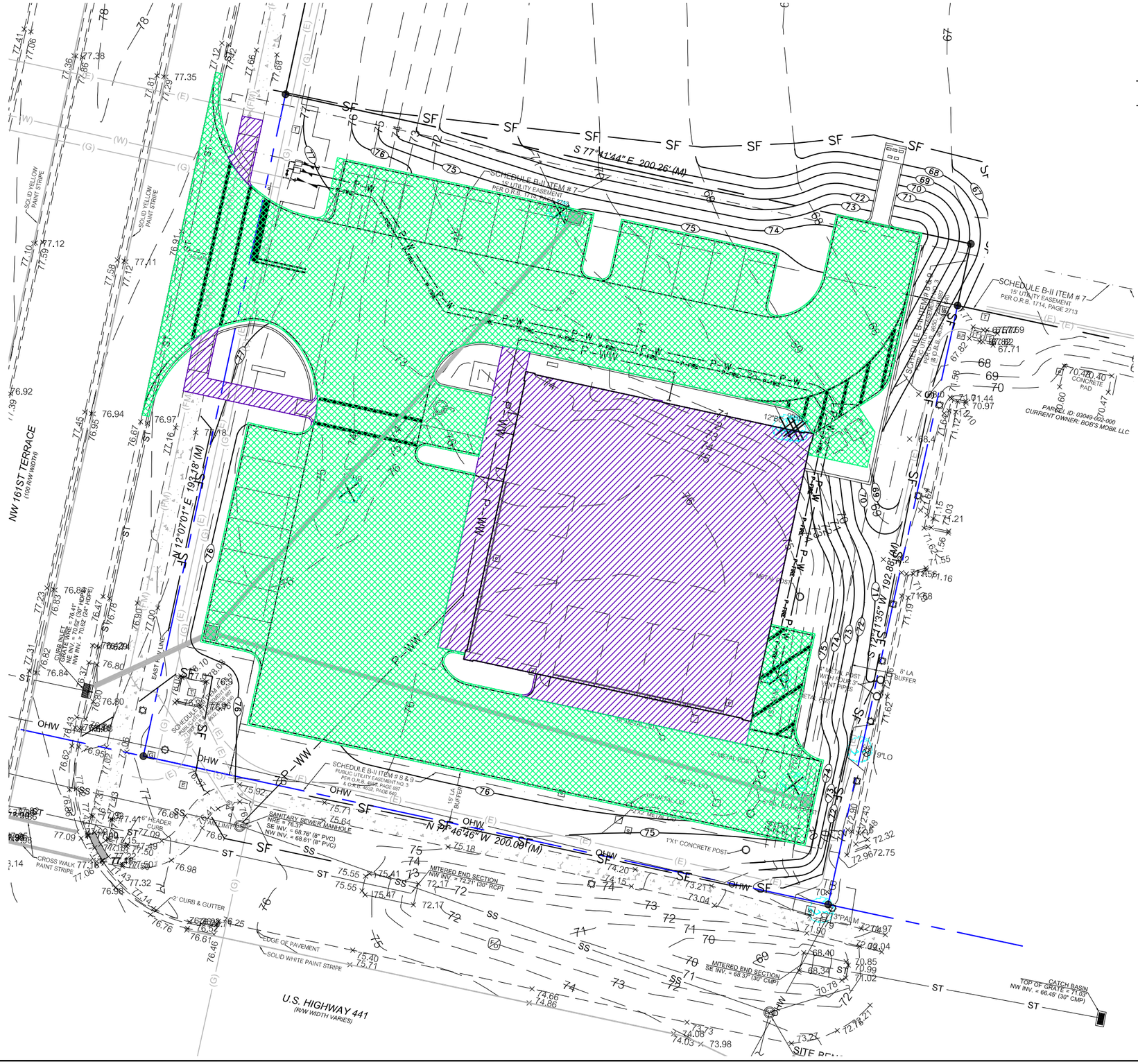
LEGEND

PROPOSED VEHICULAR USE AREA:

PROPOSED NON-VEHICULAR USE AREA:

IMPERVIOUS AREA

BUILDING & SIDEWALKLS	±8,520 SQ. FT.
VEHICULAR AREAS	±19,375 SQ. FT.
TOTAL	±27,895 SQ. FT.



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=40'

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:

CLIENT: CAUSSEAUX, HEWETT, & WALPOLE, INC.
ENGINEERING - SURVEYING - PLANNING

PROJECT: PROJECT NAME

SHEET TITLE: 1

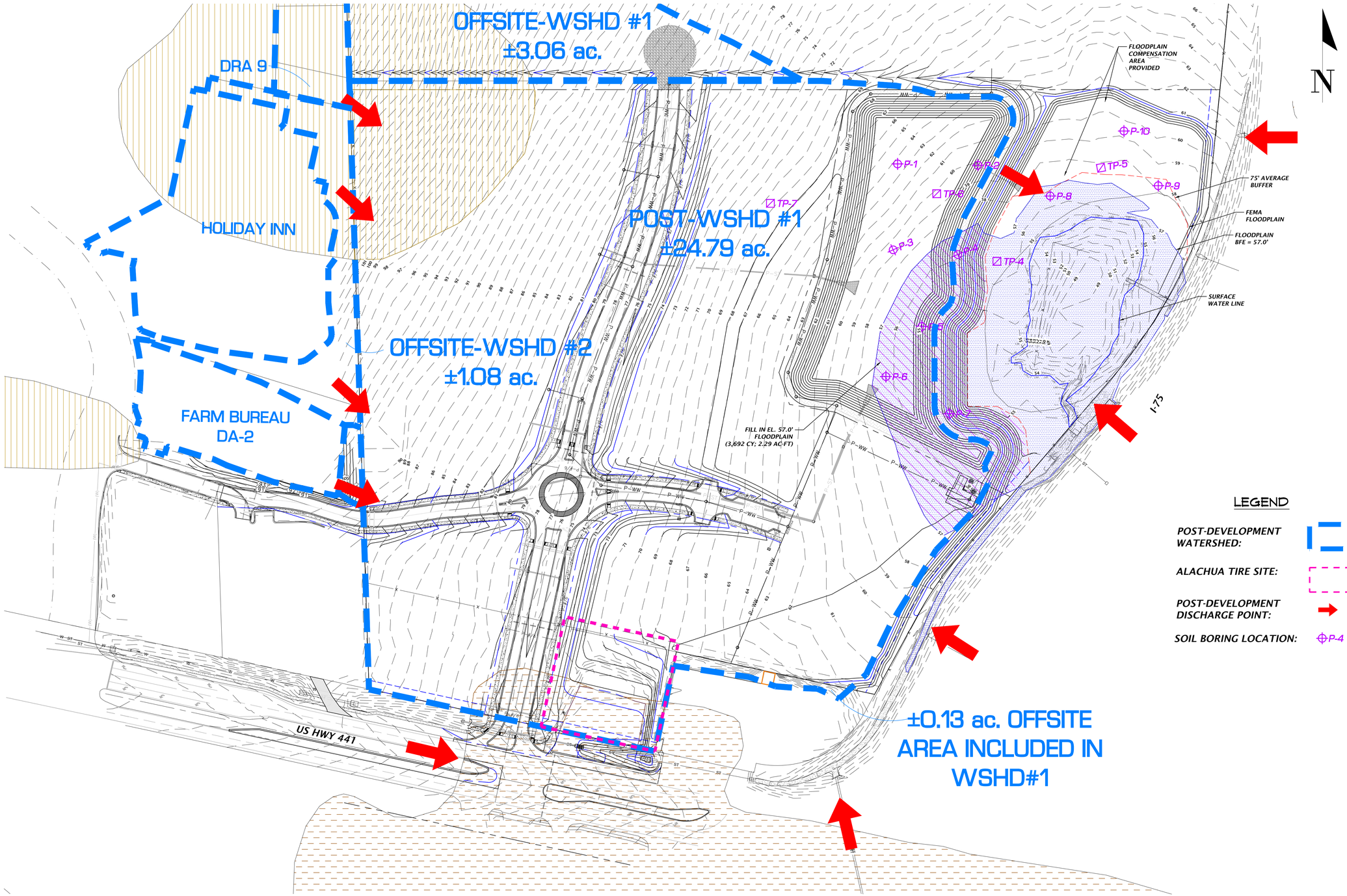
TECHNICIAN:

DESIGNER:

QUALITY CONTROL:

PROJECT NUMBER: 00-0000

SHEET NO.: 1



LEGEND

POST-DEVELOPMENT WATERSHED:

ALACHUA TIRE SITE:

POST-DEVELOPMENT DISCHARGE POINT:

SOIL BORING LOCATION: P-4

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-5075

SCALE: 1"=80'

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:

CLIENT: ALACHUA A ONE, LLC

PROJECT: HIGHPOINT CROSSING PHASE 1

SHEET TITLE: PRE-DEVELOPMENT DRAINAGE

TECHNICIAN:

DESIGNER: SEW

QUALITY CONTROL: RJW

PROJECT NUMBER: 16-0638

SHEET NO.: 1

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S- 100	48" MITERED END SECTION PER FDOT INDEX NO. 272	N/A	58.00' SW	48"	N: 297972.04 E: 2597785.99
⚠1 S- 101	TYPE 'F' INLET PER FDOT INDEX NO. 200 & 233*	66.32'	58.49' S 58.49' NE 60.89' SE	48" 48" 24"	N: 297882.06 E: 2597740.75
S- 102	MANHOLE PER FDOT INDEX NO. 200 & 201	68.05'	59.85' W 59.85' N	48" 48"	N: 297753.63 E: 2597689.37
S- 103	TYPE '4' CURB INLET PER FDOT INDEX NO. 200 & 210*	66.97'	59.88' W 59.88' E 59.88' S	42" 48" 18"	N: 297767.05 E: 2597636.73
S- 104	TYPE '4' CURB INLET PER FDOT INDEX NO. 200 & 210	67.27'	60.14' SW 60.14' N	18" 18"	N: 297734.00 E: 2597625.15
S- 105	TYPE 'D' INLET PER FDOT INDEX NO. 200 & 232	67.30'	60.19' NE	18"	N: 297706.21 E: 2597612.75
S- 106	TYPE 'S' CURB INLET PER FDOT INDEX NO. 200 & 211*	71.80'	65.40' W 65.25' E 65.40' S	36" 42" 24"	N: 297808.74 E: 2597464.03
S- 107	TYPE 'S' CURB INLET PER FDOT INDEX NO. 200 & 211	71.75'	65.46' S 65.46' N	18" 24"	N: 297782.37 E: 2597461.18
S- 108	TYPE 'D' INLET PER FDOT INDEX NO. 200 & 232	72.00'	65.49' N	18"	N: 297758.08 E: 2597458.24
S- 109	MANHOLE PER FDOT INDEX NO. 200 & 201	77.10'	69.00' S 68.00' E 69.00' W 70.50' N	36" 36" 36" 36"	N: 297831.48 E: 2597288.97
S- 110	TYPE 'S' CURB INLET PER FDOT INDEX NO. 200 & 211*	80.61'	74.31' S 70.51' E 76.28' N 76.28' W	18" 36" 24" 18"	N: 297797.72 E: 2597141.78
S- 111	TYPE 'S' CURB INLET PER FDOT INDEX NO. 200 & 211	80.53'	74.36' N 74.36' S	18" 18"	N: 297767.27 E: 2597146.67
S- 112	TYPE 'S' CURB INLET PER FDOT INDEX NO. 200 & 211	88.21'	84.47' S 84.47' E 84.47' NW	18" 18" 18"	N: 297770.86 E: 2596921.62
S- 113	TYPE 'S' CURB INLET PER FDOT INDEX NO. 200 & 211	88.15'	84.52' N	18"	N: 297744.28 E: 2596922.46
S- 114	MANHOLE PER FDOT INDEX NO. 200 & 201	95.00'	90.10' NW 85.06' SE	18" 18"	N: 297806.27 E: 2596877.54
S- 115	TYPE 'S' CURB INLET PER FDOT INDEX NO. 200 & 211*	77.29'	70.00' S 69.11' N 70.00' W	30" 36" 24"	N: 297656.20 E: 2597253.71
S- 116	TYPE 'S' CURB INLET PER FDOT INDEX NO. 200 & 211	77.29'	70.61' E 70.61' W	24" 18"	N: 297668.06 E: 2597198.47

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S- 117	TYPE '6' CURB INLET PER FDOT INDEX NO. 200 & 211*	76.44'	70.73' W 70.73' N	24" 30"	N: 297421.54 E: 2597203.33
S- 118	TYPE '6' CURB INLET PER FDOT INDEX NO. 200 & 211	76.44'	70.81' E 70.80' W	24" 18"	N: 297433.40 E: 2597148.09
S- 119	TYPE 'D' INLET PER FDOT INDEX NO. 200 & 232	76.50'	72.95' E	30"	N: 297409.99 E: 2597086.75
S- 120	30" MITERED END SECTION PER FDOT INDEX NO. 273	N/A	72.50' W	30"	N: 297370.06 E: 2597267.43
S- 121	TYPE '6' CURB INLET PER FDOT INDEX NO. 200 & 211*	77.44'	70.55' W 70.55' S	36" 36"	N: 297902.88 E: 2597297.46
S- 122	TYPE '6' CURB INLET PER FDOT INDEX NO. 200 & 211*	77.44'	70.57' E 70.57' W	36" 24"	N: 297910.96 E: 2597259.82
S- 300	OUTFALL STRUCTURE (REFER TO DETAIL ON C2.20 FOR DETAIL)	66.00'	56.77' SE	18"	N: 298367.34 E: 2597968.88
S- 301	24" MITERED END SECTION PER FDOT INDEX NO. 272	58.25'	56.00' NW	18"	N: 298331.61 E: 2598035.86

* NEEDS A LARGER BOTTOM

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S- 200	36" MITERED END SECTION PER FDOT INDEX NO. 272	N/A	58.00' W	36"	N: 298161.03 E: 2597744.91
S- 201	TYPE 'D' INLET PER FDOT INDEX NO. 200 & 232 *	66.50'	58.94' W 58.94' E	24" 36"	N: 298175.75 E: 2597690.40
S- 202	TYPE 'S' CURB INLET PER FDOT INDEX NO. 200 & 211	78.56'	71.88' N 68.77' E 71.88' W	18" 24" 24"	N: 298196.30 E: 2597400.17
S- 203	TYPE 'S' CURB INLET PER FDOT INDEX NO. 200 & 211	78.56'	71.96' W 71.96' E	24" 24"	N: 298209.42 E: 2597363.97
S- 204	TYPE 'S' CURB INLET PER FDOT INDEX NO. 200 & 211	81.09'	74.96' W 74.96' S	18" 18"	N: 298393.94 E: 2597450.10
S- 205	TYPE 'S' CURB INLET PER FDOT INDEX NO. 200 & 211	81.09'	75.03' W 75.03' E	18" 18"	N: 298399.59 E: 2597412.02

* NEEDS A LARGER BOTTOM

SMF-1
MIN TOP = 67.00-FT
MIN BOT = 58.00-FT
DHW (100YR-240HR) = 65.96
DHW (100YR-24HR) = 64.94
DHW (100YR-4HR) = 63.16

TEMPORARY CONSTRUCTION EASEMENT
INV.=84.50
INV.=82.50
73"-18" HDPE @ 2.73%
34' TEMPORARY CONSTRUCTION EASEMENT
BYPASS SWALE REFER TO C2.30 FOR DETAIL
INSTALL TEMPORARY CAP INV.=75.46
INSTALL TEMPORARY CAP INV.=72.35
INSTALL TEMPORARY CAP INV.=71.13
INSTALL TEMPORARY CAP INV.=76.32
INSTALL TEMPORARY CAP INV.=74.41
INSTALL TEMPORARY CAP INV.=70.89
INSTALL TEMPORARY CAP INV.=71.10
AVE A
AVE B
SMF-1
RIP RAP (REFER TO C2.10 FOR DETAILS)
FLOOD ZONE COMPENSATION AREA
CONSERVATION AREA/ WETLAND AREA
INTERSTATE HIGHWAY NO. 75
STATE ROAD NO. 93
U.S. HIGHWAY NO. 441
STATE ROAD NO. 25
PROPOSED LIFT STATION
FILL HATCHED AREA TO MIN. 75 WITH POSITIVE DRAINAGE TO THE NORTH.
FILL HATCHED AREA TO SLOPE FROM 68 TO THE WEST & 66 TO THE EAST.
GRAPHIC SCALE 0 30 60 120

