Regular City Commission Meeting
Agenda
June 13, 2022

Mayor Gib Coerper	**City Manager Mike DaRoza**
Vice Mayor Jennifer Blalock	City Attorney Marian Rush
Commissioner Shirley Green Brown	
Commissioner Dayna Miller	
Commissioner Edward Potts	

The City Commission will conduct a
Regular City Commission Meeting
At 6:00 PM
to address the item(s) below.

Meeting Date: June 13, 2022

Meeting Location: James A Lewis Commission Chambers
15100 NW 142 Terr.

City Commission Meeting

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

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A. District Wide School-Related Employee of the Year Recognition

B. American Cancer Society Awards

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Ordinance 22-13, Second Reading: Small Scale Comprehensive Plan Amendment: Tomoka Hills: A request by Craig Brashier, of CHW, Inc., applicant and agent for Tomoka Hills Farms, Inc, property owner, to amend the Future Land Use Map (FLUM) from Agriculture (±6.42 acres) and Moderate Density Residential (±19.08 acres) to Medium Density Residential (± 11.67 acres) and Moderate Density Residential (±13.81 acres) on a ±25.48 acre subject property. Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000 (Legislative Hearing).

B. Ordinance 22-14, Second Reading: Site-Specific Amendment to the Official Zoning Atlas: Tomoka Hills, a request by Craig Brashier, AICP, of CHW, Inc, applicant and agent for Tomoka Hills Farms, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural (“A”) (±6.42 acres) and Residential Single Family -1 ("RSF-1")(±19.08 acres) to Residential Single Family - 4 ("RSF-4")(±13.81 acres) and Residential Multiple Family ("RMF-8") (±11.67 acres) on a ±25.48 acre subject property. Consisting of Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000(Quasi-Judicial Hearing).

C. Tara Forest East Phase 1 Final Plat: A request by Kyle Willems, P.E., of JBPro, Inc., applicant and agent for Tara Forest LLC, property owner, for consideration of the final plat of Tara Baywood Phase 1, which proposes to subdivide an ±10.86 acre subject property into a total of 32 lots, with associated common areas and right-of-way, consisting of Parcel Numbers 03067-005-001, 03067-000-000, and 03067-005-000 (Quasi-Judicial Hearing).

D. Tara Baywood Phase 1 Final Plat: A request by Logan Peters, P.E., of JBPro, Inc., applicant and agent for Tara Baywood LLC, property owner, for consideration of the final plat of Tara Baywood Phase 1, which proposes to subdivide an ±20.25 acre subject property into a total of 61 lots, with associated common areas and right-of-way, consisting of Parcel Number 03067-063-000 (Quasi-Judicial Hearing).

E. Convergence Research Park Residential Phase 1 Final Plat: A request by Aaron Hickman, PSM., of CHW, 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, which proposes to subdivide a ±44.44 acre subject property into a total of 86 lots with associated common areas and right-of-way; consisting of portions of Tax Parcel Numbers 03970-000-000 and 03929-000-000 (Quasi-Judicial Hearing).

V. AGENDA ITEMS

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS

Revision to FY 2022 Compensation Plan

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 6/13/2022
SUBJECT: District Wide School-Related Employee of the Year Recognition
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Mayor Coerper to present certificates of appreciation to Julie Rye.

Summary

Annually, schools throughout Alachua County select a "School-Related Employee" to represent their respective schools. Of these 44 employee, 38 of whom represent the different schools, Julie Rye of Santa Fe High School was chosen as District Wide School-Related Employee of the Year.

Ms. Rye works as Santa Fe High School's clerical assistant, and was surprised to learn that she had been selected. Her dedication and diligence has set her apart, and this award is but a small token of thanks for her colleagues.

ATTACHMENTS:

Description

- Certificate

CERTIFICATE OF APPRECIATION

AWARDED TO

Julie Rye

BY

THE CITY OF ALACHUA

In recognition of your outstanding work ethic, passion, and personal achievement

by receiving the District Wide School-Related Employee of the Year.

On behalf of the City Commission of the City of Alachua, Florida,

it is our honor to recognize such talent!

We congratulate you!

Awarded this 13th day of June, 2022

Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 6/13/2022
SUBJECT: American Cancer Society Awards
PREPARED BY: Kimberly Vermillion; Events Coordinator

RECOMMENDED ACTION:
American Cancer Society Representative, Ms. Kyle Stone to present the awards.

Summary

The City of Alachua hosted this year's Relay for Life event. This event was the only Relay for Life event in Alachua County for 2022. Ms. Kyle Stone with The American Cancer Society will be presenting awards to several business for there efforts and contributions made during the event.

FINANCIAL IMPACT: No

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 6/13/2022
SUBJECT: Ordinance 22-13, Second Reading: Small Scale Comprehensive Plan Amendment: Tomoka Hills: A request by Craig Brashier, of CHW, Inc., applicant and agent for Tomoka Hills Farms, Inc, property owner, to amend the Future Land Use Map (FLUM) from Agriculture (±6.42 acres) and Moderate Density Residential (±19.08 acres) to Medium Density Residential (± 11.67 acres) and Moderate Density Residential (±13.81 acres) on a ±25.48 acre subject property. Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000 (Legislative Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Approve Ordinance 22-13 on second and final reading, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 22-13 on second and final reading.

Summary

The proposed Small Scale Comprehensive Plan Amendment (LSCPA) is a request by Craig Brashier, AICP of CHW, Inc, applicant and agent for Tomoka Hills Farms, Inc, property owner, for the consideration of a Small Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the Future Land Use Map (FLUM) Designation from Moderate Density Residential (±19.08 acres) and Agriculture (±6.42 acres) to Medium Density Residential (±11.67 acres) and Moderate Density Residential (±13.81 acres) on a ±25.48 acre subject property. The subject property is comprised of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. The subject property is located east of CR 235A/NW 173rd Street, south of NW 162nd Lane. The subject property has two single family residential buildings.

The subject property presently has Agriculture and Moderate Density Residential FLUM Designations. The proposed amendment would change the FLUM Designation to Moderate Density Residential on approximately 13.81 acres and Medium Density Residential on approximately 11.67 acres. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 55

dwelling units for the subject property); the Medium Density Residential FLUM Designation permits a density of 4-8 dwelling units per acre (a maximum of 93 dwelling units for the subject property).

Policy 1.2.b of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.c of the Future Land Use Element establishes the Medium Density Residential land use category, and states that this category allows residential development at a maximum density of 8 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family attached and detached units; accessory dwelling units; residential planned developments; apartments and townhomes; duplexes and quadplexes; and supporting community services, such as schools, houses of worship, parks, and community centers.

This application is for an amendment to the Future Land Use Map. A related rezoning application for the subject property proposes to amend the Future Zoning Atlas from Agricultural (A) and Residential Single Family – 1 (RSF-1) to Residential Single Family – 4 (RSF-4) and Residential Multiple Family – 8 (RMF-8).

At the April 19, 2022 Planning and Zoning Board hearing, the Board voted 5-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

At the May 9, 2022 City Commission hearing, the Commission voted 5-0 in favor of approving Ordinance 22-13 on first reading.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Ordinance 22-13
- Application and Supporting Materials
- Public Comment Received
- Public Notice Materials for the 04/19/2022 PZB
- Public Notice Materials for the May 9, 2022 CCOM Hearing
- Public Notice Materials for June 13, 2022 CCOM Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning and Zoning Board Hearing Date: April 19, 2022
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Moderate Density Residential (±19.08 acres) and Agriculture (±6.42 acres) to Medium Density Residential (±11.67 acres) and Moderate Density Residential (±13.81 acres) on a ±25.48 acre subject property
APPLICANT/AGENT:	Craig Brashier, AICP of CHW, Inc.
PROPERTY OWNER:	Tomoka Hills Farms, Inc.
LOCATION:	East of CR 235A/NW 173rd Street, south of NW 162nd Lane
PARCEL ID NUMBERS:	03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000
OVERLAY:	NA
ACREAGE:	± 25.48
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.
RECOMMENDED MOTION:	*Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (LSCPA) is a request by Craig Brashier, AICP of CHW, Inc, applicant and agent for Tomoka Hills Farms, Inc, property owner, for the consideration of a Small Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the Future Land Use Map (FLUM) Designation from Moderate Density Residential (±19.08 acres) and Agriculture (±6.42 acres) to Medium Density Residential (±11.67 acres) and Moderate Density Residential (±13.81 acres) on a ±25.48 acre subject property. The subject property is comprised of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. The subject property is located east of CR 235A/NW 173rd Street, south of NW 162nd Lane. The subject property has two single family residential buildings.

The subject property presently has Agriculture and Moderate Density Residential FLUM Designations. The proposed amendment would change the FLUM Designation to Moderate Density Residential on approximately 13.81 acres and Medium Density Residential on approximately 11.67 acres. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 55 dwelling units for the subject property); the Medium Density Residential FLUM Designation permits a density of 4-8 dwelling units per acre (a maximum of 93 dwelling units for the subject property).

Policy 1.2.b of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.c of the Future Land Use Element establishes the Medium Density Residential land use category, and states that this category allows residential development at a maximum density of 8 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family attached and detached units; accessory dwelling units; residential planned developments; apartments and townhomes; duplexes and quadplexes; and supporting community services, such as schools, houses of worship, parks, and community centers.

This application is for an amendment to the Future Land Use Map. A related rezoning application for the subject property proposes to amend the Future Zoning Atlas from Agricultural (A) and Residential Single Family – 1 (RSF-1) to Residential Single Family – 4 (RSF-4) and Residential Multiple Family – 8 (RMF-8).

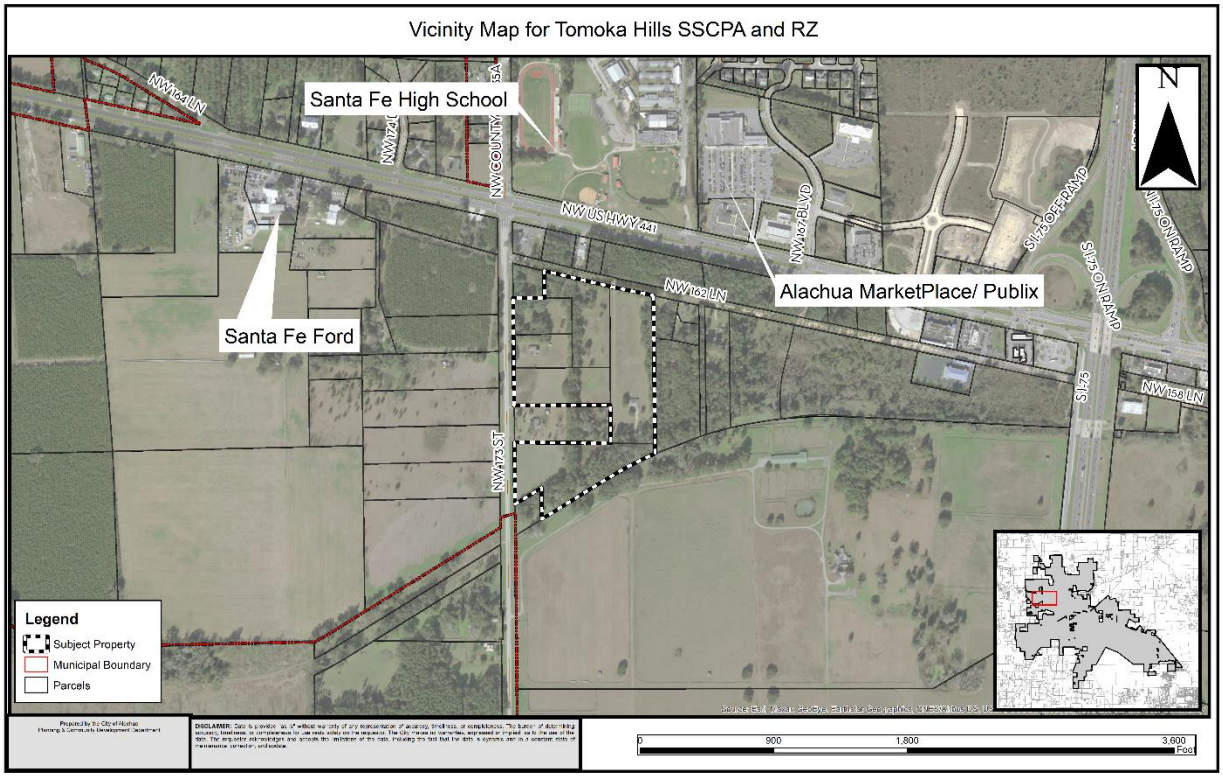
FLUM DESIGNATION COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

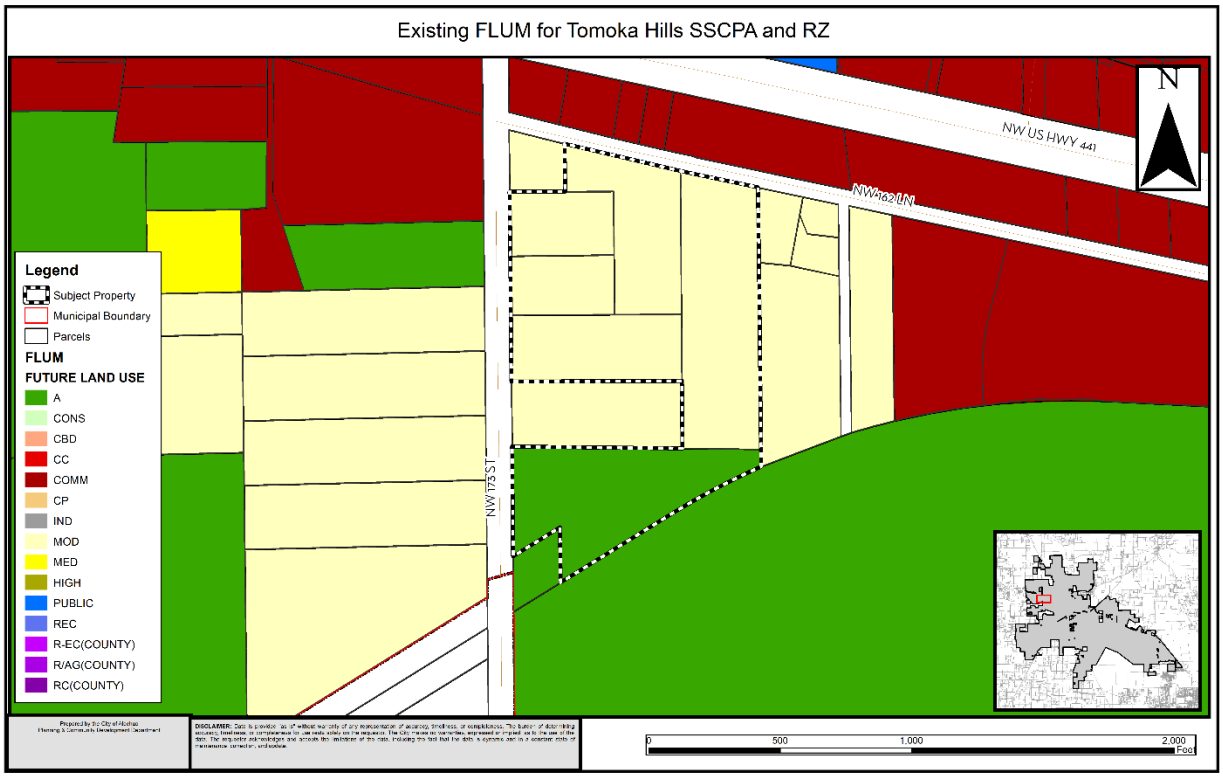
	Existing FLUM Designations		Proposed FLUM Designations	
FLUM District:	Agriculture (6.42 acres)	Moderate Density Residential (19.08 acres)	Moderate Density Residential (13.81 acres)	Medium Density Residential (11.67 acres)
Max. Gross Density:	.2 dwellings/acre 1 dwelling unit	4 du/ac 76 dwelling units	4 du/ac 55 dwelling units	8 du/ac 93 dwelling units
Floor Area Ratio:	NA	NA	NA	NA
Typical Uses*:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Single Family Dwelling Units, Accessory Dwelling Units, Manufactured Homes, Duplexes, Quadplexes, Townhomes, Residential Planned Unit Developments, Supporting Community Services such as Schools, Parks, Houses of Worship	Single Family Dwelling Units, Accessory Dwelling Units, Manufactured Homes, Duplexes, Quadplexes, Townhomes, Residential Planned Unit Developments, Supporting Community Services such as Schools, Parks, Houses of Worship	Single family attached and detached dwelling units, apartments and townhomes, duplexes and quadplexes, residential planned developments, supporting community services, such as schools, houses of worship, and parks .

* *The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.*

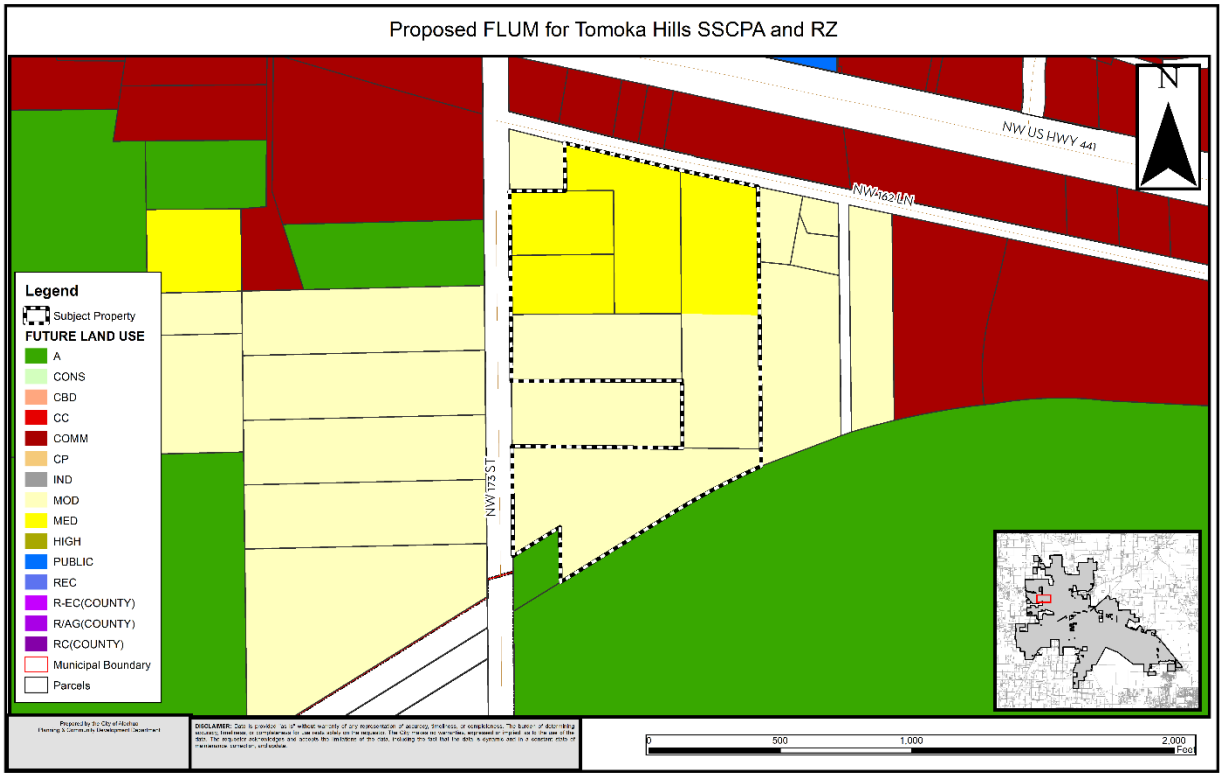
Map 1. Vicinity Map



Map 2. Future Land Use Map with Subject Property



Map 3. Proposed Amendment to the Future Land Use Map



Policy 1.2.b of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.a:*** **Moderate density residential (0 to 4 dwelling units per acre):** The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. Residential Planned Developments;
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

Policy 1.2.c of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Medium Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre):*** The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood

commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

EXISTING USES

The subject property has two single-family buildings.

SURROUNDING USES

The subject property is located southeast of the intersection of NW 162nd Lane and CR235A/NW 173rd Street.

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

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Commercial / Vacant Commercial	Commercial	Commercial Intensive (CI)
East	Residential / Vacant Residential	Moderate Density Residential	Residential Single Family – 1 (RSF-1)
West	Vacant Commercial/ Vacant Residential	Commercial/ Moderate Density Residential	Commercial Intensive (CI)/ Planned Development-Residential (PD-R)/ Agricultural (A)
South	Agricultural Uses	Agriculture	Agricultural (A)

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,

2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The applicant identifies the desire to create an area for a potential new fire station on CR235A and the continued economic growth of the City as support for the increase in residential density on the subject property.

URBAN SPRAWL ANALYSIS

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

An evaluation of each primary indicator is provided below.

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

Evaluation & Findings: The subject property is presently designated for agricultural and residential uses. The proposed amendment would change the FLUM Designation of the property from Agriculture and Moderate Density Residential to Moderate Density and Medium Density Residential. The subject property is located in close proximity to planned and existing commercial developments. The proposed amendment would allow for a variety of residential uses to be developed in proximity to commercial uses and would not be considered a substantial area of low-density, single use development.

(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 in close proximity to planned and existing commercial developments. The proposed amendment would allow for a variety of residential uses to be developed in proximity to commercial uses.

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

Evaluation & Findings: The subject property is located between developed areas of the City of Alachua, including commercial areas along US 441 and the industrial uses located on CR235A to the south.

(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: There are no significant natural resources such as wetlands, flood plains, surface water bodies, or other environmental sensitive areas located on 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 subject property is primarily adjacent to residential and commercial uses. Potential adjacent agricultural uses are sufficiently separated or of a nature that impacts will be limited.

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

Evaluation & Findings: Water and wastewater will be provided through existing City of Alachua utilities located along CR235A or US 441.

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

Evaluation & Findings: Water and wastewater will be provided through existing City of Alachua utilities located along CR235A or US 441.

(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: Existing utility lines are in place adjacent to subject property and any future development will be required to connect and extend lines in accordance with the City of Alachua Land Development Regulations and Comprehensive Plan.

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

Evaluation & Findings: The proposed amendment provides for a gradual transition from the Commercial areas along us 441 to the agricultural land uses to the south of the subject property.

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

Evaluation & Findings: The proposed amendment would not discourage infill development or inhibit development or redevelopment of existing neighborhoods.

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

Evaluation & Findings: The subject property is located proximate to a mix of commercial, residential and institutional uses.

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

Evaluation & Findings: The proposed amendment provides for a gradual transition from the Commercial areas along us 441 to the agricultural land uses to the south of the subject property.

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

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

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

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

Evaluation & Findings: *Environmental analysis of the subject property indicates there are no wetlands, flood plains, or other significant environmental features that would be adversely impacted by the proposed amendment.*

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: *The subject property is located adjacent to existing public facilities. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development.*

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

   Evaluation & Findings: *The proposed amendment would provide for residential development opportunities with a close proximity of a mix of commercial uses that will create a more walkable urban form.*

4. Promotes conservation of water and energy.

   Evaluation & Findings: *The proposed amendment would result in a higher density and more efficient urban form. Potential exists for reduction in overall VMT (vehicle miles travelled) for residents of the development and for existing development located nearby.*

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

   Evaluation & Findings: *Development of this property will result in a partial loss of an agricultural area.*

6. Preserves open space and natural lands and provides for public open space and recreation needs.

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

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

   Evaluation & Findings: *The City of Alachua population is growing and will require adequate housing opportunities to accommodate the increased population. The proposed amendment would provide for additional residential lands located proximate to existing and proposed commercial and residential development.*

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

   Evaluation & Findings: *The proposed amendment would result in an increase in the permitted residential density of the subject property, and is located near existing residential subdivisions. The location of existing commercial uses provides for a functional mix of uses*

in the area of the subject property. The application does not constitute transit-oriented development or a new town.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Agriculture and Moderate Density Residential to Moderate Density Residential and Medium Density Residential on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.a:*** **Moderate density residential (0 to 4 dwelling units per acre):** The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. Residential Planned Developments;
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning designations would be RSF-4 for the Moderate Density Future Land Use Designated area of the subject property and RMF-8 for the Medium Density Future Land

Use Designated area of the subject property.

Policy 1.2.c of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Medium Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre):*** The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:
>
> 1. Single family attached and detached dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria;
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Apartments and townhomes;
> 7. Live/work units;
> 8. Residential Planned Unit Developments;
> 9. Traditional Mixed-use Neighborhood Planned Developments; and,
> 10. Supporting community services such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.c: An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning designations would be RSF-4 for the Moderate Density Future Land Use Designated area of the subject property and RMF-8 for the Medium Density Future Land Use Designated area of the subject property.

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: There are no wetlands, flood plains, surface water bodies, or other environmentally significant areas 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.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

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

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system.

Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within · mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

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

1. A water main exists within · mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

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

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Based on the best available data, there are no wetlands located on the subject property.

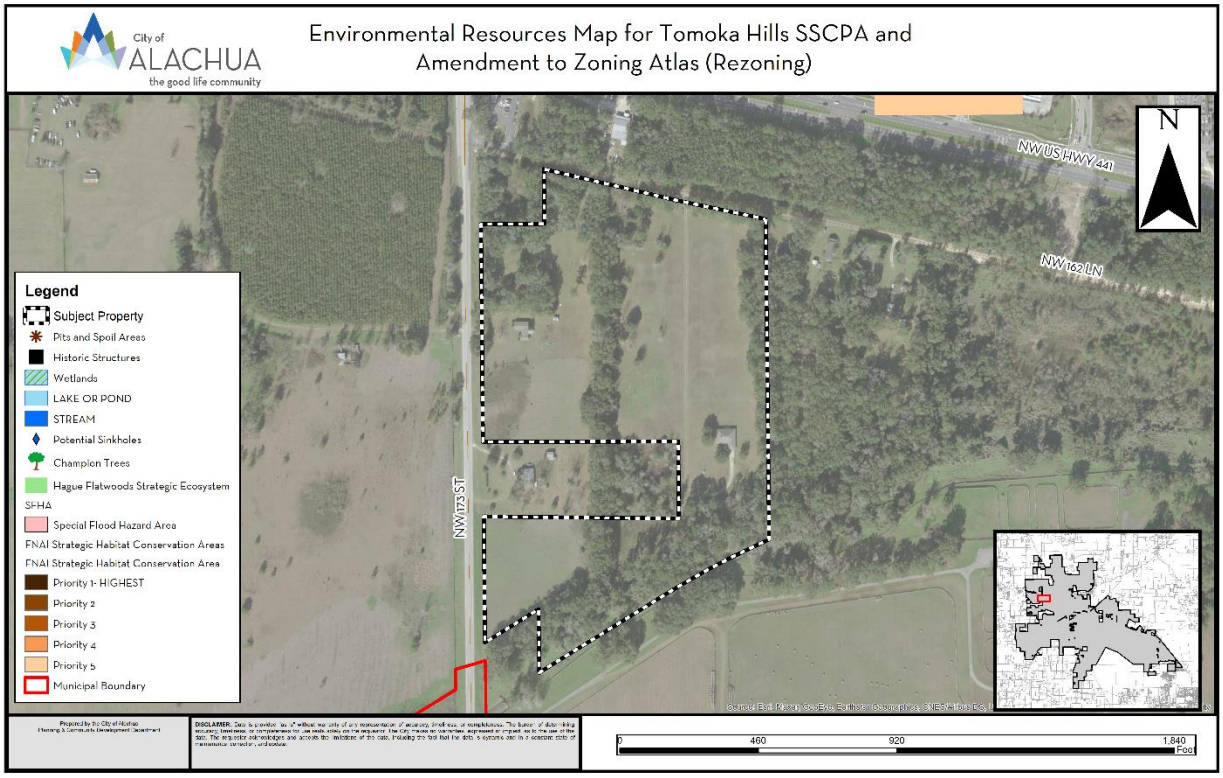
Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands, if any are discovered on site.

Strategic Ecosystems

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

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

Map 4. Environmental Features



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern, other than those described below. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are three (3) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	7.0
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	47.50
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	45.50

Evaluation: The soil types located within the subject property do not pose any significant limitations for dwellings without basements, which is the anticipated development of the subject property.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located within a special flood hazard area, therefore no concerns related to flood potential.

Karst-Sensitive Features

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

Evaluation: GIS data available from Alachua County does not indicate any karst sensitive areas on the subject property. If any karst sensitive features are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

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

Evaluation: There are no historic structures located on the subject property, therefore, no concerns related to historic structures or markers.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
6 (4107)	US 441 (from I-75 to CR235A)	4/D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
16	CR235A (from US 441 to North City Limits)	2/U	Major Collector	Comm	D
17	CR235A (from US 441 to CR 235)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Amendment	Single Family Detached [1]	765 (382/382)	57 (15/42)	75 (47/28)
	Multifamily Housing (Low Rise)[2]	550 (275/275)	46 (11/35)	52 (33/19)
Potential Total Trips		**1,315 (657/657)**	**103 (26/77)**	**127 (80/47)**

1 ITE Trip Generation (ITE 210)
2 ITE Trip Generation (ITE 220)

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	6 US 441 (from I-75 to CR235A) [1]	7 US 441 (from CR235A to NW 188th Street)[1]	16 CR235A (from US 441 to North City Limits)[1]	17 CR235A (from US 441 to CR 235)[1]
Maximum Service Volume[2]	39,000	43,000	15,120	15,120
Existing Traffic[3]	30,111	22,250	5,672	5,209
Reserved Trips[4]	1,927	1,565	1,370	287
Available Capacity[4]	6,962	19,185	8,078	9,267
Potential Impact Generated by Proposed Comprehensive Plan Amendment[5]	1,315	66	658	1,315
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**5,647**	**19,119**	**7,420**	**7,952**
PM Peak Hour Traffic Analysis	**6 US 441 (from I-75 to CR235A) [1]**	**7 US 441 (from CR235A to NW 188th Street)[1]**	**16 CR235A (from US 441 to North City Limits)[1]**	**17 CR235A (from US 441 to CR 235)[1]**
Maximum Service Volume[2]	3,510	3,870	1,359	1,359
Existing Traffic[3]	2,861	2,114	131	495
Reserved Trips[4]	154	129	85	31
Available Capacity[4]	495	1,627	1,143	833
Potential Impact Generated by Proposed Comprehensive Plan Amendment [5]	127	6	64	127
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**368**	**1,621**	**1,079**	**706**

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
4 Source: City of Alachua March 2022 Development Monitoring Report.
5 Source: ITE Trip Generation Manual
6 The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown in Table 5, affected segments 6,7, 16 and 17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	214,194
Potential Potable Water Demand from Proposed Amendment **	40,700
Residual Capacity	**744,856**
Percentage of Permitted Design Capacity Utilized	**67.61%**

Sources:
** City of Alachua March 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 148 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 40,700 gallons per day at build out. This analysis is based on the practicable development potential of 148 residential dwellings that would be permitted by the proposed FLUM Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	193,280
Projected Potential Wastewater Demand from Proposed Amendment **	37,000
Residual Capacity	**592,720**
Percentage of Permitted Design Capacity Utilized	**60.49%**

Sources:
** City of Alachua March 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 148 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 37,000 gallons per day. This analysis is based on the practicable development potential of 148 residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.87
Reserved Capacity[1]	3.94
Potential Demand Generated by Development[3]	1.92
Residual Recreational Capacity After Impacts	**76.75**

Sources:
1 *City of Alachua March 2022 Development Monitoring Report.*
2 *2020 US Census; Policy 1.2.b, Recreation Element (Formula: 10,574 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.6 persons per dwelling x 148 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	0.38 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 January 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (1.92 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 proposed amendment would increase the maximum potential demand from the development of the subject property by 1.92 recreational acres, and for passive park space by 0.38 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[2]	18,329.99	3,345.22
Projected Solid Waste Demand from Application[3]	1539.18	280.90
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *US Census; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per year)*
2 *City of Alachua March 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 148 dwellings))*
4 *New River Solid Waste Facility, April 2021*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 280.90 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the

proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

A request for determination of adequate capacity was submitted to the Alachua County School Board on April 6, 2022. The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed amendment. A determination will be required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 28 total student stations (13 for elementary, 6 for middle, and 8 for high school).