CHW Professional Consultants
132 NW 76th Drive
Gainesville, FL 32607
(352) 331-1976 (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-8075

SCALE: 1"=60'
VERIFY SCALE BAR IS CORRECT FOR THIS SHEET SIZE
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:
190607 FDHT REVISED INVERT S-101 AND WATER FITTING PACKAGE #10

SUBMITTALS:
170523 RE-SUBMITTAL TO COA
170523 RE-SUBMITTAL TO COA
170720 RE-SUBMITTAL TO COA
170825 RE-SUBMITTAL TO FDOT
180108 RE-SUBMITTAL TO FDOT

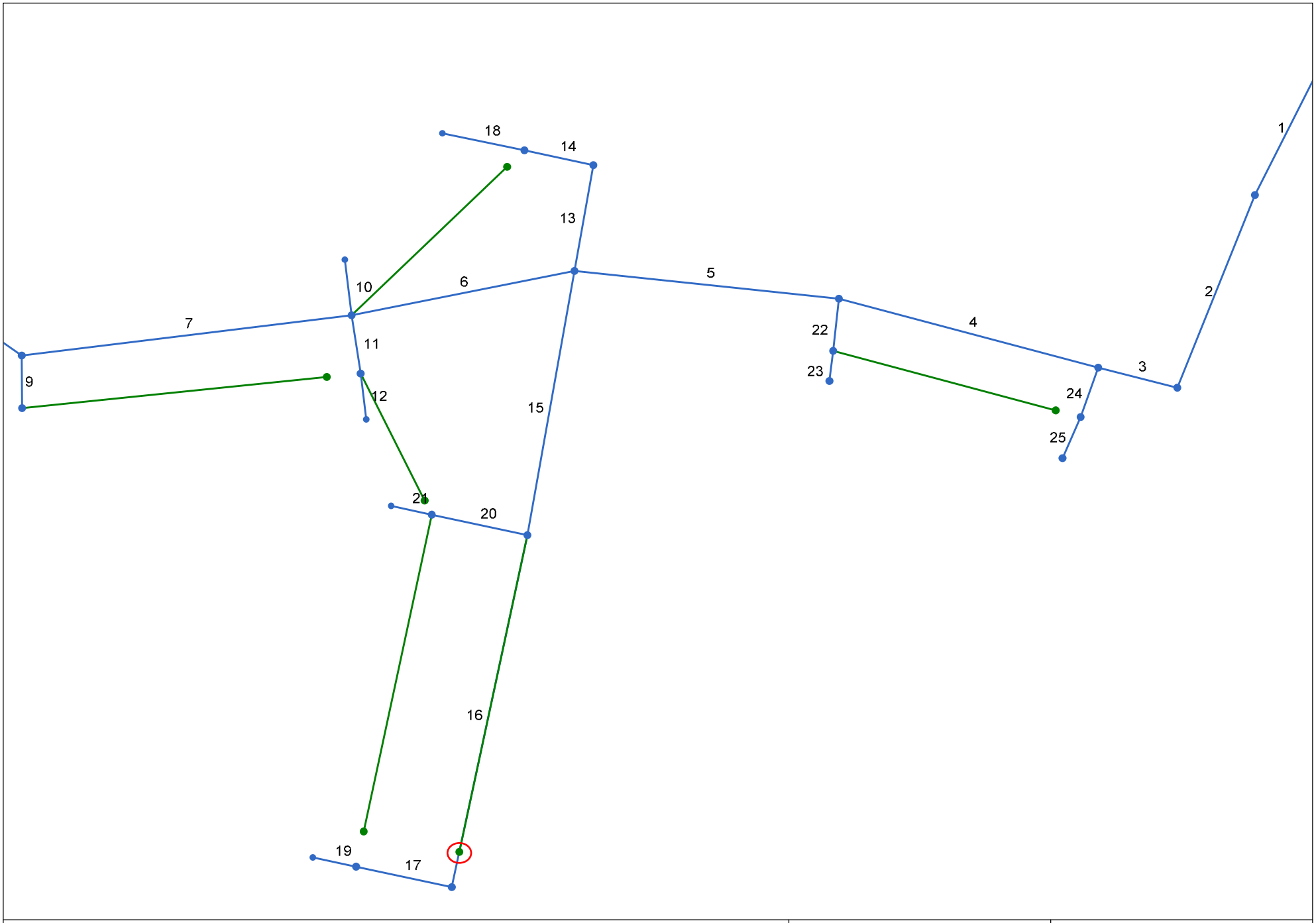
CLIENT: ALACHUA A ONE, LLC
PROJECT: HIGHPOINT CROSSING
SHEET TITLE: MASTER GRADING AND DRAINAGE PLAN

DESIGNED: DJS
PROJECT ENGINEER: DJS
QUALITY CONTROL: BW
PROJECT NUMBER: 16-0638
ROBERT J. WALPOLE
FL PE No. 58206

SHEET NO.: C2.00

Plot Date: Jan 07,2019 - 1:37pm J:\Projects\16-0638\Engineering\Civil\Production Files\C2.00 RD-460.dwg Tech: davids

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



Project File: 100 Updated.stm	Number of lines: 25	Date: 2/26/2022

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	98.738	2.18	12.60	0.75	1.64	9.83	6.5	18.7	4.7	46.14	186.6	3.86	48	1.44	58.00	59.42	62.78	62.82	59.75	66.32	DP101-100
2	1	138.326	0.00	10.42	0.75	0.00	8.19	6.5	18.0	4.8	39.00	86.76	3.50	48	0.31	59.42	59.85	62.95	63.00	66.32	67.93	DP102-101
3	2	54.338	0.19	10.42	0.75	0.14	8.19	6.5	17.8	4.8	39.21	0.00	3.29	48	0.06	59.85	59.88	63.37	63.40	67.93	67.38	DP103-102
4	3	178.282	0.14	9.46	0.75	0.11	7.47	6.5	17.1	4.9	36.30	0.00	5.31	42	3.01	59.88	65.25	63.65	67.10	67.38	72.25	DP106-103
5	4	176.455	0.00	8.27	0.75	0.00	6.58	6.5	16.6	4.9	32.35	0.00	7.39	36	1.47	65.41	68.00	67.10	69.82	72.25	76.99	DP109-106
6	5	150.880	0.16	2.21	0.75	0.12	1.66	6.5	14.9	5.1	8.49	0.00	5.00	36	1.00	69.00	70.51	69.82	71.43	76.99	80.94	DP110-109
7	6	220.720	0.14	0.33	0.75	0.11	0.25	6.5	10.8	5.7	1.41	0.00	5.08	18	3.71	76.28	84.46	76.54	84.90	80.94	88.77	DP112-110
8	7	54.240	0.14	0.14	0.75	0.11	0.11	6.5	6.5	6.5	0.68	0.00	2.09	18	1.11	84.46	85.06	84.90	85.37	88.77	95.00	DP114-112
9	7	35.062	0.05	0.05	0.75	0.04	0.04	6.5	6.5	6.5	0.24	0.00	0.61	18	0.17	84.46	84.52	84.90	84.91	88.77	87.99	DP113-112
10	6	37.388	1.13	1.13	0.75	0.85	0.85	6.5	6.5	6.5	5.48	0.00	2.75	24	0.11	76.28	76.32	77.49	77.53	80.94	82.02	DP110
11	6	39.324	0.16	0.59	0.75	0.12	0.44	6.5	6.9	6.4	2.82	0.00	2.48	18	0.13	74.81	74.86	75.73	75.78	80.94	80.78	DP111-110
12	11	30.843	0.43	0.43	0.75	0.32	0.32	6.5	6.5	6.5	2.08	0.00	1.77	18	0.16	74.86	74.91	75.83	75.84	80.78	79.52	DP111
13	5	71.634	0.51	2.89	0.75	0.38	2.17	6.5	7.3	6.3	13.64	0.00	2.94	36	0.07	70.50	70.55	72.38	72.42	76.99	78.01	DP121-109
14	13	47.000	0.72	2.38	0.75	0.54	1.79	6.5	6.9	6.4	11.41	0.00	2.19	36	0.04	70.55	70.57	72.62	72.64	78.01	78.01	DP122-121
15	5	178.896	0.15	3.17	0.75	0.11	2.76	6.5	8.5	6.1	16.74	0.00	2.86	36	0.06	69.00	69.11	71.20	71.30	76.99	77.95	DP115-109
16	15	240.000	0.39	2.28	0.75	0.29	2.09	6.5	7.0	6.4	13.28	0.00	4.65	30	0.30	70.00	70.73	71.50	71.94	77.95	77.23	DP117-115
17	16	65.000	1.24	1.89	0.95	1.18	1.80	6.5	6.7	6.4	11.53	0.00	3.40	24	0.12	70.73	70.81	72.73	72.81	77.23	77.23	DP118-117
18	14	55.632	1.66	1.66	0.75	1.25	1.25	6.5	6.5	6.5	8.05	0.00	2.80	24	1.01	70.57	71.13	72.68	72.70	78.01	81.08	DP122
19	17	29.353	0.65	0.65	0.95	0.62	0.62	6.5	6.5	6.5	3.99	0.00	1.78	18	0.99	70.81	71.10	72.90	72.92	77.23	78.31	DP118
20	15	65.000	0.20	0.74	0.75	0.15	0.56	6.5	6.8	6.4	3.55	0.00	2.67	24	0.94	70.00	70.61	71.50	71.27	77.95	77.95	DP116-115
21	20	27.605	0.54	0.54	0.75	0.41	0.41	6.5	6.5	6.5	2.62	0.00	3.68	18	1.01	70.61	70.89	71.27	71.50	77.95	78.03	DP116
22	4	34.976	0.20	1.05	0.75	0.15	0.79	6.5	6.6	6.4	5.07	0.00	1.81	24	0.14	65.41	65.46	67.10	67.11	72.25	72.21	DP107-106

Project File: 100 Updated.stm | Number of lines: 25 | Run Date: 2/26/2022

NOTES:Intensity = 74.29 / (Inlet time + 17.20) ^ 0.77; Return period =Yrs. 3 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
23	22	20.273	0.85	0.85	0.75	0.64	0.64	6.5	6.5	6.5	4.12	0.00	2.33	18	0.15	65.46	65.49	67.14	67.17	72.21	72.09	DP108-107
24	3	34.957	0.18	0.77	0.75	0.14	0.58	6.5	6.8	6.4	3.70	0.00	2.09	18	0.74	59.88	60.14	63.65	63.69	67.38	67.38	DP104-103
25	24	30.000	0.59	0.59	0.75	0.44	0.44	6.5	6.5	6.5	2.86	0.00	1.62	18	0.17	60.14	60.19	63.72	63.74	67.38	65.60	DP105-104

Project File: 100 Updated.stm | Number of lines: 25 | Run Date: 2/26/2022

NOTES:Intensity = 74.29 / (Inlet time + 17.20) ^ 0.77; Return period =Yrs. 3 ; c = cir e = ellip b = box

CHW
Professional Consultants

Project Number: 21-0395
Project Name: Alachua Tire
Calculated by: NRC
Checked by: DHY
Date: 2/26/2022

Tree House at the Plaza- North Pipe Calculations

Structure No.		Invert Elev.		Length	Slope	Dia.	C	Tc	i	A	A	Q (cfs) Actual		Q Full	Pipe A	V - Full Flow	Pipe R	Minor Loss	Minor Loss	Loss	HGL		ToG/ EoP	F.B.
From	To	U.S.	D.S.	(ft)	(ft/foot)	(in)		(min)	(in/hr)	(sf)	(ac)	Inc	Cumul	(cfs)	(sq-ft)	(fps)	(ft)	Coeff.	(ft)	(ft)	U.S.	D.S.		(in)
S-3	S-1	71.00	70.69	157	0.0020	15	0.95	10	6.2	19250	0.44	2.6	2.6	3.11	1.2	2.5	0.31	0.8	0.06	0.22	72.32	72.05	74.50	26
S-2	S-1	71.44	71.19	177	0.0014	15	0.95	10	6.2	3000	0.07	0.4	0.4	2.63	1.2	2.1	0.31	0.5	0.00	0.01	72.05	72.05	74.10	25
S-1	S-117	70.69	70.62	37	0.0019	18	0.95	10	6.2	7000	0.16	0.9	4.0	4.95	1.8	2.8	0.38	0.8	0.06	0.04	72.05	71.94	74.90	34

Notes

1. ToG = Top of Grate/EoP = Edge of Pavement
2. FB = Free Board
3. Rainfall intensity is based on the FDOT Zone 5 Rainfall Intensity-Duration-Frequency curve for the 3 YR - 10 min storm event (6.2 inches/hr)
4. The tailwater condition in the pond was set at crown for the existing pipe

April 28, 2022

Adam Hall
City of Alachua
PO Box 9,
Alachua, Florida 32616

RE: Project Assistance Team (PAT) Comments for Alachua Tire Site Plan and Special Exception Permits

Dear Mr. Hall:

Please find attached the following items to address your comments from April 7, 2022:

- Site Development Application
- Wetland Self-Certification
- Authorized Agent Affidavit
- Stormwater Management Affidavit of Compliance
- Warranty Deed
- Property Appraiser's Information
- Legal Description
- Proof of 2021 Tax Payment
- Highpoint Crossing Declaration of Covenants, Conditions, and Restrictions
- Temporary Construction Easement
- Neighborhood Workshop Materials
- Email from Chip Ware confirming no Fire comments
- FDEP Review Letter of NAM
- Potable Water Meter Sizing
- Fire Flow Memo
- Stormwater Memo
- Revised Site Development Plans
- Revised City of Alachua Plan Consistency
- Revised Concurrency Impact Analysis
- Alternative Landscape Plan Memo
- FTP Link containing all PDFs (via email)

Site Plan:

A. Land Rights
   a. Prior to scheduling public hearing for either application, evidence of easement for improvements on adjacent property will be required.
      - **A temporary construction easement for this work was emailed to Adam Hall on March 22, 2022 and a copy is included with this submittal. Please note that the improvements in question are expected to be removed when the adjacent property is developed.**
   b. Coordinate with the City's Compliance and Risk Management Office for cross-access easements. As a condition of site plan approval, these easements will be required to be recorded prior to application for a building permit for the site.
      - **Acknowledged. Coordination will occur once site plans are approved.**

B. Comprehensive Plan Consistency
   a. Provide analysis of consistency with Objective 1.8 of the Conservation and Open Space Element regarding Hazardous Materials.

- **Comprehensive Plan Consistency memorandum was revised with an analysis of COSE Objective 1.8. See response to PAT Item G.a. for additional detail.**

C. Section 3.7.2 (C)- Gateway Overlay Standards
   a. Section 3.7.2 (C)(5)(a)(ii) prohibits use of metal as a finish building material. Submitted architectural elevations show the use of metal cladding as a building material.
      - **The building is to utilize a James Hardie panel in lieu of the metal cladding. See enclosed revised A-200 sheet.**

D. Section 6.2 – Tree protection and landscaping standards
   a. Section6.2.2 (D)(2)(b)(iv) requires four canopy trees per 100 linear feet. West parking lot perimeter is 160' which would require 6 canopy trees, however, only 2 canopy trees identified in this area. Four additional canopy trees needed for west parking lot buffer.
      - **Due to existing utilities in this area we are requesting the approval of an alternate landscape plan to address the landscape requirements along the western side of the property.**
   b. Section 6.2.2. (D)(3) requires a Type A buffer along the property's western perimeter. The Perimeter Buffer Landscape Requirements table provided in the submitted site plan indicates that Option 2 is selected, which would result in three canopy trees being required for this buffer. However, only 2 canopy trees are shown in this area to be planted.
      - **Due to existing utilities in this area we are requesting the approval of an alternate landscape plan to address the landscape requirements along the western side of the property.**
   c. Section 6.2.3 (E) requires 4 canopy trees per 100' linear feet of frontage along an arterial road. This would result in 8 canopy trees being required, however, only 6 provided. 2 additional canopy trees needed along arterial frontage.
      - **An additional two canopy trees have been added along the southern portion of the site**

E. Section 6.8- Design standards for business uses
   a. Provided architectural elevations do not provide clear glazing totals for each façade.
      - **Please the glazing totals for each elevation on the revised A-200 sheet. Each façade shows the % of glazing.**
   b. Section 6.8.2(A)(2)(a) requires 20% glazing when a façade faces a street or publicly accessible parking area which is part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement. This would apply to the north façade. No glazing calculation is provided with the architectural elevation but measurements indicate that only 19% of the façade has glazing.
      - **The north façade glazing calculation is 20.02% which meets the minimum 20% requirement.**
   c. East façade does not appear to be meet Façade massing requirements of 6.8.2 (A)(2)(b).
      - **The east façade as been altered to include pilasters to break up the long length of a façade. The glazing has then also increased a little to maintain the previous requirement of 35%..**

F. Outside Review
   a. Please address all comments issued by Claudia Vega, P.E, of eda consultants, inc. in a letter received April 4, 2022, and attached to this letter.
      - **Please see below comment responses to comments from Claudia Vega, P.E.**

b. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated April 6, 2022 and attached to this letter.
   - **Pleased see below comment responses to Public Services' comments.**

c. Please coordinate with Alachua County Fire Rescue Plans Examiner for fire flow requirements per the Florida Fire Prevention Code. Please contact project planner for contact information if needed.
   - **CHW has coordinated with Mr. Chip Ware for this project. He has no comments at this time for the project.**

G. Miscellaneous/ General Comments

a. Survey identifies closure of existing monitoring wells. However, the Natural Attenuation Monitoring Report for Year 1- Quarter 3 dated March 1, 2022 by Terra-Com Environmental Consulting and submitted to the Florida Department of Environmental Protection appears to suggest continued remediation is needed on the site. Please provide analysis of proposed development on site in relation to the required soil remediation.
   - **The site is a former fueling station. Underground storage tanks were removed in 1993 when "excessively contaminated" soils were discovered. Since then, TERRA-COM has been performing site assessments from soil borings and monitoring wells and reporting to the Florida Department of Environmental Protection (FDEP), which is detailed in the most recent Natural Attenuation Monitoring Report dated March 1, 2022. TERRA-COM recommends Natural Attenuation Monitoring be discontinued, and that a small-scale, episodic, chemical injection remediation strategy be pursued in the vicinity of MW-5R.**

     FDEP Petroleum Restoration Program (PRP) agrees with TERRA-COM's recommendation and will have injection conducted at one monitoring well (MW-5R) following the 4th quarter sampling event, which is scheduled soon. Following the injection, FDEP will need to conduct at least two additional quarterly groundwater monitoring events. The intent is to close out the site at that time, assuming concentrations in groundwater are reduced. This will be maintained or replaced as needed as part of construction. Monitoring well MW-5R is in the site plan's pavement /landscape area.

b. Floor area of proposed building varies. Please review and ensure consistency throughout application.
   - **The Concurrency Analysis memorandum and Special Exception Justification Report were revised with 6,952 square feet.**

c. While not permitted at time of site plan approval, staff did note that on the proposed architectural elevations wall signage is shown on the north/left elevation, which would not be eligible for wall signage as it is not located on street facing façade.
   - **The signage on the north/left elevation has been removed. Please see the enclosed revised A-200 sheet.**

Special Exception:

A. Compliance with LDRs

a. Page 11 of the Special Exception justification report states that no metal finishes are to be used, however, architectural elevations provided with site plan show metal fascia as a finish building material.
   - **The architectural elevations were revised. No metal siding is proposed.**

B. Comprehensive Plan Consistency

a. Vehicles shall not be stored in any area between the proposed structure and US Highway 441.
   - **Acknowledged.**

b. Tires or other automotive parts or supplies shall not be displayed outside of the structure.
   - **Acknowledged.**

Public Services Comments:

1. Sheet C2.32
   Please add Detail 306, which is a cross—reference. Please add Detail 139.
   - **Both details have been added to sheet C2.33.**

2. Sheet C3.10
   Add abbreviations “FDC” & “DDC”, shown on Inset A-A, to Legend sheet C0.11.
   - **The abbreviations have been added to the legend on sheet C0.11 as requested.**

3. Sheet C3.10
   P-WW: At the property line; Please add a cleanout with descriptor “END CITY OF ALACHUA MAINTENANCE”.
   If there is a fence on the property line, locate the CO several feet within the property line and obtain a PUE so CoA can access the CO.
   - **A cleanout has been added as requested along with a PUE at the property line.**

4. Sheet C3.10
   Note that sheet A-100 shows a gas meter, Item 17.
   Is the design intent to show the gas line on sheet C3.10?
   - **A gas connection is not proposed at this time.**

5. Sheet C3.10
   Inset A-A: The water service piping downstream the water meter is 2" PE (meaning polyethylene), which is acceptable as this is the property owner’s maintenance responsibility.
   However, please change the water source piping upstream of the meter to PVC. Detail 130 calls out PVC--in addition, please change the callout upstream the water meters from “2” PE” to “2” PVC WATER SERVICE”
   - **The callout has been revised as requested. Refer to C3.10 for details.**

6. Sheet C3.10
   Please show and obtain a PUE for the P-E power circuit that supplies the transformer.
   Also show a PUE around the transformer. Space permitting, CoA preference is for the PUE to extend 10 from the transformer in all directions.
   Note: the power circuit and transformer may already be located within an easement. Please evaluate.
   If a new easement is required, please re-submit this sheet and acknowledge that the PUE will be obtained.
   If there is an existing easement for power circuit and transformer, please indicate such in the submitted response
   - **Please note that the proposed transformer is within an existing 15’ PUE. Additional PUE has been added to the northside of the transformer so that the PUE extends 5’ north from the proposed transformer.**

7. Sheet C3.10
   This sheet refers to plumbing plans, for connection of water and wastewater service. Will plumbing plans be included with the site plans?
   - **Please note that the plumbing plans will be included with the building plans and therefore not be included in this submittal.**

8. Sheet C3.10
   Please call out 3’0” minimum distances related to the transformer.
   Between the transformer and the corner of the parking space.
   Between the transformer and the north-south road
   - **The 3’ minimum clear distance has been added and labeled on sheet C3.10.**

9. Sheet IR-1
   This sheet does not show any of the proposed P-IRR. Please clarify. Is the design intent to show such piping?
   - **Proposed irrigation is being shown on sheet IR-1. We are showing a proposed point of connection, sleeving locations, and controller locations. An irrigation main-line will only be needed between the point of connection and the valves which will be located near the point of connection and will result in a main-line with an insignificant length.**

10. Sheet P3
    - Suggest calling out the conductor size on the load side of the transformer.
    - Please confirm that all conduit sizes have been either called out or specified.
    - Minor consent: Replace ' (feet) with ” (inches) so text now reads: “2-4” Conduits for Primary Electric“.
    - For possible future looped connection, please add two 4-inch conduits on the north side of the transformer. Stub-out each conduit at the property line
    - **Conductor size has been called out on the load side of the transformer. Size is based on Architect's preliminary load information.**
    - **All conduits are called out. Refer to legend for conduit sizes not specifically called out in the plan view.**
    - **Replaced feet symbol with inch symbol for primary conduit size.**
    - **Added two 4" conduits from north side of transformer to property line.**

11. Sheet C0.10
    TO W & WW General Notes, please add note #27, as follows:
    “27. ALL POTABLE WATER SERVICE PIPE SHALL BE NSF-61 RATED”
    - **The note has been added to sheet C0.10 as requested.**

EDA Comments:

1. Portion of the type F curb onsite should be labeled to be a spill-out
   - **The callout has been revised to show spill curb. Refer to C1.10 for details.**

2. Driveway to the north is draining to the neighboring parcel. It should be re-graded to drain on- site and collected internally
   - **The driveway has been designed to drain north to avoid encumbering the development of the northern property. Please note that both the subject and adjacent properties drain to the same master stormwater basin. Additionally, a temporary construction, permanent fill, and drainage easement has been executed between the two property owners.**

3. If the connection to the north is for future development, recommend being at higher elevation to prevent creating a low point between the two parcels
   - **Due to the existing grades, it is expected that the northern property’s finished grade will be lower than that proposed for Alachua Tire. In addition the adjacent property has granted an easement and acknowledged this design.**

4. Consider re-routing the runoff from the northeast corner of the side so water will not be directed to the existing transformers/electrical pedestals
   - **The grading has been revised so that runoff will not be directed to the existing electrical equipment.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at

Sincerely,
CHW

Daniel Young, P.E.
Vice President

MEMORANDUM

Tire Service Store – Alachua Tire

20-0113

CHW Professional Consultants

To: Fire Review

From: Daniel Young, PE

Date: February 28, 2022

RE: Tire Service Store - Alachua Tire – Required Fire Flow

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code.

Building data is based on the information available from the architect at the time of this memo. Any changes to the building data will void the provided fire flow calculation and require a revised analysis to verify the building complies with the applicable fire protection criteria. The building will be not protected by an approved automatic fire sprinkler system.

Required Flow Calculations:

Building:	**Tire Service Store - Alachua Tire**
Construction Type:	V (000)
Fire Flow Area:	±7,000 SF

Required Fire Flow per NFPA Table 18.4.5.1.2:	2,250 gpm
Sprinkler Credit:	1,687.50 gpm
Required Fire Flow with Sprinklers:	1,000 gpm

Conclusions

Minimum Required Fire Flow to be provided: **1,000 gpm**

Available Fire Flow per Fire Hydrant Flow Test: **2,369.6 gpm**

DANIEL H. YOUNG LICENSE No. 70780 2/28/22 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

www.chw-inc.com

Hydrant Flow Test Report

Test Date 2/23/2022 **Test Time** 9:00 AM

Location

16113 US HWY 441
Alachua, FL. 32615

Tested by

Gator Fire Equipment Co., Inc.
Conducted by:Tom Whisenant
Witnessed by: Billy Jack Gourley

Notes

Flow Hydrant at Roundabout on NW163rd Lane
Read Hydrant along 441 at 16135

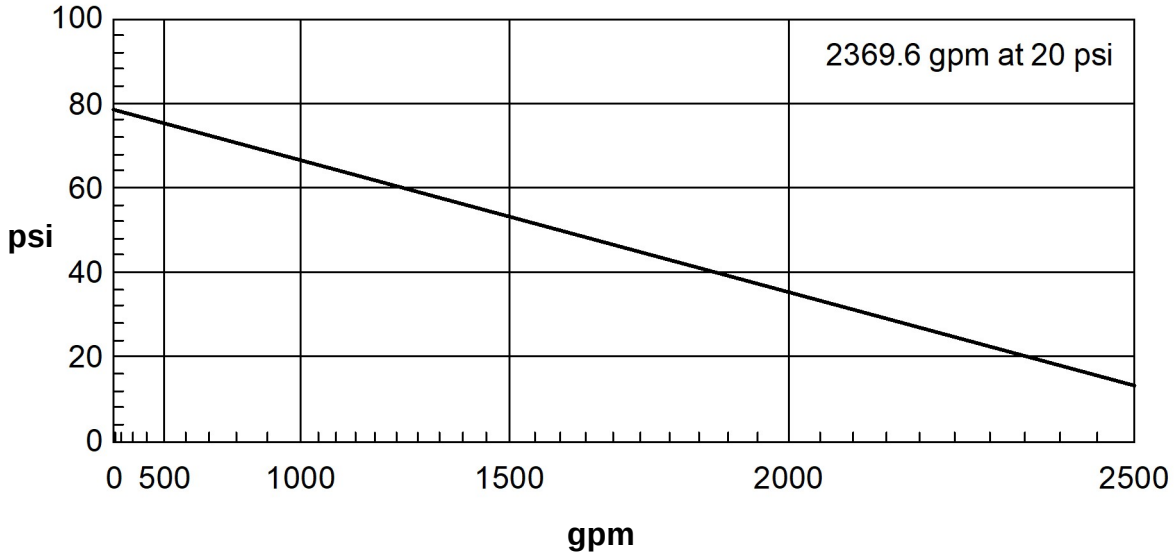
Read Hydrant

79 psi **static pressure**
49 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	24	822 gpm
#2	0	2.5	.9	24	822 gpm
				Total	1644 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

Mailed Memorandum

MEMORANDUM

Automobile Repair and Service – Special Exception

21-0395

To:	The Neighbors of HighPoint Crossing
From:	Ryan Thompson, AICP, Sr. Project Manager
Date:	January 10, 2022
RE:	Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Special Exception application to allow Automobile Repair and Servicing on ±0.7-acres in the City of Alachua. The site is located at 16113 NW US HWY 441 (Alachua County Tax Parcel 03049-003-000.) Existing Future Land Use is Commercial. Existing Zoning is Commercial, Intensive (CI).

Date: January 25, 2022

Time: 6:00 PM

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

Contact: Ryan Thompson, AICP, Sr. 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.

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

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C/O BRAVO FLORIDA LLC
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MISHAWAKA, IN 46545

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL. 32616

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

Lynn Coullias
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Alachua, FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua, FL. 32616

David Forest
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Alachua, FL 32615

Lynda Coon
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PUBLIC NOTICE

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Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976

CHW
Professional Consultants

ACHIEVERS

5 to be inducted into the 43rd Florida Agriculture Hall of Fame

Aida Mallard Gainesville Sun
USA TODAY NETWORK

The 43rd annual Florida Agricultural Hall of Fame banquet will honor five inductees who have made invaluable contributions to Florida agriculture. The Hall of Fame induction ceremony will be held Feb. 15 in the Entertainment Hall at the Florida State Fairgrounds in Tampa.

"After two years, it is exciting to come together once again to recognize the achievements of five outstanding honorees who have made significant and lasting contributions to Florida agriculture," said Ray Hodge, president of the Florida Agricultural Hall of Fame Foundation. "We look forward to welcoming the industry back to celebrate our 2021-2022 honorees."

The 2021-2022 inductees are:

- **John L. Hundley** (2022) has been an active part of Florida's agricultural community for more than five decades. He founded Hundley Farms Inc., with his wife, Patsy. The enterprise began on 400 acres of leased land, growing sweet corn and radishes. Today the operation consists of about 16,000 acres in the Everglades Agricultural Area (EAA), Central Florida, and Bainbridge, Georgia.
- **Reggie Brown** (2021) served for 12 years as a UF/IFAS Extension Service agent in various capacities and a 10-year stint at the Florida Fruit & Vegetable Association as marketing and membership director. Brown was named executive vice president of the Florida Tomato Exchange while also leading the Florida Tomato Committee and the Florida Tomato Growers Exchange. As chairman of the Crop Protection Coalition, Brown was the voice of the industry nationally and internationally.
- **Bobby McKown** (2021) took the helm of the state's largest citrus growers association as executive vice president/CEO of the Florida Citrus Mutual. He was appointed by five presidential administrations to every trade committee, task force, and advisory position of any influence including the North American Free Trade Agreement (NAFTA) and the General Agreement for Tariff and Trade (GATT).
- **John Stitt** (2021) saw a great need for research in beef cattle pastures, citrus, and sandland sugarcane production and, through his vision, led to the development of the UF/IFAS Southwest Florida Research and Education Center in Immokalee. Stitt has been extensively involved in industry organizations, including the Florida Cattlemen's Association and Florida Farm Bureau.
- **Dr. Wayne Smith** (2021) contributions to Florida agriculture encompass his lifelong devotion to education and research and forestry passion. Smith graduated from the University of Florida, returned to his alma mater in 1964, advancing through the academic ranks as a professor, director, and finally, professor emeritus. In retirement, he served as interim dean for UF/IFAS Research and the College of Agricultural and Life Sciences.

NYC mayor OKs new law for non-US citizens to vote

Measure only for municipal elections

Bobby Caina Calvan
ASSOCIATED PRESS

NEW YORK – More than 800,000 noncitizens and "Dreamers" in New York City will have access to the ballot box – and could vote in municipal elections as early as next year – after Mayor Eric Adams allowed legislation to automatically become law Sunday.

Opponents have vowed to challenge the new law, which the City Council approved a month ago. Unless a judge halts its implementation, New York City will be the first major U.S. city to grant widespread municipal voting rights to noncitizens.