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

TOMOKA HILLS FARMS, INC
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
STAFF REPORT

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 28, 2022

Also sent by electronic mail to sethw@chw-inc.com

Seth Wood
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for:

-Tomoka Hills (2022) Small Scale Comprehensive Plan Amendment (SSCPA)
-Tomoka Hills (2022) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Wood:

On March 8, 2022 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that these applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, 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 **April 19, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, April 5, 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. This sign will be ready for pickup by 12 PM on Thursday, March 31, and must be posted by ***Monday, April 4, 2022.***

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, April 18, 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

February 24, 2022

Also sent by electronic mail to sethw@chw-inc.com

Seth Wood
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: -Tomoka Hills (2022) Small Scale Comprehensive Plan Amendment (SSCPA)
-Tomoka Hills (2022) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Wood:

On January 31, 2022 the City of Alachua received your complete application for a Comprehensive Plan Amendment to the Future Land Use Map for the Tomoka Hills project which proposes amending the City of Alachua Future Land Use Map designations from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential on a ±25 acre subject property (Parcel Nos. 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Residential Single Family -3 (RSF-3) to Residential Single Family – 4 (RSF-4) and Residential Multiple Family – 8 (RMF-8) on the above referenced subject property.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Tuesday, March 8, 2022.** These materials may be submitted electronically. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

SSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*
   a. Use most current SBAC Concurrency Analysis form. Available upon request from Planning Staff.
   b. Calculations for traffic impacts assume all future residential development will be multifamily, but a higher generator (single family detached) is also permitted on site. Assume some or all of future residential development will be single family detached (ITE Code 210).

2. *Miscellaneous*
   a. Seth Wood is listed on application as agent, but Authorized Agent form states Craig Brashier as authorized agent.
   b. Executive summary states that the proposed applications will allow 128 gross dwelling units, but this appears to be *net* dwelling units. Please address.
   c. Proof of Payment of Taxes appears to be provided for 2020 and not 2021. Please revise with latest proofs of payment of taxes.

Rezoning Application

3. *Comprehensive Plan Analysis*
   a. Pages 12 and 16 of Justification report should include statement that the proposed zoning districts are compatible with the proposed Future Land Use Map Designations.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 3, 2022

Also sent by electronic mail to sethw@chw-inc.com

Seth Wood
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

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

Dear Mr Wood:

On January 31, 2022 the City of Alachua received your application for a Comprehensive Plan Amendment to the Future Land Use Map for the Tomoka Hills project which proposes amending the City of Alachua Future Land Use Map designations from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential on a ±25 acre subject property (Parcel Nos. 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Residential Single Family -3 (RSF-3) to Residential Single Family – 4 (RSF-4) and Residential Multiple Family – 8 (RMF-8) on the above referenced subject property.

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. Upon additional review of the submitted applications, the Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are complete, subject to submission of certain information detailed below, by Wednesday, February 9, 2022. If the materials detailed below are not provided by Wednesday, February 9, 2022, the application will be deemed to be incomplete. Failure to respond the identified deficiencies within 45 calendar days will result in administrative withdrawal of the applications.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting.

Please address the following:

1. **Comprehensive Plan Amendment Application**
    a. Three (3) sets of mailing labels for individuals and organizations registered with the City to be notified for workshops and hearings were not included with the application materials. Please provide.
2. **Rezoning Application:**
    a. Three (3) sets of mailing labels for individuals and organizations registered with the City to be notified for workshops and hearings were not included with the application materials. Please provide.

Should you have any questions, please feel free to contact me at (386) 418-6100 x 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning and Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

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.

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 April 19, 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 May 9, 2022 and June 13, 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,

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Comprehensive Plan Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Agriculture and Moderate Density Residential to Moderate Density Residential and Medium Density Residential on a ±25.48 acre subject property, consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 and 03871-000-000, in accordance with the legal descriptions found in Exhibit “A” and map found in Exhibit “B” attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

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

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 9th day of May, 2022.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 13th day of June, 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"

LEGAL DESCRIPTION FOR MEDIUM DENSITY RESIDENTIAL:

A PARCEL OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 86°54'12" EAST. ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100' WIDE RIGHT OF WAY); THENCE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 466.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2316, PAGE 3 OF SAID PUBLIC RECORDS; THENCE NORTH 86°53'01" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 03°06'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 181.08 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 2 (66' WIDE RIGHT OF WAY); THENCE SOUTH 78°37'24" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 104.75 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10209.13 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°39'47" EAST, 370.55 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°04'47", AN ARC DISTANCE OF 370.57 FEET TO THE END OF SAID CURVE; THENCE SOUTH 80°42' 11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 278.21 FEET TO THE NORTHEAST CORNER OF ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°19'15" EAST, ALONG THE EAST LINE OF SAID ALACHUA OAKS, A DISTANCE 475.82 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 86°53'00" WEST, A DISTANCE OF 945.20 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 11.67 ACRES, MORE OR LESS.

EXHIBIT "A"

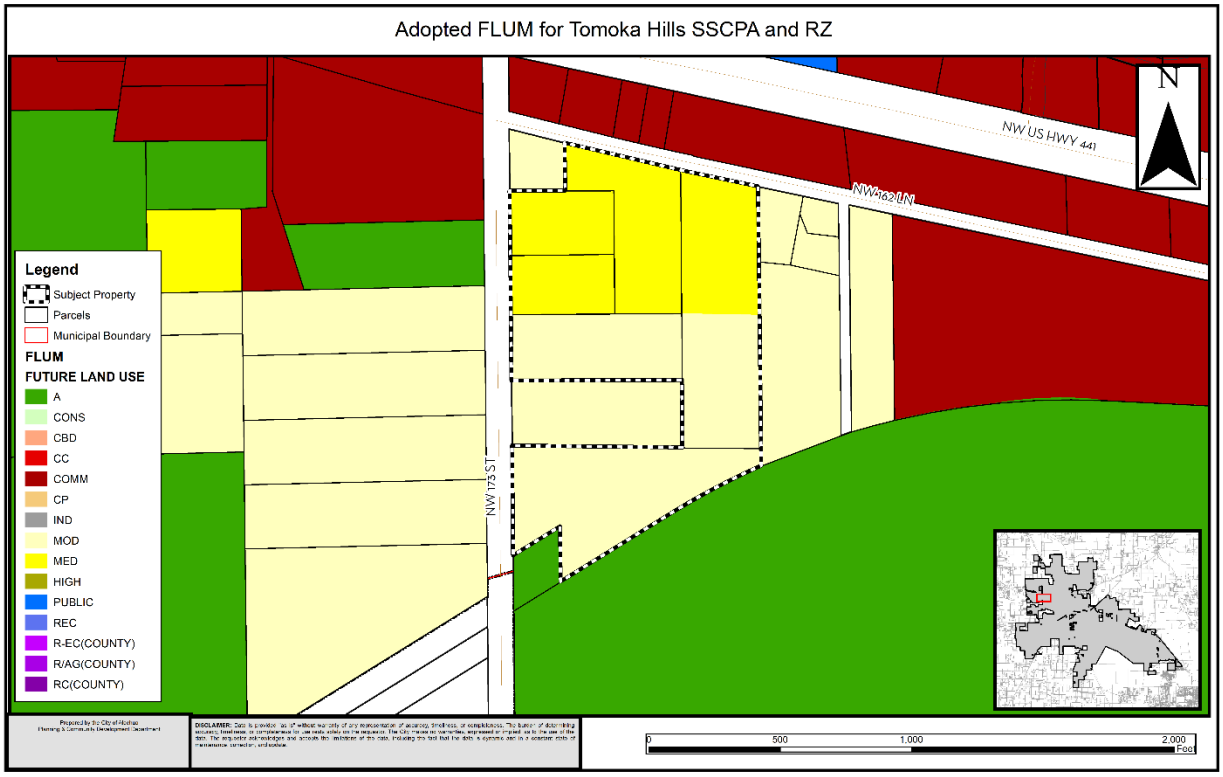
LEGAL DESCRIPTION FOR MODERATE DENSITY RESIDENTIAL:

A PARCEL OF LAND SITUATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 86°54'12" EAST. ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100' WIDE RIGHT OF WAY) AND BEING THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 86°54'12" EAST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 647.88 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494; THENCE NORTH 03°06'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 250.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 86°53'36" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 647.88 FEET TO THE NORTHWEST CORNER OF SAID LANDS, LYING ON SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 250.22 FEET; THENCE NORTH 86°53'00" EAST, A DISTANCE OF 945.20 FEET TO THE EAST LINE OF ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°19'15" EAST, ALONG THE EAST LINE OF SAID ALACHUA OAKS, AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE 585.48 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD RIGHT OF WAY (FORMERLY HAVING A WIDTH OF 200 FEET), SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2864.79 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 59°28'16" WEST, 377.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.69 FEET TO THE END OF SAID CURVE; THENCE SOUTH 55°41'39" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 03°05'00" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 55°41'39" WEST, A DISTANCE OF 210.00 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE NORTH 03°05'00" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE **POINT OF BEGINNING.**

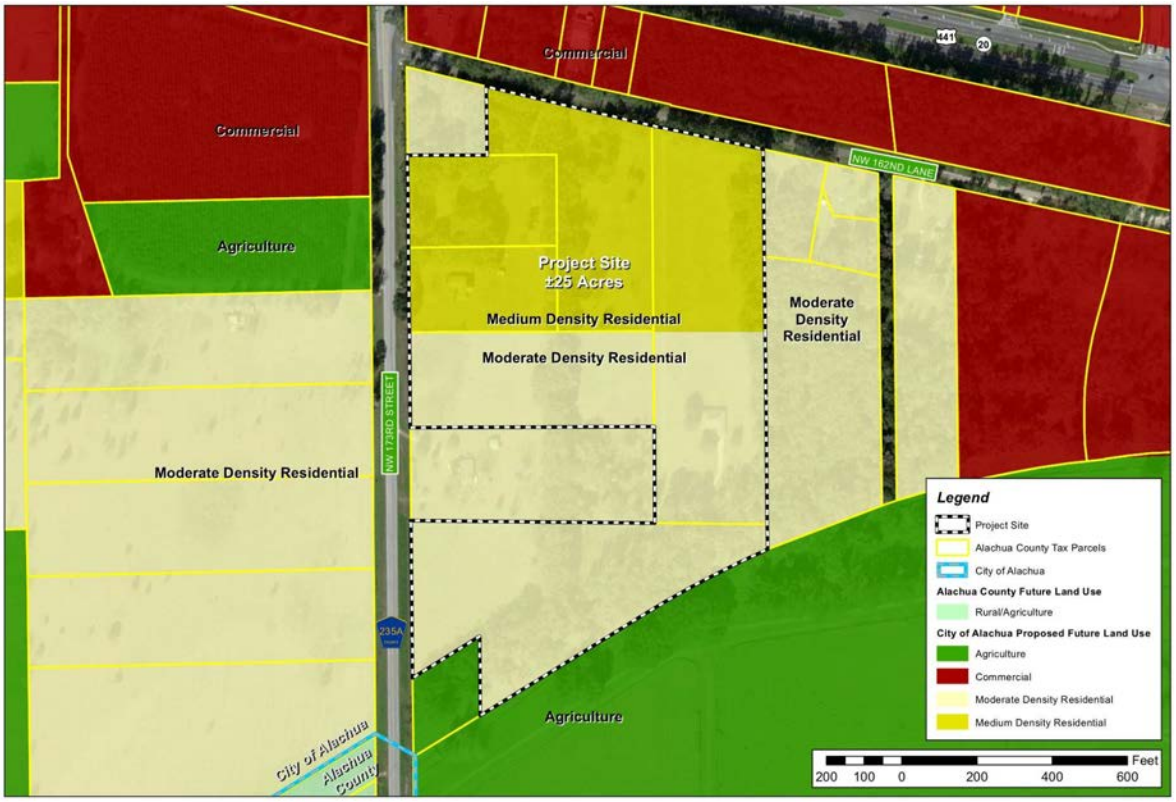
CONTAINING 13.81 ACRES, MORE OR LESS.

EXHIBIT "B"


Adopted FLUM for Tomoka Hills SSCPA and RZ
N
NW US HWY 441
NW 162 LN
NW 175 ST
Legend
Subject Property
Parcels
Municipal Boundary
FLUM
FUTURE LAND USE
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
0
500
1,000
2,000
Feet

Tomoka Hills

Small-scale Comprehensive Plan Amendment Application on Alachua County Tax Parcels # 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000



Prepared For: City of Alachua, Planning & Community Development

Prepared on behalf of: Tomoka Hills Farms, Inc.

RESUBMITTED
3/08/2022
Date: ~~1/31/2022~~
PN# 21-0025

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

Application Package
Table of Contents

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

Application Package
Table of Contents

1. **Cover Letter (REVISED)**
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

March 8, 2022

Sent via electronic mail

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

RE: Response to Planning Assistance Team (PAT) Comments regarding:
Tomoka Hills (2022) Small-scale Comprehensive Plan Amendment (SsCPA) Application
Tomoka Hills (2022) Site-specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Adam:

The above-referenced applications have been revised per the comments provided in the PAT letter issued February 24th, 2022. Detailed responses to these comments are provided below. Original comments are provided in standard font; responses are provided in **bold font.**

SSCPA & REZONING APPLICATIONS

1. *Public Facilities Impact Analysis*
   a. Use most current SBAC Concurrency Analysis form. Available upon request from Planning Staff.

Application materials for both the SsCPA and Rezoning applications were revised to include the most current SBAC Concurrency Analysis form.

Based on comment 1.b., below, calculations were based on a 50/50 split of single-family residential and multifamily residential dwelling units. Justification Report Table 8—Projected Public School Demand was also revised in both applications to reflect this change.

   b. Calculations for traffic impacts assume all future residential development will be multifamily, but a higher generator (single family detached) is also permitted on site. Assume some or all of future residential development will be single family detached (ITE Code 210).

The calculations in Justification Report Table 3—Projected Trip Generation were revised to reflect a 50/50 split of single-family residential and multifamily residential dwelling units in both applications. The calculations of impacts in Justification Report Table 4—Projected Impacts on Affected Roadway Segments were also revised in both applications to reflect the new total number of trips generated.

2. *Miscellaneous*
   a. Seth Wood is listed on application as agent, but Authorized Agent form states Craig Brashier as authorized agent.

SsCPA application form and Rezoning application form have both been revised to list Craig Brashier as agent.

   b. Executive summary states that the proposed applications will allow 128 gross dwelling units, but this appears to be *net* dwelling units. Please address.

Executive summaries in both application justification reports have been revised to state *net* dwelling units rather than *gross* dwelling units. This change has also been reflected in Table 2—Existing and Proposed Maximum Density and Intensity Comparison for both applications.

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

c. Proof of Payment of Taxes appears to be provided for 2020 and not 2021. Please revise with latest proofs of payment of taxes.

Proof of Payment of Taxes for all parcels within project site has been updated to include proof through 2021.

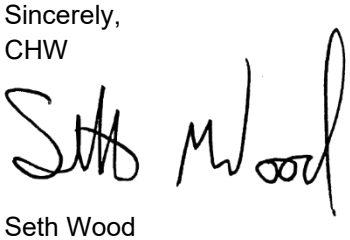
REZONING APPLICATIONS

3. *Comprehensive Plan Analysis*
   a. Pages 12 and 16 of Justification report should include statement that the proposed zoning districts are compatible with the proposed Future Land Use Map Designations.

The responses to Comprehensive Plan Future Land Use Element Objective 1.2.c and Land Development Regulations Section 2.4.2.(E)(1)(a) in the rezoning application justification report have been revised to include the statement, "The proposed zoning districts are compatible with the proposed Future Land Use map designations."

Thank you for your thorough review of our application materials. We trust you will find this submittal package sufficient for review and approval. We look forward to our further discussion on these requests to amend the City's Future Land Use Map and Official Zoning Atlas.

Sincerely,
CHW



Seth Wood
Project Planner

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. **SsCPA Application**
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

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

City of Alachua
Comprehensive Plan Amendment Application

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

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

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

A. PROJECT

1. Project Name: Tomoka Hills
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000
4. Existing Use of Property: Vacant / single family residential
5. Existing Future Land Use Map Designation: Moderate Density Residential; Agriculture
6. Proposed Future Land Use Map Designation: Moderate Density Residential; Medium Density Residential
7. Acreage: ±25.0

B. APPLICANT

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

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

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

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

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

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

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

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

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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

Signature of Applicant

Signature of Co-applicant

Craig Brashier
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7th day of March, 2022 by Craig Brashier, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

SHERRY STINSON
Commission # GG 212289
Expires August 27, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Sherry Stinson
Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. SsCPA Application
3. **Property Owner Affidavit**
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

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

Parcel ID Number(s): 03055-10-1, 03055-1, 03055-1-1, 03055-1-3, 03055-10-3, & 03871

Acreage: ±25

B. PERSON PROVIDING AGENT AUTHORIZATION

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

Company (if applicable): Tomoka Hills Farms Inc

Mailing Address: P.O. BOX 147018

City: Gainesville State: FL ZIP: 32614-7018

Telephone: Contact Agent FAX: e-mail:

C. AUTHORIZED AGENT

Name: Craig Brashier Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

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

D. REQUESTED ACTION:

TO OBTAIN APPROVALS FROM THE CITY OF ALACHUA, SUWANNEE RIVER WATER MANAGEMENT DISTRICT, ALACHUA COUNTY, AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

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.

X _____

Signature of Applicant

William Shively

Typed or printed name and title of applicant

_____

Signature of Co-applicant

_____

Typed or printed name of co-applicant

State of Kentucky County of Fayette

The foregoing application is acknowledged before me this 25 day of January, 2020 by William Shively

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

NOTARY SEAL

_____

Signature of Notary Public, State of Kentucky

MEGHAN RICH
NOTARY PUBLIC
Kentucky, State At Large
I.D. # 599636
My Commission Expires 4/20/2022

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. SsCPA Application
3. Property Owner Affidavit
4. **Legal Descriptions**
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

LEGAL DESCRIPTION

DATE: January 31, 2022
CLIENT: Tomoka Hill Farms, Inc.
PROJECT NO: 21-0025
DESCRIPTION FOR: RMF-8 / MEDIUM DENSITY RESIDENTIAL

A PARCEL OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 86°54'12" EAST. ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100' WIDE RIGHT OF WAY); THENCE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 466.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2316, PAGE 3 OF SAID PUBLIC RECORDS; THENCE NORTH 86°53'01" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 03°06'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 181.08 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 2 (66' WIDE RIGHT OF WAY); THENCE SOUTH 78°37'24" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 104.75 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10209.13 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°39'47" EAST, 370.55 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°04'47", AN ARC DISTANCE OF 370.57 FEET TO THE END OF SAID CURVE; THENCE SOUTH 80°42' 11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 278.21 FEET TO THE NORTHEAST CORNER OF ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°19'15" EAST, ALONG THE EAST LINE OF SAID ALACHUA OAKS, A DISTANCE 475.82 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 86°53'00" WEST, A DISTANCE OF 945.20 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 11.67 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

DATE: January 31, 2022
CLIENT: Tomoka Hill Farms, Inc.
PROJECT NO: 21-0025
DESCRIPTION FOR: RSF-4 / Moderate Density Residential

A PARCEL OF LAND SITUATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 86°54'12" EAST. ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100' WIDE RIGHT OF WAY) AND BEING THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 86°54'12" EAST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 647.88 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494; THENCE NORTH 03°06'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 250.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 86°53'36" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 647.88 FEET TO THE NORTHWEST CORNER OF SAID LANDS, LYING ON SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 250.22 FEET; THENCE NORTH 86°53'00" EAST, A DISTANCE OF 945.20 FEET TO THE EAST LINE OF ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°19'15" EAST, ALONG THE EAST LINE OF SAID ALACHUA OAKS, AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE 585.48 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD RIGHT OF WAY (FORMERLY HAVING A WIDTH OF 200 FEET), SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2864.79 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 59°28'16" WEST, 377.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.69 FEET TO THE END OF SAID CURVE; THENCE SOUTH 55°41'39" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 03°05'00" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 55°41'39" WEST, A DISTANCE OF 210.00 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE NORTH 03°05'00" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 13.81 ACRES, MORE OR LESS.

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Descriptions
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

J.K. JESS IRBY, ESQ., CLERK OF THE COURT Date: 10/25/2021 12:49 PM

ALACHUA COUNTY

Real Estate Index Detail

Document Information

Instrument #:	2062598	**Document Type:**	DEED
Date Received:	08/09/2004 11:25:09 AM	**Book Type:**	OPR
Index Status:	Permanent Index	**Book:**	2971
Image?:	✓	**Page:**	987
Consideration:	$128,300.00	**# Pages:**	1
File Page:	NO		
Remarks:			

Grantors

1	MW INVESTMENTS LLC
2	ROBERTSON CRAIG A AIF

Grantees

1	TOMOKA HILLS FARMS INC

Legal Information

1	SEC 9; TWN 8S; RNG 18E

Related Documents

1	2792804	0	OPR	4198	818	NOC

Returnee Information

HAILE TITLE

15.00 p.s.
280.00

THIS INSTRUMENT WAS PREPARED BY:
JOHN C. TRENTELMAN, Attorney
207 N. Magnolia Avenue
Ocala, Florida 34475-6625

pat →

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 03/02/1999 11:57
Document ID 1594334
Book/Page 2219/ 1139

DTAX 280.00

Please Return To:
Charles M. Gadd, Jr.

RETURN TO

WARRANTY DEED

THIS INDENTURE, made the 26th day of February, 1999, between **JAMES A. O'NEAL JR. and his wife, VIRGINIA L. O'NEAL,** hereinafter called the grantor*, and **TOMOKA HILLS FARMS, INC.,**

whose mailing address is: 7201 NW 11th Place. Gainesville. Florida 32605

hereinafter called the grantee*.

WITNESSETH:

that said grantor, for and in consideration of the sum of ten dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

PARCEL NUMBER: 03871-000-000 & 03055-001-001

and said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 1999. *"Grantor" and "grantee" are used for singular or plural as context requires.

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

Signed, sealed and delivered
in our presence.

John C. Trentelman

James A. O'Neal Jr. (Seal)
JAMES A. O'NEAL JR.
1306 SE 15th St.
Ocala FL 34471

Victoria N. McCue
Victoria N. McCue

Virginia L. O'Neal
VIRGINIA L. O'NEAL

STATE OF FLORIDA

COUNTY OF MARION

The foregoing instrument was acknowledged before me this 25 day of Feb, 1999, by James A. O'Neal Jr. and his wife, Virginia L. O'Neal, who are personally known to me and who did not take an oath.

JOHN C. TRENTELMAN
MY COMMISSION # CC453416 EXPIRES
July 31, 1999
BONDED THRU TROY FAIN INSURANCE, INC

Notary Public, State of Florida

MY COMMISSION EXPIRES: 7-31-99

EXHIBIT A

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

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E., A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E., A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN N.86°54'12"E., ALONG SAID SOUTH LINE, A DISTANCE OF 299.30 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 175, PAGE 1000 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "ORIGINAL PARCEL"; THENCE RUN S.03°19'15"E., ALONG THE EAST LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 84.71 FEET TO THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN SOUTHWESTERLY, ALONG SAID CENTERLINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, THROUGH AN ARC ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.68 FEET (CHORD BEARING AND DISTANCE OF S.59°28'16"W., 377.42 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.55°41'39"W., ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET TO A BOUNDARY CORNER OF SAID "ORIGINAL PARCEL"; THENCE RUN N.03°05'00"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET; THENCE RUN S.55°41'39"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET TO THE INTERSECTION OF SAID BOUNDARY LINE WITH THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE RUN N.03°05'00"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 14.105 ACRES MORE OR LESS.

LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SW CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E. A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E. A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN S.86°54'12"W. ALONG THE SOUTH LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1926519 2 PGS
2003 APR 15 12:10 PM BK 2645 PG 97
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY,FLORIDA
CLERK10 Receipt#134914
Doc Stamp-Deed: 455.00
By: _____D.C.

Prepared by Charles M. Gadd, Jr.
Clayton-Johnston, P.A.
111 SE First Avenue
Gainesville, FL 32602

Parcel ID Number: 03055-001-003
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 9 day of ~~March~~ April cb, 2003 A.D., **Between** William J. Shively

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

whose address is: PO Box 147018, Gainesville, FL 32614

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

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

Those certain lands as described on attached Exhibit A which are made a part hereof by reference.

Together with that certain 1999 Horton Mobile Home, Identification Number H209240G, Title Number 82523650.

SUBJECT TO taxes for 2003 and subsequent years.

SUBJECT TO restrictions and easements of record.

GRANTOR HEREIN WARRANTS THAT THE ABOVE-DESCRIBED PROPERTY IS NEITHER HIS HOMESTEAD NOR HIS RESIDENCE.

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

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

Signed, sealed and delivered in our presence:

Printed Name: Allen D. Durham
Witness

Printed Name: Donald C. Matz, Jr.
Witness

William J. Shively (Seal)
P.O. Address: **PO Box 147018, Gainesville, FL 32614**

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 9 day of ~~March~~ April cb, 2003 by

EXHIBIT A

A tract of land situated in Section 9, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the aforementioned Section 9, Township 8 South, Range 18 East, for the point of reference and run North 86°54'12" East, along the South line of said Section 9, a distance of 50.00 feet to the East right of way line of County Road No. 235-A (100 foot right of way); thence run North 03°06'59" West, along said East right of way line, a distance of 967.41 feet to the True Point of Beginning; thence continue North 03°06'59" West, along said right of way line, a distance of 235.36 feet to the intersection of said East right of way line with the South right of way line of Old State Highway No. 2 (66 foot right of way); thence run South 78°37'24" East, along said South right of way line, a distance of 321.65 feet to the beginning of a curve concave Northerly, said curve having a radius of 10209.13 feet; thence run Southeasterly, along said South right of way line and with said curve, through an arc angle of 01°56'28", an arc distance of 345.87 feet (chord bearing and distance of South 79°35'38" East, 345.86 feet respectively); thence run South 03°06'59" East, a distance of 540.96 feet; thence run South 86°53'01" West, a distance of 254.68 feet; thence run North 03°06'59" West, a distance of 466.97 feet; thence run South 86°53'01" West, a distance of 393.00 feet to the True Point of Beginning. LESS the Westerly 210 feet thereof.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2118786 1 PG
2005 MAR 22 11:29 AM BK 3090 PG 1391
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#228412
Doc Stamp-Deed: 875.00

2118786

This Document Prepared By and Return to:
Charles M. Gadd, Jr.
CLAYTON-JOHNSTON, P.A.
111 S.E. First Ave.
Gainesville, FL 32601

Parcel ID Number: 03055-010-001

Warranty Deed

This Indenture, Made this 18th day of March , 2005 A.D., **Between** Darrell T. Lancaster and Myra K. Lancaster, husband and wife

of the County of Alachua , State of Florida , **grantors,** and Tomoka Hills Farms, Inc., a corporation existing under the laws of the State of Florida
whose address is: 7201 N.W. 11th Place, Gainesville, FL 32605

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

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

LOT 1, ALACHUA OAKS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "T", PAGE 53, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO THAT CERTAIN 1998, 80 X 28 CARRIAGE MANOR MOBILE HOME, VEHICLE IDENTIFICATION NUMBERS GAFLW75A68072CD21 AND GAFLW75B68072CD21, SERIAL NUBMERS 75032899 AND 75032900.

Subject to taxes for 2005 and subsequent years.

Subject to restrictions and easements of record.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Charles M. Gadd, Jr.
Witness

Darrell T. Lancaster (Seal)
Darrell T. Lancaster
P.O. Address: 4927 N.W. 20th Drive, Gainesville, FL 32605

Printed Name: Denise Lowry Hutson
Witness

Myra K. Lancaster (Seal)
Myra K. Lancaster
P.O. Address: 4927 N.W. 20th Drive, Gainesville, FL 32605

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 18th day of March , 2005 by

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 04/30/1999 16:01
Document ID 1606360
Book/Page 2229/ 1239

DTAX 700.00

This instrument prepared by:
MARVIN W. BINGHAM, JR.
P.O. Box 1930
Alachua, Florida 32616

Tax Parcel # 03055-010-003

RETURN TO

WARRANTY DEED

This Indenture, made this 28th day of April, 1999, between **Nanine Genender, an unmarried person, and Adrienne Bleichner, an unmarried person, whose post office address is P.O. Box 2253, Alachua, Florida 32616, grantors, and Tomoka Hills Farms, Inc.,** whose post office address is 7201 NW 11th Place, Gainesville, Florida 32605, grantee,

WITNESSETH that said grantors, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable considerations to said grantors in hand paid by said grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to wit:

Lots Two (2) and Three (3), ALACHUA OAKS SUBDIVISION, according to plat thereof, as recorded in Plat Book "T", page 53, of the Public Records of Alachua County, Florida.

Together with that certain1997 Fleetwood Waverly Crest Doublewide Mobile Home Serial # FLFLV70A25143-WC21 and FLFLV70B25143-WC21.

SUBJECT TO and together with covenants, easements and restrictions of record, and taxes for the year 1999 and all subsequent years.

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

IN WITNESS WHEREOF, grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

Witness
Printed Name D.V. JAKUPKO

Nanine Genender

Witness
Printed Name MARVIN W. BINGHAM JR

Adrienne Bleichner

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 28th day of April, 1999, by **Nanine Genender and Adrienne Bleichner,** who are personally known to me ✓ or produced _____ as identification.

MARVIN W. BINGHAM, JR.
Comm. No. CC 547201
My Comm. Exp. May. 22, 2000
Bonded thru Pichard Ins. Agcy.

NOTARY PUBLIC
Printed Name: MARVIN W. BINGHAM JR

15.00 p.s.
280.00

THIS INSTRUMENT WAS PREPARED BY:
JOHN C. TRENTELMAN, Attorney
207 N. Magnolia Avenue
Ocala, Florida 34475-6625

pat →

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 03/02/1999 11:57
Document ID 1594334
Book/Page 2219/ 1139

DTAX 280.00

Please Return To:
Charles M. Gadd, Jr.

RETURN TO

WARRANTY DEED

THIS INDENTURE, made the 26th day of February, 1999, between **JAMES A. O'NEAL JR. and his wife, VIRGINIA L. O'NEAL,** hereinafter called the grantor*, and **TOMOKA HILLS FARMS, INC.,**

whose mailing address is: 7201 NW 11th Place. Gainesville. Florida 32605

hereinafter called the grantee*.

WITNESSETH:

that said grantor, for and in consideration of the sum of ten dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

PARCEL NUMBER: 03871-000-000 & 03055-001-001

and said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 1999. *"Grantor" and "grantee" are used for singular or plural as context requires.

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

Signed, sealed and delivered
in our presence.

John C. Trentelman

James A. O'Neal Jr. (Seal)
JAMES A. O'NEAL JR.
1306 SE 15th St.
Ocala FL 34471

Victoria N. McCue
Victoria N. McCue

Virginia L. O'Neal
VIRGINIA L. O'NEAL

STATE OF FLORIDA

COUNTY OF MARION

The foregoing instrument was acknowledged before me this 25 day of Feb, 1999, by James A. O'Neal Jr. and his wife, Virginia L. O'Neal, who are personally known to me and who did not take an oath.

JOHN C. TRENTELMAN
MY COMMISSION # CC453416 EXPIRES
July 31, 1999
BONDED THRU TROY FAIN INSURANCE, INC

Notary Public, State of Florida

MY COMMISSION EXPIRES: 7-31-99

EXHIBIT A

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

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E., A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E., A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN N.86°54'12"E., ALONG SAID SOUTH LINE, A DISTANCE OF 299.30 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 175, PAGE 1000 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "ORIGINAL PARCEL"; THENCE RUN S.03°19'15"E., ALONG THE EAST LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 84.71 FEET TO THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN SOUTHWESTERLY, ALONG SAID CENTERLINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, THROUGH AN ARC ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.68 FEET (CHORD BEARING AND DISTANCE OF S.59°28'16"W., 377.42 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.55°41'39"W., ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET TO A BOUNDARY CORNER OF SAID "ORIGINAL PARCEL"; THENCE RUN N.03°05'00"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET; THENCE RUN S.55°41'39"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET TO THE INTERSECTION OF SAID BOUNDARY LINE WITH THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE RUN N.03°05'00"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 14.105 ACRES MORE OR LESS.

LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SW CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E. A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E. A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN S.86°54'12"W. ALONG THE SOUTH LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING.