More than a dozen communities across the U.S. already allow noncitizens to cast ballots in local elections, including 11 towns in Maryland and two in Vermont.

Noncitizens still wouldn't be able to vote for president or members of Congress in federal races, or in the state elections that pick the governor, judges and legislators.

The Board of Elections must now begin drawing an implementation plan by July, including voter registration rules and provisions that would create separate ballots for municipal races to prevent noncitizens from casting ballots in federal and state contests.

It's a watershed moment for the nation's most populous city, where legally documented, voting-age noncitizens comprise nearly 1 in 9 of the city's 7 million voting-age inhabitants. The movement to win voting rights for noncitizens prevailed after numerous setbacks.

The measure would allow noncitizens who have been lawful permanent residents of the city for at least 30 days, as well as those authorized to work in the U.S., including "Dreamers," to help select the city's mayor, city council members, borough presidents, comptroller and public advocate.

"Dreamers" are young immigrants brought to the U.S. illegally as children who would benefit from the never-passed DREAM Act or the Deferred Action for Childhood Arrivals program, which allows them to remain in the country if they meet certain criteria.

The first elections in which noncitizens would be allowed to vote are in 2023.

"We build a stronger democracy when we include the voices of immigrants," said former City Councilmember Ydanis Rodriguez, who led the charge to win approval for the legislation.

Rodriguez, whom Adams appointed as his transportation commissioner, thanked the mayor for his support and expects a vigorous defense against any legal challenges.

Adams recently cast uncertainty over the legislation when he raised concern about the monthlong residency standard, but later said those concerns did not mean he would veto the bill.

FLORIDA LOTTERY RESULTS: VISIT FLALOTTERY.COM OR CALL 850-921-7529.

Florida Lottery
Results are for tickets sold only in Florida

FLORIDA LOTTO

SATURDAY, JAN. 8 9-13-28-38-48-49

DOUBLE PLAY

SATURDAY, JAN. 8 5-9-11-20-22-43
To see payouts on games above, visit flalottery.com.

POWERBALL

SATURDAY, JAN. 8 .....20-21-36-60-65 PB: 13 (x10)
5+PB: $20 million (0). Next jackpot $27M
5 of 5: $1 million (0). 4+PB: $50,000 (1).
4 of 5: $100 (33). 3+PB: $100 (66).
3 of 5: $7 (1,514). 2+PB: $7 (1,390).
1+PB: $4 (11,502). PB: $4 (29,992).

MEGA MILLIONS

FRIDAY, JAN. 7 .....7-29-43-56-57 MB: 6 (x3)
5+MB: $278 million (0). Next jackpot $300 million.
5 of 5: $1 million (0). 4+MB: $10,000 (3).
4 of 5: $500 (22). 3+MB: $200 (86).
3 of 5: $10 (2,171). 2+MB: $10 (1,808).

JACKPOT TRIPLE PLAY

FRIDAY, JAN. 7 1-8-32-33-38-42
6 of 6: $350,000 (0). 5 of 6: $745.50 (13).
4 of 6: $25.50 (920). 3 of 6: $1 (16,734).
Combo10+: $10,000 (0). Combo9: $500 (7).
Combo8: $50 (62). Combo7: $20 (421).
Combo6: $10 (2,197) Combo5: $5 (8,472).
Combo4: Free ticket (23,495).

FANTASY 5

SATURDAY, JAN. 8 1-8-14-15-35
5 of 5: $0 (0). 4 of 5: $555 (250).
3 of 5: $22 (7,990). 2 of 5: Free ticket (83,173).

PICK 2, 3, 4, 5

SATURDAY, JAN. 8, MIDDAY
3-7 .....1-6-3 .....2-2-9-9 .....5-8-3-3-6 Fireball: 0

SATURDAY, JAN. 8, EVENING
3-0 .....4-0-3 .....0-8-4-0 .....6-2-6-0-1 Fireball: 7

CASH4LIFE

FRIDAY, JAN. 7 .....22-23-45-54-55 CB: 3
No winners of $1,000 a day or week for life.
4 of 5+CB: $2,500 (0). 4 of 5: $500 (3).
3 of 5+CB: $100 (64). 3 of 5: $25 (199).
2 of 5+CB: $10 (1,272). 2 of 5: $4 (3,476).
1 of 5+CB: Free ticket (8,428).

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Special Exception application to allow Automobile Repair and Servicing on ±0.7-acres in the City of Alachua. The site is located at 16113 NW US HWY 441 (Alachua County Tax Parcel 03049-003-000.) Existing Future Land Use is Commercial. Existing Zoning is Commercial, Intensive (CI).

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

Time/Date/Location: 6:00 PM on January 25th at CHW, 11801 Research Drive, Alachua, FL 32615
Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976

CHW
Professional Consultants

GF-28133019

TODAY IN HISTORY

Today is Monday, Jan. 10, the 10th day of 2022. There are 355 days left in the year.
On this date in:
1776: Thomas Paine anonymously published his influential pamphlet, "Common Sense," which argued for American independence from British rule.
1860: The Pemberton Mill in Lawrence, Massachusetts, collapsed and caught fire, killing up to 145 people, mostly female workers from Scotland and Ireland.
1861: Florida became the third state to secede from the Union.
1863: The London Underground had its beginnings as the Metropolitan, the world's first underground passenger railway, opened to the public with service between Paddington and Farringdon Street.
1870: John D. Rockefeller incorporated Standard Oil.
1920: The League of Nations was established as the Treaty of Versailles went into effect.
1967: President Lyndon B. Johnson, in his State of the Union address, asked Congress to impose a surcharge on both corporate and individual income taxes to help pay for his "Great Society" programs as well as the war in Vietnam. Massachusetts Republican Edward W. Brooke, the first Black person elected to the U.S. Senate by popular vote, took his seat.
1971: French fashion designer Coco Chanel died in Paris at age 87.

CELEBRITY BIRTHDAYS

Singer **Ronnie Hawkins** of Ronnie Hawkins and the Hawks is 87. Actor **William Sanderson** ("Deadwood," "Newhart") is 78. Singer **Rod Stewart** is 77. Singer-keyboardist **Donald Fagen** of Steely Dan is 74. Singer **Pat Benatar** is 69. Guitarist **Michael Schenker** (Scorpions) is 67. Singer **Shawn Colvin** is 66. Singer-guitarist **Curt Kirkwood** of Meat Puppets is 63. Actor **Evan Handler** ("Sex and the City") is 61. Singer **Brad Roberts** of Crash Test Dummies is 58. Actor **Trini Alvarado** is 55. Singer **Brent Smith** of Shinedown is 44. Rapper **Chris Smith** of Kris Kross is 43.

The Gainesville Sun

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The Gainesville Sun

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Workshop Presentation

Alachua Tire Store

Special Exception and Site Plan applications

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
January 25, 2022

21-0395: Alachua Tire Store

1

The purpose of the neighborhood meeting:

The City of Alachua requires Special Exception and Site Plan applicants to host a neighborhood meeting *prior* to application submittal.

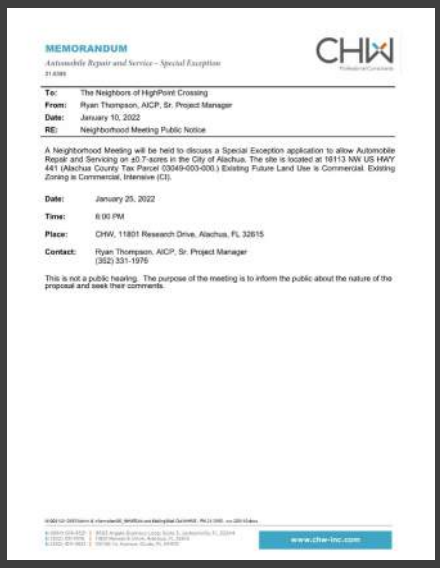
The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

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

CHW

2

PUBLIC NOTIFICATION



MEMORANDUM

Automobile Repair and Service – Special Exception

CHW

To: The Neighbors of HighPoint Crossing
From: Ryan Thompson, AICP, Sr. Project Manager
Date: January 10, 2022
RE: Neighborhood Meeting Public Notice

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Date: January 25, 2022

Time: 6:00 PM

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

Contact: Ryan Thompson, AICP, Sr. Project Manager (352) 331-1976

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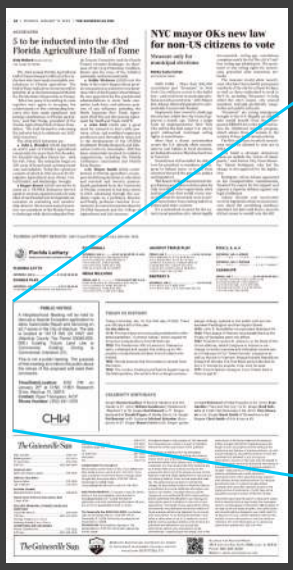

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The Gainesville Sun

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Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976

CHW

CHW

3

REQUEST:

1. **Special Exception** application to allow an Automobile Repair and Servicing use on the site.

2. Site Plan application for the Automobile Repair and Servicing use on the site.

   Both applications will be submitted, reviewed by City staff, and approved concurrently.

CHW

4

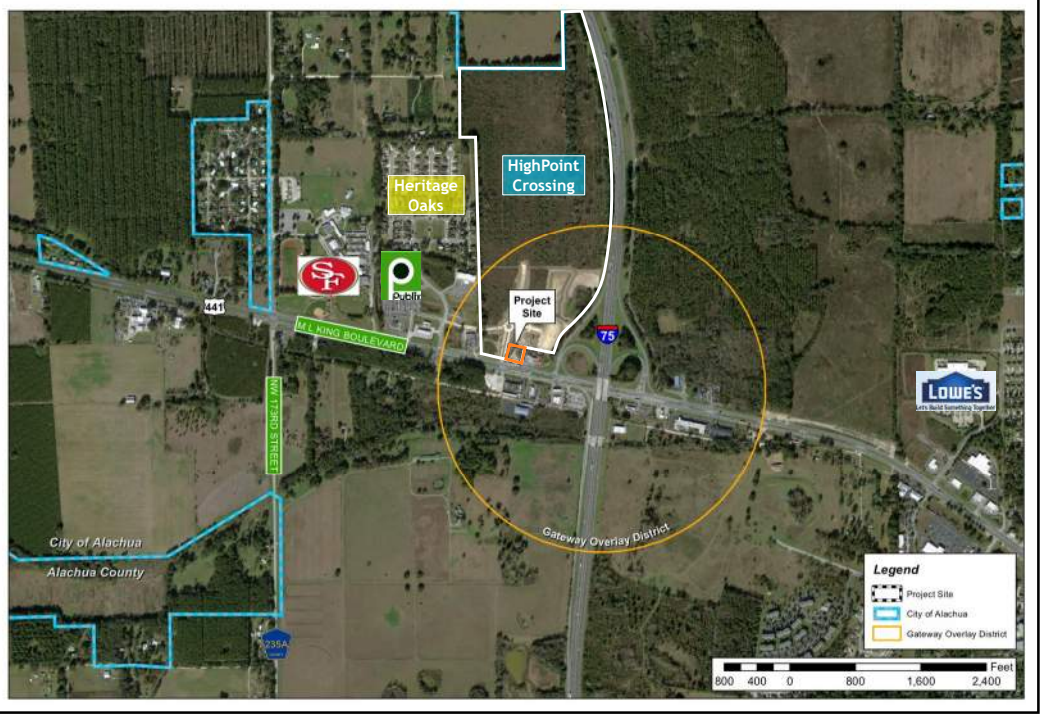
SPECIAL EXCEPTION AND SITE PLAN TIMELINE

- **August 12, 2021** — First Step Meeting: City Planning staff
- **January 25, 2022** — Neighborhood Meeting
- **February 28, 2022** — Submit: Special Exception Application
- **March - April** — City Staff Review
- **May 10, 2022 (Tentative)** — Planning & Zoning Board: Public Hearing

CHW

5

Context Map



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Context Map

CHW

7

Aerial Map

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8

Aerial Map

9

Existing Future Land Use Map

FLU: Commercial

10

Existing Zoning Map

Zoning: Commercial, Intensive (CI)

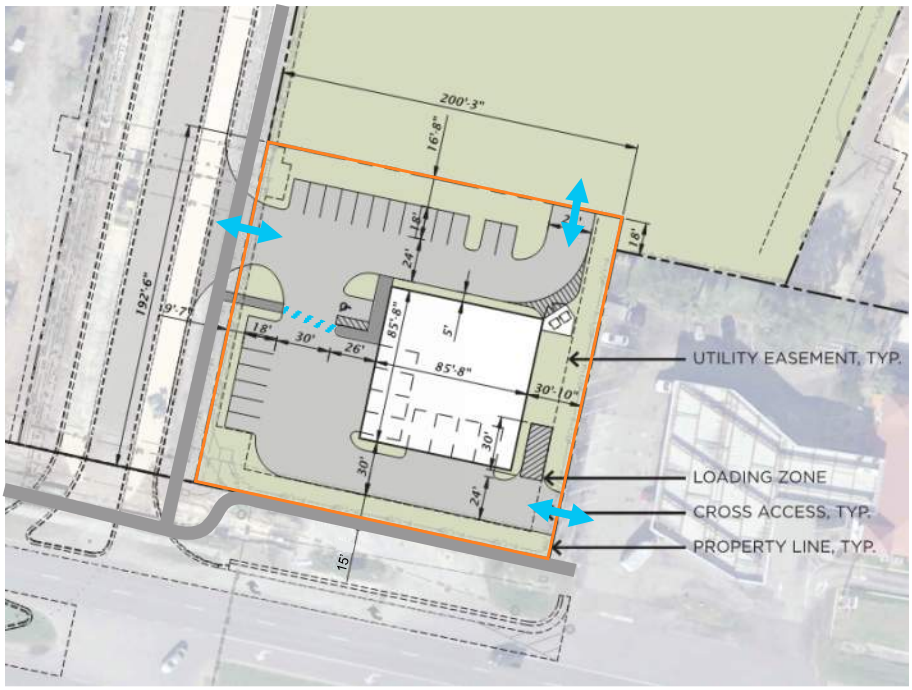
Automobile Retail and Servicing is permitted in the CI Zoning District by **Special Exception**

11

Site Plan

SITE DEVELOPMENT DATA
SITE AREA: ±0.89 ACRES
IMPERVIOUS SPACE: ±65%
OPEN SPACE
- MIN. REQUIRED: 10%
- PROVIDED: ±35%

BUILDING AREA: ±7,300 SF
PARKING (1 SPACE PER 400 SF)
- REQUIRED: 18 SPACES
- MAX PERMITTED: 22 SPACES
- PROVIDED: 21 SPACES



12

CHW
Professional Consultants

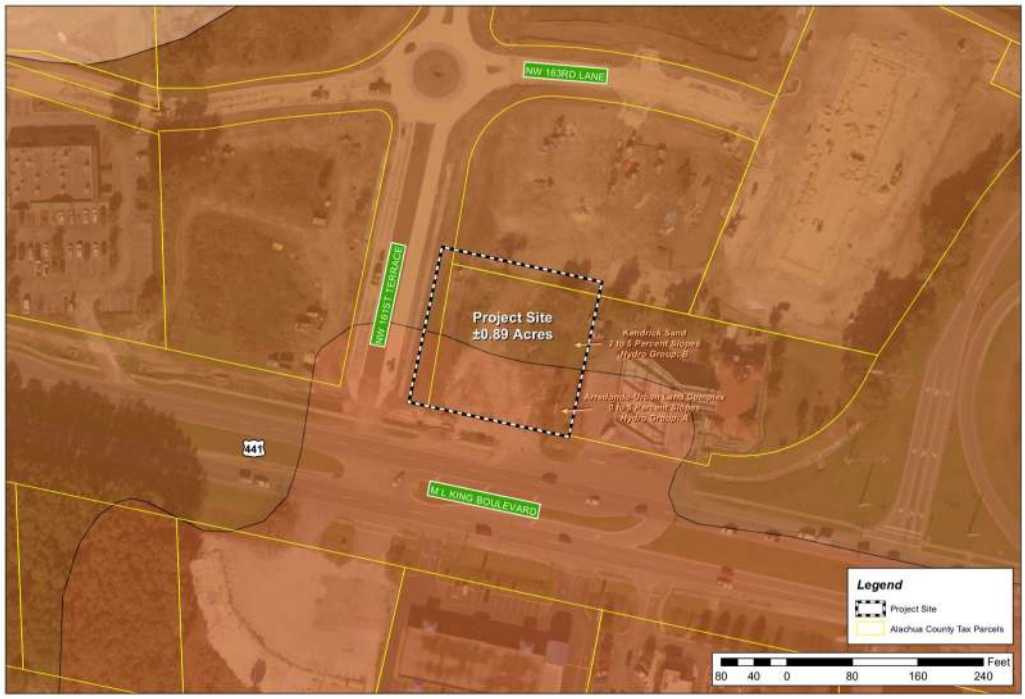
13

Environmental Map

CHW

14

Soils Map



CHW

15

Sign-in Sheet

SIGN-IN SHEET

Alachua Tire

21-0395

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: January 25, 2022 @ 6:00 PM

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

Re: Special Exception and Site Plan applications

	Print Name	Street Address	Signature
1	NO ATTENDEES		
2		7PM	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Alachua Tire – Special Exception and Site Plan

21-0395

Date:	January 25, 2022
Location:	CHW
Notes by:	Ryan Thompson, AICP, Sr. Project Manager

Recorded and transcribed by CHW staff.

CHW Attendees – Ryan Thompson, AICP, Sr. Project Manager

Public Attendees – None

CHW Planning Staff hosted the required Neighborhood Meeting at our office (11801 Research Drive, Alachua, FL 32615). The prepared workshop presentation contained information pertaining to the purpose of the workshop, the applications' request and intent (both the Special Exception and Site Plan), public notification information, the application review processes, various maps illustrating the project site's location and characteristics, and the proposed Site Plan.

No notified residents, either by mail or public notice, attended the meeting. As a result, the meeting was adjourned at 7:00 PM.

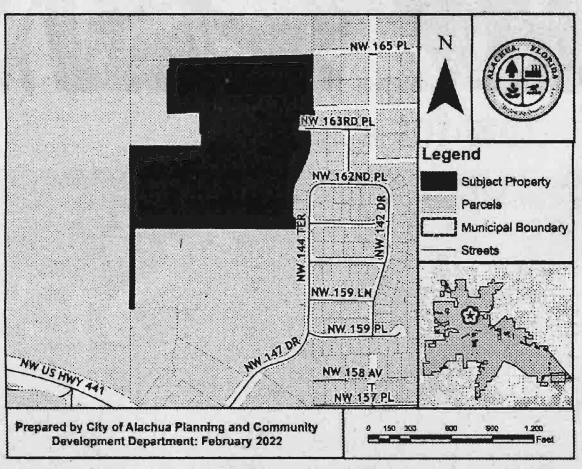
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Logan B. Peters, P.E, of JBPro, Inc., applicant and agent, for Tara Baywood, LLC., property owner, for consideration of the Final Plat for Tara Baywood Phase 1. The final plat proposes to subdivide the ±35.32 acre subject property into a total of 61 lots. The subject property is located to the west of the Baywood subdivision, and north of the Baywood Centre subdivision, consisting of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family – 6 (RSF-6).



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

(Published: Alachua County Today - June 2, 2022)

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE TOWN OF LACROSSE IN ALACHUA COUNTY, FLORIDA

The Town of LaCrosse Town Council will hold a public hearing on a proposed ordinance on June 14, 2022 at 6:00 pm. The hearing will be held at the town hall located at 20613 N SR 121, LaCrosse, Florida.

The ordinance title is as follows:

ORDINANCE 2022-01

AN ORDINANCE OF THE TOWN OF LACROSSE, FLORIDA REPEALING ORDINANCE NUMBER 11-02, TOGETHER WITH ALL OTHER ORDINANCES REGULATING THE USE, CONSUMPTION, SALE, DISTRIBUTION, AND ALL OTHER MATTERS PERTAINING TO ALCOHOL, TOGETHER WITH THE TOWN OF LACROSSE CODE OF ORDINANCES WHICH ORDINANCE IS TITLED "AN ORDINANCE RELATING TO ALCOHOLIC BEVERAGES, DEFINING TERMS, REGULATING HOURS OF SALE, PROHIBITING SALES WITHIN CERTAIN DISTANCE OF SCHOOLS AND CHURCHES, PROVIDING PENALTIES FOR VIOLATION HEREOF, PROVIDING FOR AN ANNUAL REPORTING REQUIREMENT, PROCEDURES FOR REVOCATION AND REINSTATEMENT, PROVIDING FOR SEVERABILITY, REPEALING ALL ORDINACES IN CONFLICT, AND PROVIDIING AN EFFECTIVE DATE." , AND PROVIDING AN EFFECTIVE DATE.

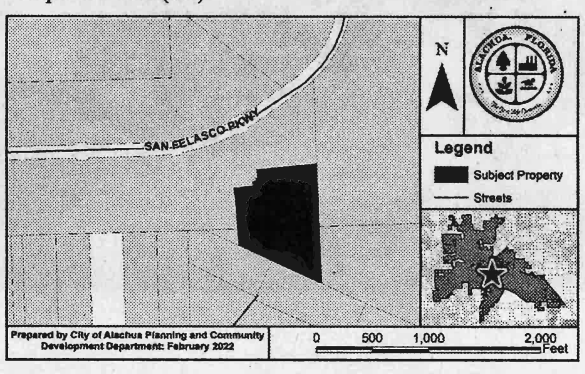
At the public hearing, all interested parties may appear and be heard with respect to the proposed Ordinance. Copies of the proposed Ordinance are available for public inspection at the Office of the Town Clerk, 20613 N SR 121, LaCrosse, Florida during regular hours Monday, Tuesday and Thursday, 9 am to 2 pm. 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 American Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this hearing should call the Town Clerk at (386) 462-2784 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 2, 2022)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of the preliminary plat of the Convergence Research Park Cottage Neighborhood, which proposes the subdivision of a ±14.82 acre subject property into a total of 72 lots with associated common areas and right-of-way. The subject property is generally located south of the San Felasco Parkway and north of Shaw Farms of Alachua. Consisting of portions of Tax Parcel Numbers 03929-000-000 and 03969-000-000; Future Land Use Map (FLUM) Designation: Corporate Park; Zoning: Residential Corporate Park (CP).



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

(Published: Alachua County Today - June 2, 2022)

CITY COUNCIL OF CITY OF WALDO NOTICE OF PUBLIC HEARING REGARDING PROPOSED ROAD CLOSURE

NOTICE IS HEREBY GIVEN that the City Council of the City of Waldo, Florida, will hold a public hearing on June 14, 2022, at 7:00 PM, or as soon thereafter as possible, at City Hall, 14450 NE 148th Ave., Waldo, Florida. The following will be considered:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALDO, FLORIDA; MAKING CERTAIN FINDINGS WITH REGARD TO THE VACATION OF PORTIONS OF SW 5TH TERRACE AND OF SW 5TH PLACE; VACATING THAT PORTION OF SW 5TH TERRACE LYING TO THE SOUTH OF AND INTERSECTING WITH STATE ROAD 24, AND OF SW 5TH PLACE LYING TO THE WEST OF AND INTERSECTING WITH SW 5TH TERRACE; DIRECTING THAT THIS RESOLUTION BE RECORDED IN THE OFFICIAL RECORDS OF ALACHUA COUNTY; AND PROVIDING AN

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

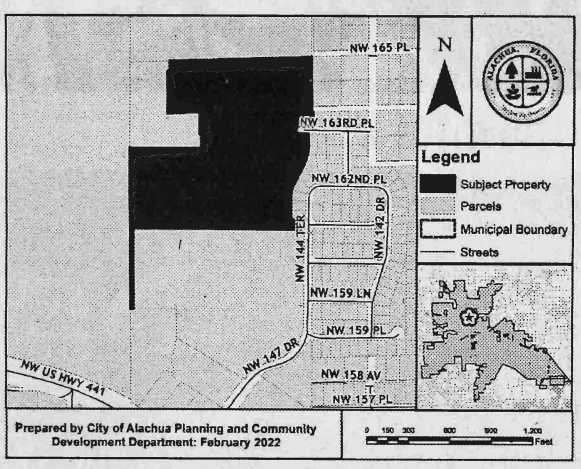
Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Kyle Willems, E.I., of JBPro, Inc., applicant and agent, for Tara Forest, LLC., property owner, for consideration of the Final Plat for Tara Forest East Phase 1. The final plat proposes to subdivide the ±10.86 acre subject property into a total of 32 lots. The subject property is located to the north of the Baywood subdivision, and west of CR 241/ NW 140th Street, consisting of portions of Tax Parcel Numbers 03067-000-000 and 03067-005-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single Family – 3 (RSF-3).

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP of CHW, Inc, applicant, on behalf of Concept Development, Inc, property owner, for consideration of a Special Exception Permit to establish an automobile repair and servicing use on a ±0.98 acre subject property located north of US 441, west of Interstate 75 and east of NW 161st Terrace (Tax Parcel No. 03049-003-000) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).

property is located to the west of the Baywood subdivision, and north of the Baywood Centre subdivision, consisting of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family – 6 (RSF-6).



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At the aforementioned public hearing, all interested parties may appear to be heard with respect to this item.

All documents relating to the proposed road closure are available for public inspection at City Hall, 14450 NE 148th Ave., Waldo, Florida, during regular business hours.

Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact City Hall at (352) 468-1001 at least 48 hours prior to the meeting date.

Please be advised that if a person decides to appeal any decision made by the Commission with respect to any matter considered at said hearing, that person will need a record of the proceedings, and that for such purpose, that person may need to insure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based.

(Published: Alachua County Today - June 2, 2022)

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386.462.3355

MATTERS PERTAINING TO ALCOHOL, TOGETHER WITH THE TOWN OF LACROSSE CODE OF ORDINANCES WHICH ORDINANCE IS TITLED "AN ORDINANCE RELATING TO ALCOHOLIC BEVERAGES, DEFINING TERMS, REGULATING HOURS OF SALE, PROHIBITING SALES WITHIN CERTAIN DISTANCE OF SCHOOLS AND CHURCHES, PROVIDING PENALTIES FOR VIOLATION HEREOF, PROVIDING FOR AN ANNUAL REPORTING REQUIREMENT, PROCEDURES FOR REVOCATION AND REINSTATEMENT, PROVIDING FOR SEVERABILITY, REPEALING ALL ORDINACES IN CONFLICT, AND PROVIDIING AN EFFECTIVE DATE." , AND PROVIDING AN EFFECTIVE DATE.

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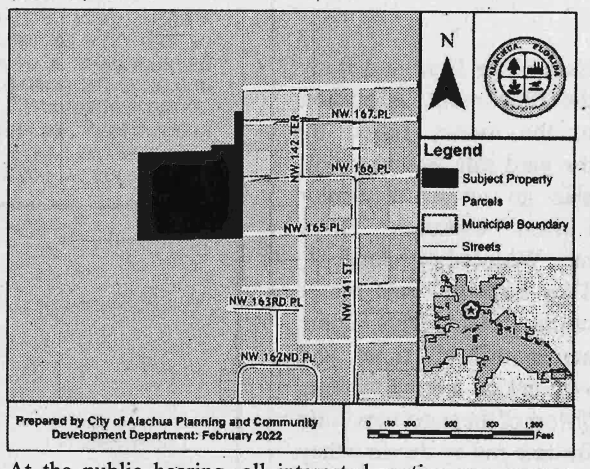

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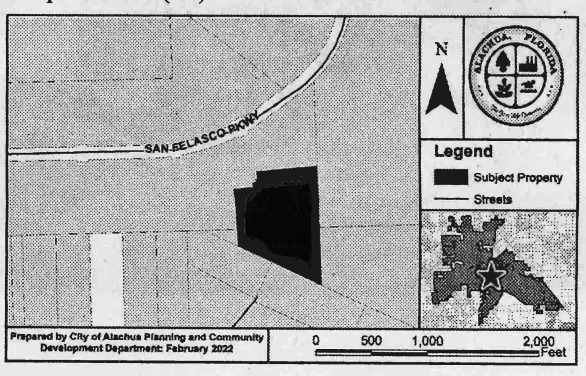

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City of ALACHUA

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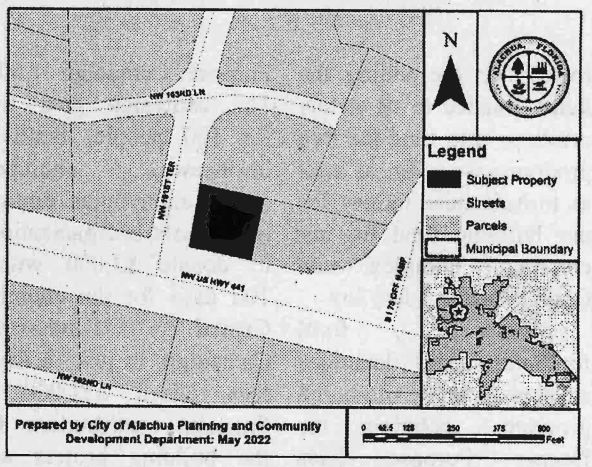

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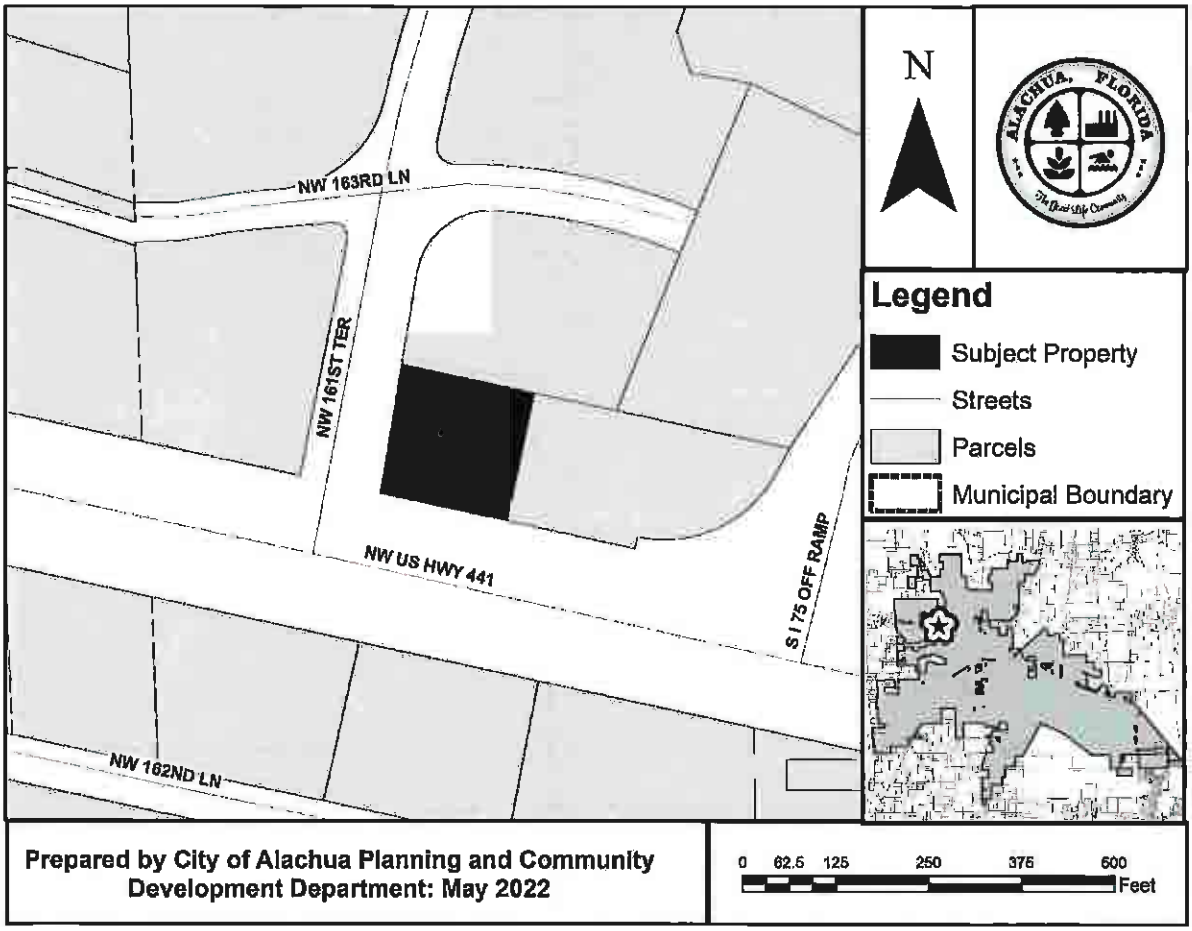
(Published: Alachua County Today - June 2, 2022)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 5/26/22
KC