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

Parcel Summary

Parcel ID	03055-001-000
Prop ID	12727
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC N ALG W/L SEC 500.44 FT E 50 FT TO E R/W SR 235-A POB E 393 FT N 221.68 FT W 393 FT TO E R/W SR 235-A S ALG R/W 221.68 FT POB OR 2971/0987
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (00100)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	2.000
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$80,810	$80,139	$81,675	$84,800	$82,500
Land Value	$26,000	$13,400	$13,400	$13,400	$13,400
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$106,810**	**$93,539**	**$95,075**	**$98,200**	**$95,900**
Assessed Value	$102,893	$93,539	$95,075	$98,200	$95,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$102,893	$93,539	$95,075	$98,200	$95,900
Maximum Save Our Homes Portability	$3,917	$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
0110	SFR RURAL	2.00	87120	0	0	RSF-1

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	2,057	**HC&V**	04-FORCED AIR
Heated Area	2,021	**HVAC**	03-CENTRAL
Exterior Walls	19-COMMON BRICK	**Bathrooms**	2.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	3-3 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1973
Floor Cover	10-TERRAZZO; 14-CARPET	**Effective Year Built**	1976

Type	SOH MISC	**Heat**	
Total Area	338	**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**	2003

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,021	1976	3	0100	SINGLE FAMILY	$77,392
FOP	FINISHED OPEN PORCH	36	1976	3	0100	SINGLE FAMILY	$414

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2121	SP 1	168	2003		R2	RES	$944
2221	STG 1	170	2003		R2	RES	$480

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/6/2004	$128,300	WD	2971	987	Q - QUALIFIED	Improved	* MW INVESTMENTS LLC	TOMOKA HILLS FARMS INC	Link (Clerk)
5/12/2004	$117,000	WD	2915	454	Q - QUALIFIED	Improved	* FLOYD EDWARD D FLORA E	* MW INVESTMENTS LLC	Link (Clerk)
11/22/1995	$28,900	WD	2039	52	U - UNQUALIFIED	Improved	* CHESTER S & MARGUERITE V SAN	* FLOYD EDWARD D FLORA E	Link (Clerk)

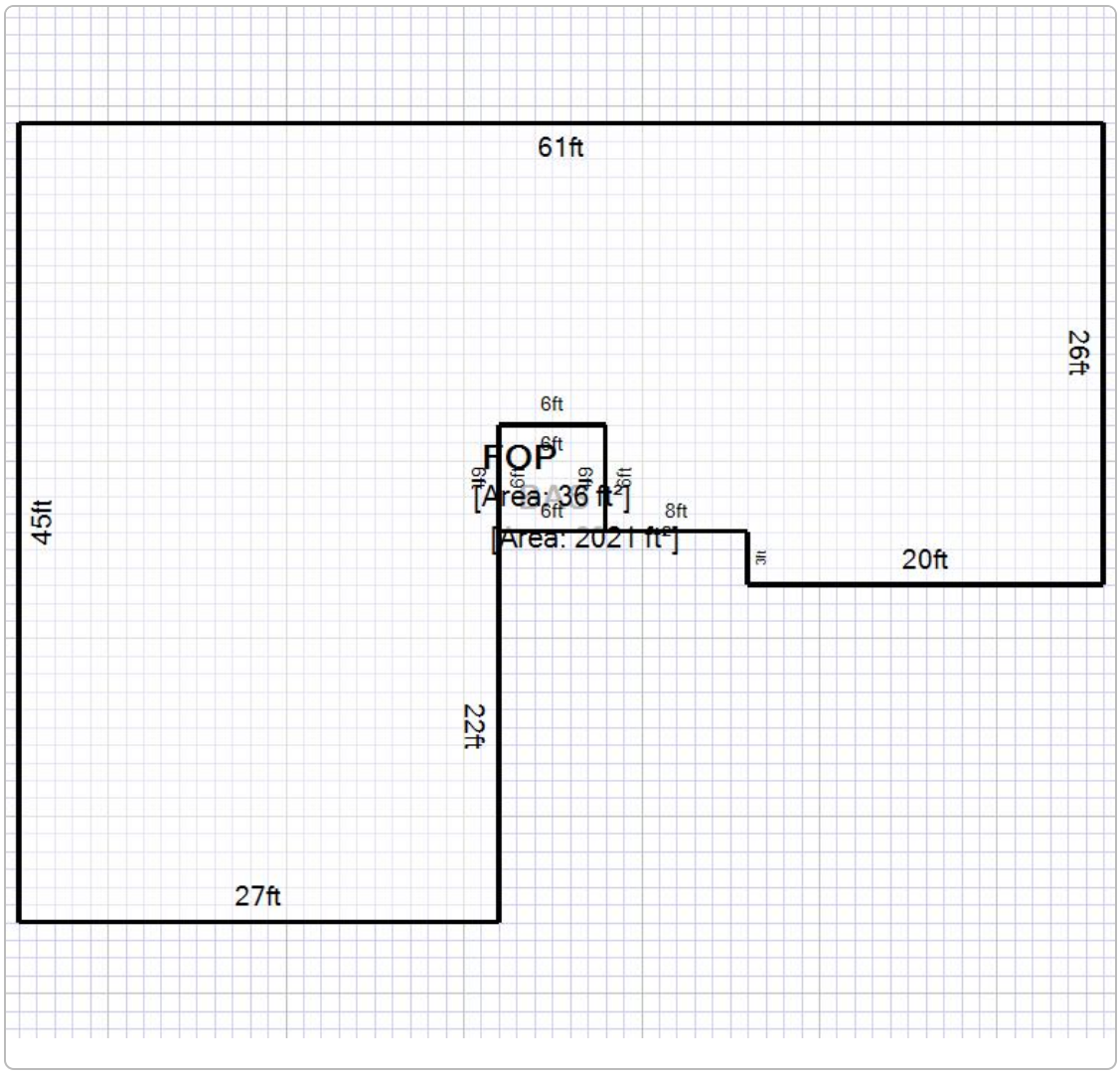
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
A5-13-3087	ROOFING	Yes	No	5/28/2013	$5,600
7469	STORAGE BLDG >100 SQ FT	Yes	No	7/18/2000	$600
95-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/1995	$0

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

Sketches



Map

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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 10/25/2021, 5:21:35 AM

Version 2.3.155

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

Parcel Summary

Parcel ID	03055-001-001
Prop ID	12728
Location Address	
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC E 50 FT POB N 3 DEG W 500.44 FT N 86 DEG E 647.88 FT S 3 DEG E 500.66 FT S 86 DEG W TO POB (LESS THE S1/2 PER OR 2119/1494) OR 2219/1139 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	3.720
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$48,360	$24,924	$24,924	$24,900	$24,900
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$48,360**	**$24,924**	**$24,924**	**$24,900**	**$24,900**
Assessed Value	$27,416	$24,924	$24,924	$24,900	$24,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$27,416	$24,924	$24,924	$24,900	$24,900
Maximum Save Our Homes Portability	$20,944	$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
0115	SFR ACREAGE	3.72	162043.2	0	0	RSF-1

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
2/26/1999	$40,000	MS	2219	1139	U - UNQUALIFIED	Vacant	* O'NEAL JAMES A JR VIRGINIA L	TOMOKA HILLS FARMS INC	Link (Clerk)
12/28/1995	$17,500	MS	2043	2698	U - UNQUALIFIED	Improved	* SANDERS CHESTER S MARGUERITE	* O'NEAL JAMES A JR VIRGINIA L	Link (Clerk)
11/22/1995	$28,900	MS	2039	58	U - UNQUALIFIED	Improved	* E D & FLORA E FLOYD	* SANDERS CHESTER S MARGUERITE	Link (Clerk)
6/6/1988	$85,800	MS	1705	999	U - UNQUALIFIED	Vacant	* E D FLOYD; & FLORA E FLOYD	* E D & FLORA E FLOYD	Link (Clerk)

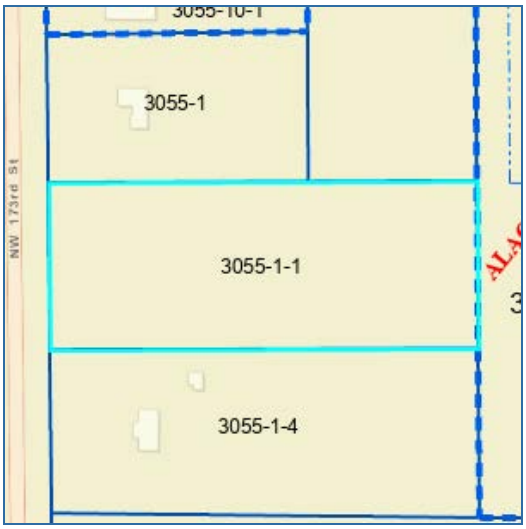
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
97-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1997	$0
95-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/1995	$0

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

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 10/25/2021, 5:21:35 AM

Version 2.3.155

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

Parcel Summary

Parcel ID	03055-001-003
Prop ID	12729
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC E 50 FT N 3 DEG W 967.41 FT POB N 3 DEG W 235.36 FT S 78 DEG E 321.65 FT SELY ALG CURVE 345.87 FT S 3 DEG E 540.96 FT W 254.68 FT N 3 DEG W 466.97 FT W 393 FT POB LESS THE N 210 FT OF THE W 210 FT OR 2645/0097 (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	4.000
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,884	$1,884	$1,884	$1,900	$1,900
Land Value	$46,800	$24,120	$24,120	$24,100	$24,100
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$48,684**	**$26,004**	**$26,004**	**$26,000**	**$26,000**
Assessed Value	$28,604	$26,004	$26,004	$26,000	$26,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$28,604	$26,004	$26,004	$26,000	$26,000
Maximum Save Our Homes Portability	$20,080	$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
0110	SFR RURAL	4.00	174240	0	0	RSF-1

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1990

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2420	WELL/SEPT	1	1990		R5	RES	$1,884

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
4/9/2003	$65,000	WD	2645	97	Q - QUALIFIED	Improved	* SHIVELY WILLIAM J	TOMOKA HILLS FARM INC	Link (Clerk)
2/27/2003	$65,000	WD	2614	1160	Q - QUALIFIED	Improved	* FOWLER JUDITH ANN	* SHIVELY WILLIAM J	Link (Clerk)
12/24/1996	$35,000	MS	2093	58	U - UNQUALIFIED	Vacant	* CHESTER S SANDERS MARGUERITE	* FOWLER JUDITH ANN	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
7204	MANUFACTURED HOUSING	Yes	No	11/16/1999	$34,000
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0
97-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1997	$0

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

Map

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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 10/25/2021, 5:21:35 AM

Version 2.3.155

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

Parcel Summary

Parcel ID	03055-010-001
Prop ID	12731
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	ALACHUA OAKS
Brief Legal Description*	ALACHUA OAKS PB T-53 LOT 1 3090/1391
	(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	2.210
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,884	$1,884	$1,884	$1,900	$1,900
Land Value	$28,730	$14,807	$14,807	$14,800	$14,800
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$30,614**	**$16,691**	**$16,691**	**$16,700**	**$16,700**
Assessed Value	$18,360	$16,691	$16,691	$16,700	$16,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$18,360	$16,691	$16,691	$16,700	$16,700
Maximum Save Our Homes Portability	$12,254	$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
0110	SFR RURAL	2.21	96267.6	0	0	RSF-1

Building Information

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

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2420	WELL/SEPT	1	1998		R5	RES	$1,884

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/18/2005	$125,000	WD	3090	1391	Q - QUALIFIED	Improved	* LANCASTER DARRELL T MYRA K	TOMOKA HILLS FARMS INC	Link (Clerk)
1/27/1998	$17,500	WD	2151	74	Q - QUALIFIED	Vacant	* HOLLAND HUGH H SR JO ANN	* LANCASTER DARRELL T MYRA K	Link (Clerk)
7/7/1997	$10,000	WD	2121	116	Q - QUALIFIED	Vacant	* SANDERS CHESTER S MARGUERITE	* HOLLAND HUGH H SR JO ANN	Link (Clerk)

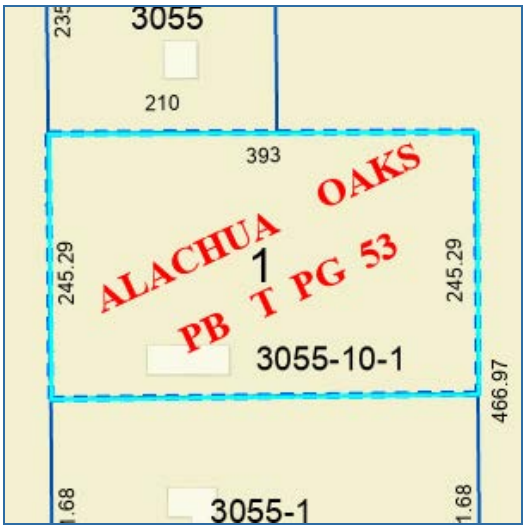
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
7040	WOOD DECK / DOCK	Yes	No	6/18/1999	$1,500
6603	MISCELLANEOUS	Yes	No	2/13/1998	$1,280
6585	MANUFACTURED HOUSING	Yes	No	1/23/1998	$50,450

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: 10/25/2021, 5:21:35 AM

Version 2.3.155

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

Parcel Summary

Parcel ID	03055-010-003
Prop ID	12732
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	ALACHUA OAKS
Brief Legal Description*	ALACHUA OAKS PB T-53 LOTS 2 & 3 OR 2229/1239
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (00100)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	6.900
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$171,929	$169,324	$171,456	$175,700	$169,500
Land Value	$89,700	$31,050	$31,050	$31,100	$31,100
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$261,629**	**$200,374**	**$202,506**	**$206,800**	**$200,600**
Assessed Value	$220,411	$200,374	$202,506	$206,800	$200,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$220,411	$200,374	$202,506	$206,800	$200,600
Maximum Save Our Homes Portability	$41,218	$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
0110	SFR RURAL	6.90	300564	0	0	RSF-1

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	3,200	**HC&V**	04-FORCED AIR
Heated Area	2,251	**HVAC**	03-CENTRAL
Exterior Walls	17-CB STUCCO	**Bathrooms**	2.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	4-4 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	2005
Floor Cover	11-CLAY TILE; 14-CARPET	**Effective Year Built**	2005

Type	SOH MISC	**Heat**	
Total Area	705	**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**	2005

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,251	2005	3	0100	SINGLE FAMILY	$138,449
FGR	FINISHED GARAGE	582	2005	3	0100	SINGLE FAMILY	$19,689
FOP	FINISHED OPEN PORCH	150	2005	3	0100	SINGLE FAMILY	$2,768
FSP	FIN SCREENED PORCH	217	2005	3	0100	SINGLE FAMILY	$7,341

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
0800	DRIVE/WALK	416	2005		R1	RES	$333
0963	FP PF 2	1	2005		R7	RES	$802
1641	PATIO 1	288	2006		R1	RES	$353

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
4/28/1999	$100,000	WD	2229	1239	Q - QUALIFIED	Improved	* BLEICHNER & GENENDER /// NAN	TOMOKA HILLS FARMS INC	Link (Clerk)
8/15/1997	$33,500	WD	2127	307	Q - QUALIFIED	Vacant	* SANDERS CHESTER S MARGUERITE	* BLEICHNER & GENENDER	Link (Clerk)

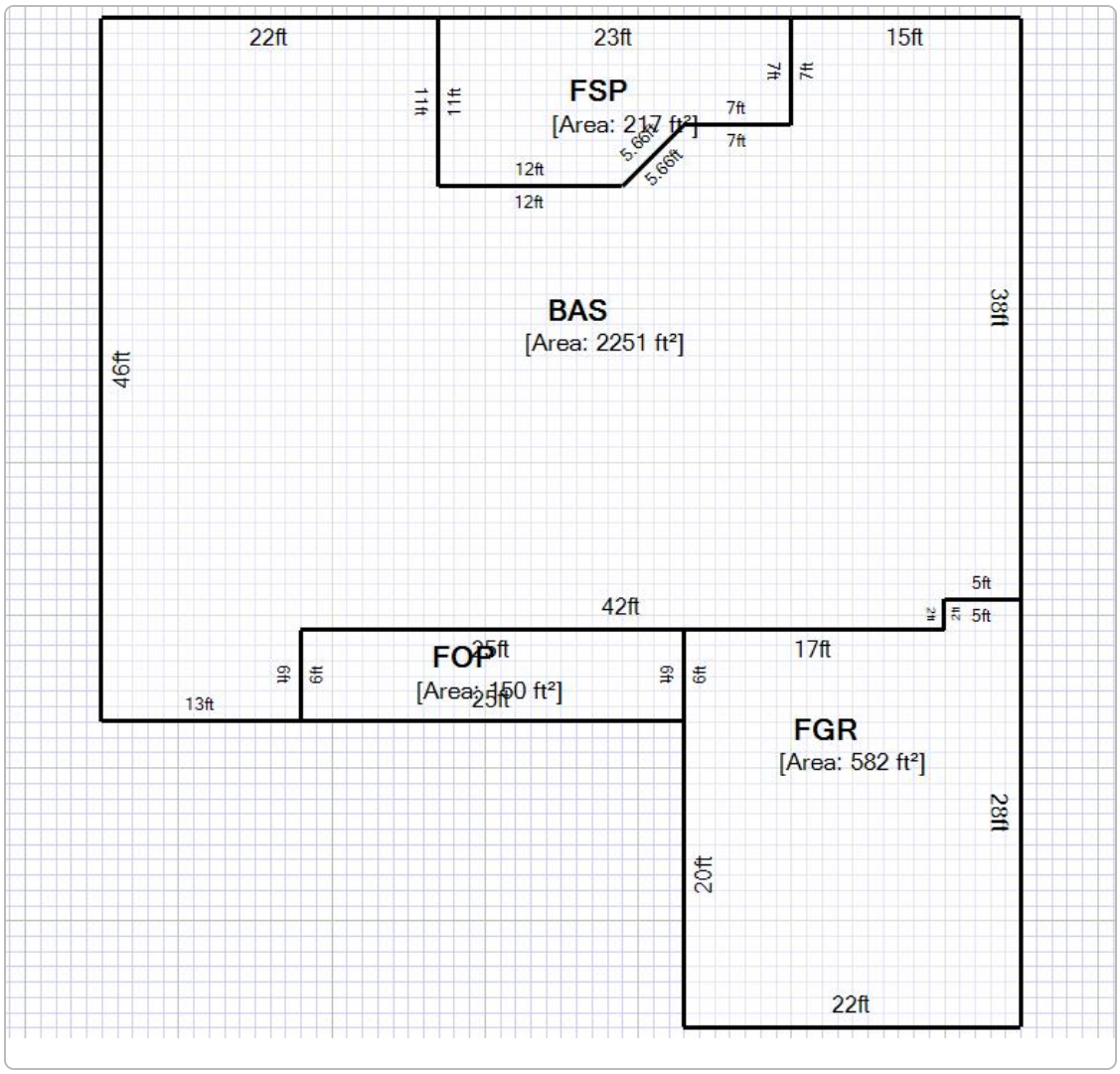
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
9407	ONE & TWO FAMILY DWELLING	Yes	No	7/16/2004	$108,239
6492	MANUFACTURED HOUSING	Yes	No	10/1/1997	$0

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

Sketches



Map

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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 10/25/2021, 5:21:35 AM

Version 2.3.155

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

Parcel Summary

Parcel ID	03871-000-000
Prop ID	15084
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	THAT PART GOV LOT 2 N OF RAILROAD LESS W 50 FT R/W PER OR 671/395) & THAT STRIP ABANDONED RR R/W PER OR 836/205) LESS ONE ACRE PER OR 1312/289) OR 2219/1139 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ACRG NOT AG (09900)
Sec/Twp/Rng	16-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	6.290
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$22,644	$22,644	$22,644	$22,600	$22,600
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$22,644**	**$22,644**	**$22,644**	**$22,600**	**$22,600**
Assessed Value	$22,644	$22,644	$22,644	$22,600	$22,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$22,644	$22,644	$22,644	$22,600	$22,600
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
9905	AC NON AG < 10	6.29	273992.4	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
2/26/1999	$40,000	MS	2219	1139	U - UNQUALIFIED	Vacant	* O'NEAL JAMES A JR VIRGINIA L	TOMOKA HILLS FARMS INC	Link (Clerk)
12/28/1995	$17,500	MS	2043	2698	U - UNQUALIFIED	Vacant	* SANDERS CHESTER S MARGUERITE	* O'NEAL JAMES A JR VIRGINIA L	Link (Clerk)
11/22/1995	$28,900	MS	2039	58	U - UNQUALIFIED	Improved	* EDWARD DEWITT & FLORA E FLOY	* SANDERS CHESTER S MARGUERITE	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: 10/25/2021, 5:21:35 AM

Version 2.3.155

Real Estate Account #03055 001 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
15909 NW 173RD ST
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$2,438.06**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $2,438.06	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $2,210.40	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $2,300.73	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $2,339.98	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $2,344.10	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $2,162.06	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $2,239.55	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $2,208.97	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $2,289.71	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $2,413.00	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $2,565.56	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $2,587.47	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $3,471.45	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1040		**Redeemed**	07/12/2010	**Face** $3,300.19, **Rate** 0.25%	
		Paid $3,471.45			
2008 Annual Bill	$0.00	**Paid** $2,743.73	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $2,682.17	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $2,919.42	03/08/2007	**Receipt** #2006-9001818	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $2,735.81	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,454.36	12/31/2004	**Receipt** #2004-4018871	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,488.20	11/01/2003	**Receipt** #2003-3025368	Print (PDF)
2002					
2002 Annual Bill	$0.00	**Paid** $1,631.56	10/17/2003	**Receipt** #2002-0287405	Print (PDF)
Certificate #833		**Redeemed**	10/17/2003	**Face** $1,547.91, **Rate** 0.25%	
		Paid $1,631.56			
Total Amount Due	**$0.00**				

John Power TAX COLLECTOR Serving Alachua County

Search all services we offer...

Vehicle Registration | **Property Tax** | Tourist Tax

Search > Account Summary

Real Estate Account #03055 001 001

Owner:
TOMOKA HILLS FARMS INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$804.88**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $804.88	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $611.12	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $627.28	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $619.32	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $633.34	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $589.86	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $601.21	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $593.60	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $593.41	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $592.48	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $605.52	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $601.11	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $737.75	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1041		**Redeemed**	07/12/2010	**Face** $696.67, **Rate** 9%	
		Paid $737.75			
2008 Annual Bill	$0.00	**Paid** $541.59	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $543.49	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $629.05	03/08/2007	**Receipt** #2006-9001817	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $635.83	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $635.51	12/31/2004	**Receipt** #2004-4018873	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $643.64	11/19/2003	**Receipt** #2003-3014852	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $652.80	11/26/2002	**Receipt** #2002-0216739	Print (PDF)
Total Amount Due	**$0.00**				

Real Estate Account #03055 001 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
15909 NW 173RD ST
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$2,438.06**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $2,438.06	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $2,210.40	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $2,300.73	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $2,339.98	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $2,344.10	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $2,162.06	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $2,239.55	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $2,208.97	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $2,289.71	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $2,413.00	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $2,565.56	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $2,587.47	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $3,471.45	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1040		**Redeemed**	07/12/2010	**Face** $3,300.19, **Rate** 0.25%	
		Paid $3,471.45			
2008 Annual Bill	$0.00	**Paid** $2,743.73	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $2,682.17	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $2,919.42	03/08/2007	**Receipt** #2006-9001818	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $2,735.81	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,454.36	12/31/2004	**Receipt** #2004-4018871	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,488.20	11/01/2003	**Receipt** #2003-3025368	Print (PDF)
2002					
2002 Annual Bill	$0.00	**Paid** $1,631.56	10/17/2003	**Receipt** #2002-0287405	Print (PDF)
Certificate #833		**Redeemed**	10/17/2003	**Face** $1,547.91, **Rate** 0.25%	
		Paid $1,631.56			
Total Amount Due	**$0.00**				

Real Estate Account #03055 010 001

Owner:
TOMOKA HILLS FARMS INC

Situs:
15921 NW 173RD ST
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$584.06**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $584.06	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $462.95	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $469.65	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $464.85	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $474.25	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $411.42	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $423.87	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $423.45	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $428.51	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $430.94	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $442.65	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $1,793.22	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $2,409.30	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1043		**Redeemed**	07/12/2010	**Face** $2,288.62, **Rate** 8.25%	
		Paid $2,409.30			
2008 Annual Bill	$0.00	**Paid** $1,928.07	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $1,924.81	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $2,077.10	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $1,000.71	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $971.24	02/02/2005	**Receipt** #2004-4021134	Print (PDF)
2003					
2003 Annual Bill	$0.00	**Paid** $1,138.40	02/02/2005	**Receipt** #2004-4021134	Print (PDF)
Certificate #702		**Redeemed**	02/02/2005	**Face** $1,078.24, **Rate** 0.25%	
		Paid $1,138.40			
2002					
Total Amount Due	**$0.00**				

BILL	AMOUNT DUE	STATUS			ACTION
2002 Annual Bill	$0.00	**Paid** $1,106.09	07/31/2004	**Receipt** #2003-3082866	Print (PDF)
Certificate #834		**Redeemed**	08/02/2004	**Face** $1,047.47, **Rate** 0.25%	
		Paid $1,106.09			
Total Amount Due	**$0.00**				

© 2019–2022 Grant Street Group. All rights reserved.

Real Estate Account #03055 010 003

Owner:
TOMOKA HILLS FARMS INC

Situs:
17103 NW 162ND LN
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$5,313.92**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $5,313.92	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $4,611.47	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $4,791.57	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $4,831.37	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $4,795.29	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $4,476.52	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $4,608.13	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $4,557.06	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $4,220.04	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $4,445.03	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $4,720.11	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $4,779.46	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $6,362.43	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1044		**Redeemed**	07/12/2010	**Face** $6,053.50, **Rate** 0.25%	
		Paid $6,362.43			
2008 Annual Bill	$0.00	**Paid** $5,034.05	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $4,932.49	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $5,184.30	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $2,138.29	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,791.27	12/31/2004	**Receipt** #2004-4018874	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,974.15	11/19/2003	**Receipt** #2003-3014859	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,880.49	11/26/2002	**Receipt** #2002-0216743	Print (PDF)
Total Amount Due	**$0.00**				

Real Estate Account #03871 000 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$566.31**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $566.31	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $562.53	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $577.24	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $569.49	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $582.21	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $535.38	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $545.65	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $538.75	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $538.58	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $537.73	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $549.56	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $545.58	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $671.44	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1327		**Redeemed**	07/12/2010	**Face** $633.51, **Rate** 12.25%	
		Paid $671.44			
2008 Annual Bill	$0.00	**Paid** $491.57	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $493.27	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $570.94	03/08/2007	**Receipt** #2006-9001816	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $577.09	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $576.79	12/31/2004	**Receipt** #2004-4018877	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $584.18	11/19/2003	**Receipt** #2003-3014862	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $592.51	11/26/2002	**Receipt** #2002-0216745	Print (PDF)
Total Amount Due	**$0.00**				

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Meeting Materials**
7. Justification Report
8. Public School Student Generation Form
9. Map Set

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0025

Professional Consultants

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

From: Craig Brashier, AICP

Date: 05 January 2022

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

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

2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

Meeting Details:

Date: 19 January 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

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

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

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

www.chw-inc.com

Mailing Labels

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS, FL 32259

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

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

ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

GOOLSBY J S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

CAMPBELL MENZIE G
16903 NW 162ND LN
ALACHUA, FL 32615

ROSS LYNN HESSER
16903 NW 162ND LN
ALACHUA, FL 32615

BRADLEY & WILLIAMS
16919 NW 162ND LN
ALACHUA, FL 32615

LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

SARCAV LLC
8303 AUTUMNWIND DR
JACKSONVILLE, FL 32218

CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616

ROUX J P
PO BOX 1673
ALACHUA, FL 32616

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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

Craig Parenteau
FL Department 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

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential; and
2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

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

Time: 6:00 pm on January 19, 2022
Location: 11801 Research Drive, Alachua, FL, 32615

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

CHW
Professional Consultants

Jan. 6 was loyalty test for Greg Pence

Ind. congressman stands behind brother's decision

Brian Slodysko
ASSOCIATED PRESS

Rep. Greg Pence, R-Ind., the brother of former Vice President Mike Pence, is a prospective witness for the House Jan. 6 committee. J. SCOTT APPLEWHITE/AP

WASHINGTON – Greg Pence watched the Jan. 6 insurrection unfold from an extraordinary perch.

As chants of "Hang Mike Pence" echoed in the Capitol, the Republican congressman from Indiana and his better-known brother were whisked away from the Senate by the Secret Service shortly before a mob of Donald Trump supporters burst in, intent on stopping the vice president from certifying Democrat Joe Biden's win.

Their dramatic escape, caught on security cameras, came minutes after Trump excoriated Mike Pence on Twitter for lacking the "courage" to use his ceremonial post presiding over the certification of the 2020 election to overturn its outcome.

"My brother was being asked to do what we don't do in this country," Greg Pence recounted at a Republican fundraising dinner in his district last July, one of the rare instances he has spoken publicly about the attack. He later added, "I couldn't be prouder."

At the beating heart of the insurrection lies Trump's attempt to pressure his vice president to take the unprecedented step of overturning the election. And few had a better vantage point on the day of the attack than Greg Pence, who watched the certification proceedings from the Senate gallery, then joined his younger brother in a private office off the Senate chamber when chaos broke out. They were evacuated, along with other members of the Pence family, to a secure area, where the vice president worked the phone, pleading for help to clear rioters from the building.

That makes Greg Pence a tantalizing prospective witness for the House Jan. 6 committee, which is investigating the origins of the insurrection that Trump fomented when he urged his supporters to march on the Capitol and "fight like hell."

Pence has largely declined to discuss what transpired while he was with his brother that day, other than praising his brother as a hero for standing up to Trump.

His silence serves as powerful evidence of the grip that Trump still holds on his party, which has led many Republicans to dispute the seriousness of the attack and instead perpetuate the lie that Trump was wrongly denied a second term.

Pence declined last month to speak with The Associated Press at the Capitol. A spokesperson did not respond to multiple inquiries seeking comment.

First elected to Congress in 2018, 65-year-old Greg Pence represents a deeply Republican and largely rural district that his brother held for 12 years before he was elected Indiana governor and eventually selected by Trump to become vice president. Unlike his brother, who from a young age was fixated on a career in politics, Greg Pence was always an unlikely congressman.

After graduating from Loyola University in Chicago, he joined the Marines and later fell into a series of petroleum industry jobs. He eventually served as president of Kiel Bros., a Midwest gas station empire his father helped build, a post he resigned from in 2004 after the company filed for bankruptcy and saddled the state of Indiana with more than $21 million in unpaid environmental cleanup costs, a 2018 Associated Press investigation found.

Pence turned his focus in 2006 to operating antique malls he purchased with his wife, Denise, a business now worth between $5 million and $25 million, according to his congressional financial disclosure.

When Mike Pence's former congressional seat opened up in 2018, his brother ran a stealthy campaign. Granting few interviews and ducking debates, he coasted to victory.

"I looked into the mirror and said, 'If not me, who?' " Greg Pence told his hometown newspaper, The Columbus Republic, in a rare interview during the campaign.

But he also expressed deep ambivalence about the job, as well as a lack of conviction that would likely have doomed other candidates.

"What would be my positions, what would be my focus?" he said in a September 2017 interview with the Washington Examiner, a conservative publication, before formally launching his campaign. "I really haven't dug into or formed positions on anything yet."

Since then, Pence has had a muted presence in Congress, where he serves on the House Energy and Commerce Committee. Yet during the Trump administration, he enjoyed rarefied privileges, riding with the president on Air Force One for campaign and administration events where the president name-checked him.

One area in which he has excelled is fundraising, raising far more money than the average first-term member of Congress.

Pence also has enjoyed the trappings of political life, spending over $49,000 at Trump-owned properties, while paying Trump's pollster $137,000 during his 2018 race when there was little doubt he would win, campaign finance disclosures show.

For months it was unclear whether the committee would even seek interviews with members of Congress connected to the insurrection, which was viewed as a provocative step. But in late December, the committee announced it wanted to interview Rep. Jim Jordan of Ohio, a staunch Trump ally, as well as Rep. Scott Perry of Pennsylvania, who leads the hard-line House Freedom Caucus.

So far, Democrats who serve on the committee have been tight-lipped about whether Greg Pence could be called for an interview or asked to submit documents.

Pence has repeatedly voted against attempts to shed light on the insurrection, or hold those who urged it on accountable.

He voted twice against forming a committee to investigate the origins of the attack, calling it "bass-ackwards." He also voted against impeaching Trump.

But perhaps the most significant vote was in the immediate aftermath of the attack.

Hours after emerging from a secure location, Mike Pence gaveled the joint session of Congress back in and presided over the certification of the election, despite Trump's demands.

Greg Pence, meanwhile, joined scores of other Republicans who sided with Trump and cast a vote rejecting the outcome in Pennsylvania, the state that clinched the election for Biden.

Biden

Continued from Page 1A

so among the vaccinated.

Still, over the past several weeks Americans have seen dire warnings about hospitals reaching capacity amid staffing shortages, thousands of holiday flight cancellations in part because crews were ill or in quarantine, and intermittent reports of school closures because of the more-transmissible variant.

"I believe schools should remain open," Biden said, adding that they have the funding needed for testing and other mitigation measures to stay open during the surge.

On Tuesday, Biden was set to announce that the U.S. is doubling its order for an anti-viral pill produced by Pfizer that was recently authorized by the FDA to prevent serious illness and death from COVID-19. That means 20 million doses, with the first 10 million pills to be delivered by June.

A senior administration official said that combined with other therapies, such as monoclonal antibodies and convalescent plasma, 4 million treatments that are effective against the omicron variant would be available by the end of January.

Biden, though, is facing new pressure to ease a nationwide testing shortage, as people seek to determine if they or their family members have been infected with the variant.

Long lines and chaotic scenes over the holidays marred the administration's image as having the pandemic in hand.

In a reversal, the White House announced last month that it would make 500 million rapid antigen tests available free to requesting Americans, but it will be weeks, if not months, before those tests are widely available. The administration notes those tests are on top of existing supply of rapid tests and that even a small increase will help ease some of the shortages. Additionally, private insurers will be required to cover the cost of at-home tests starting later this month.