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Daniel Young, P.E., of CHW, Inc, applicant, on behalf of Concept Development, Inc, property owner, for consideration of a Site Plan to construct a ±6,952 square foot automobile repair and servicing facility with associated site improvements on a ±0.98 acre subject property located north of US 441, west of Interstate 75 and east of NW 161st Terrace (Tax Parcel No. 03049-003-000) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-002-000
BOB'S MOBIL LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03049-003-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-001
ALACHUA HIGHPOINT LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-001-002
TALAL PROPERTIES LTD & TAREK PROF
1326 E LUMSDEN RD
BRANDON, FL 33511

03053-002-001
T & H PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE, FL 32308

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03061-004-001
T & H PROPERTY GROUP LLC
C/O BRAVO FLORIDA LLC
4220 EDISON LAKE PKWY
MISHAWAKA, IN 46545

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County Manager
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Gainesville, FL 32601

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Alachua, FL 32653

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FDEP
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Gainesville, FL 32641

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Alachua, FL 32616

Hugh & Jean Calderwood
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Alachua, FL. 32616

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Lynn Coullias
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16611 NW 138th Ave
Alachua, FL. 32615

Easy Peel® Labels
Use Avery® Template 5160®
Feed Paper
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AVERY® 5160®

AFFIDAVIT FOR POSTED LAND USE SIGN

I Ryan Thompson, POSTED THE LAND USE
(Name)
SIGN ON 5/23/22 FOR THE Alachua Tire Special Exception and Site Plan
(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)

Two (2)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 6/14/2022
SUBJECT: LDR Text Amendment: A request by John C Vick III of V3 Capital Group, to amend Article 4, Section 4.3.4 (J) relating to Use-specific Standards for Vehicle Sales and Services (Legislative).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
This Board finds that the proposed text amendments to the Land Development Regulations are consistent with the City of Alachua Comprehensive Plan and transmits the proposed text amendments to the Land Development Regulations to the City Commission with a recommendation to approve.

Summary

This application is a request submitted by John C. Vick III of V3 Capital Group, to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would revise use specific separation requirements for certain uses which fall under the category entitled "Vehicle Sales and Services." The Use Specific standards for these uses are located in Section 4.3.4(J) of the LDRs. The following uses are included in Section 4.3.4(J):

- Automobile body shop
- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Carwash and auto detailing
- Tire sales and mounting, transmission or muffler shop

In addition to other use specific standards for the above mentioned uses, the LDRs require a minimum separation of 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts. The applicant contends that this separation requirement does not consider intervening roadways or how enhanced buffering can serve as an additional separation tool between uses.

The proposed amendment provides two (2) conditions by which the 250-foot separation requirement can be reduced for the following uses:

- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Gasoline sales

The applicant proposes that a reduction in separation distance could be permitted when an intervening arterial or collector street exists between the proposed "Vehicle Sales and Service" use and the school, daycare center, residential use, or vacant land in a residential zoning district. The applicant contends that this acknowledges that arterial or collector streets by nature

provide separation between lands and such streets inherently have impacts on adjacent properties, including traffic, sound and light. The proposed amendment reduces the minimum separation when this condition is met to 100 feet, and to 50 feet when an enhanced landscape buffer is provided (except for the automobile repair and servicing use where the minimum separation is proposed to not be reduced to less than 100 feet).

The second condition that would permit a reduction in separation is when the "Vehicle Sales and Service" use fronts US

Hwy 441. The City has established US Hwy 441 as a commercial corridor, thereby directing commercial development to occur along this roadway. The applicant contends that by reducing the separation requirement, the City will maximize existing and future land use patterns along this corridor, which promotes a planned and logical development pattern. The proposed amendment reduces the minimum separation when this condition is met to 100 feet and 50 feet when an enhanced landscape buffer is provided (except in the automobile repair and servicing use where the minimum separation is proposed to not reduce to less than 100 feet).

The applicant contends that the proposed amendment will enable the City to foster continued urban growth along its primary transportation and utility corridors, promoting a healthy and logical development pattern, while protecting neighboring residential uses.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Application and Supporting Materials
- Draft Ordinance
- Public Notice Materials

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: June 14, 2022
Legislative Hearing

SUBJECT:	A request to amend the City of Alachua Land Development Regulations by amending Article 4, Section 4.3.4(J) related to Use Specific Standards for Vehicle Sales and Services.
APPLICANT/AGENT:	John C. Vick III, V3 Capital Group
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request submitted by John C. Vick III of V3 Capital Group, to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would revise use specific separation requirements for certain uses which fall under the category entitled "Vehicle Sales and Services." The Use Specific standards for these uses are located in Section 4.3.4(J) of the LDRs. The following uses are included in Section 4.3.4(J):

- Automobile body shop
- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Carwash and auto detailing
- Tire sales and mounting, transmission or muffler shop

In addition to other use specific standards for the above mentioned uses, the LDRs require a minimum separation of 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts. The applicant contends that this separation requirement does not consider intervening roadways or how enhanced buffering can serve as an additional separation tool between uses.

The proposed amendment provides two (2) conditions by which the 250-foot separation requirement can be reduced for the following uses:

- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Gasoline sales

The applicant proposes that a reduction in separation distance could be permitted when an intervening arterial or collector street exists between the proposed "Vehicle Sales and Service" use and the school, daycare center, residential use, or vacant land in a residential zoning district. The applicant contends that this acknowledges that arterial or collector streets by nature provide separation between lands and such streets inherently have impacts on adjacent properties, including traffic, sound and light. The proposed amendment reduces the minimum separation when this condition is met to 100 feet, and to 50 feet when an enhanced landscape buffer is provided (except for the automobile repair and servicing use where the minimum separation is proposed to not be reduced to less than 100 feet).

The second condition that would permit a reduction in separation is when the "Vehicle Sales and Service" use fronts US Hwy 441. The City has established US Hwy 441 as a commercial corridor, thereby directing commercial development to occur along this roadway. The applicant contends that by reducing the separation requirement, the City will maximize existing and future land use patterns along this corridor, which promotes a planned and logical development pattern. The proposed amendment reduces the minimum separation when this condition is met to 100 feet and 50 feet when an enhanced landscape buffer is provided (except in the

automobile repair and servicing use where the minimum separation is proposed to not reduce to less than 100 feet).

The applicant contends that the proposed amendment will enable the City to foster continued urban growth along its primary transportation and utility corridors, promoting a healthy and logical development pattern, while protecting neighboring residential uses.

PROPOSED LDR TEXT AMENDMENTS

Strikethrough represents text to be stricken. Underline represents text to be added.

Sec. 4.3. Use specific standards.

4.3.4 *Business uses.*

(J) *Vehicle sales and services.*

(2) *Automobile rental and sales; recreational vehicle rental and sales; truck or tractor rental or sales.* Automobile rental and sales and truck or tractor rental or sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts., unless one or more of the following standards are met:

(i) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of

200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate vehicle or equipment displays within a required setback or buffer.
(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.
(d) *Vehicle display pad.* Not have more than one vehicle display pad for every 100 feet of street frontage. The vehicle display pad may be elevated up to two feet above adjacent displays or grade.
(e) *No display on top of building.* There shall be no vehicle display on top of a building.
(f) *Vehicle display pad.* Have no racks that tilt vehicles in any way to show the underside, unless they are located inside a show room.
(g) *Other materials for sale.* Display no other materials for sale between the principal structure and the street.
(h) *Testing.* Not test vehicles on residential streets.

(3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:
(a) *Minimum separation.* Separation distance shall be measured from lot line to lot line. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts., unless one of the following conditions is met:
(i) The proposed automobile repair and servicing use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.
(ii) The proposed automobile repair and servicing use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate

of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*
  (i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.
  (ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

(c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(d) *Ingress/egress.*
  (i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.
  (ii) Methods of ingress/egress shall:
    a. Not exceed 40 feet in width, exclusive of transitions.
    b. Not be located closer than 15 feet to any right-of-way lines of any intersection.
    c. Not be located closer than 15 feet to any other property line.

(e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

(f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

(g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(h) *Testing.* Not test vehicles on residential streets.

(i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

(j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

(k) *Service bay orientation.* Service bay doors shall not be oriented toward any adjacent uses where the minimum separation requirements apply in (a) above.

(4) *Boat and marine rental and sales.* Boat and marine rental and sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts., unless one or more of the following standards are met:

(i) The proposed boat and marine rental and sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed boat and marine rental and sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed boat and marine rental and sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate boat and marine equipment displays within a required setback or buffer.

(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.

(d) *Vehicle display pad.* Not have more than one boat and marine display pad for every 100 feet of street frontage. The pad may be elevated up to two feet above adjacent displays or grade.

(e) *Other materials for sale.* Not display other materials for sale between the principal structure and the street.

(6) *Gasoline sales (automobile service station, mini-service and self-service).* Gasoline sales (full- service, mini-service and self-service) shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts., unless one or more of the following standards are met:

(i) The proposed gasoline sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed gasoline sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed gasoline sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

(c) *Methods of ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.
(ii) Methods of ingress/egress shall:
a. Not exceed 40 feet in width, exclusive of transitions.
b. Not be located closer than 15 feet to any right-of-way lines of any intersection.
c. Not be located closer than 15 feet to any other property line.

(d) *Location of gasoline pumps.* Locate no gasoline pump within 15 feet of any street right-of- way line; where a greater street setback line has been established, locate no gasoline pump within 15 feet of such setback line. Pumps shall be protected from vehicle impact with bollards or other physical structures.

(e) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(f) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(g) *Storage and accessory sales of materials and equipment.*
(i) Have no outdoor displays of materials or equipment, including tires, except in a display rack for automobile products no more than four feet wide, maintained within three feet of a principal building. There shall be a limit of one display rack per street frontage.
(ii) Not store any unlicensed, inoperable or junked vehicles.

(h) *No outdoor sale of oil, grease, auto parts.* Where mini-service and self-service facilities sell food, hardware, drugs and related items, in conjunction with gas, prohibit the outdoor sale of oil, grease, parts or accessories for automobiles and related items, and no service except for self-service water, air or carwash.

(i) *Repair work.* In a full-service station, ensure all repair work, vehicle washing, lubrication, and installation of parts and accessories is performed within an enclosed structure.

(j) *Storage of automobiles.* In a full-service station, store all automobile parts, dismantled vehicles, and similar materials within an enclosed building or totally screen them from view by a solid or privacy fence. A chainlink fence with slats shall not constitute acceptable screening or fencing.

(k) Automotive repair and servicing. If a full-service gasoline sales use provides automotive repair and servicing, it shall comply with all the standards listed for automobile repair and service stations (Subsection 4.3.4(J)(3) of this section, Automobile repair and servicing).

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

VISION ELEMENT

The applicant provides the following analysis of consistency with the Vision Element of the City's Comprehensive Plan:

- Vision Element, Vision Statement states, "*The City will be a business friendly community, encouraging economic development…Alachua will be a leader in fostering quality well-planned growth and redevelopment.*" The proposed

amendment encourages economic development, focused along collector/arterial streets and U.S. Hwy 441, which serves as the City's primary commercial corridor. By providing conditions by which the minimum separation for "vehicle sales and services" can be reduced, the City is promoting development to occur in a compact, logical pattern and well-planned pattern.

- Vision Element, Goal 1: Economic Development states, "*The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor.*" The proposed amendment expressly addresses enhancing the business environment and promoting the U.S. Hwy 441 corridor for business development, by providing reductions in the minimum separation requirement for "vehicle sales and services" for properties fronting U.S. Hwy 441.
- Vision Element, Goal 3: Transportation Mobility states, "*The City will provide efficient traffic circulation that is safe and convenient, while maintaining or improving the level of service on roadways.*" The proposed amendment, by providing reductions in the minimum separation requirement, promotes compactness of development, following well-established urban/regional planning principles, which creates a more efficient transportation network.

Evaluation & Findings: Staff finds that the proposed amendment will result in additional infill and redevelopment opportunities within the downtown area and along the US 441 corridor, which is consistent with the Vision Element of the City's Comprehensive Plan.

FUTURE LAND USE ELEMENT

The applicant provides the following analysis of consistency with the Future Land Use Element of the City's Comprehensive Plan:

- Future Land Use Element, Objective 1.3: Commercial states, "*These land use categories shall provide a broad range of commercial uses including retail sales and services.*" The proposed amendment encourages the development of commercial properties consistent with this Objective by providing alternatives for reductions in the minimum separation requirements for "vehicle sales and services" uses. These uses are by nature sales and service related.
- Future Land Use Element, Policy 1.3.e states, "*Infill within established commercial areas is preferred over extension of a strip commercial pattern," and "Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.*" The proposed amendment encourages infill development by providing conditions to reduce the minimum separation requirement, discouraging a strip commercial pattern. Additionally, the proposed amendment provides for enhanced landscaped buffering alternatives to more fully mitigate visual impacts upon surrounding land uses.
- Future Land Use Element, Policy 1.3.f states, "*The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.*"

The proposed amendment provides for reductions in the minimum separation requirement for "vehicle sales and services" when proposed development fronts U.S. Hwy 441. By providing for reductions in the separation requirement, the proposed amendment encourages development of these uses to occur along the City's Corporate Corridor Activity Center. Moreover, the reduction leads to more compact and efficient development, therefore maximizing existing and future land use patterns, and preserving the function of the corridor.

- Future Land Use Element, Objective 2.7: Discouragement of Urban Sprawl states, "*The City shall discourage the proliferation of urban sprawl as set forth in Chapter 163, Florida Statutes.*" The proposed amendment, by providing for reductions in the minimum separation requirement for "vehicle sales and services," promotes more compact development, maximizing existing and future public facilities and services, which follows a planned development pattern that encourages infill development.
- Future Land Use Element, Policy 4.1.b states, "*The City shall establish flexible standards related to landscaping, buffering, stormwater (to the extent allowable), and parking requirements to encourage infill development.*" The proposed amendment provides for alternatives for buffering and landscaping to reduce the minimum separation requirement for "vehicle sales and services." These reductions encourage infill development. By allowing enhanced landscape buffering to serve as a tool to mitigate impacts on neighboring properties, the proposed amendment provides flexibility as these uses are developed, thereby encouraging infill development.

Evaluation & Findings: Staff finds that the proposed amendment will further the Goals, Objectives, and Policies of the Future Land Use Element of the City's Comprehensive Plan. The proposed amendment will create additional opportunities for infill development for the auto-related uses addressed. The proposed amendment will direct additional auto-related uses to the US 441 corridor. While additional infill opportunities will be created through this amendment, additional requirements for buffering and landscape will mitigate any negative impacts on adjacent properties.

TRANSPORTATION ELEMENT

The applicant provides the following analysis of consistency with the Transportation Element of the City's Comprehensive Plan:

- Transportation Element, Policy 1.5.e states, "*Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density.*" The proposed amendment promotes compactness and efficient transportation networks by providing for reductions in the minimum separation requirement for "vehicle sales and services" uses. By encouraging compactness, the proposed amendment facilitates development patterns that support multimodal solutions.

Evaluation & Findings: Staff finds that the proposed amendment, by creating additional infill development opportunities, will further the Transportation Element of the City's

Comprehensive Plan. Such development will support a compact and efficient transportation system within the City.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Subsection 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, "in determining whether to approve a proposed text amendment to the Land Development Regulations, the City Commission shall find that an application is consistent with the following standards." These standards are listed below, followed by Staff's evaluation.

(a) ***Consistent with Comprehensive Plan*** *– Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.*

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

(b) ***Consistent with Ordinances*** *– Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.*

Evaluation & Findings: The proposed amendments do not conflict with any other provisions of the LDRs or the City Code of Ordinances.