Test manufacturers have until Tuesday night to respond to the government's contract request, and the first awards are expected to be made this week.

Meanwhile, the administration is still developing a system for Americans to order the tests as well as a means to ship them to peoples' homes.

"We'll set up a free and easy system, including a new website to get these tests out to Americans," COVID-19 coordinator Jeff Zients said last week. "We're actively working to finalize that distribution mechanism, which includes a website where people will be able to order tests for free. And we'll share more details in the weeks ahead – days and weeks ahead."

In a Monday letter, GOP Sens. Richard Burr and Roy Blunt, the top Republicans on the Senate Health, Education, Labor and Pensions Committee and the Appropriations Subcommittee on Labor, Health and Human Services, pressed the Department of Health and Human Services for answers on how the administration was working to address nationwide testing shortages.

"With over $82.6 billion specifically appropriated for testing, and flexibility within the department to allocate additional funds from COVID-19 supplemental bills or annual appropriations if necessary, it is unclear to us why we are facing such dire circumstances now," they wrote.

White House officials have noted that the spike in testing demand is driven not just by omicron, but by people seeking to travel safely during the holidays and return to school after, and that the shortages are global in nature.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential; and
2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

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

Time: 6:00 pm on January 19, 2022
Location: 11801 Research Drive, Alachua, FL, 32615

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

CHW
Professional Consultants

Notice of Voluntary Annexation into the City of Gainesville

NOTICE IS given that the proposed ordinance whose title appears below will be considered on First Reading on Thursday, January 20, 2022 at the City Commission meeting, and if then passed on First Reading will be considered on Second/Adoption Reading on Thursday, February 3, 2022. The meetings begin at 6:00 p.m. and the ordinance will be read as soon thereafter as may be heard. The meetings are held in the City Commission Auditorium, on the first floor of City Hall, 200 East University Avenue, Gainesville, Florida. A copy of said ordinance that includes a complete legal description by metes and bounds of the area to be annexed may be inspected by any member of the public during regular business hours at the Office of the Clerk of Commission on the first floor of City Hall located at 200 East University Avenue, Gainesville, Florida. On the dates mentioned above all interested parties may appear at the meetings and be heard with respect to the proposed ordinance.

Ordinance No. 210278

An ordinance of the City of Gainesville, Florida, annexing approximately four (4) acres of privately-owned property generally located west of SW 13th Street and south of SW 36th Place, as more specifically described in this ordinance, as petitioned for by the property owner(s) pursuant to Chapter 171, Florida Statutes; making certain findings; providing for inclusion of the property in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the City Clerk; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

General Description

PERSONS NEEDING SPECIAL ACCOMODATIONS SHOULD CONTACT THE EQUAL OPPORTUNITY DEPARTMENT AT 352-334-5051 (TTD 352-334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE.

NOTE: If any person decides to appeal any decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.

Workshop Presentation

Tomoka Hills

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

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
January 19, 2022

1

The purpose of the neighborhood meeting:

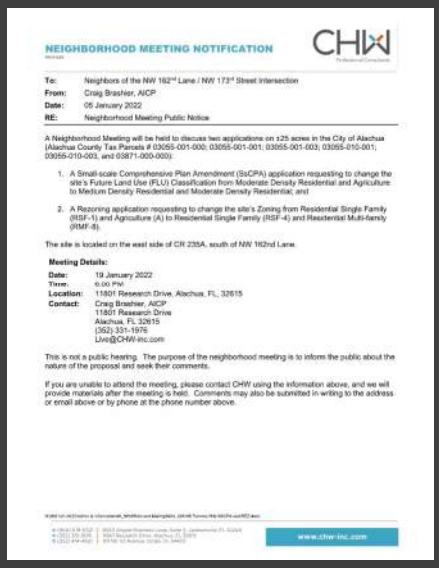
The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

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

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

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

CHW

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection
From: Craig Brashier, AICP
Date: 05 January 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential; and
2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

Meeting Details:
Date: 19 January 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

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

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

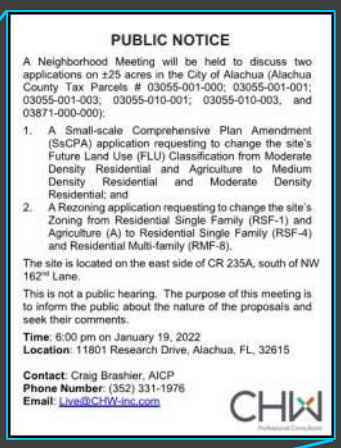
www.chw-inc.com

Jan. 6 was loyalty test for Greg Pence

Biden

Notice of Voluntary Annexation into the City of Gainesville

PUBLIC NOTICE



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential; and
2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

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

Time: 6:00 pm on January 19, 2022
Location: 11801 Research Drive, Alachua, FL, 32615

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

CHW

CHW

3

INTENT:

Develop a portion of the project site with a new Alachua County Fire Rescue Station, and the remainder of the site with multifamily and townhome housing.

OPPORTUNITIES:

- Expand City of Alachua's housing stock;
- Provide essential services for City of Alachua residents

4

REQUESTS:

- SsCPA Application
  - *FROM*: Moderate Density Residential and Agriculture
  - *TO*: **Moderate Density Residential and Medium Density Residential**

- Rezoning Application
  - *FROM*: Residential Single Family (RSF-1) and Agriculture (A)
  - *TO*: **Residential Single Family (RSF-4) and Residential Multifamily (RMF-8)**

5

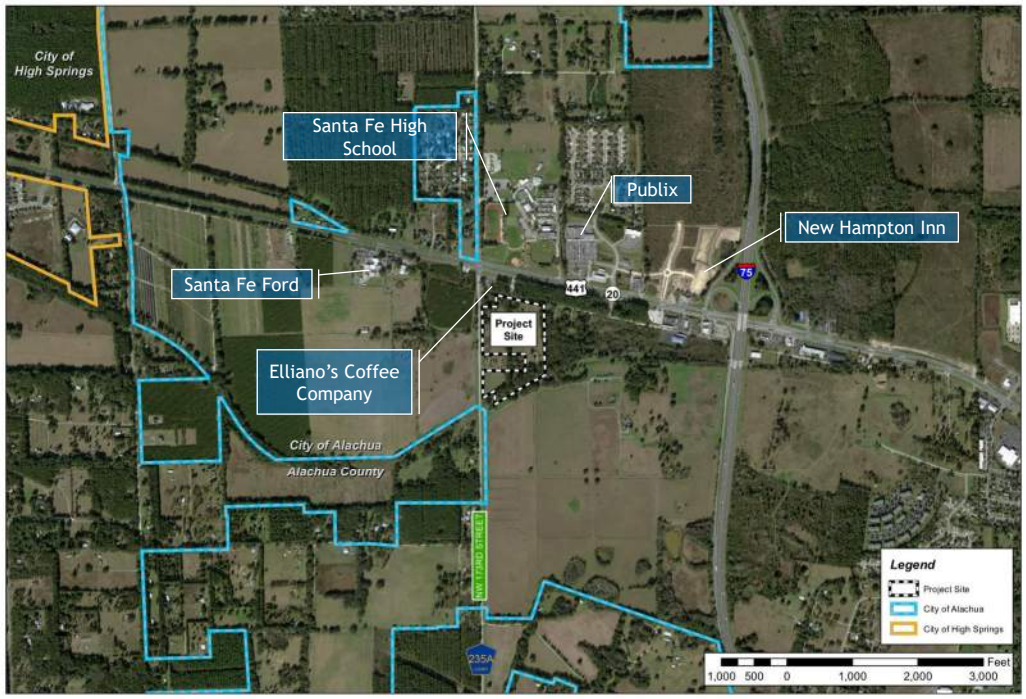
THE WHY

- City of Alachua population growth rate, 2010-2019: **9.5%**
- City could grow by **±7,100 people** by 2035
- City industries are growing, with new office, lab, and research space in development

As the City of Alachua continues to grow and prosper, demand for housing, demand for housing choice, and demand on emergency services coverage increase in tandem

6

Context Map



7

Aerial Map

8

SsCPA & REZONING
ESTIMATED TIMELINE

Preapplication Meeting	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board	City Commission
October 26, 2021	January 19,2022	January 2022 (Tentative)	January - March 2022	March 2022 (Tentative)	April – May 2022 (Tentative)

CHW

9

Existing Future Land Use (FLU) Map

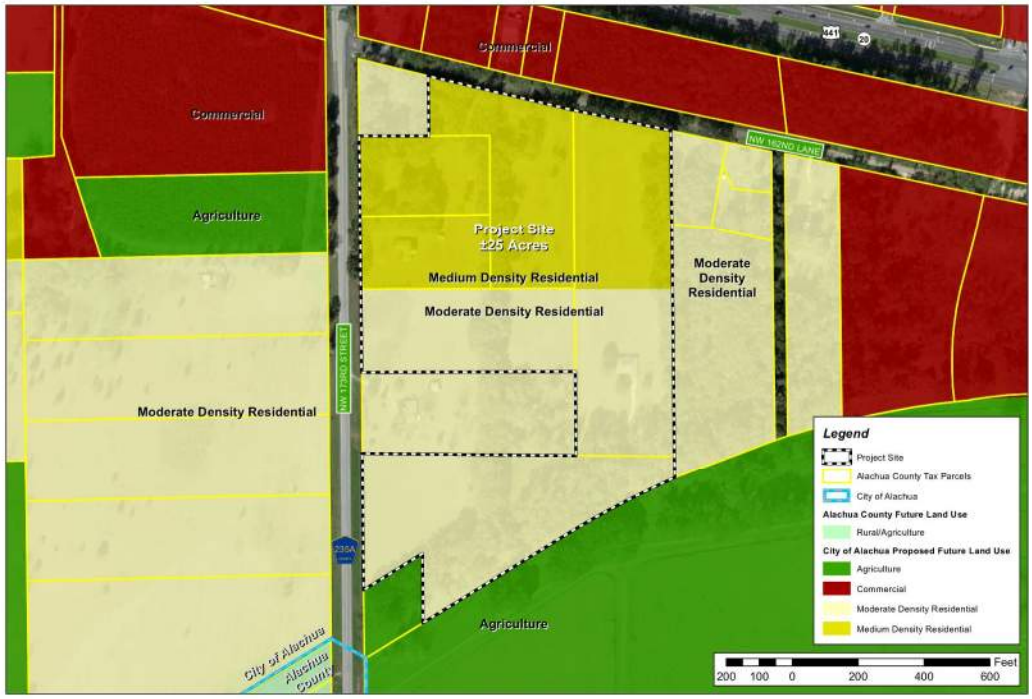
Moderate Density Residential; & Agriculture

CHW

10

Proposed Future Land Use Map

Moderate Density Residential and Medium Density Residential



11

Existing Zoning Map

Residential Single-family (RSF-1) and Agriculture (A)

Fire Station not permitted in RSF-1

12

Proposed Zoning Map

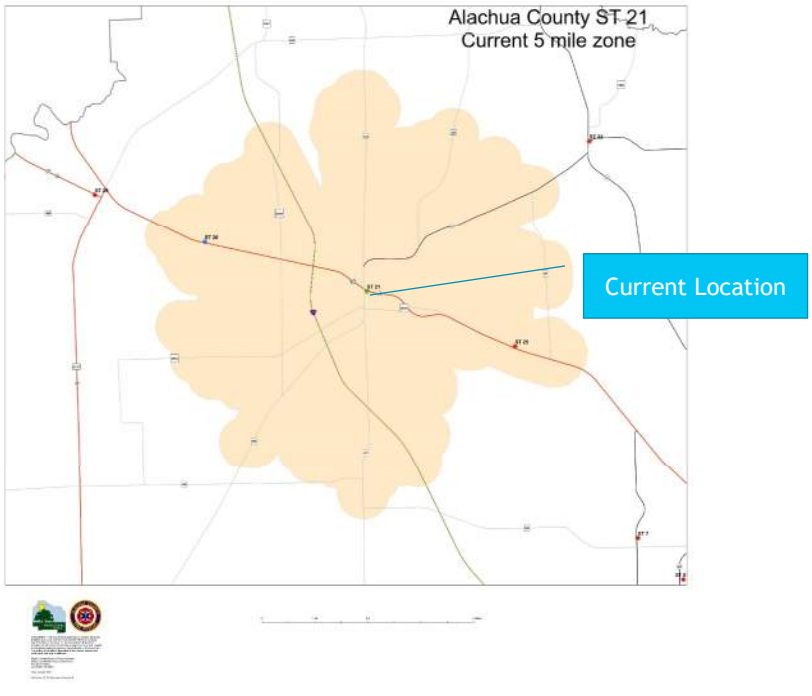
Residential Single-family (RSF-4) and Residential Multifamily (RMF-8)

Transition—highest density/intensity to the north; density decreases moving towards existing single family

Fire Station permitted by right in RMF-8

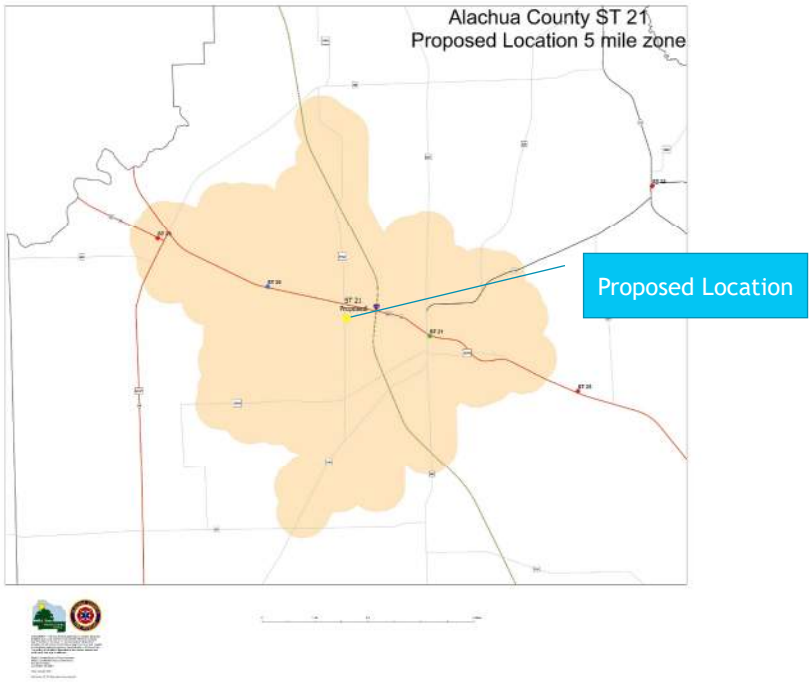
13

Current Station 21 located at corner of US 441 and NW 140th Street



14

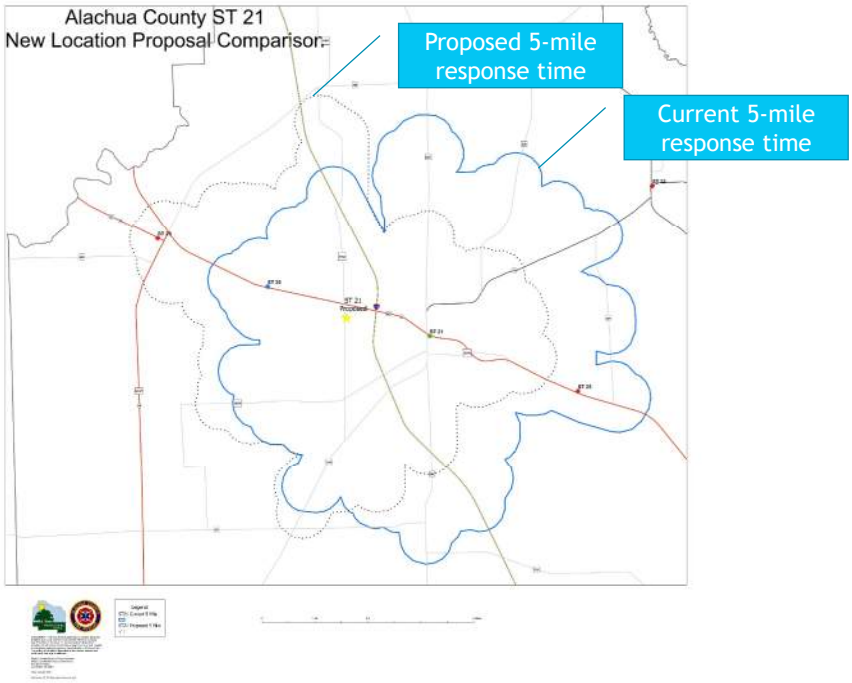
Proposed Station 21 shifted west, near intersection of CR 235A and US 441



CHW

15

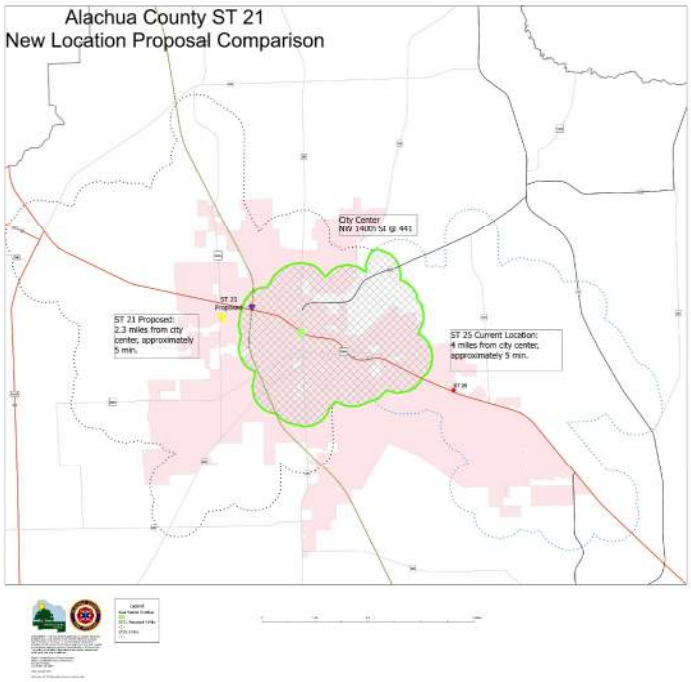
Existing vs. Proposed 5-mile Response Zone



CHW

16

Proposed station location moves ST 21 further from ST 25 and spreads coverage



17

Professional Consultants

18

Sign-in Sheet

SIGN-IN SHEET

Tomoka Hills Small-scale Comprehensive Plan Amendment & Rezoning

21-0025

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: January 19, 2022 @ 6:00 PM

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

Re: Small-scale Comprehensive Plan Amendment & Rezoning Applications

	Print Name	Street Address	Signature
1	Jeremy Cockshy	JSC26@windstream.net 16809 N.W 162nd Ln	
2	MENZIE CAMPBELL	menziecampbell@msn.com 16903 NW 162nd Ln	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Tomoka Hills Small-scale Comprehensive Plan Amendment & Rezoning

21-0025

Event:	Neighborhood Meeting
Date/Time:	January 19, 2022 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Applications

CHW (Agent) Attendees: Craig Brashier; Seth Wood
Alachua County Fire Rescue (ACFR) Attendee: Deputy Chief Jeff Taylor
Public Attendees: 2 (see Sign-In Sheet)

CHW, on behalf of Tomoka Hills Farms, Inc., hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the applications; the general application review process and estimated project timeline; and maps illustrating the site's regulatory and physical characteristics. Questions and comments from public attendees are described below, with agent responses.

Question: Why was this location chosen for a new fire rescue station?
Response: ACFR was looking for an opportunity to relocate Station 21 further west. The property owner for this property offered to sell the land to ACFR at an agreeable price. The desire to move Station 21 further west is driven by a goal of creating more comprehensive coverage of City of Alachua and surrounding areas.

Question: Where would the fire rescue station be located?
Response: The fire rescue station would be located on the second-most northern parcel that fronts CR 235A, when moving south from NW 162nd Lane. This is Alachua County Tax Parcel # 03055-001-000.

Question: Why were these zoning districts chosen?
Response: RMF-8 was chosen for the northern portion of the project site because it is the lowest density zoning district in which a fire rescue station is permitted by right. RSF-4 was chosen to modestly increase the development potential of the remainder of the property while still respecting the underlying Future land Use designation, the existing development pattern, and density/intensity of the surrounding area. These two zoning districts combined on the property will create a gradient of development density, allowing the property to be compatible both with the higher intensity of uses closer to US 441, and the lower density, residential pattern on CR 235A as one moves south.

Question: Will the designations on my property be changed?
Response: These applications will not alter the Future Land Use (FLU) Classification or zoning designation of your property.

Comment: If the City is growing at the rates you demonstrated, then these requests make logical sense.
Response: Thank you for your comment.

The meeting was adjourned at approximately 6:45 p.m.

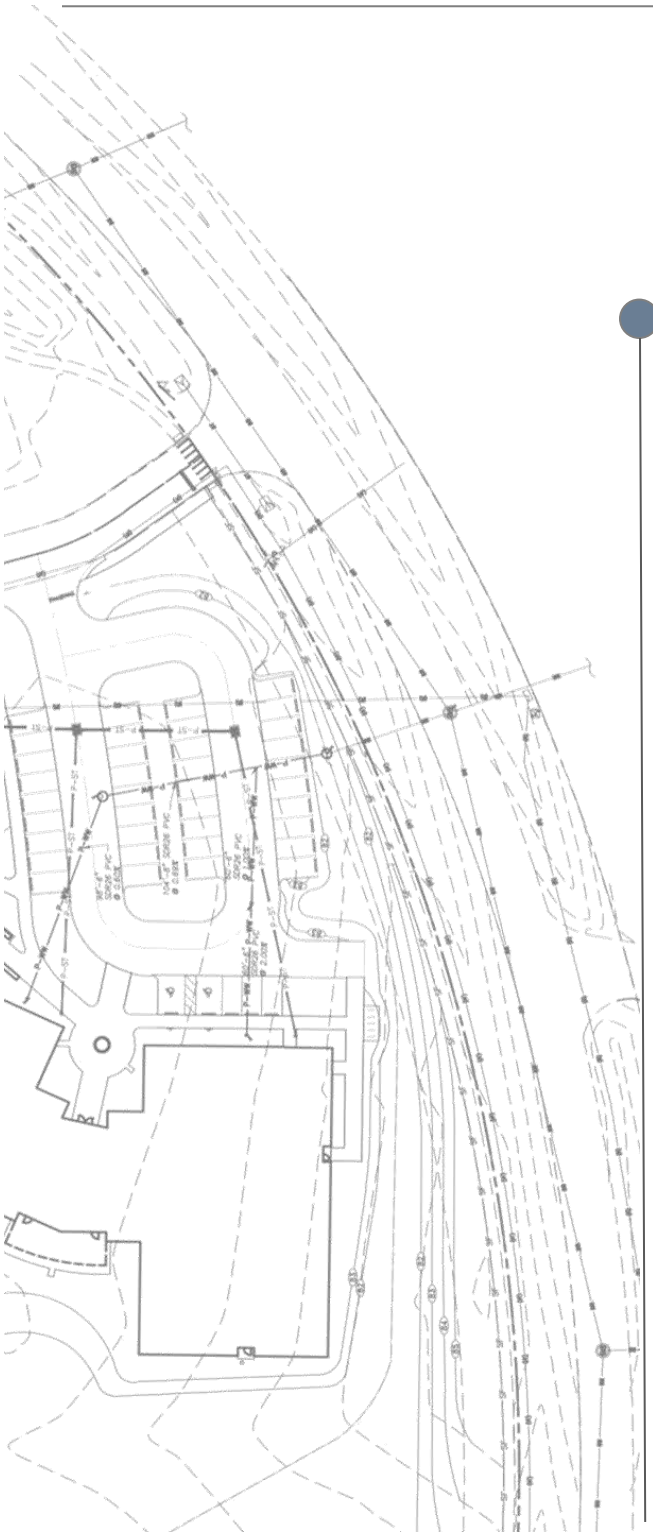
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. **Justification Report**
8. Public School Student Generation Form
9. Map Set

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM



TOMOKA HILLS

Small-scale Comprehensive Plan Amendment Application –Justification Report

~~January 31, 2022~~ **RESUBMITTED March 8, 2022**

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Tomoka Hills Farms, Inc.

Prepared by:
CHW

PN# 21-0025
N:\2021\21-0025\Departments\02_Planning\Reports\RPT 220308 Tomoka Hills LUC.docx

Table of Contents

1. Executive Summary 1
2. Statement of Proposed Change 3
3. Concurrency Analysis 7
4. Consistency with City of Alachua Comprehensive Plan 11
5. Urban Sprawl Analysis 16
6. Needs Analysis 21

List of Tables

Table 1: Surrounding Future Land Use and Zoning Designations 4
Table 2. Existing and Proposed Maximum Density and Intensity Comparison 7
Table 3: Projected Trip Generation 7
Table 4: Projected Impacts on Affected Roadway Segments 8
Table 5: Projected Potable Water Impacts 9
Table 6: Projected Sanitary Sewer Impacts 9
Table 7: Projected Solid Waste Impacts 10
Table 8: Projected Public School Demand 10
Table 9: Recreational Impacts 10

List of Figures

Figure 1: Aerial Map 3
Figure 2: Existing Future Land Use Map 4
Figure 3: Proposed Future Land Use Map 5
Figure 4: Existing Zoning Map 5
Figure 5: Proposed Zoning Map 6
Figure 6: Projected Trip Distribution Map 8

1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Seth Wood, Project Planner, CHW
Date: ~~January 31, 2022~~ RESUBMITTED March 8, 2022
Re: Tomoka Hills – Small-scale Comprehensive Plan Amendment (SsCPA) Application

Jurisdiction: City of Alachua	**Intent of Application:** To allow development of an Alachua County Fire Rescue Station and multifamily and townhome residential development.
Description of Location: On County Road 235A, just south of NW 162nd Lane.	
Parcel Numbers: 03055-010-001 03055-010-003 03055-001-000 03055-001-001 03055-001-003 03871-000-000	**Acres:** ±25.48 acres (ac) *(Source: CHW Survey)*
Existing Future Land Use (FLU) Classification: *Moderate Density Residential (4 du/ac)* The Moderate Density Residential FLU category provides for residential development up to 4 dwelling units per acre, as well as supporting community services. *Agriculture (0.2 du/ac)* The Agriculture FLU category provides for land to maintain agriculture operations and preserve rural character.	**Proposed FLU Classification:** *Medium Density Residential (8 du/ac)* The Medium Density Residential FLU category allows residential development at a density of up to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed-use developments. *Moderate Density Residential (4 du/ac)* The Moderate Density Residential FLU category provides for residential development up to 4 dwelling units per acre, as well as supporting community services.
Existing Zoning District: *RSF-1: Residential Single Family (1 du/ac)* RSF-1 is intended principally for single-family residential development at a density of one dwelling unit per acre. It is the lowest density residential zoning district in the City. *A: Agriculture (0.2 du/ac)* The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development.	**Proposed Zoning District:** *RMF-8: Residential Multifamily (8 du/ac)* RMF-8 is intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. *RSF-4: Residential Single Family (4 du/ac)* RSF-4 is intended principally for single-family residential development at a density of four dwelling units/acre, for use in areas served by water and sewer systems.

1. Executive Summary

Existing Max. Permitted Density:	**Proposed Max. Permitted Density**:
Moderate Density Residential ±19 acres * 4 du/ac = ±76 dwelling units Agriculture ±6 acres * 0.2 du/ac = 1 dwelling unit Total: ±77 dwelling units	Medium Density Residential ±11.67 acres * 8 du/ac = ±93 dwelling units Moderate Density Residential ±13.81 acres * 4 du/ac = ±55 dwelling units Total: ±148 dwelling units
Net Change This SsCPA application may allow up to ±71 additional *net* dwelling units compared to what is currently allowed by the existing land use classifications upon the property.	

2. STATEMENT OF PROPOSED CHANGE

This Small-scale Comprehensive Plan Amendment (SsCPA) application requests to amend the City of Alachua Future Land Use (FLU) Map on Alachua County tax parcels 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000 (hereinafter "the property" or "the project site") from Moderate Density Residential and Agriculture to Moderate Density Residential and Medium Density Residential. The subject parcel is located on County Road (CR) 235A / NW 173rd Street, southeast of the intersection of CR 235A and NW 162nd Lane. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

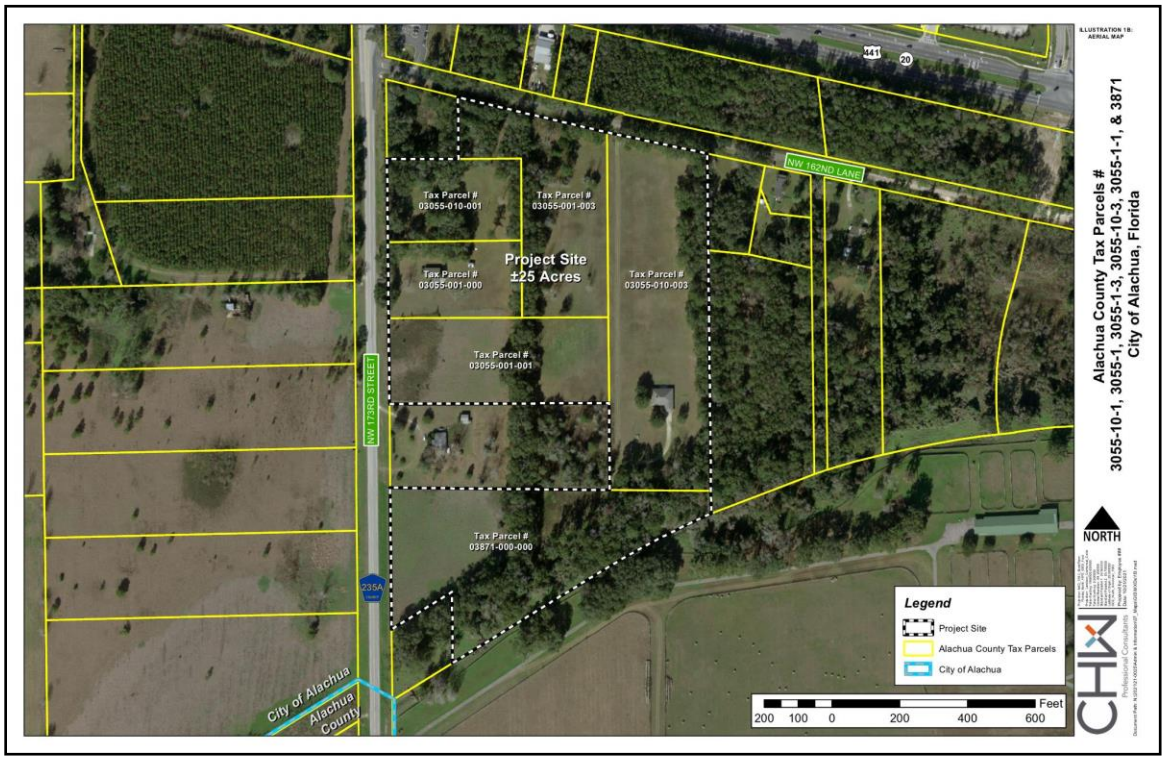


Figure 1: Aerial Map

This application is submitted concurrently with a rezoning application, requesting to change the site's zoning districts from Residential Single Family (RSF-1) and Agricultural (A) to Residential Single Family (RSF-4) and Residential Multifamily (RMF-8). The intent of this request is to allow for the development of a new Alachua County Fire Rescue Station on a portion of the site, and for multifamily and townhome housing units on the remainder of the site. This will expand fire safety for neighbors and surrounding communities, as well as increase the supply and diversity of housing opportunity in the City of Alachua.