(c) ***Changed Conditions*** *– Whether and the extent to which there are changed conditions that require an amendment.*

Evaluation & Findings: The applicant contends that the City's economic growth has transitioned from primarily greenfield development to greenfield and infill development. As the City continues to develop, particularly along its US Hwy 441 corridor, new commercial development will continue to occur near existing developed properties. The current separation requirements may disrupt the City's logical development pattern. The natural growth of the community towards infill development has provided for this changed condition. The applicant contends that the proposed amendment addresses the issue while protecting neighboring uses.

(d) ***Community Need*** *– Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

Evaluation & Findings: The applicant contends that the current separation standards for certain "Vehicle Sales and Service" uses hinders the ability of commercial properties to be developed in order to provide residents access to a variety of retail and service amenities. The proposed amendment encourages the development of these commercial enterprises along primary transportation and utility corridors in areas that are planned for such development.

Compatible with Surrounding Uses *– Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.*

Evaluation & Findings: The proposed LDR Text Amendment addresses use specific separation requirements for "vehicle sales and services" uses. These uses are generally permitted in business districts in the City. The applicant contends that the proposed amendment is consistent with the intent of the business zoning districts: Community Commercial District, Central Business District and Commercial Intensive District. The applicant states that the proposed amendment will improve the City's ability to ensure efficient development, with standards to reduce the minimum separation requirement promoting more compactness and introducing enhanced landscaped buffering into separation alternatives.

(e) ***Development Patterns*** *– Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

Evaluation & Findings: The "vehicle sales and services" uses are required to be consistent with the underlying future land use designations. Therefore, any such use must occur on properties with proper Future Land Use and Zoning designations. The applicant contends that the proposed amendment would improve the City's ability to have a logical and orderly development pattern, and that by establishing conditions by which the minimum separation standards can be reduced, the City is maximizing existing and future land use patterns, while protecting neighboring properties. The proposed amendment encourages development to occur along US Hwy 441, which the City has designated a commercial corridor.

(f) ***Effect on Natural Environment*** *– Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Evaluation & Findings: The proposed text amendment does not impact or change any regulations related to the protection of the natural environment.

(g) ***Public Facilities*** *– Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, storm water management, parks, and solid wastes).*

Evaluation & Findings: The proposed text amendment addresses "vehicle sales and service uses". These uses can only occur in business districts within the City. The proposed amendment would reduce minimum separation requirements when certain conditions are met, including intervening collector/arterial streets and US Hwy 441 frontage. The applicant states that the proposed amendment encourages development to occur where the City's primary public facilities exist along the collector and arterial streets.

EXHIBIT "A"

TO

VEHICLE SALES AND SERVICES
LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENTS
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 24, 2022

John C Vick
Manager
V3 Capital Group
496 S. Hunt Club Blvd
Apopka, FL 32703

Also submitted electronically to trey@v3capgroup.com

RE: Notice of Hearings to be Scheduled for Automotive Services LDR Text Amendment

Mr Vick:

On May 23, 2022 the City of Alachua received your updated application for the above referenced project.

Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or via email/ cloudlink *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 14, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, May 31, 2022.*** Materials may be submitted earlier than this date.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, June 13, 2022). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 18, 2022

John C Vick
Manager
V3 Capital Group
496 S. Hunt Club Blvd
Apopka, FL 32703

Also submitted electronically to trey@v3capgroup.com

RE: Comments for LDR Text Amendment related to Use-Specific Standards for Automobile Sales and Services

Dear Mr Vick:

On April 28, 2022 the City of Alachua received your application for an amendment to the text of the City of Alachua Land Development Regulations. The proposed amendment relates to the use-specific standards for automobile sales and services found in Section 4.3.4 (J).

The application referenced above has been reviewed by City staff. Based on the impacts that the proposed amendment may have on properties adjacent to the automobile sales and services uses, a revised draft of the proposed text amendment has been provided attached to this letter. This revised draft makes several substantial changes to the submitted language. These changes include:

- Removing automobile body shop, automobile repair and servicing, carwash or auto detailing, and tire sales and mounting, transmission or muffler shop from the use types being modified under this amendment
- Requiring 150% increased landscape buffering when proposed uses are located with an intervening arterial or collector street and have at least a 100' separation from schools, day care centers, residential uses, or vacant land in residential zone districts
- Requiring 200% increased landscape buffering when proposed uses are located with an intervening arterial or collector street and have at least a 50' separation from schools, day care centers, residential uses, or vacant land in residential zone districts
- Requiring 150% increased landscape buffering when proposed uses have frontage along US 441 and have at least a 100' separation from schools, day care centers, residential uses, or vacant land in residential zone districts
- Requiring 200% increased landscape buffering when proposed uses have frontage along US 441 and have at least a 50' separation from schools, day care centers, residential uses, or vacant land in residential zone districts

Please incorporate these changes into the application and resubmit to the City. If changes are satisfactorily completed and submitted by 12 PM on Monday, May 23, 2022 the application may be forwarded to the Planning and Zoning Board and heard at the June 14, 2022 hearing.

If you would like to meet to discuss these changes, please let me know and we can schedule a Project Assistance Team (PAT) meeting.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
Mike DaRoza, City Manager
File

Proposed LDR Text Amendment

~~Strikethrough~~ represents text to be stricken. Underline represents text to be added.

Sec. 4.3. Use specific standards.

4.3.4 *Business uses.*

(J) *Vehicle sales and services.*

(2) *Automobile rental and sales; recreational vehicle rental and sales; truck or tractor rental or sales.* Automobile rental and sales and truck or tractor rental or sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate vehicle or equipment displays within a required setback or buffer.

(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.

(d) *Vehicle display pad.* Not have more than one vehicle display pad for every 100 feet of street frontage. The vehicle display pad may be elevated up to two feet above adjacent displays or grade.

(e) *No display on top of building.* There shall be no vehicle display on top of a building.

(f) *Vehicle display pad.* Have no racks that tilt vehicles in any way to show the underside, unless they are located inside a show room.

(g) *Other materials for sale.* Display no other materials for sale between the principal structure and the street.

(h) *Testing.* Not test vehicles on residential streets.

(4) *Boat and marine rental and sales.* Boat and marine rental and sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed boat and marine rental and sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed boat and marine rental and sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet

when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed boat and marine rental and sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate boat and marine equipment displays within a required setback or buffer.

(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.

(d) *Vehicle display pad.* Not have more than one boat and marine display pad for every 100 feet of street frontage. The pad may be elevated up to two feet above adjacent displays or grade.

(e) *Other materials for sale.* Not display other materials for sale between the principal structure and the street.

(6) *Gasoline sales (automobile service station, mini-service and self-service).* Gasoline sales (full-service, mini-service and self-service) shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed gasoline sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed gasoline sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the

required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed gasoline sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

(c) *Methods of ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

c. Not be located closer than 15 feet to any other property line.

(d) *Location of gasoline pumps.* Locate no gasoline pump within 15 feet of any street right-of-way line; where a greater street setback line has been established, locate no gasoline pump within 15 feet of such setback line. Pumps shall be protected from vehicle impact with bollards or other physical structures.

(e) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(f) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(g) *Storage and accessory sales of materials and equipment.*

(i) Have no outdoor displays of materials or equipment, including tires, except in a display rack for automobile products no more than four feet wide, maintained within three feet of a principal building. There shall be a limit of one display rack per street frontage.

(ii) Not store any unlicensed, inoperable or junked vehicles.

(h) *No outdoor sale of oil, grease, auto parts.* Where mini-service and self-service facilities sell food, hardware, drugs and related items, in conjunction with gas, prohibit the outdoor sale of oil, grease, parts or accessories for automobiles and related items, and no service except for self-service water, air or carwash.

(i) *Repair work.* In a full-service station, ensure all repair work, vehicle washing, lubrication, and installation of parts and accessories is performed within an enclosed structure.

(j) *Storage of automobiles.* In a full-service station, store all automobile parts, dismantled vehicles, and similar materials within an enclosed building or totally screen them from view

by a solid or privacy fence. A chainlink fence with slats shall not constitute acceptable screening or fencing.

(k) *Automotive repair and servicing.* If a full-service gasoline sales use provides automotive repair and servicing, it shall comply with all the standards listed for automobile repair and service stations (Subsection 4.3.4(J)(3) of this section, Automobile repair and servicing).

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 10, 2022

John C Vick
Manager
V3 Capital Group
496 S. Hunt Club Blvd
Apopka, FL 32703

Also submitted electronically to trey@v3capgroup.com

RE: Application Acceptance for LDR Text Amendment related to Use-Specific Standards for Automobile Sales and Services

Dear Mr Vick:

On April 28, 2022 the City of Alachua received your application for an amendment to the text of the City of Alachua Land Development Regulations. The proposed amendment relates to the use-specific standards for automobile sales and services found in Section 4.3.4 (J).

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.

The contents of the application **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting, which will be scheduled separately from this letter. Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

LDR Text Amendment Application

Sec. 4.3.4(J) Use Specific Standards:
Vehicle Sales and Services

Revised: May 25, 2022

V 3 Capital Group
496 S. Hunt Club Boulevard
Apopka, FL 32703

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

City of Alachua
Text Amendment Application

☐ **COMPREHENSIVE PLAN** ☒ **LAND DEVELOPMENT REGULATIONS**

A. APPLICANT

1. Applicant's Status ☒ Applicant ☐ Agent
2. Name of Applicant(s) or Contact Person(s): John C Vick III Title: Manager
   Company (if applicable): V3 Capital Group
   Mailing address: 496 S. Hunt Club Blvd.
   City: Apopka State: FL ZIP: 32703
   Telephone: ( ) 407-848-1663 FAX: ( ) _____ e-mail: Trey@v3capgroup.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROPOSAL

1. Description/Location of Section/Goal, Objective, or Policy Requesting to Amend/Add:
   Sec. 4.3.4(J) Vehicle sales and services
2. Proposed text language and/or explanation of reason for request:
   Provide for conditions by which a reduction in the minimum separation requirement for these uses can occur to encourage efficient, compact and logical development patterns.
3. List any and all new Section/Goal, Objective, or Policy Requested:
   N/A

C. ATTACHMENTS

1. Proposed text in strikethrough/underscore format.
2. Explanation of need and justification.
3. For a text amendment to the Land Development Regulations, reference Section 2.4.1(E)(1).
4. For a Large Scale Comprehensive Plan Amendment to the Comprehensive Plan, demonstrate consistency with the Comprehensive Plan.

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

Signature of Applicant

Signature of Co-applicant

John C Vick III, Manager
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 28 day of April, 2022 by John C. Vick III, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

ABIGAIL NELSEN
Notary Public-State of Florida
Commission # HH 5239
My Commission Expires
May 31, 2024

Explanation of Need and Justification

The proposed LDR Text Amendment application revises use specific separation requirements for vehicle sales and services. The requirements are detailed in Sec. 4.3 Use Specific Standards, particularly Sec. 4.3.4(J). The proposed amendment fosters continued growth along key transportation and utility corridors and protects neighboring uses.

LDR Sec. 4.3.4(J) provides a host of automotive-related uses, classified wholly as "Vehicle sales and services." The following uses are included:

- Automobile body shop
- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Carwash or auto detailing
- Gasoline sales
- Tire sales and mounting, transmission or muffler shop

Such uses are commercial in nature and serve the residents of the community as they are able to access the related goods and services. To that end, the City has generally permitted these uses in commercial zoning categories.

In addition to other use-specific standards for the abovementioned uses, the LDR require a minimum separation of 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts. This separation requirement does not consider intervening roadways or how enhanced buffering can serve as an additional separation tool between uses. Additionally, the existing requirement can run counter to the City's development pattern and stated vision and goals.

The proposed amendment provides two (2) conditions by which the 250-feet separation requirement can be reduced in the following uses:

- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Gasoline sales

The first condition that would permit a reduction is when an intervening arterial or collector street exists between the proposed "vehicle sales and services" use and the school, day care center, residential use, or vacant land in residential zone districts. This acknowledges that arterial or collector streets by nature provide separation between lands and such streets inherently have impacts on adjacent properties, including traffic, sound and light. The proposed amendment reduces the minimum separation when this condition is met to 100 feet and 50 feet when an enhanced landscaped buffer is provided (except in the automobile repair and servicing use where the minimum separation is proposed to not reduce to less than 100 feet).

> The second condition that would permit a reduction is when the proposed use fronts U.S. Hwy 441. The City has established U.S. Hwy 441 as a commercial corridor, thereby directing commercial development to occur along this roadway. By reducing the separation requirement, the City is maximizing existing and future land use patterns along this corridor, which promotes a planned and logical development pattern. The proposed amendment reduces the minimum separation when this condition is met to 100 feet and 50 feet when an enhanced landscaped buffer is provided (except in the automobile repair and servicing use where the minimum separation is proposed to not reduce to less than 100 feet).

The City of Alachua continues to experience greenfield development; however, infill development has begun to occur as well, which will only continue to trend upward. As infill continues, the City has turned its focus on compact patterns of land use and development. The existing minimum separation standard for the "vehicle sales and services" uses disrupts the logical development pattern of the City's commercial corridor, limiting compactness and function. The proposed amendment addresses this concern while protecting neighboring uses.

The existing minimum separation requirement also fails to incorporate enhanced landscaped buffering as a tool in separating uses. In some ways, landscaping can serve as a more effective buffering technique than distance separation alone. Through enhanced landscaped buffering, neighboring uses can be mitigated from sound and light sources, and provide more privacy than distance separation. The proposed amendment provides for this alternative.

In reviewing standards, it is helpful to consider neighboring communities and how similar uses are treated. This relates particularly to vehicle sales and services type uses. In contrast to the City of Alachua's current separation of 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts, the City of Gainesville requires separation of 50 feet from residential districts or Planned Developments district with predominately residential uses. Meanwhile, Alachua County has no use specific separation requirement in standard commercial zoning and the County's maximum separation between commercial uses and single family residential is 40 feet. The separation standards in the proposed amendment are well beyond these neighboring communities' requirements.

By approving the proposed amendment, the City will be able to foster continued urban growth along its primary transportation and utility corridors, promoting a healthy and logical development pattern, while protecting neighboring uses.

Proposed LDR Text Amendment

~~Strikethrough~~ represents text to be stricken. Underline represents text to be added.

Sec. 4.3. Use specific standards.

4.3.4 *Business uses.*

(J) *Vehicle sales and services.*

(2) *Automobile rental and sales; recreational vehicle rental and sales; truck or tractor rental or sales.* Automobile rental and sales and truck or tractor rental or sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest

property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate vehicle or equipment displays within a required setback or buffer.

(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.

(d) *Vehicle display pad.* Not have more than one vehicle display pad for every 100 feet of street frontage. The vehicle display pad may be elevated up to two feet above adjacent displays or grade.

(e) *No display on top of building.* There shall be no vehicle display on top of a building.

(f) *Vehicle display pad.* Have no racks that tilt vehicles in any way to show the underside, unless they are located inside a show room.

(g) *Other materials for sale.* Display no other materials for sale between the principal structure and the street.

(h) *Testing.* Not test vehicles on residential streets.

(3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:

(a) *Minimum separation.* Separation distance shall be measured from lot line to lot line. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts~~.~~, unless one of the following conditions is met:

(i) The proposed automobile repair and servicing use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile repair and servicing use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest

property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

(c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(d) *Ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

c. Not be located closer than 15 feet to any other property line.

(e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

(f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

(g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(h) *Testing.* Not test vehicles on residential streets.

(i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

(j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

(k) *Service bay orientation.* Service bay doors shall not be oriented toward any adjacent uses where the minimum separation requirements apply in (a) above.

(4) *Boat and marine rental and sales.* Boat and marine rental and sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed boat and marine rental and sales use is located with an intervening arterial or collector street between such use and schools, day care

centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed boat and marine rental and sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed boat and marine rental and sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate boat and marine equipment displays within a required setback or buffer.

(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.

(d) *Vehicle display pad.* Not have more than one boat and marine display pad for every 100 feet of street frontage. The pad may be elevated up to two feet above adjacent displays or grade.

(e) *Other materials for sale.* Not display other materials for sale between the principal structure and the street.