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

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	NW 162nd Lane ROW; Commercial; Moderate Density Residential	NW 162nd Lane ROW; Commercial Intensive (CI); Residential Single-family (RSF-1)
East	Moderate Density Residential	RSF-1
South	Moderate Density Residential; Agriculture	RSF-1; Agriculture (A)
West	CR 235A ROW; Commercial; Agriculture; Moderate Density Residential	CR 235A ROW; A; CI; Planned Development-Residential (PD-R)

Figure 2: Existing Future Land Use Map

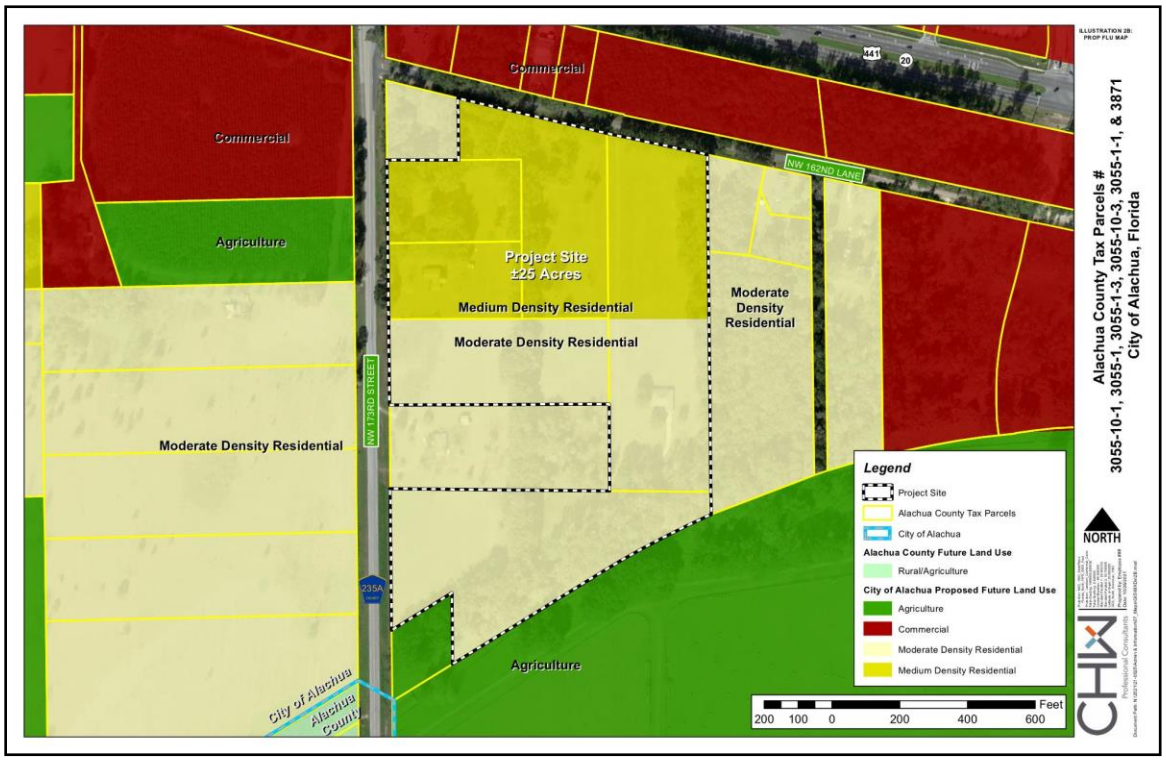


Figure 3: Proposed Future Land Use Map

Figure 4: Existing Zoning Map

Figure 5: Proposed Zoning Map

2. CONCURRENCY ANALYSIS

This application requests to change the ±25.48-acre site's FLU classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential. Approval of this application will change the site's maximum permitted density.

Existing and proposed maximum density for the project site are as follows:

Table 2. Existing and Proposed Maximum Density Comparison

Existing Maximum Permitted Density *High Density Residential; Moderate Density Residential*	**Proposed Maximum Permitted Density** *Medium Density Residential and Moderate Density Residential*
Moderate Density Residential ±19 acres * 4 du/ac = ±76 dwelling units Agriculture ±6 acres * 0.2 du/ac = 1 dwelling unit Total: ±77 dwelling units	Medium Density Residential ±11.67 acres * 8 du/ac = ±93 dwelling units Moderate Density Residential ±13 acres * 4 du/ac = ±55 dwelling units Total: ±148 dwelling units
Net Change This SsCPA application may allow up to ±71 additional *net* dwelling units compared to what is currently allowed by the existing land use classifications upon the property.	

Roadways / Transportation

Table 3: Projected Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
Existing										
Single-Family Detached Housing	210	DU	77	793	59	15	44	78	49	29
Proposed										
Multifamily Housing (Low-Rise)	220	DU	74	550	46	11	35	52	33	19
Single-Family Detached Housing	210	DU	74	765	57	15	42	75	47	28
Total	**-**	**-**	***148***	***1,315***	***103***	**-**	**-**	***127***	**-**	**-**
Net Change	**-**	**-**	**-**	***522***	***44***	**-**	**-**	***49***	**-**	**-**

Source: ITE Trip Generation Manual, 11th Edition

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

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

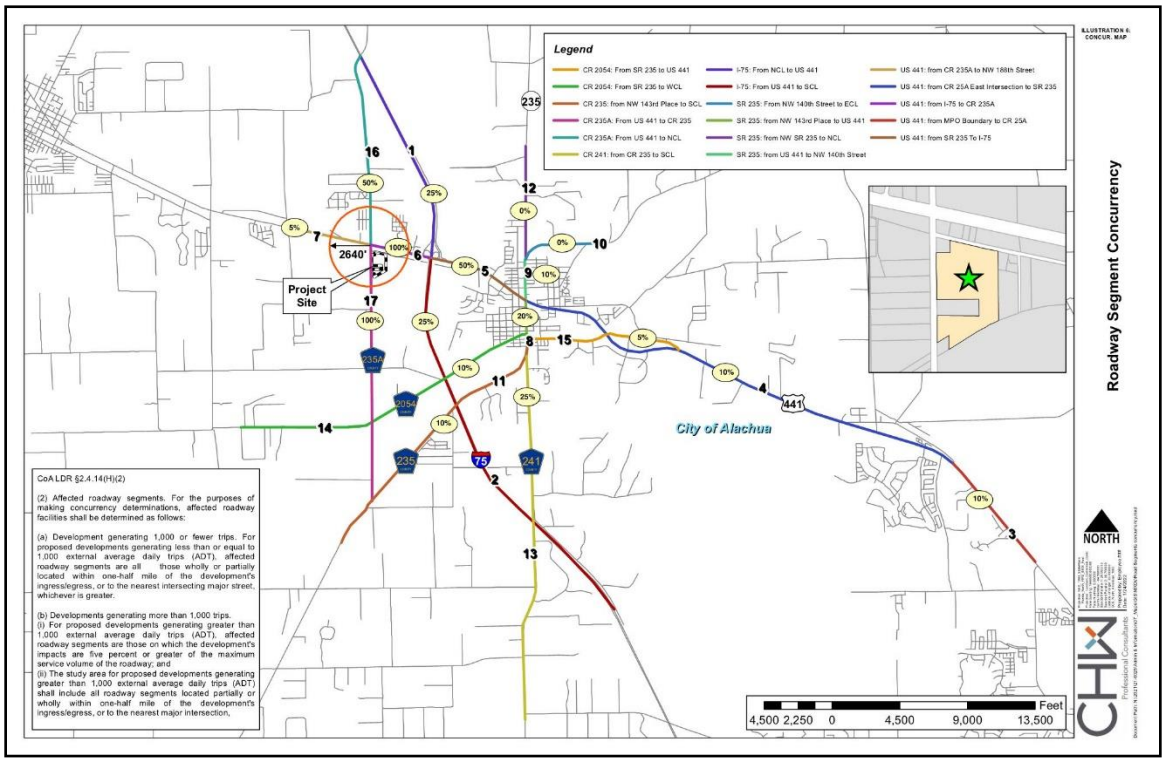


Figure 6: Projected Trip Distribution Map

Table 4: Projected Impacts on Affected Roadway Segments

Traffic System Category	Segment 6 US 441 From I-75 to CR 235A		Segment 7 US 441 From CR 235A to NW 188th Street		Segment 9 SR 235 From US 441 to NW 140th Street		Segment 16 CR 235A From US 441 to North City Limit		Segment 17 CR 235A From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	39,000	3,510	43,000	3,870	1,440	1,290	15,120	1,359	15,120	1,359
Existing Traffic	30,111	2,861	22,250	2,114	8,054	765	1,380	131	5,209	495
Reserved Trips[1]	1,971	154	1,565	129	90	10	816	85	287	31
Available Capacity	6,962	495	19,185	1,627	6,256	515	12,924	1,143	9,624	833
Projected Trip Generation[2]	1,315	127	66	6	132	13	658	64	1,315	127
Residual Capacity with Zoning Approval	**5,647**	**368**	**19,119**	**1,621**	**6,125**	**502**	**12,267**	**1,079**	**8,309**	**706**

1. Source: City of Alachua January 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
   - Segment 6: 100%
   - Segment 7: 5%
   - Segment 9: 10%
   - Segment 16: 50%
   - Segment 17: 100%

Conclusion: Approval of this application will not result in the residual capacity of any affected roadway segment to be exceeded. The potential impacts of development of the site on affected roadway segments will be reassessed during site plan / platting review process.

Potable Water / Sanitary Sewer / Solid Waste

Table 5: Projected Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	200,907
Residual Capacity[1]	**798,843**
Percentage of Permitted Design Capacity Utilized[1]	**65.27%**
Projected Potable Water Demand from Proposed Project[2]	40,700
Residual Capacity after Proposed Project	**758,143**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: City of Alachua Community Facilities Element Policy 4.1.b.2.*
    a. *Formula used: 148 du * 275 GPD*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for potable water.

Table 6: Projected Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	180,101
Residual Capacity[1]	**642,899**
Percentage of Permitted Design Capacity Utilized[1]	54.32%
Projected Sanitary Sewer Demand from Proposed Project[2]	37,000
Residual Capacity after Proposed Project	**605,899**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: City of Alachua Community Facilities Element Policy 1.1.d.(b)*
    a. *Formula used: 148 du * 250 GPD*

Conclusion: The project site will be served by City of Alachua wastewater infrastructure. The potential impacts from approval of this application *will not* exceed capacity of the City's adopted LOS for sanitary sewer.

Table 7: Projected Solid Waste Impacts

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]		280.904

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.*
   a. *Formula used: (148 du x 2.6 persons per du x .73 per capita)*

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

Public School and Recreation Impact

The City of Alachua requires all SsCPA applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 8.**

Table 8: Projected Public School Demand

Land Use	Units[1]	Elem.		Middle		High	
		Rate[2]	Total	Rate[2]	Total	Rate[2]	Total
Multi-family Residential	74	0.06	**4**	0.03	**2**	0.03	**2**
Single-family Residential	74	0.12	**9**	0.06	**4**	0.09	**7**
Total	148	-	**13**	-	**6**	-	**9**

1. *Units for proposed land use calculated based on gross acreage of project site. This calculation assumes the site will be developed with a mixture of multifamily dwelling units.*
2. *Source: City of Alachua Public School Student Generation Calculation Form*

Conclusion: The potential impacts from approval of this application could yield 13 elementary school-age children; 6 middle school-age children; and 9 high school-age children. Concurrency will be determined by Alachua County Public Schools at the time of site plan / platting review.

Table 9: Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	52.87
Reserved Capacity[1]	**3.94**
Available Recreation Acerage[1]	**78.67**
Proposed Recreational Impact[2]	1.924
Residual Recreational Capacity After Proposed Development	**76.746**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 148 units * 2.6 persons per du * (5 acres/1,000 persons)*

Conclusion: The City of Alachua and surrounding areas currently possess considerable acreage for local recreation activities. Thus, the intended mixed-use development is expected to have a minimal impact on the City's current recreational infrastructure.

3. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

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

FUTURE LAND USE ELEMENT

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.

Two (2) residential land use categories are requested for the project site. The higher density category, Medium Density Residential, is requested for the northern portion of the project site, which is closer to US 441, a major development corridor throughout the City. The lower density land use category for the project site, Moderate Density Residential, is requested for the southern portion of the site, further from US 441 and more compatible to surrounding properties. This transition in density helps to ensure an orderly urban growth pattern on the project site. The land use categories request also help to provide a variety of housing options to residents, as the uses allowed are expanded relative to existing FLU classifications.

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre): The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Medium Density Residential and Moderate Density Residential FLU are requested for the project site. Development of the site will conform in density and use type to these policies. This request will confer a modest increase in density for the project site, as well as expand the housing forms possible on the site.

This application is submitted concurrently with a rezoning application, requesting Residential Multifamily (RMF-8) and Residential Single Family (RSF-4). The proposed zoning districts are compatible with the proposed Future Land Use Map designations.

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

Section 5 of this justification report addresses Chapter 163.317(6)(a)9.a. As that section demonstrates, this application does not constitute urban sprawl. These proposals will not promote the use of land far from existing urban areas for low density, single use developments, nor will they create a need for the costly extension of services. Rather, these requests will promote a modest increase in density; an expanded potential for housing types and price-points; and a mixture of residential and service uses on a compact ±25 acres in the City of Alachua.

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 documented wetlands on the project site, and no portion of the site is within a documented FEMA floodplain. The topography and soils onsite are suitable to development.

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

Development that occurs onsite will include techniques to minimize negative impacts on the natural terrain. The project site generally slopes south/southwest, away from US 441; this natural function will be retained to the maximum extent practicable.

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

There are currently three (3) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 2 to 5 Percent Slopes (Hydro. Group B)**

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

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

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

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

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

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

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

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

Section 3 of this report demonstrates the impacts that a maximum theoretical development scenario would have on available facilities and services. As explained in Section 3, no facilities and/or services will be caused to operate below the adopted level of service in a realistic development scenario.

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

Section 3 demonstrates how the proposed plan for the project site will impact City of Alachua facilities and adopted level of service. It is not anticipated that the proposed plan for the project site will exceed the adopted LOS standards.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual

development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

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

CONSERVATION AND OPEN SPACE ELEMENT

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

There are currently three (3) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 2 to 5 Percent Slopes (Hydro. Group B)**

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

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

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

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.

The existing FLU categories for the project site, Moderate Density Residential and Agriculture, allow single family detached dwelling units; manufactured, modular, and mobile homes; accessory dwelling units; group homes; mobile homes; duplexes; quadplexes; and townhomes.

The proposed FLUM amendment, changing the site's FLU categories to Moderate Density Residential and Medium Density Residential, expand the variety of housing types possible to include apartments and live/work units. This change also increases the density permitted onsite. Redevelopment of the site is anticipated to include multifamily and townhome offerings.

This SsCPA and the associated rezoning will help the City encourage development of a variety of housing types by implementing land use designations and zoning districts that expand the housing type possible on ±25 acres. Creation of more diverse housing choices benefits the City of Alachua and creates added opportunities for home ownership.

VISION ELEMENT

GOAL 4: Housing: The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe, affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

The proposed land use categories for the project site will expand the types of housing possible on the project site and moderately increase the density achievable. This proposal will support this goal by allowing more safe housing to be provided. The expanded supply will help in providing housing that is affordable to residents at a variety of income levels.

4. URBAN SPRAWL ANALYSIS

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

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

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

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

The proposed Future Land Use classifications, Moderate Density Residential and Medium Density Residential, allow moderate densities of up to 4 dwelling units per acre and 8 dwelling units per acre, respectively. This density can take multiple forms, as both FLU classifications allow a range of housing types, as well as supporting community services. This SsCPA, and its associated rezoning, will promote housing development within the City at a sensible density. The proposed FLU and zoning also allow a mixture of uses on the project site. This project will include a new Alachua County Fire Rescue station as a supporting community service.

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

The proposed SsCPA will allow development at a higher density in an area close to a major development corridor in the City. The project site is also less than two miles from the City's Main Street, and is proximate to existing development, including Santa Fe High School and Alachua Market Place. Rather than being a substantial distance from an existing urban area, this project site is an appropriate distance from the urbanized area, allowing for ease of access to the city's commercial and service offerings for residents while not requiring residents to live directly within the urban core.

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

The land uses proposed will allow development similar to that which currently surrounds the project site. Development will be cohesive and well-designed, and not in a radial, strip, or ribbon pattern.

Rather than being developed in isolation, the project site will be developed in close proximity to the City's center, as well as major travel thoroughfares, educational opportunities, and commercial opportunities.

(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.

There are no documented wetlands, floodplains, protected vegetation, environmentally sensitive areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, or other significant natural systems on the project site. If any are discovered in the course of development programming, they will be appropriately protected and conserved.

The project site is within the Alachua County Karst Sensitive Area. Stormwater Management Facilities will be designed appropriately, in accordance with all pertinent regulations.

(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.

As can be seen in Figures 2, 3, 4, and 5, property to the south of the project site is designated with agricultural FLU classification and zoning. The majority of the agriculturally-classified land to the south is owned by the applicant, and is anticipated to be developed in a similar fashion to the project site in the future.

One property to the west of the project site, across CR 235A, is also designated with the Agricultural FLU classification. Project design will be compatible with this designated land use during the site plan / platting process.

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

Approval of this request will continue to maximize the use of existing and planned public facilities and services by modestly increasing the density of ±25 acres of land in an area close to opportunity. Future onsite development will utilize public facilities and services provided by the City of Alachua.

Current public facilities in the area include:

- **Potable water: an 8" water main along CR 235A in front of the project site and a 12" water main on NW 162nd Lane east of the project site**
- **Wastewater: a 16" force main along CR 235A and a gravity manhole on NW 162nd Lane east of the project site**
- **Electric: The project site is in the service area of Duke Energy.**

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

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

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

The proposed FLU categories for the project site will modestly increase the density allowed. By making it possible to house more City of Alachua residents on these ±25

acres, this request allows a land use pattern that can *decrease* the cost in time, money, and energy of providing and maintaining facilities and services. Rather than providing or extending services to more low-density residential units via the costly extension of services, this request will allow more residents to live where service already exists or are planned for expansion, in close proximity to work opportunities, the City center, and major transportation thoroughfares. This also has the potential to reduce travel time for these residents, by making it possible to live closer to their work and community. This has the potential to reduce impacts to transportation infrastructure.

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

The development made possible by this SsCPA provides a clear separation between rural and urban uses. The project site is in an urbanized area, close to US 441, Interstate 75, and multiple nonresidential developments. The site can also be served by centralized public utility infrastructure.

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

Site development will neither discourage nor inhibit infill development, or the redevelopment of existing neighborhoods and communities. The project site is in an area that is growing and is targeted for further growth.

Across from the project site on County Road 235A, planning is underway for a mixed-use development called "Santa Fe Crossings" at the southwest corner of US 441 and CR 235A. Construction plans for a 126-lot subdivision called "Alachua West" were approved in 2021.

The project site is just south of US 441, also known as the Corporate Corridor Activity Center, and just west of the Gateway Activity Center, which extends from the US 441 / I-75 interchange. These Activity Centers were established by the City to guide the placement of development. Placing medium- to moderate-density residential development in this area will place residents closer to these Activity Centers and to their community. The anticipated placement of a new Alachua County Fire Rescue Station in this area will make further development more feasible.

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

The project site is south of land with Commercial FLU and Commercial, Intensive (CI) zoning. It is also proximate to educational facilities. By placing moderate- to medium-density residential and an institutional use in close proximity to nonresidential development, as well as to major transportation corridors, this request encourages a functional mix of uses at the community scale. This will locate business owners, job seekers, employees, and shoppers in close proximity to where business can thrive.

Furthermore, the two FLU classifications requested offer the opportunity for a functional mix of densities on the site, and the creation of an orderly residential development pattern. Medium Density Residential, requested for the northern portion of the project site, has a density of eight (8) dwelling units per acre. Moderate Density Residential, requested for the southern portion of the project site, has a density of four (4) dwelling units per acre. As one moves south on the project site, further from the higher intensity of US 441 and commercial developments and closer to single-family neighborhood development, the densities requested for the site functionally decrease in harmony with surrounding development. This ensures compatible development across the project site.

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

The project site is on CR 235A, which provides ample north/south connectivity. The site is also immediately proximate to US 441, and close to an Interstate-75 access point. The site is generally well-connected to the area road network. By modestly increasing the density of the project site, more people will be able to gain access to this well-connected location, resulting in expanded accessibility between the project site and related uses, such as commercial, service, and business areas.

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

The requested FLU classifications will not result in a loss of functional open space. The project site is not currently functional open space. It is private land that has yet to be developed. By allowing the modest increase in density proposed by this SsCPA, more dwelling units can be built in one consolidated space, rather than spread across a larger amount of space. This preserves larger swaths of linked open space outside of the city center, preventing them from being lost to sprawling development. Development of the project site will adhere to all City of Alachua open space requirements.

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

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

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

There are no documented natural resources or ecosystems onsite. If any are discovered in the course of development programming, adverse impacts to natural resources and ecosystems will be minimized to the maximum extent practicable in development of the property, and natural resources and ecosystems will be protected to the maximum extent practicable.

Desktop analysis of the site indicates there are no FEMA floodplains or National Wetlands Inventory (NWI) Wetlands on the property.

Furthermore, all requirements related to buffering and environmental consideration will be adhered to for protected environmental features surrounding the site, if present. These buffering requirements include those described in the City of Alachua Land Development Regulations, Section 6.2, and those described in the City of Alachua Comprehensive Plan Conservation and Open Space Element.

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

Public infrastructure and services exist immediately proximate to the project site. These include:

- **Potable water: an 8" water main along CR 235A in front of the project site and a 12" water main on NW 162nd Lane east of the project site.**
- **Wastewater: a 16" force main along CR 235A and a gravity manhole on NW 162nd Lane east of the project site.**
- **Electric: The project site is in the service area of Duke Energy.**

The proximity of these infrastructure and services allows for efficient and cost-effective extension to the project site, rather than excessive and cost-ineffective extension far from existing infrastructure.

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

Modestly higher density on the project site will encourage the provision of open space and natural lands outside the city by allowing a greater number of dwelling units to be developed within the urbanized area, rather than across a larger swath of land beyond the urbanized area, potentially encroaching on the outlying open space and natural lands. This alternative helps to preserve them.

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

The requested FLU classifications create a balance of land uses through the provision of housing at a density gradient. The higher density FLU classification, Medium Density Residential, will be located in the northern portion of the project site, closer to US 441 and commercial development. The lower density FLU classification, Moderate Density Residential, will be located on the southern portion, further from major transportation corridors and commercial development and closer to compatible single-family development. This gradual decrease in density will balance the site's density in relation to the nonresidential development of the area.

5. NEEDS ANALYSIS

INTRODUCTION

This Small-scale Comprehensive Plan Amendment (SsCPA) Application requests to amend the City of Alachua's Future Land Use (FLU) Map on Alachua County tax parcels # 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000 from Moderate Density Residential and Agriculture to Moderate Density Residential and Medium Density Residential. This requested change may potentially result in an allowance of up to ±71 additional dwelling units compared to what is presently allowed on the property.

Existing Maximum Permitted Density *Moderate Density Residential and Agriculture*	**Proposed Maximum Permitted Density** *Medium Density Residential and Moderate Density Residential*
Moderate Density Residential ±19 acres * 4 du/ac = ±76 dwelling units Agriculture ±6 acres * 0.2 du/ac = 1 dwelling unit Total: ±77 dwelling units	Medium Density Residential ±12 acres * 8 du/ac = ±96 dwelling units Moderate Density Residential ±13 acres * 4 du/ac = ±52 dwelling units Total: ±148 dwelling units
Net Change This SsCPA application may allow up to ±71 additional *gross* dwelling units compared to what is currently allowed by the existing land use classifications upon the property.	

The intent of this SsCPA application is to change the land use of the property to allow for the development of a new Alachua County Fire Rescue Station and a new housing development with various styles and price-points. This change poses numerous potential benefits for the City, including improved emergency response time for Alachua County Fire Rescue; enhanced provision of protection and safety from emergencies for a growing city; and expanded housing stock and housing choice for the city's growing population.

POPULATION PROJECTIONS

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

CURRENT HOUSING

Currently, approximately 75% of the City's housing stock is made up of single-family dwelling units, compared to less than 50% of the County housing stock (City of Alachua Comprehenisve Plan Evaluation and Appraisal). Median home value in the City from 2015 to 2019 was $179,500, and median gross rent in that same time period was $1,064 / month. These numbers compare to $186,700 and $983 / month, respectively, in Alachua County (United States Census Bureau, 2021).

BUSINESS AND INDUSTRY

The City of Alachua is home to multiple international corporations, several of which are Fortune 500 Companies (City of Alachua Strategic Plan 2021). The City is also home to various research arms of Santa Fe College and the University of Florida. Prominent industries in the City include biotechnology, medical research and technology, and life sciences. Examples of industry in the City include Progress Park, home to numerous businesses across multiple industries; Convergence Park, a new development along the San Felasco Parkway currently

underway that will soon be home to multiple forms of housing, a business incubator space, office space, and retail space; Foundation Park, a life sciences research facility with adaptable workspaces; and San Felasco Tech City, an incubator space soon to also offer housing options and a microbrewery.

THESE FACTORS, TOGETHER
As the City's population growth continues, as the City's business-friendly climate continues to attract industry, and as that industry continues to grow in its demand for a workforce in turn, increased housing stock and diversified housing options will be vital to meet the demand of new residents and to ensure housing remains affordable in the city.

The modest increase in density proposed by this SsCPA, as well as the expanded range of dwelling types made possible by this SsCPA, will enable the City to not only proactively meet the housing demands of a growing population, but to offer housing at a range of price points and in a range of dwelling types, thanks to the increased housing density and expanded housing diversity possible in the Medium Density Residential and Moderate Density Residential FLU categories. Whereas the existing FLU categories limit the housing forms possible to lower density types such as single family detached dwelling units, duplexes, and townhomes, the proposed FLU categories expand that list to also allow forms such as apartments and live/work units.

CONCLUSION
The requested SsCPA is a proactive effort to entitle ±25 acres in the City to address trends and allow the City to greet growth proactively. This change will modestly increase the density possible on the project site; will expand the housing type possible on the project site; and will make possible a needed improvement to the provision of emergency services in the Good Life Community.

REFERENCES

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

City of Alachua. (2020, July). City of Alachua Comprehensive Plan - Future Land Use Element.

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

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

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. **Public School Student Generation Form**
9. Map Set

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 8 March 2022

NAME & DESCRIPTION OF PROJECT Tomoka Hills SsCPA

Requesting Moderate Density Residential and Medium Density Residential

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) N/A

Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001,

03055-001-003, and 03871-000-000

Acreage ±25.0

DEVELOPMENT DATA (check all that apply)

☑ Single Family — Number of Units 74

☑ Multi Family — Number of Units 74

☐ 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 Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	74	**units X 0.12 Elementary School Multiplier**	9	**Student Stations**
MIDDLE	74	**units X 0.06 Middle School Multiplier**	4	**Student Stations**
HIGH	74	**units X 0.09 High School Multiplier**	7	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	74	**units X 0.06 Elementary School Multiplier**	4	**Student Stations**
MIDDLE	74	**units X 0.03 Middle School Multiplier**	2	**Student Stations**
HIGH	74	**units X 0.03 High School Multiplier**	2	**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: Craig Brashier
Mailing Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: craigb@chw-inc.com

PROPERTY OWNER

Name: Tomoka Hills Farms, Inc.
Mailing Address PO Box 147018
Gainesville, FL, 32614
Phone: Contact agent
Email Contact agent

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: _____

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. **Map Set**

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida

City of High Springs

City of Alachua

Alachua County

Project Site

441

20

75

NW 173RD STREET

235A
COUNTY

Legend

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

Feet
1,000 500 0 1,000 2,000 3,000

NORTH

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

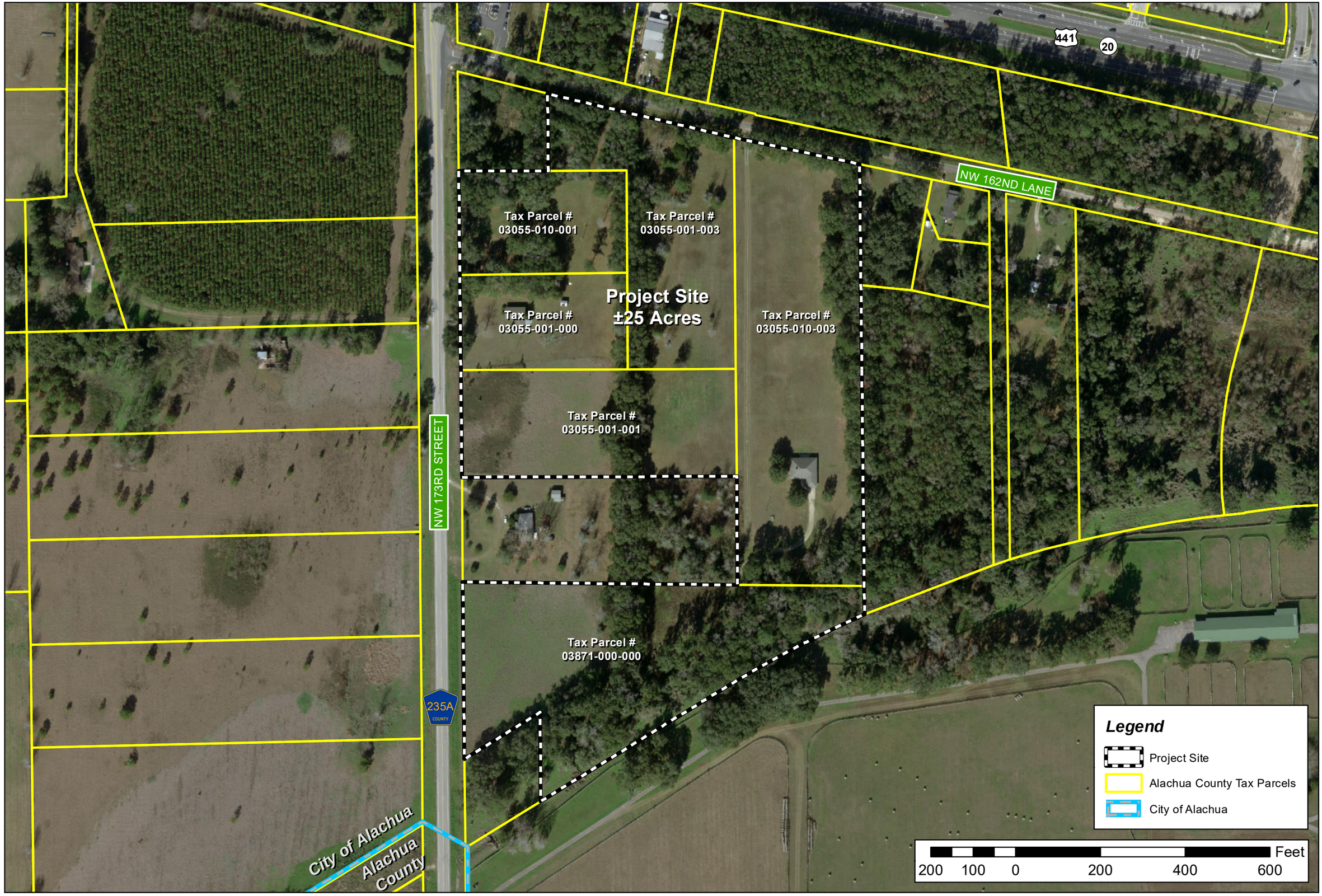
Prepared by: Employee ###
Date: 10/20/2021

Document Path: N:\2021\21-00025\Admin & Information\07_Maps\GIS\MXDs\1A.mxd

Professional Consultants

ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida



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
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

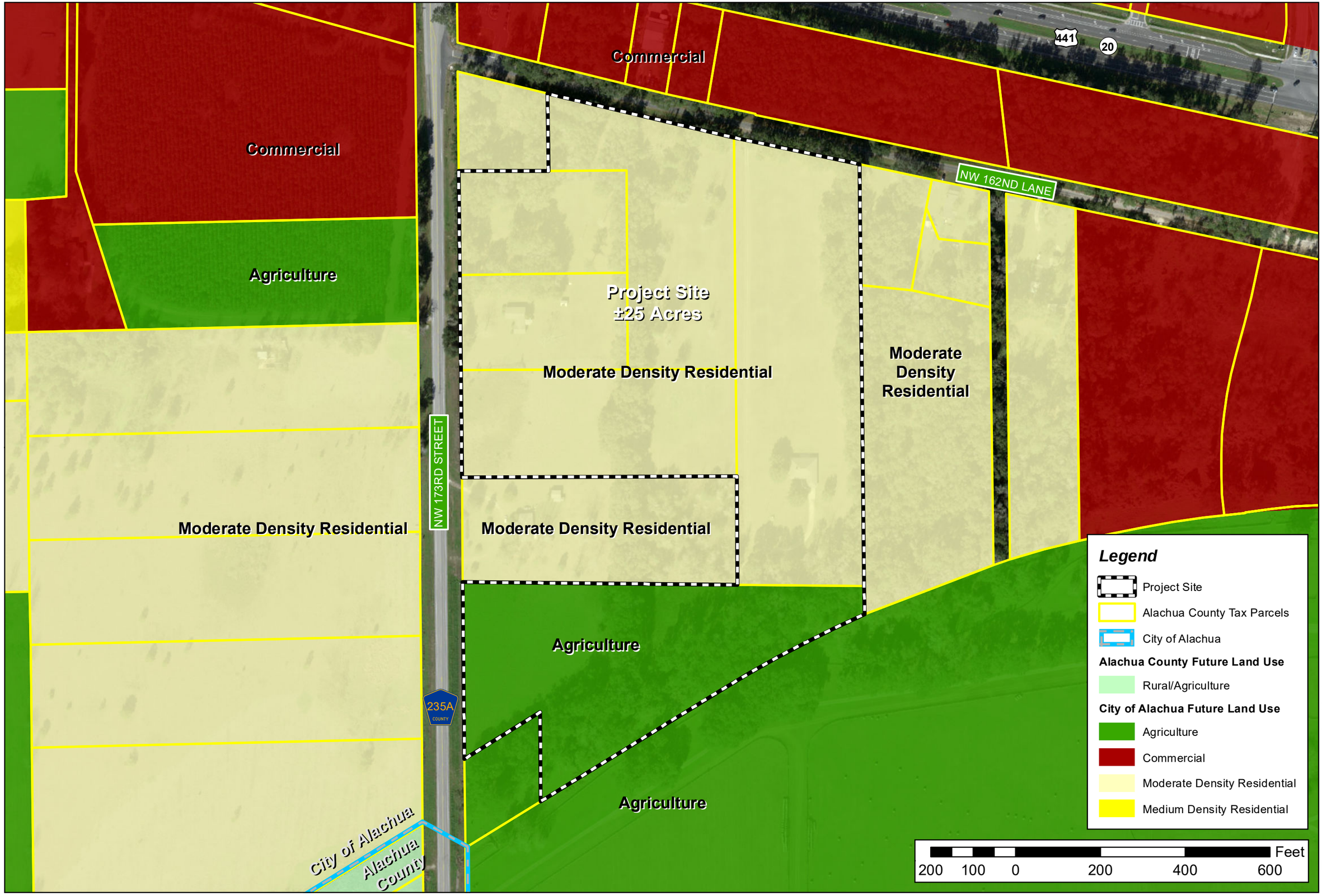
Prepared by: Employee ###
Date: 10/21/2021