(6) *Gasoline sales (automobile service station, mini-service and self-service).* Gasoline sales (full-service, mini-service and self-service) shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed gasoline sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential

uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed gasoline sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed gasoline sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

(c) *Methods of ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

c. Not be located closer than 15 feet to any other property line.

(d) *Location of gasoline pumps.* Locate no gasoline pump within 15 feet of any street right-of-way line; where a greater street setback line has been established, locate no gasoline pump within 15 feet of such setback line. Pumps shall be protected from vehicle impact with bollards or other physical structures.

(e) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(f) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(g) *Storage and accessory sales of materials and equipment.*

(i) Have no outdoor displays of materials or equipment, including tires, except in a display rack for automobile products no more than four feet wide, maintained within three feet of a principal building. There shall be a limit of one display rack per street frontage.

(ii) Not store any unlicensed, inoperable or junked vehicles.

(h) *No outdoor sale of oil, grease, auto parts.* Where mini-service and self-service facilities sell food, hardware, drugs and related items, in conjunction with gas, prohibit the outdoor sale of oil, grease, parts or accessories for automobiles and related items, and no service except for self-service water, air or carwash.

(i) *Repair work.* In a full-service station, ensure all repair work, vehicle washing, lubrication, and installation of parts and accessories is performed within an enclosed structure.

(j) *Storage of automobiles.* In a full-service station, store all automobile parts, dismantled vehicles, and similar materials within an enclosed building or totally screen them from view by a solid or privacy fence. A chainlink fence with slats shall not constitute acceptable screening or fencing.

(k) *Automotive repair and servicing.* If a full-service gasoline sales use provides automotive repair and servicing, it shall comply with all the standards listed for automobile repair and service stations (Subsection 4.3.4(J)(3) of this section, Automobile repair and servicing).

LDR Section 2.4.1(E)(1) Analysis

The below analysis demonstrates consistency with Sec. 2.4.1(E)(1) (a) – (h).

(a) *Consistent with Comprehensive Plan.* Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

Vision Element, Vision Statement states, "*The City will be a business friendly community, encouraging economic development…Alachua will be a leader in fostering quality well-planned growth and redevelopment.*" The proposed amendment encourages economic development, focused along collector/arterial streets and U.S. Hwy 441, which serves as the City's primary commercial corridor. By providing conditions by which the minimum separation for "vehicle sales and services" can be reduced, the City is promoting development to occur in a compact, logical pattern and well-planned pattern.

Vision Element, Goal 1: Economic Development states, "*The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor.*" The proposed amendment expressly addresses enhancing the business environment and promoting the U.S. Hwy 441 corridor for business development, by providing reductions in the minimum separation requirement for "vehicle sales and services" for properties fronting U.S. Hwy 441.

Vision Element, Goal 3: Transportation Mobility states, "*The City will provide efficient traffic circulation that is safe and convenient, while maintaining or improving the level of service on roadways.*" The proposed amendment, by providing reductions in the minimum separation requirement, promotes compactness of development, following well-established urban/regional planning principles, which creates a more efficient transportation network.

Future Land Use Element, Objective 1.3: Commercial states, "*These land use categories shall provide a broad range of commercial uses including retail sales and services.*" The proposed amendment encourages the development of commercial properties consistent with this Objective by providing alternatives for reductions in the minimum separation requirements for "vehicle sales and services" uses. These uses are by nature sales and service related.

Future Land Use Element, Policy 1.3.e states, "*Infill within established commercial areas is preferred over extension of a strip commercial pattern," and "Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.*" The proposed amendment encourages infill development by providing conditions to reduce the minimum separation requirement, discouraging a strip commercial pattern. Additionally, the proposed amendment provides for enhanced landscaped buffering alternatives to more fully mitigate visual impacts upon surrounding land uses.

Future Land Use Element, Policy 1.3.f states, "*The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development*

plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor." The proposed amendment provides for reductions in the minimum separation requirement for "vehicle sales and services" when proposed development fronts U.S. Hwy 441. By providing for reductions in the separation requirement, the proposed amendment encourages development of these uses to occur along the City's Corporate Corridor Activity Center. Moreover, the reduction leads to more compact and efficient development, therefore maximizing existing and future land use patterns, and preserving the function of the corridor.

Future Land Use Element, Objective 2.7: Discouragement of Urban Sprawl states, "*The City shall discourage the proliferation of urban sprawl as set forth in Chapter 163, Florida Statutes.*" The proposed amendment, by providing for reductions in the minimum separation requirement for "vehicle sales and services," promotes more compact development, maximizing existing and future public facilities and services, which follows a planned development pattern that encourages infill development.

Future Land Use Element, Policy 4.1.b states, "*The City shall establish flexible standards related to landscaping, buffering, stormwater (to the extent allowable), and parking requirements to encourage infill development*." The proposed amendment provides for alternatives for buffering and landscaping to reduce the minimum separation requirement for "vehicle sales and services." These reductions encourage infill development. By allowing enhanced landscape buffering to serve as a tool to mitigate impacts on neighboring properties, the proposed amendment provides flexibility as these uses are developed, thereby encouraging infill development.

Transportation Element, Policy 1.5.e states, "*Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density*." The proposed amendment promotes compactness and efficient transportation networks by providing for reductions in the minimum separation requirement for "vehicle sales and services" uses. By encouraging compactness, the proposed amendment facilitates development patterns that support multi-modal solutions.

(b) *Consistent with ordinances.* Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

The proposed amendment provides reductions in the minimum separation requirement of Sec. 4.3.4(J) when certain conditions are met. If approved, no conflict with the LDRs or City Code of Ordinances would exist.

(c) *Changed conditions.* Whether and the extent to which there are changed conditions that require an amendment.

The City of Alachua's economic growth has transitioned from primarily greenfield development to greenfield and infill development. Several years ago, minimum separation requirements were not as adversely impactful as new development occurred around undeveloped properties. As the City continues to develop, particularly along its U.S. Hwy 441 corridor, new commercial development will continue to occur near existing developed properties. The current separation requirement disrupts the City's logical development

pattern. It also discourages compactness which runs counter to urban and regional planning principles. The natural growth of the community to infill development has provided for this changed condition that necessitates an amendment. The proposed amendment addresses this issue while protecting neighboring uses.

(d) *Community need.* Whether and the extent to which the proposed amendment addresses a demonstrated community need.

The City of Alachua has strategically focused on becoming a self-sustaining community. This includes having the necessary opportunities and amenities for its citizens within its corporate limits. A large component of reaching self-sustainability is offering residents access to a variety of retail and service amenities. The "vehicle sales and services" uses are in line with such amenities. The current minimum separation standard for these uses hinders the ability of commercial properties to be developed to provides these goods and services. The proposed amendment encourages the development of these commercial enterprises along primary transportation and utility corridors, for planned development to occur in a responsible manner.

(e) *Compatible with surrounding uses.* Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

The proposed amendment addresses use specific separation standards for "vehicle sales and services." These uses are generally permitted in business districts in the City. Of course, the uses contained within "vehicle sales and services" are required to occur on property that has the appropriate land use and zoning designations.

The Community Commercial District is intended, "to provide lands for business uses that provide goods and services to residents of the entire community." The Central Business District is intended, "to encourage the development of the City's historic downtown as the focal point in Alachua for an intense mix of office, retail, service, restaurant, entertainment, cultural, government, civic, and residential uses." The Commercial Intensive District is 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 proposed amendment is consistent with these intentions.

Additionally, the proposed amendment will improve the City's ability to ensure efficient development, with conditions to reduce the minimum separation requirement promoting more compactness and introducing enhanced landscaped buffering into separation alternatives.

(f) *Development patterns.* Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

The "vehicle sales and services" uses are required to be consistent with underlying future land use designations. Therefore, any such use would continue to have to occur on properly entitled properties. The proposed amendment would improve the City's ability to have a

logical and orderly development pattern. By establishing conditions by which the minimum separation standards can be reduced, the City is maximizing existing and future land use patterns, while protecting neighboring properties. The proposed amendment also encourages development to occur along U.S. Hwy 441, which the City has designated a commercial corridor.

(g) *Effect on natural environment.* Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The proposed amendment does not impact or change any LDR related to the protection of the natural environment.

(h) *Public facilities.* Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

The proposed amendment addresses "vehicle sales and services" uses. These uses can only occur in business districts within the City. The proposed amendment would reduce minimum separation requirements when certain conditions are met, including intervening collector/arterial streets and U.S. Hwy 441 frontage. This amendment in fact encourages development to occur where the City's primary public facilities exist along the collector and arterial streets. The proposed amendment will continue to ensure development is adequality served by public facilities.

ORDINANCE 22-15

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVEVELOPMENT REGULATIONS; AMENDINGARTICLE 4, SECTION 4.3.4 (J), RELATED TO USE-SPECIFIC STANDARDS FOR VEHICLE SALES AND SERVICES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, a Text Amendment ("Amendment") to the City's Land Development Regulations ("LDRs"), as described below, has been proposed; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on June 2, 2022; and

WHEREAS, the LPA conducted a public hearing on the proposed Amendment on June 14, 2022, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____, 2022 and on _____, 2022; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on September 27, 2021 and October 11, 2021 and provided for public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and City's LDRs; and

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

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

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations

The proposed Amendment to the City Land Development Regulations are attached as Exhibit "A" and are hereby incorporated herein by reference.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 9. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

Passed on First Reading the _____ day of _____2022.

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

Section 4.3.4 (J) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.10(B)(3) remains in full force and effect:

Sec. 4.3. Use specific standards.

4.3.4 *Business uses.*

(J) *Vehicle sales and services.*

(2) *Automobile rental and sales; recreational vehicle rental and sales; truck or tractor rental or sales.* Automobile rental and sales and truck or tractor rental or sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use has frontage

on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate vehicle or equipment displays within a required setback or buffer.

(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.

(d) *Vehicle display pad.* Not have more than one vehicle display pad for every 100 feet of street frontage. The vehicle display pad may be elevated up to two feet above adjacent displays or grade.

(e) *No display on top of building.* There shall be no vehicle display on top of a building.

(f) *Vehicle display pad.* Have no racks that tilt vehicles in any way to show the underside, unless they are located inside a show room.

(g) *Other materials for sale.* Display no other materials for sale between the principal structure and the street.

(h) *Testing.* Not test vehicles on residential streets.

(3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:

(a) *Minimum separation.* Separation distance shall be measured from lot line to lot line. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts~~.~~, unless one of the following conditions is met:

(i) The proposed automobile repair and servicing use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile repair and servicing use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between

the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

(c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(d) *Ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

c. Not be located closer than 15 feet to any other property line.

(e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

(f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

(g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(h) *Testing.* Not test vehicles on residential streets.

(i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

(j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

(k) *Service bay orientation.* Service bay doors shall not be oriented toward any adjacent uses where the minimum separation requirements apply in (a) above.

(4) *Boat and marine rental and sales.* Boat and marine rental and sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed boat and marine rental and sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed boat and marine rental and sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed boat and marine rental

and sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate boat and marine equipment displays within a required setback or buffer.

(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.

(d) *Vehicle display pad.* Not have more than one boat and marine display pad for every 100 feet of street frontage. The pad may be elevated up to two feet above adjacent displays or grade.

(e) *Other materials for sale.* Not display other materials for sale between the principal structure and the street.

(6) *Gasoline sales (automobile service station, mini-service and self-service).* Gasoline sales (full- service, mini-service and self-service) shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed gasoline sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use

and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed gasoline sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the
required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed gasoline sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

(c) *Methods of ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.
b. Not be located closer than 15 feet to any right-of-way lines of any intersection.
c. Not be located closer than 15 feet to any other property line.

(d) *Location of gasoline pumps.* Locate no gasoline pump within 15 feet of any street right-of- way line; where a greater street setback line has been established, locate no gasoline pump within 15 feet of such setback line. Pumps shall be protected from vehicle impact with bollards or other physical structures.

(e) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(f) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(g) *Storage and accessory sales of materials and equipment.*

(i) Have no outdoor displays of materials or equipment, including tires, except in a display rack for automobile products no more than four feet wide, maintained within three feet of a principal building. There shall be a limit of one display rack per street frontage.

(ii) Not store any unlicensed, inoperable or junked vehicles.

(h) *No outdoor sale of oil, grease, auto parts.* Where mini-service and self-service facilities sell food, hardware, drugs and related items, in conjunction with gas, prohibit the outdoor sale of oil, grease, parts or accessories for automobiles and related items, and no service except for self-service water, air or carwash.

(i) *Repair work.* In a full-service station, ensure all repair work, vehicle washing, lubrication, and installation of parts and accessories is performed within an enclosed structure.

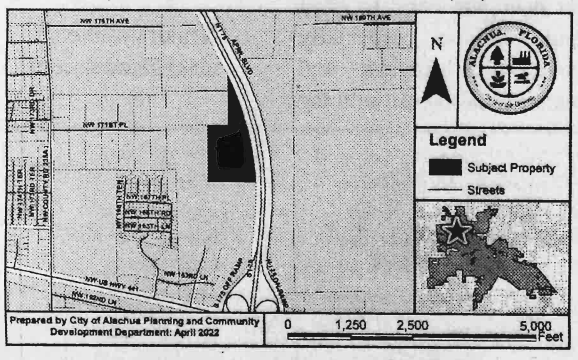
(j) *Storage of automobiles.* In a full-service station, store all automobile parts, dismantled vehicles, and similar materials within an enclosed building or totally screen them from view by a solid or privacy fence. A chainlink fence with slats shall not constitute acceptable screening or fencing.

(k) Automotive repair and servicing. If a full-service gasoline sales use provides automotive repair and servicing, it shall comply with all the standards listed for automobile repair and service stations (Subsection 4.3.4(J)(3) of this section, Automobile repair and servicing).

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±27.9 acre subject property to amend the Future Land Use Map (FLUM) from Corporate Park to High Density Residential on a parcel of land generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace; consisting of a portion of Tax Parcel Number 03049-000-000. Existing FLUM: Corporate Park; Proposed FLUM: High Density Residential; Existing Zoning: Corporate Park (CP).



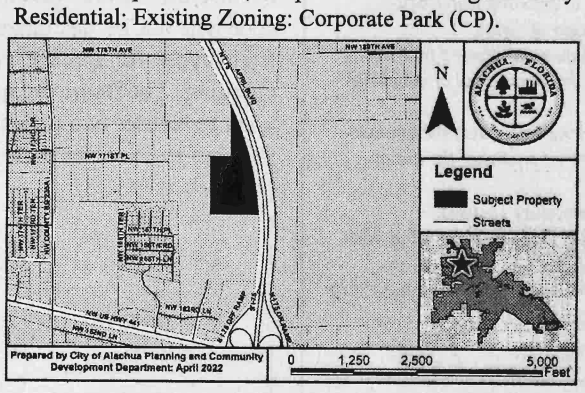
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

(Published: Alachua County Today - June 2, 2022)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±27.9 acre subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a parcel of land generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace; consisting of a portion of Tax Parcel Number 03049-000-000. Existing FLUM: Corporate Park; Proposed FLUM: High Density Residential; Existing Zoning: Corporate Park (CP).



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

(Published: Alachua County Today - June 2, 2022)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by John C Vick III of V3 Capital Group to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 4.3.4 (J) regarding use-specific standards for vehicle sales and services.

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

(Published: Alachua County Today - June 2, 2022)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Daniel Young, P.E., of CHW, Inc, applicant, on behalf of Concept Development, Inc, property owner, for consideration of a Site Plan to construct a ±6,952 square foot automobile repair and servicing facility with associated site improvements on a ±0.98 acre subject property located north of US 441, west of Interstate 75 and east of NW 161st Terrace (Tax Parcel No. 03049-003-000);

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 13, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Aaron Hickman, PSM., of Causseaux, Hewett, & Walpole, Inc., applicant and agent, for San Felasco Research Ventures, LLC, property owner, for consideration of the Final Plat for Convergence Research Park Residential Phase 1. The final plat proposes to subdivide the ±44.44 acre subject property into a total of 86 lots with associated common areas and road right-of-way. The subject property is located south of San Felasco Parkway, north of Shaw Farms of Alachua and Alachua Highlands, and east of

City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on June 13, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±25.48 ACRE PROPERTY FROM AGRICULTURE AND MODERATE DENSITY RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.