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\1B.mxd

ILLUSTRATION 2A:
FLU MAP

3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
Alachua County Tax Parcels
City of Alachua, Florida



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
Linear Unit: Foot_US
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/21/2021

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\2A.mxd

ILLUSTRATION 2B:
PROP FLU MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida

Commercial

Commercial

Agriculture

Project Site
±25 Acres

Medium Density Residential

Moderate Density Residential

Moderate Density Residential

Moderate Density Residential

Agriculture

NW 162ND LANE

NW 173RD STREET

441

20

235A
COUNTY

City of Alachua

Alachua County

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

Alachua County Future Land Use

- Rural/Agriculture

City of Alachua Proposed Future Land Use

- Agriculture
- Commercial
- Moderate Density Residential
- Medium Density Residential

200 100 0 200 400 600 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/26/2021

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\02B.mxd

ILLUSTRATION 3A:
ZON MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida

CI
RSF-1
NW 162ND LANE
441
20
CI
A
Project Site
±25 Acres
RSF-1
RSF-1
NW 173RD STREET
PD-R
RSF-1
A
235A
COUNTY
A
City of Alachua
Alachua County

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

Alachua County Zoning

- (A) Agricultural

City of Alachua Zoning

- (A) Agriculture
- (CI) Commercial Intensive
- (PD-R) Planned Development Residential
- (RMF-8) Residential Multi-Family
- (RSF-1) Residential Single Family
- (A) County Agricultural

200 100 0 200 400 600 Feet

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
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/21/2021

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\0A.mxd

ILLUSTRATION 3B:
PROP ZON MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871 City of Alachua, Florida

CI

RSF-1

A

Project Site
±25 Acres

RMF-8

RSF-4

RSF-1

RSF-1

PD-R

A

441

20

NW 162ND LANE

NW 173RD STREET

235A
COUNTY

City of Alachua

Alachua County

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

Alachua County Zoning

- (A) Agricultural

City of Alachua Proposed Zoning

- (A) Agriculture
- (CI) Commercial Intensive
- (PD-R) Planned Development Residential
- (RMF-8) Residential Multi-Family
- (RSF-1) Residential Single Family
- (RSF-4) Residential Single Family
- (A) County Agricultural

200 100 0 200 400 600 Feet

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
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/26/2021

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\3B.mxd

ILLUSTRATION 4:
ENV MAP

Alachua County Tax Parcels
3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida

Project Site
±25 Acres

Flood Zone: X

NW 162ND LANE

NW 173RD STREET

441

20

235A
COUNTY

NORTH

Legend

- Project Site
- Alachua County Tax Parcels
- 10 ft. Contour Intervals
- 2 ft. Contour Intervals

200 100 0 200 400 600 Feet

Professional Consultants

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 ###
Date: 10/20/2021

Document Path: N:\2021\21-00025\Admin & Information\07_Maps\GIS\MXDs\4.mxd

ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida

Arredondo Fine Sand
0 to 5 Percent Sloopes
Hydro Group: A

Fort Meade Fine Sand
0 to 5 Percent Sloopes
Hydro Group: A

441

20

NW 162ND LANE

Project Site
±25 Acres

Kendrick Sand
2 to 5 Percent Sloopes
Hydro Group: B

Arredondo Fine Sand
0 to 5 Percent Sloopes
Hydro Group: A

NW 173RD STREET

Fort Meade Fine Sand
0 to 5 Percent Sloopes
Hydro Group: A

Fort Meade Fine Sand
0 to 5 Percent Sloopes
Hydro Group: A

235A
COUNTY

NORTH

Legend

- Project Site
- Alachua County Tax Parcels

200 100 0 200 400 600 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 ###
Date: 10/20/2021

Professional Consultants

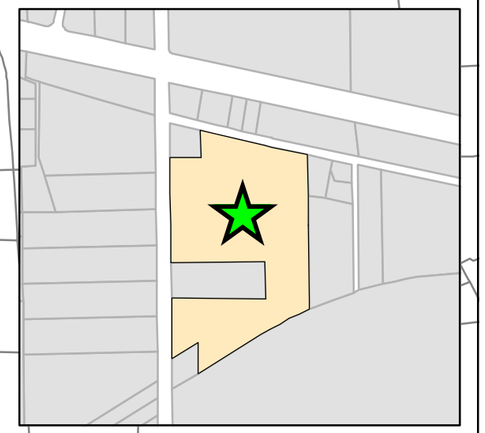
Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\5.mxd

ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency

Legend

- CR 2054: From SR 235 to US 441
- CR 2054: From SR 235 to WCL
- CR 235: from NW 143rd Place to SCL
- CR 235A: From US 441 to CR 235
- CR 235A: From US 441 to NCL
- CR 241: from CR 235 to SCL
- I-75: From NCL to US 441
- I-75: From US 441 to SCL
- SR 235: From NW 140th Street to ECL
- SR 235: from NW 143rd Place to US 441
- SR 235: from NW SR 235 to NCL
- SR 235: from US 441 to NW 140th Street
- US 441: from CR 235A to NW 188th Street
- US 441: from CR 25A East Intersection to SR 235
- US 441: from I-75 to CR 235A
- US 441: from MPO Boundary to CR 25A
- US 441: from SR 235 To I-75



Project Site

2640'

City of Alachua

CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection,

Feet
4,500 2,250 0 4,500 9,000 13,500

NORTH

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

Prepared by: Employee ###
Date: 1/24/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\Road Segments concurrency.mxd

FAX COVER SHEET

TO	
COMPANY	
FAX NUMBER	13864186130
FROM	Chad Stewart
DATE	2022-04-07 00:38:43 GMT
RE	FW: Emailing: Alachua Zoning Change Notice

COVER MESSAGE

To whom it may concern at City of Alachua.

In response to your notice of Public Hearing for Parcel at the corner of NW 162 Ln & NW 173 St, we support the zoning request change.
We are the Ellianos Coffee shop located at the corner of NW 173 St and NW US Hwy 441, and a development as is proposed seems like the natural progression for this area.

The location is ideal for apartments, housing, and quality general development as it is near the High School, I-75 for easy commute to Gainesville, and an easy drive to variety of employment opportunities.

Please present this letter at the hearing as a show of support for the project.

Chad Stewart
Alachua Coffee, LLC
Dba Ellianos Coffee franchisee
386-867-1782 Phone
chad@chadstewart.com

-----Original Message-----
From: Chad Stewart
Sent: Wednesday, April 6, 2022 8:34 PM
To: Scott Stewart (scott@sdstewart.com) <scott@sdstewart.com>
Subject: Emailing: Alachua Zoning Change Notice

I am writing a quick letter saying we support this zoning request change.
Seeattached.
Big development behind Alachua.

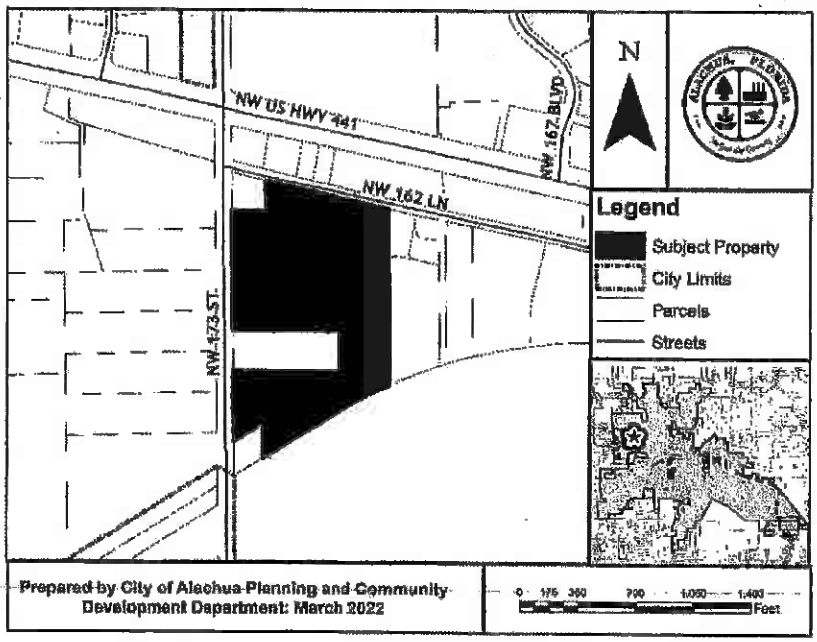
Chad.

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 April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Brashier, AICP of CHW, Inc applicant and agent for Tomoka Hills Farms, Inc, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Zoning Atlas from Agricultural (A) (±6.42 acres) and Residential Single Family – 1 (RSF-1) (±19.08 acres) to Residential Single Family -4 (RSF-4) (±13.81 acres) and Residential Multiple Family – 8 (RMF-8) (±11.67 acres) on a ±25.48 acre subject property, located east of CR 235A/NW 173rd Street and south of NW 162nd Lane; consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. Existing FLUM: Agriculture and Moderate Density Residential; Proposed FLUM: Moderate Density Residential and Medium Density Residential; Existing Zoning: Agricultural (A), Residential Single Family – 1 (RSF-1).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

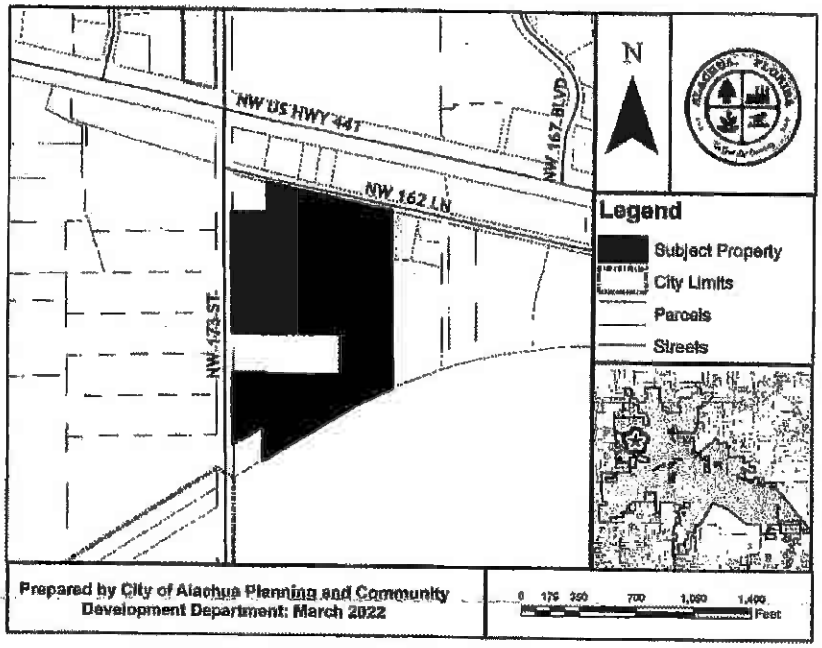
P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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 April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Brashier, AICP of CHW, Inc applicant and agent for Tomoka Hills Farms, Inc, property owner, for consideration of a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±25.48 acre subject property from Agriculture (±6.42 acres) and Moderate Density Residential (±19.08 acres) to Moderate Density Residential (±13.81 acres) and Medium Density Residential (±11.67 acres), located east of CR 235A/NW 173rd Street and south of NW 162nd Lane; consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. Existing FLUM: Agriculture and Moderate Density Residential; Proposed FLUM: Moderate Density Residential and Medium Density Residential; Existing Zoning: Agricultural (A), Residential Single Family – 1 (RSF-1).

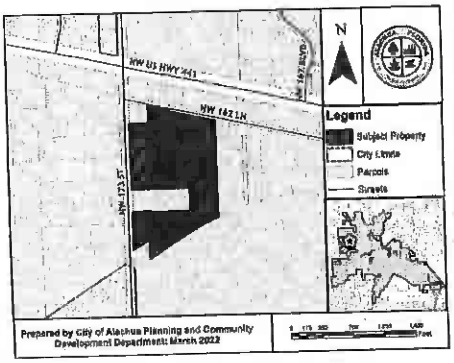


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

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 April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Brashier, AICP of CHW, Inc applicant and agent for Tomoka Hills Farms, Inc, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Zoning Atlas from Agricultural (A) (±6.42 acres) and Residential Single Family – 1 (RSF-1) (±19.08 acres) to Residential Single Family -4 (RSF-4) (±13.81 acres) and Residential Multiple Family – 8 (RMF-8) (±11.67 acres) on a ±25.48 acre subject property, located east of CR 235A/NW 173rd Street and south of NW 162nd Lane; consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. Existing FLUM: Agriculture and Moderate Density Residential; Proposed FLUM: Moderate Density Residential and Medium Density Residential; Existing Zoning: Agricultural (A), Residential Single Family – 1 (RSF-1).



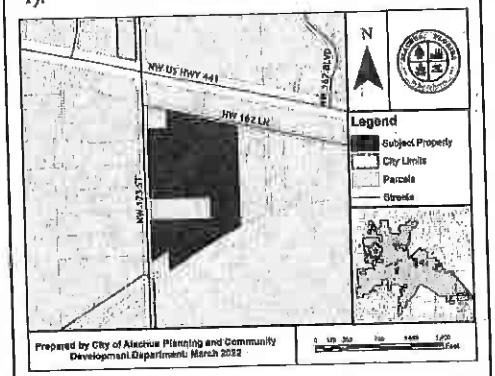
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 - April 7, 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 April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Brashier, AICP of CHW, Inc applicant and agent for Tomoka Hills Farms, Inc, property owner, for consideration of a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±25.48 acre subject property from Agriculture (±6.42 acres) and Moderate Density Residential (±19.08 acres) to Moderate Density Residential (±13.81 acres) and Medium Density Residential (±11.67 acres), located east of CR 235A/ NW 173rd Street and south of NW 162nd Lane; consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. Existing FLUM: Agriculture and Moderate Density Residential; Proposed FLUM: Moderate Density Residential and Medium Density Residential; Existing Zoning: Agricultural (A), Residential Single Family – 1 (RSF-1).



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.

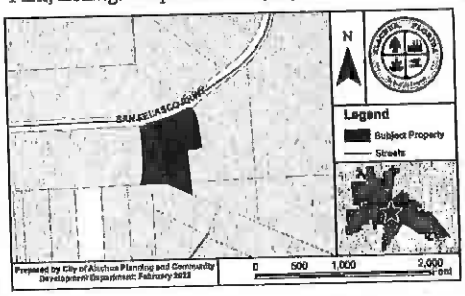
(Published: Alachua County Today - April 7, 2022)

ALACHUA COUNTY TODAY
is your best source for local news
386.462.3355

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 April 19, 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 Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan proposing to revise the Momentum Labs Site Plan, as previously approved by the Planning & Zoning Board on November 9, 2021, which included the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±10.71 acre property; Tax Parcel Number 03929-000-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).



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

(Published: Alachua County Today - April 7, 2022)

WOKE

Continued from Page 1A

for Florida companies to recruit and retain employees of color, and research shows that diversity in the workplace is better for the bottom line.

"The law makes it illegal to say racism is systemic," Kincaid said, "but the sheer fact that this policy could be passed is evidence that it is."

"The law makes it illegal to say racism is systemic, but the sheer fact that this policy could be passed is evidence that it is."

Matthew Kincaid
CEO of Overcoming Racism, which provides anti-racism training to school districts and businesses

Backlash against 'woke indoctrination'

Workplace diversity training — now more often called diversity, equity and inclusion, or DEI, training — started more than two decades ago with a focus on how diverse backgrounds and perspectives can help business.

But after the May 2020 police murder of George Floyd in Minnesota, businesses across the country announced commitments toward achieving racial justice, which for some included taking a more comprehensive approach to DEI training.

That instruction addresses topics that were once taboo to talk about at work, such as race and religion, and how those differences might show up at work. Sometimes that means delving into history, for example, pointing out that American policing has roots in enforcing slavery, or how racially discriminatory lending policies have contributed to modern wealth disparities.

DeSantis announced the proposal that would become House Bill 7 in December as a way to "give businesses, employees, children and families tools to fight back against woke indoctrination."

Under the bill, a workplace can't require training that makes an employee "by virtue of his or her race, color, sex or national origin" feel they bear "personal responsibility for and must feel guilt, anguish or other forms of psychological distress for actions in which the individual played no part." It also bans teaching that certain races are inherently privileged or oppressed, and taking into account a coworker's race, gender or nationality when interacting with them.

Its origins lie in a largely Republican backlash against critical race theory, a complex academic concept that says in part that racism is baked into American institutions and policies. More recently, though, critics have conflated it with broader themes of social justice and anti-racism.

DeSantis pointed to three examples of "woke corporate trainings," citing reporting from the Manhattan Institute, a conservative think tank. Bank of America, Google and Raytheon delved into issues such as white supremacy and systemic racism and challenged their white employees to acknowledge their privilege.

Last year, conservative media outlets slammed AT&T for its program, which called racism a "uniquely white trait." Then, last month, the Walt Disney Company faced backlash after a group of anonymous employees said the company's "Reimagine Tomorrow" training isolated employees "whose political and religious views are not explicitly progressive," according to Fox Business News. Disney employs nearly 80,000 workers in Florida.

House Bill 7 resembles an executive order former President Donald Trump issued in 2020 that prohibited federal agencies and contractors from teaching "divisive" concepts about race and gender.

It was short-lived. A federal court soon barred enforcement of Trump's order, and President Joe Biden rescinded it the day he took office last year.

Experts, including Siler-Nixon, who runs her firm's DEI training and works with outside companies to teach theirs, anticipate the Florida bill to be challenged in court once it's signed into law.

Workarounds for workplaces

Many Florida businesses lean toward a more moderate approach to diversity training that shouldn't run afoul of the law, said Chad Sorenson, president of the Human Resources Florida State Council, which represents 16,000 HR professionals. (The council was against the workplace portion of the bill, Sorenson said, adding that it's redundant to anti-discrimination laws already on the books.)

That means focusing on how diversity can help the workplace and emphasizing that employees should welcome all ideas and perspectives.

Sorenson, who also runs a workplace training consulting firm with clients all over Florida, shared slides from his training. It covers applicable discrimination laws, types of bias, benefits of diversity, and characteristics that may differ between employees, including race and gender but also qualities like cognitive style and education level.

Still, Sorenson acknowledged that an employer can't control how an employee perceives information. Employers worried about violating the law could make their training voluntary; the bill restricts only training that's mandatory.

Workplaces could also add a disclaimer that the company doesn't endorse the material, or that the views expressed in the training are held by some but disputed by others. According to the bill, discussion of the listed topics can continue as long as it's "given in an objective manner without endorsement of the concepts."

But those accommodations undermine the point, said Kincaid, the Overcoming Racism CEO. Voluntary training won't capture the people who need it most, and disclaimers require employers to distance themselves from the culture they're trying to implement.

Kincaid said he plans to explore options to keep doing business in Florida, but, "what we won't do ... is change our content. We won't lie about what the nature of racism is to conform to a state law."

Kincaid has already faced backlash in Florida. His organization contracted with the Brevard County School District to train teachers and administrators with the goal of closing the achievement gap between white and minority students.

But, in a July 2021 guest column published in *Florida Today*, the president of the Brevard chapter of Moms for Liberty, a conservative parents' group, criticized the organization as "blatantly racist" against white people.

That, and HB 7, mischaracterize the organization's work, Kincaid said. It's not about blame or accountability but rather about understanding the past to make room for a better future.

"One of the biggest issues of policies like this is it creates noise around work that is fundamentally hopeful," he said, "work that is fundamentally focused on eliminating racial bias in workplaces and in schools, and doing so in a way that humanizes all of the participants."

"This should be universally agreed upon as a positive thing."

Kathryn Varn is statewide enterprise reporter for the Gannett/USA TODAY Network - Florida. You can reach her at kvarn@gannett.com or (727) 238-5315.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±12 acres in the City of Alachua (Alachua County Tax Parcels # 05964-002-002, 05964-002-003, 05964-005-000, and 05964-006-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Industrial to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Industrial, Light and Warehousing (ILW) to Community Commercial (CC).

The site is located generally south of the intersection of US 441 and NW 101st Drive.

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

Time: 6:00 pm on April 21, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

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

CHW Professional Consultants

NOTICE OF PUBLIC HEARING 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 April 19, 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 Clay Sweger, of eda consultants, inc. to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Article 10 to add a definition of Landscape Services; amending Article 4, Table 4.4-1, to add Landscape Services as Use Type under the Use Category entitled "Agriculture Support and Services (not directly related)" and allow Landscape Services as a use by Special Exception Permit in the Agriculture Zoning District; amending Article 4, Section 4.2.4E(2) to add Landscape Services as an example of a Use Type under the "Agricultural Support and Services (not directly related)" Use Category; and amending Article 4, Section 4.3.3(B) to add use specific standards for Landscape 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.

GF-29624080

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

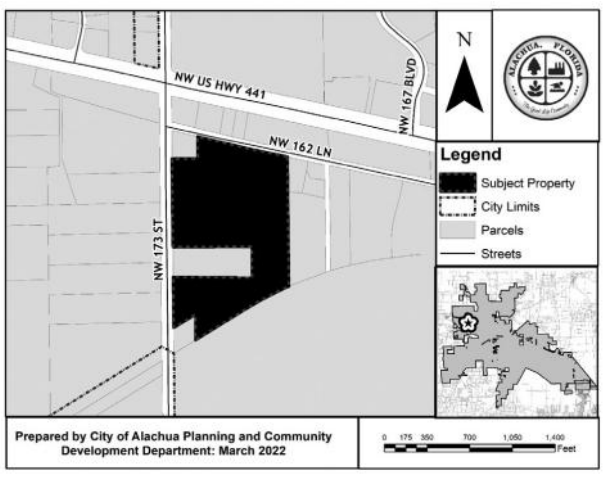
Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Brashier, AICP of CHW, Inc applicant and agent for Tomoka Hills Farms, Inc, property owner, for consideration of a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±25.48 acre subject property from Agriculture (±6.42 acres) and Moderate Density Residential (±19.08 acres) to Moderate Density Residential (±13.81 acres) and Medium Density Residential (±11.67 acres), located east of CR 235A/NW 173rd Street and south of NW 162nd Lane; consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. Existing FLUM: Agriculture and Moderate Density Residential; Proposed FLUM: Moderate Density Residential and Medium Density Residential; Existing Zoning: Agricultural (A), Residential Single Family – 1 (RSF-1).

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-29624091

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 April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Brashier, AICP of CHW, Inc applicant and agent for Tomoka Hills Farms, Inc, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Zoning Atlas from Agricultural (A) (±6.42 acres) and Residential Single Family – 1 (RSF-1) (±19.08 acres) to Residential Single Family -4 (RSF-4) (±13.81 acres) and Residential Multiple Family – 8 (RMF-8) (±11.67 acres) on a ±25.48 acre subject property, located east of CR 235A/NW 173rd Street and south of NW 162nd Lane; consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. Existing FLUM: Agriculture and Moderate Density Residential; Proposed FLUM: Moderate Density Residential and Medium Density Residential; Existing Zoning: Agricultural (A), Residential Single Family – 1 (RSF-1).



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-29624116

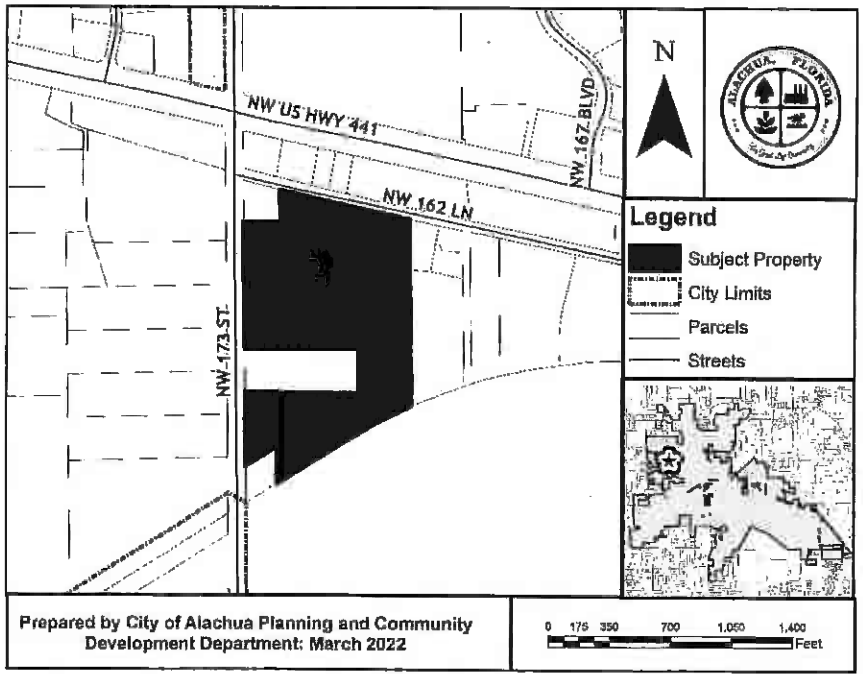
City of ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 4/4/22 KO

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 April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Brashier, AICP of CHW, Inc applicant and agent for Tomoka Hills Farms, Inc, property owner, for consideration of a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±25.48 acre subject property from Agriculture (±6.42 acres) and Moderate Density Residential (±19.08 acres) to Moderate Density Residential (±13.81 acres) and Medium Density Residential (±11.67 acres), located east of CR 235A/NW 173rd Street and south of NW 162nd Lane; consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. Existing FLUM: Agriculture and Moderate Density Residential; Proposed FLUM: Moderate Density Residential and Medium Density Residential; Existing Zoning: Agricultural (A), Residential Single Family – 1 (RSF-1).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up

Pat. avery.com/patents

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS, FL 32259

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

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

ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

GOOLSBY J S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

CAMPBELL MENZIE G
16903 NW 162ND LN
ALACHUA, FL 32615

ROSS LYNN HESSER
16903 NW 162ND LN
ALACHUA, FL 32615

BRADLEY & WILLIAMS
16919 NW 162ND LN
ALACHUA, FL 32615

LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

SARCAV LLC
8303 AUTUMNWIND DR
JACKSONVILLE, FL 32218

CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616

ROUX J P
PO BOX 1673
ALACHUA, FL 32616

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

Go to avery.com/templates
Use Avery template 5160

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge

AVERY 5960

AVERY 5960

Easy Peel Address Labels

Go to avery.com/templates

Use Avery Template 5160

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman.
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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

Craig Parenteau
FL Department 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

Pat[illegible]avery.com/patents

Etiquettes d'adresse Easy Peel

Allez à avery.ca/gabarits

Utilisez le Gabarit Avery 5160

AFFIDAVIT FOR POSTED LAND USE SIGN

I SETH WOOD, POSTED THE LAND USE
(Name)
SIGN ON 4/4 FOR THE Tomoka Hills SSCPA and RZ
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Seth Wood
(Signature)

Five (5)
(Number of signs)

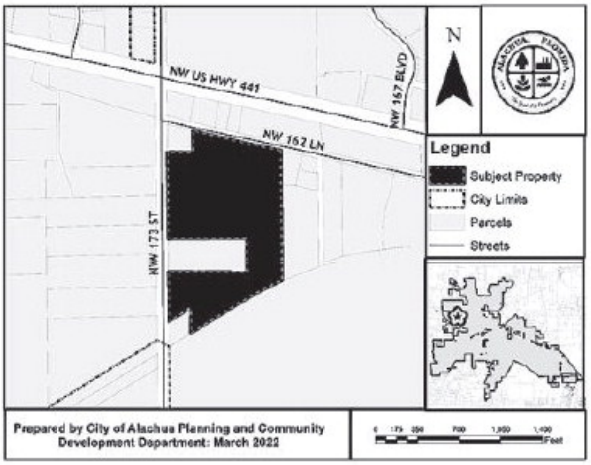
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 May 9, 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.



At the public hearing, all interested parties may appear and be 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.

Copyright © 2022 Gainesville.com - All rights reserved. Restricted use only. 4/28/202
Privacy Policy • Terms of Service

way and hear their history and legends," said Cowles. "We are both very interested in hearing people's stories and culture."

By the time they reached Bolivia, the pandemic had

be a treasure hunter, but this area is a treasure in itself," Cowles said.

# # #

email rcarson@alachuatoday.com

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 May 9, 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.

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 - April 28, 2022)

City of ALACHUA

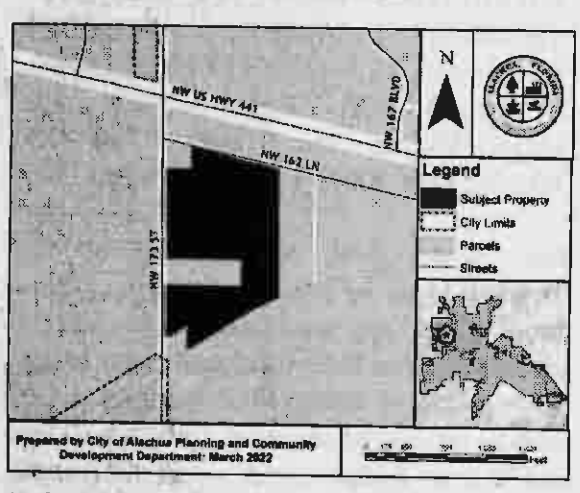
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 May 9, 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 22-14

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.



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 - April 28, 2022)

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 May 9, 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 22-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 10 TO ADD A DEFINITION OF LANDSCAPE SERVICES; AMENDING ARTICLE 4, TABLE 4.4-1, TO ADD LANDSCAPE SERVICES AS A USE TYPE UNDER THE USE CATEGORY ENTITLED "AGRICULTURE SUPPORT AND SERVICES (NOT DIRECTLY RELATED)" AND ALLOW LANDSCAPE SERVICES AS A USE BY SPECIAL EXCEPTION PERMIT IN THE AGRICULTURE ZONING DISTRICT; AMENDING ARTICLE 4, SECTION 4.2.4E(2) TO ADD LANDSCAPE SERVICES AS AN EXAMPLE OF A USE TYPE UNDER THE "AGRICULTURE SUPPORT AND SERVICES (NOT DIRECTLY RELATED)" USE CATEGORY; AND AMENDING ARTICLE 4, SECTION 4.3.3(B) TO ADD USE SPECIFIC STANDARDS FOR LANDSCAPE SERVICES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application 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 - April 28, 2022)

City of ALACHUA
THE GOOD LIFE COMMUNITY

mailed RO 4/25/22

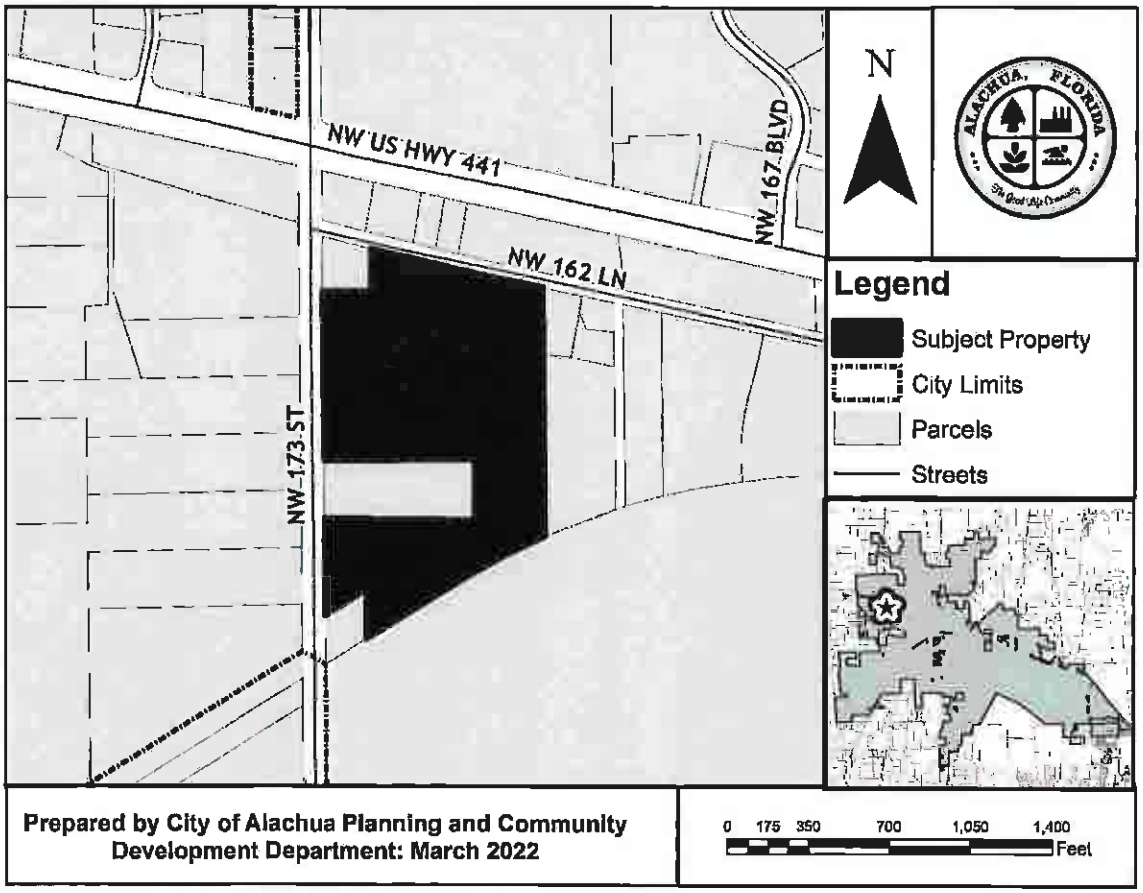
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 May 9, 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.



P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

City of ALACHUA

THE GOOD LIFE COMMUNITY

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.

AVERY 5960
Easy Peel Address Labels
Go to avery.com/templates
Use Avery template 5160

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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

Craig Parenteau
FL Department 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

Pat. avery.com/patents
Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS, FL 32259

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

CAMPBELL MENZIE G
16903 NW 162ND LN
ALACHUA, FL 32615

LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616

Carol Jones
16122 NW 208th Way
High Springs, FL 32643

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

ROSS LYNN HESSER
16903 NW 162ND LN
ALACHUA, FL 32615

THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

ROUX J P
PO BOX 1673
ALACHUA, FL 32616

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

GOOLSBY J S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

BRADLEY & WILLIAMS
16919 NW 162ND LN
ALACHUA, FL 32615

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

SARCAV LLC
8303 AUTUMNWIND DR
JACKSONVILLE, FL 32218

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

Allez à avery.ca/gabarits
Étiquettes d'adresse Easy Peel
Use Avery Template 5960
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
AVERY 5960

AFFIDAVIT FOR POSTED LAND USE SIGN

I SETH WOOD, POSTED THE LAND USE
(Name)
SIGN ON 4/4 FOR THE Tomoka Hills SSCPA and RZ
(Date) (State type of action and project name)
LAND USE ACTION.

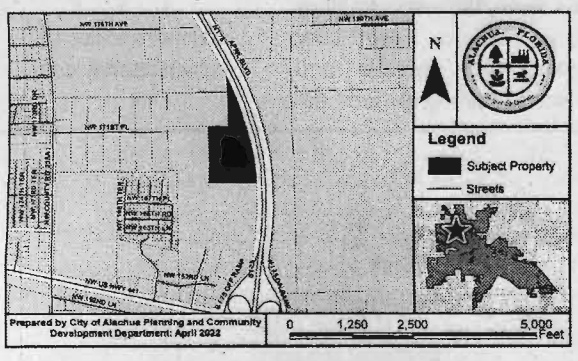
AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Seth Wood
(Signature)

Five (5)
(Number of signs)

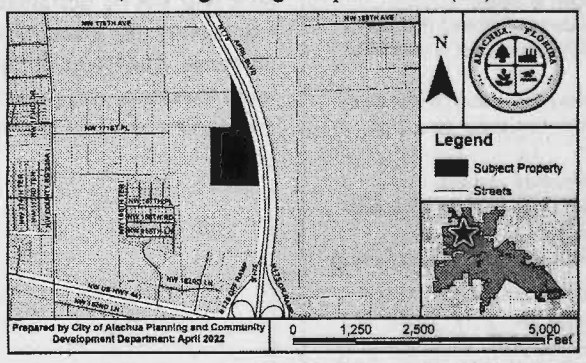
the following: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±27.9 acre subject property to amend the Future Land Use Map (FLUM) from Corporate 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)

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)

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.

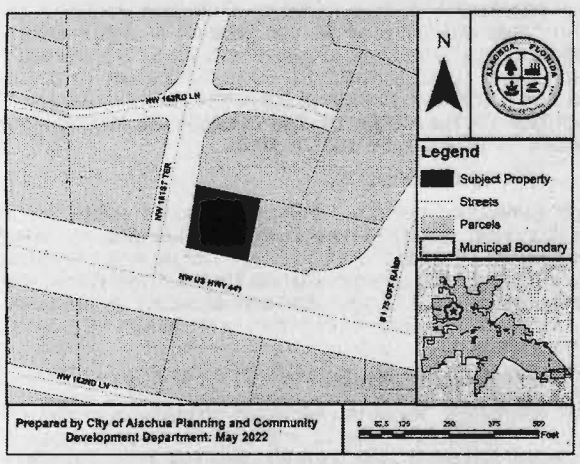
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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); FLUM: Commercial; Zoning: Commercial Intensive (CI).

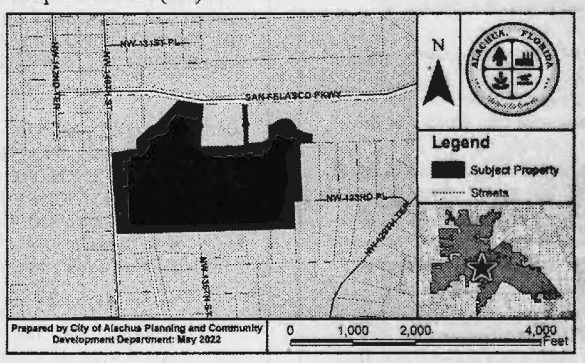


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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

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 County Road 241. Consisting of portions of Tax Parcel Numbers 03970-000-000 and 03929-000-000; Future Land Use Map (FLUM) Designation: Corporate Park; Zoning: Corporate Park (CP).



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

City of ALACHUA

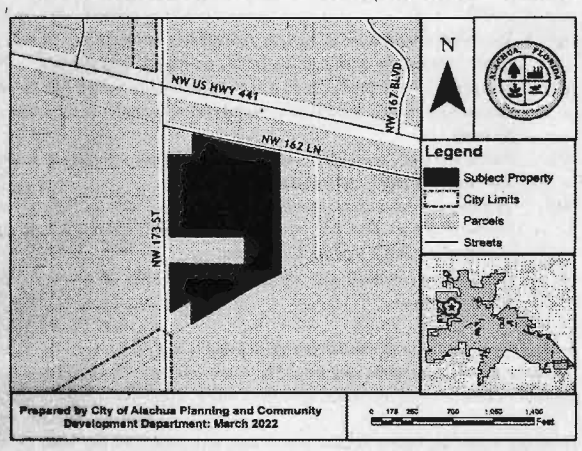
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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.



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.

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.

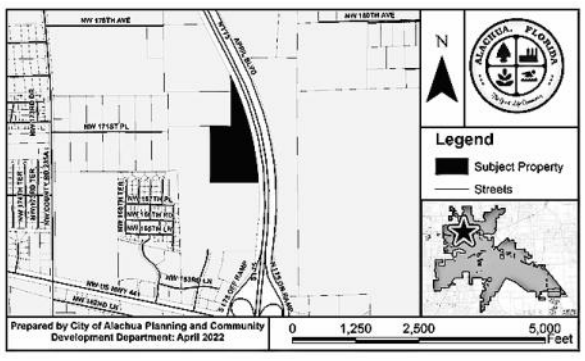
"Obviously, it would be a great opportunity for people like us in the affordable housing sphere," he said.

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).

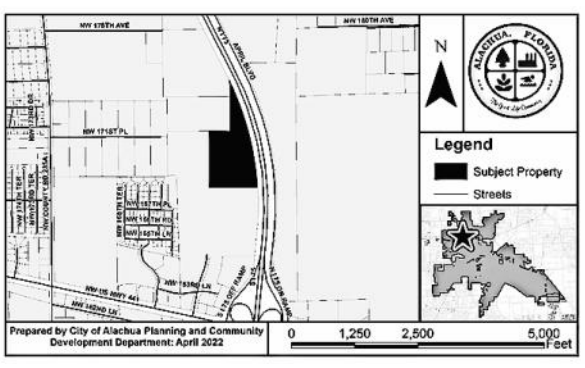


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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

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.

GF-30402834

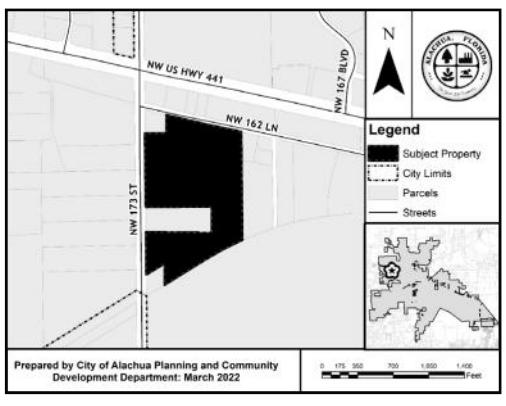
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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.



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-30402926

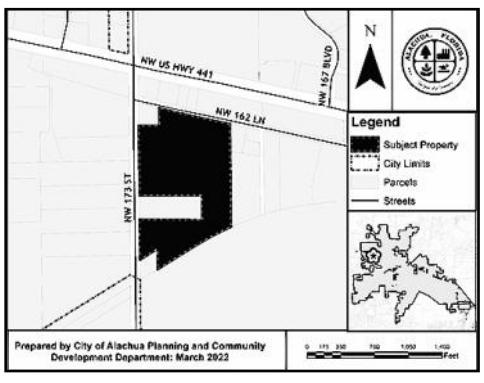
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 22-14

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.



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-30403005

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 5/26/22
KC

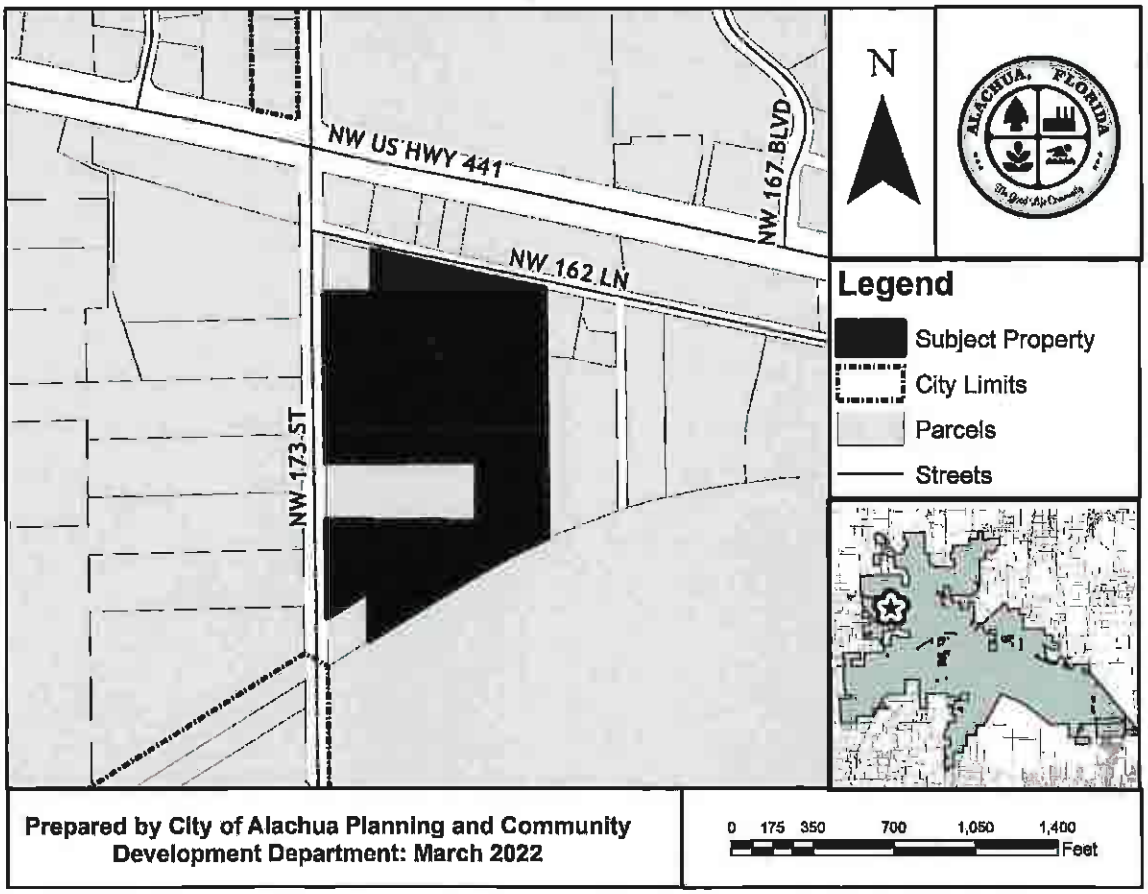
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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.



P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

AVERY 5960
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery template 5160

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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

Craig Parenteau
FL Department 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

Carol Jones
16122 NW 208th Way
High Springs, FL 32643

Dena Courtney
Po Box 1215
High Springs, FL 32655

Pat. avery.com/patents
Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Allez à avery.ca/gabarits

Étiquettes d'adresse Easy Peel

Pat... avery.com/patents

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS, FL 32259

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

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

ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

GOOLSBY J S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

CAMPBELL MENZIE G
16903 NW 162ND LN
ALACHUA, FL 32615

ROSS LYNN HESSER
16903 NW 162ND LN
ALACHUA, FL 32615

BRADLEY & WILLIAMS
16919 NW 162ND LN
ALACHUA, FL 32615

LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

SARCAV LLC
8303 AUTUMNWIND DR
JACKSONVILLE, FL 32218

CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616

ROUX J P
PO BOX 1673
ALACHUA, FL 32616

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

Go to avery.com/templates
Use Avery Template 5160

Easy Peel Address Labels
Bend along line to expose Pop-up Edge

AVERY 5960

AFFIDAVIT FOR POSTED LAND USE SIGN

I SETH WOOD _____, POSTED THE LAND USE
(Name)
SIGN ON 5/20/2022 FOR THE Tomoka Hills SSCPA and RZ
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Seth Wood

(Signature)

Five (5)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 6/13/2022
SUBJECT: Ordinance 22-14, Second Reading: Site-Specific Amendment to the Official Zoning Atlas: Tomoka Hills, a request by Craig Brashier, AICP, of CHW, Inc, applicant and agent for Tomoka Hills Farms, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") (±6.42 acres) and Residential Single Family -1 ("RSF-1")(±19.08 acres) to Residential Single Family - 4 ("RSF-4")(±13.81 acres) and Residential Multiple Family ("RMF-8") (±11.67 acres) on a ±25.48 acre subject property. Consisting of Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000(Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Approve Ordinance 22-14 on second and final reading, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 22-14 on second and final reading.

Summary

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Craig Brashier, AICP of Causseaux, Hewett, & Walpole, Inc., for the consideration of an amendment to the Official Zoning Atlas to amend the zoning on a ±25.48 acre subject property from Agricultural (A) (±6.42 acres) and Residential Single Family – 1 (RSF-1) (±19.08 acres) to Residential Single Family – 4 (RSF-4) (±13.81 acres) and Residential Multiple Family – 8 (RMF-8) (±11.67 acres).
The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation from Moderate Density Residential (±19.08 acres) and Agriculture (±6.42 acres) to

Medium Density Residential (±11.67 acres) and Moderate Density Residential (±13.81 acres) on the subject property.

The subject property is generally located east of CR 235A/NW 173rd Street and south of NW 162nd Lane. The property has two existing residential structures on it.
The general purposes of the Residential zone districts are established and described

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 Single Family – 4 (RSF-4) zone district is established and described in Section 3.4.2(C) of the City's Land Development Regulations (LDRs):

(C)RSF-4, Residential Single-Family-4. The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.

The specific purpose of the Residential Multiple Family – 8 (RMF-8) zone district is established and described in Section 3.4.2(G) of the City's Land Development Regulations (LDRs):

(G)RMF-8, Residential Multiple Family District-8. The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, 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. The maximum density allowed is eight dwelling units an acre.

At the April 19, 2022 Planning and Zoning Board hearing, the Board voted 5-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

At the May 9, 2022 City Commission hearing, the Commission voted 5-0 in favor of approving Ordinance 22-14 on first reading.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Ordinance 22-14
- Application and Supporting Materials
- Public Comment Received
- Public Notice Materials for 04/19/22 PZB hearing
- Public Notice Materials for the 05/09/22 City Commission Meeting
- Public Notice Materials for 06/13/22 City Commission Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: April 19, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the zoning on a ±25.48 acre subject property from Agricultural (A) and Residential Single Family – 1 (RSF-1) to Residential Single Family – 4 (RSF-4) (±13.81 acres) and Residential Multiple Family – 8 (RMF-8) (±11.67 acres).
APPLICANT/AGENT:	Craig Brashier, AICP of CHW, Inc.
PROPERTY OWNER:	Tomoka Hills Farms, Inc.
LOCATION:	East of CR 235A/NW 173rd Street, south of NW 162nd Lane
PARCEL ID NUMBER:	03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000
ACREAGE:	±25.48 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hill Farms, Inc. to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

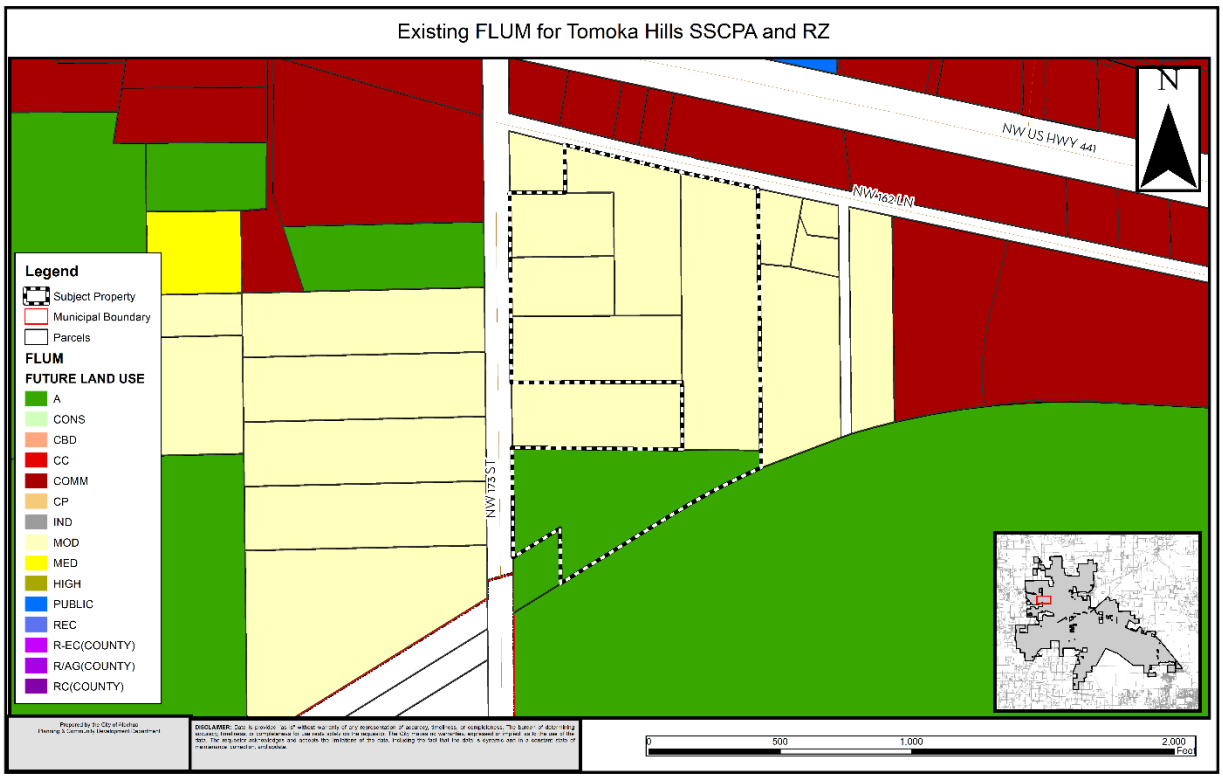
SUMMARY

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Craig Brashier, AICP of Causseaux, Hewett, & Walpole, Inc., for the consideration of an amendment to the Official Zoning Atlas to amend the zoning on a ±25.48 acre subject property from Agricultural (A) (±6.42 acres) and Residential Single Family – 1 (RSF-1) (±19.08 acres) to Residential Single Family – 4 (RSF-4) (±13.81 acres) and Residential Multiple Family – 8 (RMF-8) (±11.67 acres).

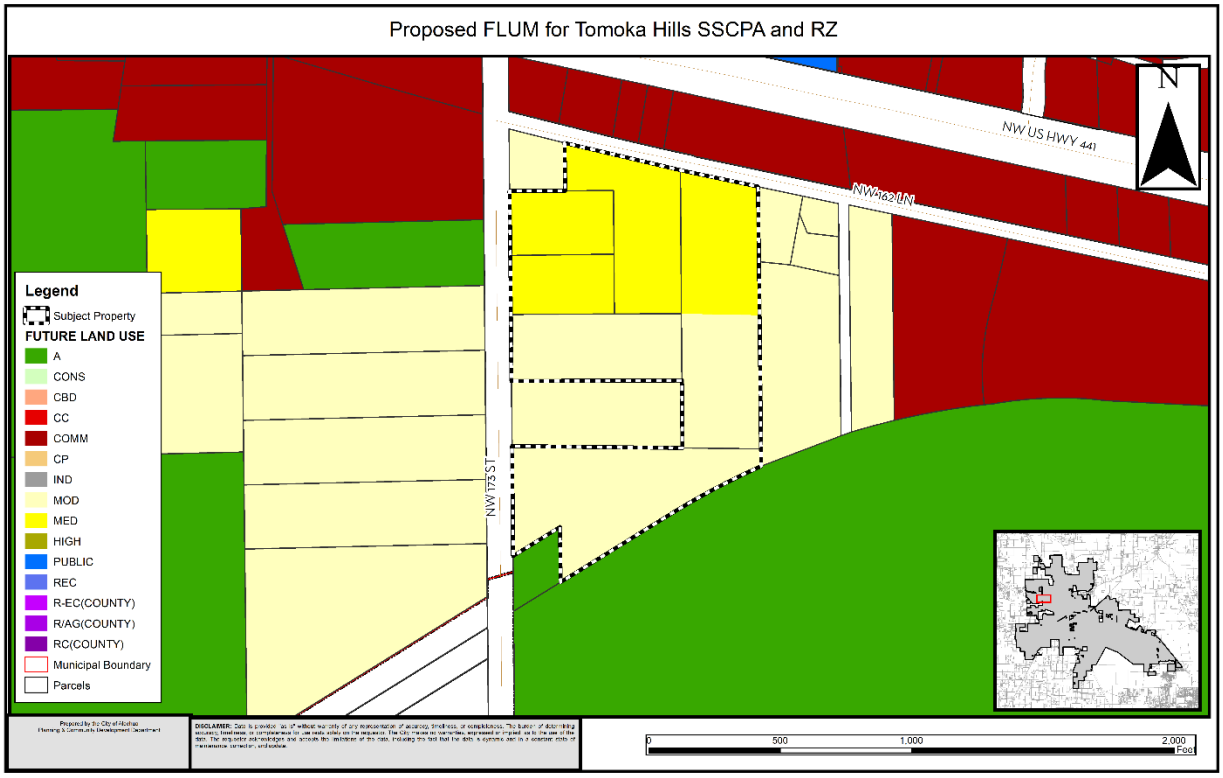
The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation from Moderate Density Residential (±19.08 acres) and Agriculture (±6.42 acres) to Medium Density Residential (±11.67 acres) and Moderate Density Residential (±13.81 acres) on the subject property.

The subject property is generally located east of CR 235A/NW 173rd Street and south of NW 162nd Lane. The property has two existing residential structures on it.

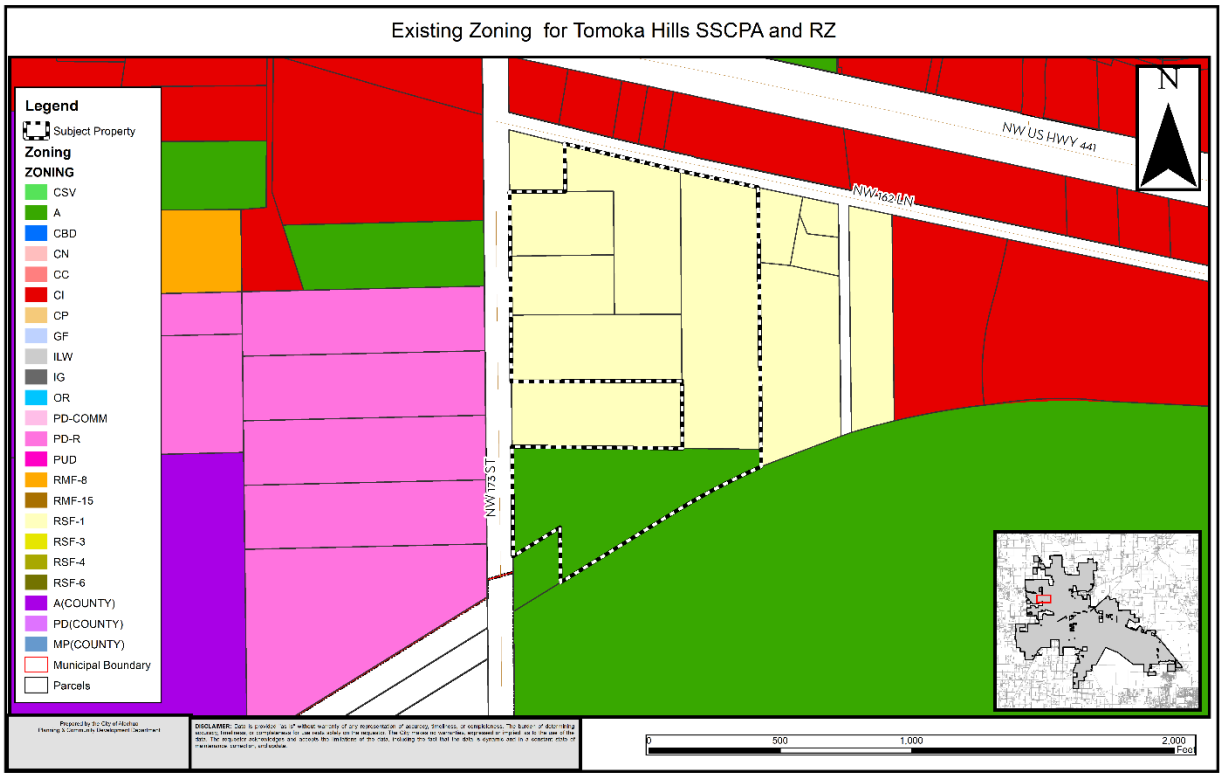
Map 1. Existing Future Land Use Map with Subject Property



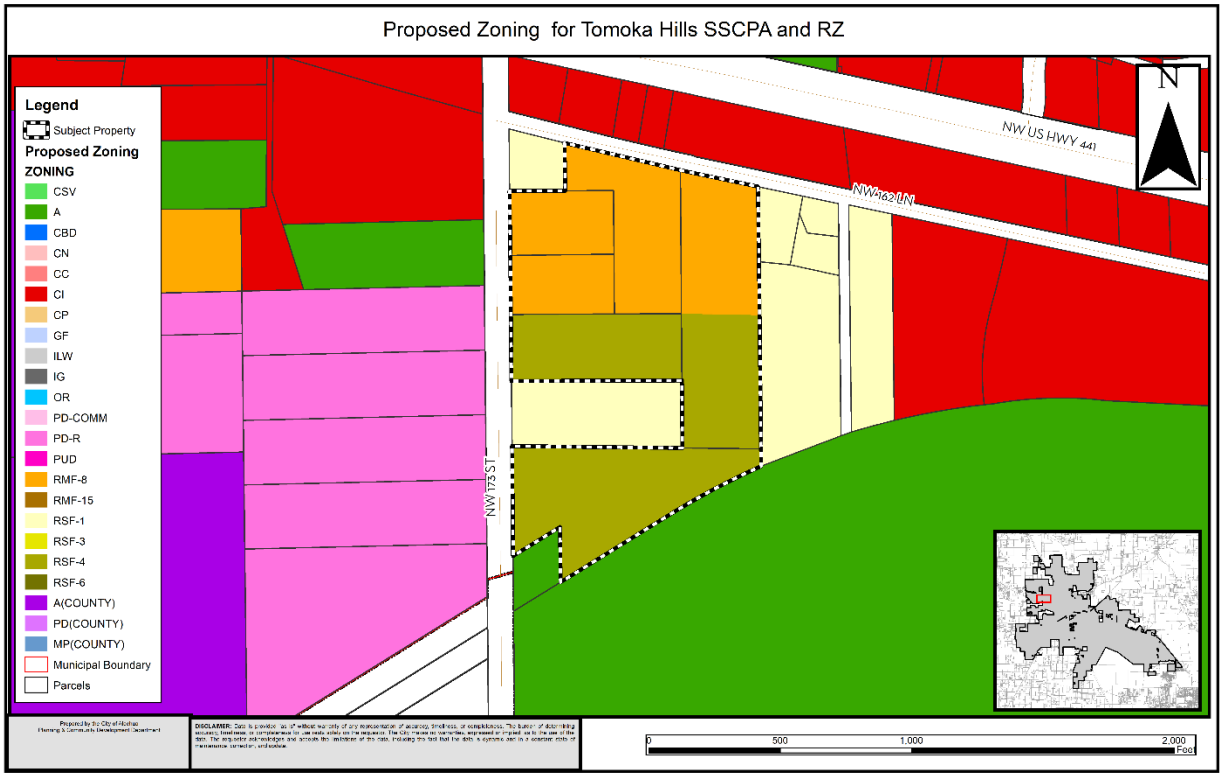
Map 2. Proposed Future Land Use Map with Subject Property



Map 3. Existing Official Zoning Atlas with Subject Property



Map 4. Proposed Official Zoning Atlas with Subject Property



The general purposes of the 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 Single Family – 4 (RSF-4) zone district is established and described in Section 3.4.2(C) of the City's Land Development Regulations (LDRs):

> (C)RSF-4, Residential Single-Family-4. The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the

development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.

The specific purpose of the Residential Multiple Family – 8 (RMF-8) zone district is established and described in Section 3.4.2(G) of the City's Land Development Regulations (LDRs):

> (G)RMF-8, Residential Multiple Family District-8. The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, 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. The maximum density allowed is eight dwelling units an acre.

Table 1. Comparison of Existing / Proposed Zoning Districts

	Existing Zoning Designations		Proposed Zoning Designations	
FLUM Designation:	Agricultural (A)	Residential Single Family – 1 (RSF-1)	Residential Single Family – 4 (RSF-4)	Residential Multiple Family – 8 (RMF-8)
Max. Gross Density*:	0.2 dwellings/acre *Maximum 1 dwelling units*	1 dwellings/ acre *Maximum 19 dwelling units*	4 dwellings/ acre *Maximum 55 dwelling units*	8 dwellings/ acre *Maximum 93 dwelling units*
Max. Floor Area:	N/A	N/A	N/A	N/A
Typical Uses:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units	Single family detached dwellings, manufactured homes	Single family detached dwellings	Multiple family dwellings, single family attached and detached dwellings, townhouses, two-to-four family dwellings
Net Increase/ Decrease*:	***Increase of 128 dwellings***			

EXISTING USES

The property has two existing residential structures on it, but is otherwise generally vacant.

SURROUNDING USES

The existing uses, FLUM Designations, and zone districts of the surrounding area are identified in Table 1. Map 5 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

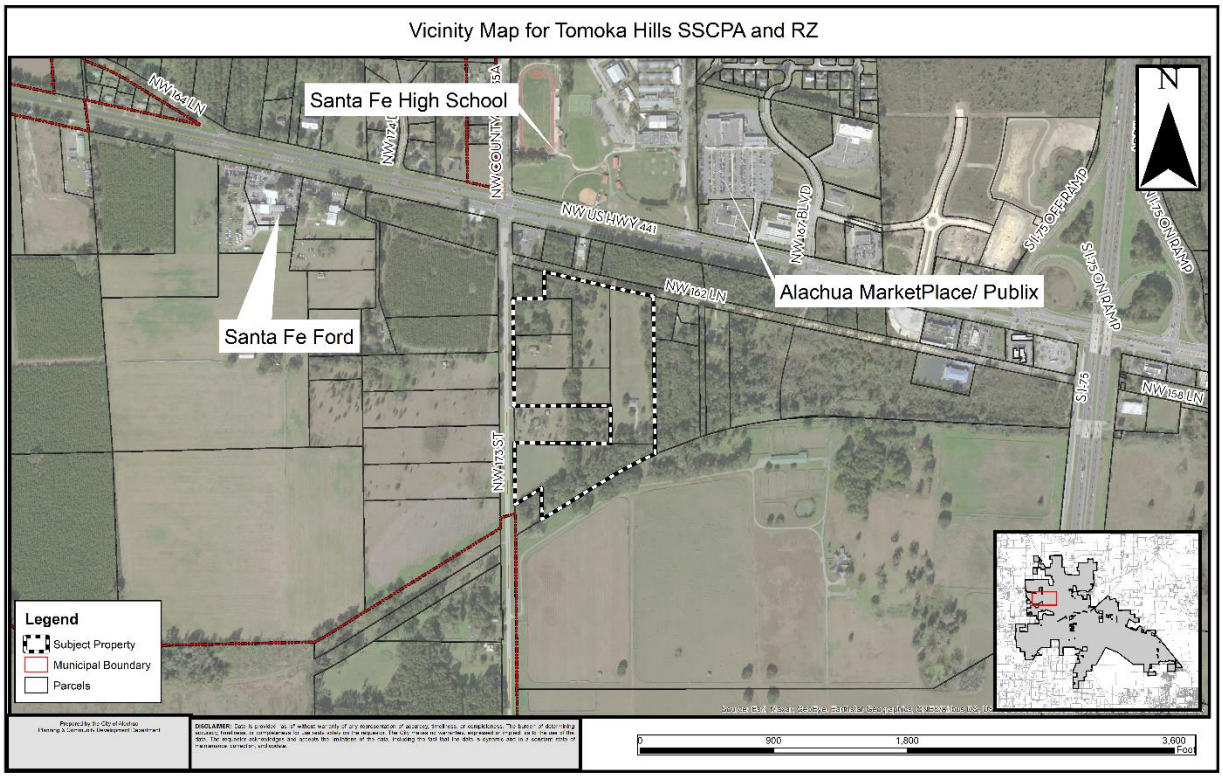


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Commercial / Vacant Commercial	Commercial	Commercial Intensive (CI)
East	Residential / Vacant Residential	Moderate Density Residential	Residential Single Family – 1 (RSF-1)
West	Vacant Commercial/ Vacant Residential	Commercial/ Moderate Density Residential	Commercial Intensive (CI)/ Planned Development-Residential (PD-R)/ Agricultural (A)
South	Agricultural Uses	Agriculture	Agricultural (A)

NEIGHBORHOOD MEETING

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

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

The Neighborhood Meeting was held January 19, 2022 at 6:00 p.m. at the offices of CHW, located at 11801 Research Drive, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, two (2) 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 on a ±25.48 acre subject property from Agricultural (A) (±6.42 acres) and Residential Single Family – 1 (RSF-1) (±19.08 acres) to Residential Single Family – 4 (RSF-4) (±13.81 acres) and Residential Multiple Family – 8 (RMF-8) (±11.67 acres).

Table 3 shows the proposed FLUM Designations and the proposed corresponding zoning designations. The proposed zoning designations consistent with the proposed FLUM Designations for the properties subject to this application.

Table 3. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent?
03055-010-001, 03055-001-000, 03055-001-003, portion of 03055-010-003	±11.67	Medium Density Residential	Residential Multiple Family- 8 (RMF-8)	☑
03055-001-001, 03871-000-000, portion of 03055-010-003	±13.81	Moderate Density Residential	Residential Single Family – 4 (RSF-4)	☑

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.
The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.a:*** **Moderate density residential (0 to 4 dwelling units per acre):** The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. Residential Planned Developments;
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers
>
> ***Analysis of Consistency with Policy 1.2.a:*** An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning designations would be RSF-4 for the Moderate Density Future Land Use Designated area of the subject property and RMF-8 for the Medium Density Future Land Use Designated area of the subject property.

Policy 1.2.c of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Medium Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre):*** The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.c: An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning designations would be RSF-4 for the Moderate Density Future Land Use Designated area of the subject property and RMF-8 for the Medium Density Future Land Use Designated area of the subject property.

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: There are no wetlands, flood plains, surface water bodies, or other environmentally significant areas 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.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

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

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within · mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

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

1. A water main exists within · mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental

Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

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

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

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

Based on the best available data, there are no wetlands located on the subject property.

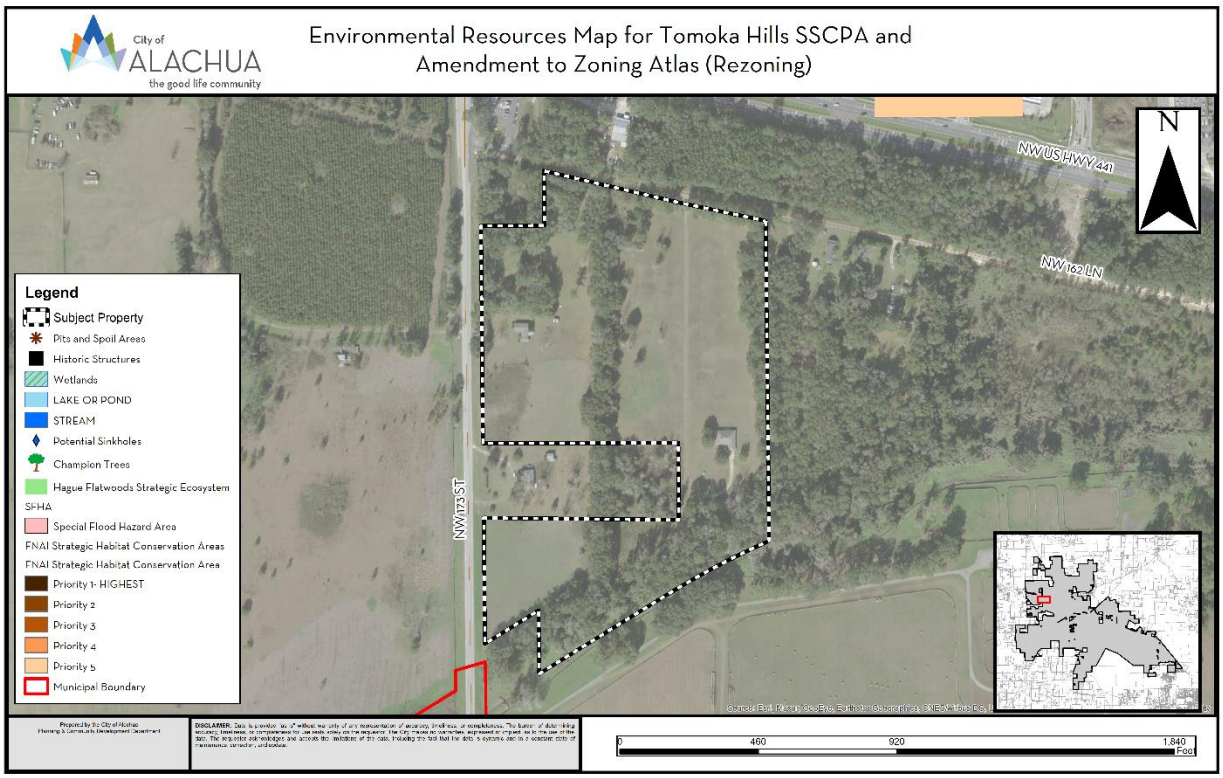
Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands, if any are discovered on site.

Strategic Ecosystems

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

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

Map 6. Environmental Features



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern, other than those described below. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are three (3) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	7.0
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	47.50
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	45.50

Evaluation: The soil types located within the subject property do not pose any significant limitations for dwellings without basements, which is the anticipated development of the subject property.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is not located within a special flood hazard area, therefore no concerns related to flood potential.

Karst-Sensitive Features

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

Evaluation: GIS data available from Alachua County does not indicate any karst sensitive areas on the subject property. If any karst sensitive features are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

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

Evaluation: There are no historic structures located on the subject property, therefore, no concerns related to historic structures or markers.

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 typical development pattern along the US 441 category includes commercial or industrial land use immediately adjacent to the arterial with decreasing intensity or intensity as development occurs further way from US 441. The proposed zoning includes the possibility of higher density single family development or multiple family development close to the US 441 and the existing and planned commercial uses. To the south of this area, the proposed development decreases to more typical single family subdivision densities.

(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 in an area with existing and planned commercial and residential development. 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 north of this are zoned for commercial uses. The lands located to the west include commercial and residential future land use categories. The lands to the east include residential future land use categories.

(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 along CR 235A, a major county collector roadway. The uses permitted by the proposed zoning application are generally residential in nature and would not create excessive traffic, density, or other nuisances that would adversely affect the character of the general area.

(g) *Not Deviate from Pattern of Development* – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The typical development pattern along the US 441 category includes commercial or industrial land use immediately adjacent to the arterial with decreasing intensity or intensity as development occurs further way from US 441. The proposed zoning includes the possibility of higher density single family development or multiple family development close to the US 441 and the existing and planned commercial uses. To the south of this area, the proposed development decreases to more typical single family subdivision densities. The lands located to the north of this are zoned for commercial uses. The lands located to the west include commercial and residential future land use categories. The lands to the east include residential future land use categories.

(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 east and west of the subject property are zoned for residential uses. Surrounding properties are presently zoned and used for residential uses. 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 CR 235A right-of-way adjacent to the subject property.

An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. 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, and capacity must be available, at the time of any future development proposal.

(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. 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.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 4. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
6 (4107)	US 441 (from I-75 to CR235A)	4/D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
16	CR235A (from US 441 to North City Limits)	2/U	Major Collector	Comm	D
17	CR235A (from US 441 to CR 235)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 5. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed Amendment to Official Zoning Atlas	Single Family Detached [1]	765 (382/382)	57 (15/42)	75 (47/28)
	Multifamily Housing (Low Rise)[2]	550 (275/275)	46 (11/35)	52 (33/19)
Potential Total Trips		**1,315 (657/657)**	**103 (26/77)**	**127 (80/47)**

1 ITE Trip Generation (ITE 210)
2 ITE Trip Generation (ITE 220)

Table 6. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	6 US 441 (from I-75 to CR235A) [1]	7 US 441 (from CR235A to NW 188th Street)[1]	16 CR235A (from US 441 to North City Limits)[1]	17 CR235A (from US 441 to CR 235)[1]
Maximum Service Volume[2]	39,000	43,000	15,120	15,120
Existing Traffic[3]	30,111	22,250	5,672	5,209
Reserved Trips[4]	1,927	1,565	1,370	287
Available Capacity[4]	6,962	19,185	8,078	9,267
Potential Impact Generated by Proposed Comprehensive Plan Amendment[5]	1,315	66	658	1,315
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**5,647**	**19,119**	**7,420**	**7,952**
PM Peak Hour Traffic Analysis	**6 US 441 (from I-75 to CR235A) [1]**	**7 US 441 (from CR235A to NW 188th Street)[1]**	**16 CR235A (from US 441 to North City Limits)[1]**	**17 CR235A (from US 441 to CR 235)[1]**
Maximum Service Volume[2]	3,510	3,870	1,359	1,359
Existing Traffic[3]	2,861	2,114	131	495
Reserved Trips[4]	154	129	85	31
Available Capacity[4]	495	1,627	1,143	833
Potential Impact Generated by Proposed Comprehensive Plan Amendment [5]	127	6	64	127
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**368**	**1,621**	**1,079**	**706**

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
4 Source: City of Alachua March 2022 Development Monitoring Report.
5 Source: ITE Trip Generation Manual
6 The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown in Table 5, affected segments 6,7, 16 and 17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	214,194
Potential Potable Water Demand from Proposed Amendment **	40,700
Residual Capacity	**744,856**
Percentage of Permitted Design Capacity Utilized	**67.61%**

Sources:
** City of Alachua March 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 148 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 40,700 gallons per day at build out. This analysis is based on the practicable development potential of 148 residential dwellings that would be permitted by the proposed FLUM Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	193,280
Projected Potential Wastewater Demand from Proposed Amendment **	37,000
Residual Capacity	**592,720**
Percentage of Permitted Design Capacity Utilized	**60.49%**

Sources:
** City of Alachua March 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 148 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 37,000 gallons per day. This analysis is based on the practicable development potential of 148 residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 9a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.87
Reserved Capacity[1]	3.94
Potential Demand Generated by Development[3]	1.92
Residual Recreational Capacity After Impacts	**76.75**

Sources:
1 *City of Alachua March 2022 Development Monitoring Report.*
2 *2020 US Census; Policy 1.2.b, Recreation Element (Formula: 10,574 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.6 persons per dwelling x 148 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]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	0.38 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 January 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (1.92 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 proposed amendment would increase the maximum potential demand from the development of the subject property by 1.92 recreational acres, and for passive park space by 0.38 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 10. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[2]	18,329.99	3,345.22
Projected Solid Waste Demand from Application[3]	1539.18	280.90
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *US Census; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per year)*
2 *City of Alachua March 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 148 dwellings))*
4 *New River Solid Waste Facility, April 2021*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 280.90 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the

proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

A request for determination of adequate capacity was submitted to the Alachua County School Board on April 6, 2022. The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed amendment. A determination will be required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 28 total student stations (13 for elementary, 6 for middle, and 8 for high school).

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

TOMOKA HILLS FARMS, INC
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

TOMOKA HILLS FARMS, INC
SITE SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 28, 2022

Also sent by electronic mail to sethw@chw-inc.com

Seth Wood
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for:

-Tomoka Hills (2022) Small Scale Comprehensive Plan Amendment (SSCPA)
-Tomoka Hills (2022) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Wood:

On March 8, 2022 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that these applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, 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 **April 19, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, April 5, 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. This sign will be ready for pickup by 12 PM on Thursday, March 31, and must be posted by ***Monday, April 4, 2022.***

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, April 18, 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

February 24, 2022

Also sent by electronic mail to sethw@chw-inc.com

Seth Wood
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: -Tomoka Hills (2022) Small Scale Comprehensive Plan Amendment (SSCPA)
-Tomoka Hills (2022) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Wood:

On January 31, 2022 the City of Alachua received your complete application for a Comprehensive Plan Amendment to the Future Land Use Map for the Tomoka Hills project which proposes amending the City of Alachua Future Land Use Map designations from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential on a ±25 acre subject property (Parcel Nos. 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Residential Single Family -3 (RSF-3) to Residential Single Family – 4 (RSF-4) and Residential Multiple Family – 8 (RMF-8) on the above referenced subject property.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Tuesday, March 8, 2022.** These materials may be submitted electronically. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

SSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*
   a. Use most current SBAC Concurrency Analysis form. Available upon request from Planning Staff.
   b. Calculations for traffic impacts assume all future residential development will be multifamily, but a higher generator (single family detached) is also permitted on site. Assume some or all of future residential development will be single family detached (ITE Code 210).

2. *Miscellaneous*
   a. Seth Wood is listed on application as agent, but Authorized Agent form states Craig Brashier as authorized agent.
   b. Executive summary states that the proposed applications will allow 128 gross dwelling units, but this appears to be *net* dwelling units. Please address.
   c. Proof of Payment of Taxes appears to be provided for 2020 and not 2021. Please revise with latest proofs of payment of taxes.

Rezoning Application

3. *Comprehensive Plan Analysis*
   a. Pages 12 and 16 of Justification report should include statement that the proposed zoning districts are compatible with the proposed Future Land Use Map Designations.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 3, 2022

Also sent by electronic mail to sethw@chw-inc.com

Seth Wood
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

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

Dear Mr Wood:

On January 31, 2022 the City of Alachua received your application for a Comprehensive Plan Amendment to the Future Land Use Map for the Tomoka Hills project which proposes amending the City of Alachua Future Land Use Map designations from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential on a ±25 acre subject property (Parcel Nos. 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Residential Single Family -3 (RSF-3) to Residential Single Family – 4 (RSF-4) and Residential Multiple Family – 8 (RMF-8) on the above referenced subject property.

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. Upon additional review of the submitted applications, the Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are complete, subject to submission of certain information detailed below, by Wednesday, February 9, 2022. If the materials detailed below are not provided by Wednesday, February 9, 2022, the application will be deemed to be incomplete. Failure to respond the identified deficiencies within 45 calendar days will result in administrative withdrawal of the applications.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting.

Please address the following:

1. **Comprehensive Plan Amendment Application**
    a. Three (3) sets of mailing labels for individuals and organizations registered with the City to be notified for workshops and hearings were not included with the application materials. Please provide.
2. **Rezoning Application:**
    a. Three (3) sets of mailing labels for individuals and organizations registered with the City to be notified for workshops and hearings were not included with the application materials. Please provide.

Should you have any questions, please feel free to contact me at (386) 418-6100 x 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning and Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

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.

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 April 7, 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 April 19, 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 April 28, 2022 and on June 2, 2022 the City advertised public hearings to be held before the City Commission; and

WHEREAS, on May 9, 2022 and on June 13, 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.

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) and Residential Single Family – 1 (RSF-1) to Residential Single Family -4 (RSF-4) and Residential Multiple Family – 8 (RMF-8) for Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 and 03871-000-000, 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.

PASSED on First Reading the 9th day of May, 2022.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 13th day of June, 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"

LEGAL DESCRIPTION FOR RESIDENTIAL SINGLE FAMILY – 4 (RSF-4) :

A PARCEL OF LAND SITUATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 86°54'12" EAST. ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100' WIDE RIGHT OF WAY) AND BEING THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 86°54'12" EAST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 647.88 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494; THENCE NORTH 03°06'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 250.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 86°53'36" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 647.88 FEET TO THE NORTHWEST CORNER OF SAID LANDS, LYING ON SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 250.22 FEET; THENCE NORTH 86°53'00" EAST, A DISTANCE OF 945.20 FEET TO THE EAST LINE OF ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°19'15" EAST, ALONG THE EAST LINE OF SAID ALACHUA OAKS, AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE 585.48 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD RIGHT OF WAY (FORMERLY HAVING A WIDTH OF 200 FEET), SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2864.79 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 59°28'16" WEST, 377.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.69 FEET TO THE END OF SAID CURVE; THENCE SOUTH 55°41'39" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 03°05'00" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 55°41'39" WEST, A DISTANCE OF 210.00 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE NORTH 03°05'00" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 13.81 ACRES, MORE OR LESS.

EXHIBIT "A"

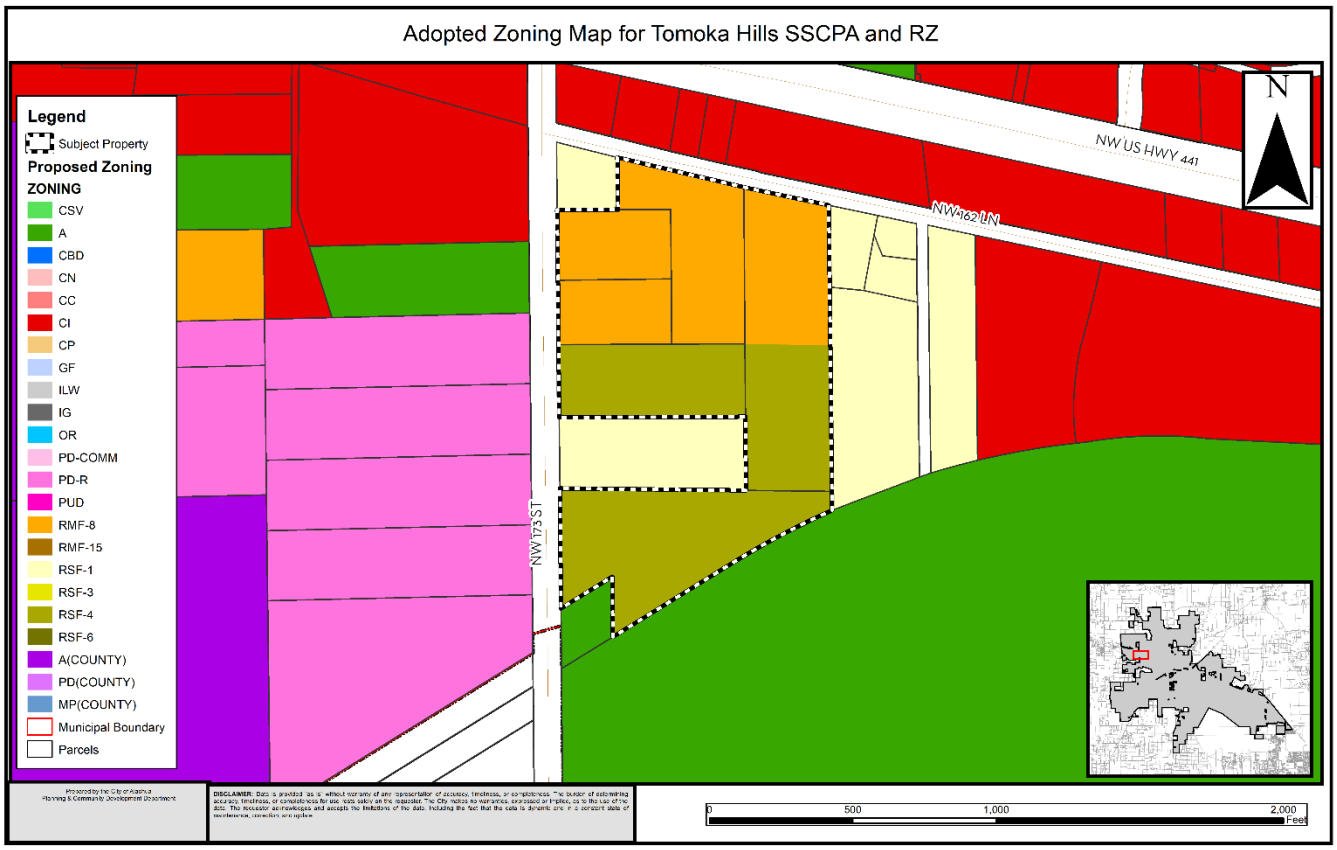
LEGAL DESCRIPTION FOR RESIDENTIAL MULTIPLE FAMILY - 8 (RMF-8):

A PARCEL OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 86°54'12" EAST. ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100' WIDE RIGHT OF WAY); THENCE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 466.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2316, PAGE 3 OF SAID PUBLIC RECORDS; THENCE NORTH 86°53'01" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 03°06'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 181.08 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 2 (66' WIDE RIGHT OF WAY); THENCE SOUTH 78°37'24" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 104.75 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10209.13 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°39'47" EAST, 370.55 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°04'47", AN ARC DISTANCE OF 370.57 FEET TO THE END OF SAID CURVE; THENCE SOUTH 80°42' 11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 278.21 FEET TO THE NORTHEAST CORNER OF ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°19'15" EAST, ALONG THE EAST LINE OF SAID ALACHUA OAKS, A DISTANCE 475.82 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 86°53'00" WEST, A DISTANCE OF 945.20 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 11.67 ACRES, MORE OR LESS.

EXHIBIT "B"


Adopted Zoning Map for Tomoka Hills SSCPA and RZ
Legend
Subject Property
Proposed Zoning
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Municipal Boundary
Parcels
NW US HWY 441
NW 162 LN
NW 173 ST
N
0
500
1,000
2,000
Feet

Tomoka Hills

Rezoning Application on Alachua County Tax Parcels # 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000

Prepared For: City of Alachua, Planning & Community Development

Prepared on behalf of: Tomoka Hills Farms, Inc.

RESUBMITTED
3/08/2022
Date: ~~1/31/2022~~
PN# 21-0025

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

Application Package
Table of Contents

1. **Cover Letter (REVISED)**
2. **Rezoning Application**
3. **Property Owner Affidavit**
4. **Legal Descriptions**
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. **Neighborhood Meeting Materials**
7. **Justification Report**
8. **Public School Student Generation Form**
9. **Map Set**

Application Package
Table of Contents

1. **Cover Letter (REVISED)**
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

March 8, 2022

Sent via electronic mail

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

RE: Response to Planning Assistance Team (PAT) Comments regarding:
Tomoka Hills (2022) Small-scale Comprehensive Plan Amendment (SsCPA) Application
Tomoka Hills (2022) Site-specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Adam:

The above-referenced applications have been revised per the comments provided in the PAT letter issued February 24th, 2022. Detailed responses to these comments are provided below. Original comments are provided in standard font; responses are provided in **bold font.**

SSCPA & REZONING APPLICATIONS

1. *Public Facilities Impact Analysis*
   a. Use most current SBAC Concurrency Analysis form. Available upon request from Planning Staff.

Application materials for both the SsCPA and Rezoning applications were revised to include the most current SBAC Concurrency Analysis form.

Based on comment 1.b., below, calculations were based on a 50/50 split of single-family residential and multifamily residential dwelling units. Justification Report Table 8—Projected Public School Demand was also revised in both applications to reflect this change.

   b. Calculations for traffic impacts assume all future residential development will be multifamily, but a higher generator (single family detached) is also permitted on site. Assume some or all of future residential development will be single family detached (ITE Code 210).

The calculations in Justification Report Table 3—Projected Trip Generation were revised to reflect a 50/50 split of single-family residential and multifamily residential dwelling units in both applications. The calculations of impacts in Justification Report Table 4—Projected Impacts on Affected Roadway Segments were also revised in both applications to reflect the new total number of trips generated.

2. *Miscellaneous*
   a. Seth Wood is listed on application as agent, but Authorized Agent form states Craig Brashier as authorized agent.

SsCPA application form and Rezoning application form have both been revised to list Craig Brashier as agent.

   b. Executive summary states that the proposed applications will allow 128 gross dwelling units, but this appears to be *net* dwelling units. Please address.

Executive summaries in both application justification reports have been revised to state *net* dwelling units rather than *gross* dwelling units. This change has also been reflected in Table 2—Existing and Proposed Maximum Density and Intensity Comparison for both applications.

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

c. Proof of Payment of Taxes appears to be provided for 2020 and not 2021. Please revise with latest proofs of payment of taxes.

Proof of Payment of Taxes for all parcels within project site has been updated to include proof through 2021.

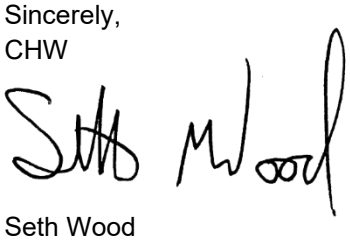
REZONING APPLICATIONS

3. *Comprehensive Plan Analysis*
   a. Pages 12 and 16 of Justification report should include statement that the proposed zoning districts are compatible with the proposed Future Land Use Map Designations.

The responses to Comprehensive Plan Future Land Use Element Objective 1.2.c and Land Development Regulations Section 2.4.2.(E)(1)(a) in the rezoning application justification report have been revised to include the statement, "The proposed zoning districts are compatible with the proposed Future Land Use map designations."

Thank you for your thorough review of our application materials. We trust you will find this submittal package sufficient for review and approval. We look forward to our further discussion on these requests to amend the City's Future Land Use Map and Official Zoning Atlas.

Sincerely,
CHW



Seth Wood
Project Planner

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. **Rezoning Application**
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Tomoka Hills
2. Address of Subject Property: _____
3. Parcel ID Number(s): 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000
4. Existing Use of Property: Vacant / single family residential
5. Future Land Use Map Designation : Moderate Density Residential; Agriculture
6. Existing Zoning Designation: Agriculture (A); Residential Single-family (RSF-1)
7. Proposed Zoning Designation: Residential Single-family (RSF-4); Residential Multifamily (RMF-8)
8. Acreage: ±25.0

B. APPLICANT

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. Consistent with Comprehensive Plan
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. Incompatible with Adjacent Lands
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. Adverse Effect on Local Character
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. Not Deviate from Pattern of Development
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. Encourage Sprawl
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. Spot Zoning
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

   x. Public Facilities
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

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

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

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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

Signature of Applicant

Signature of Co-applicant

Craig Brashier

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7th day of March, 2022 by Craig Brashier, who is/are personally known to me, or who has/have produced _____ as identification.

Sherry Stinson

Signature of Notary Public, State of Florida

SHERRY STINSON
Commission # GG 212289
Expires August 27, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. Rezoning Application
3. **Property Owner Affidavit**
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

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

Parcel ID Number(s): 03055-10-1, 03055-1, 03055-1-1, 03055-1-3, 03055-10-3, & 03871

Acreage: ±25

B. PERSON PROVIDING AGENT AUTHORIZATION

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

Company (if applicable): Tomoka Hills Farms Inc

Mailing Address: P.O. BOX 147018

City: Gainesville State: FL ZIP: 32614-7018

Telephone: Contact Agent FAX: e-mail:

C. AUTHORIZED AGENT

Name: Craig Brashier Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

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

D. REQUESTED ACTION:

TO OBTAIN APPROVALS FROM THE CITY OF ALACHUA, SUWANNEE RIVER WATER MANAGEMENT DISTRICT, ALACHUA COUNTY, AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

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.

X _____

Signature of Applicant

William Shively

Typed or printed name and title of applicant

_____

Signature of Co-applicant

_____

Typed or printed name of co-applicant

State of Kentucky County of Fayette

The foregoing application is acknowledged before me this 25 day of January, 2020 by William Shively

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

NOTARY SEAL

_____

Signature of Notary Public, State of Kentucky

MEGHAN RICH
NOTARY PUBLIC
Kentucky, State At Large
I.D. # 599636
My Commission Expires 4/20/2022

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. Rezoning Application
3. Property Owner Affidavit
4. **Legal Descriptions**
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

LEGAL DESCRIPTION

DATE: January 31, 2022
CLIENT: Tomoka Hill Farms, Inc.
PROJECT NO: 21-0025
DESCRIPTION FOR: RMF-8 / MEDIUM DENSITY RESIDENTIAL

A PARCEL OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 86°54'12" EAST. ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100' WIDE RIGHT OF WAY); THENCE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 466.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2316, PAGE 3 OF SAID PUBLIC RECORDS; THENCE NORTH 86°53'01" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 03°06'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 181.08 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 2 (66' WIDE RIGHT OF WAY); THENCE SOUTH 78°37'24" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 104.75 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10209.13 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°39'47" EAST, 370.55 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°04'47", AN ARC DISTANCE OF 370.57 FEET TO THE END OF SAID CURVE; THENCE SOUTH 80°42' 11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 278.21 FEET TO THE NORTHEAST CORNER OF ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°19'15" EAST, ALONG THE EAST LINE OF SAID ALACHUA OAKS, A DISTANCE 475.82 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 86°53'00" WEST, A DISTANCE OF 945.20 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 11.67 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

DATE: January 31, 2022
CLIENT: Tomoka Hill Farms, Inc.
PROJECT NO: 21-0025
DESCRIPTION FOR: RSF-4 / Moderate Density Residential

A PARCEL OF LAND SITUATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 86°54'12" EAST. ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100' WIDE RIGHT OF WAY) AND BEING THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 86°54'12" EAST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 647.88 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494; THENCE NORTH 03°06'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 250.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 86°53'36" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 647.88 FEET TO THE NORTHWEST CORNER OF SAID LANDS, LYING ON SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 250.22 FEET; THENCE NORTH 86°53'00" EAST, A DISTANCE OF 945.20 FEET TO THE EAST LINE OF ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°19'15" EAST, ALONG THE EAST LINE OF SAID ALACHUA OAKS, AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE 585.48 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD RIGHT OF WAY (FORMERLY HAVING A WIDTH OF 200 FEET), SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2864.79 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 59°28'16" WEST, 377.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.69 FEET TO THE END OF SAID CURVE; THENCE SOUTH 55°41'39" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 03°05'00" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 55°41'39" WEST, A DISTANCE OF 210.00 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE NORTH 03°05'00" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 13.81 ACRES, MORE OR LESS.

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Descriptions
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

J.K. JESS IRBY, ESQ., CLERK OF THE COURT Date: 10/25/2021 12:49 PM
ALACHUA COUNTY
Real Estate Index Detail

Document Information

Instrument #:	2062598	**Document Type:**	DEED
Date Received:	08/09/2004 11:25:09 AM	**Book Type:**	OPR
Index Status:	Permanent Index	**Book:**	2971
Image?:	✓	**Page:**	987
Consideration:	$128,300.00	**# Pages:**	1
File Page:	NO		
Remarks:			

Grantors

1 MW INVESTMENTS LLC

2 ROBERTSON CRAIG A AIF

Grantees

1 TOMOKA HILLS FARMS INC

Legal Information

1 SEC 9; TWN 8S; RNG 18E

Related Documents

1	2792804	0	OPR	4198	818	NOC

Returnee Information

HAILE TITLE

1.5.00 p.s.
280.00

THIS INSTRUMENT WAS PREPARED BY:
JOHN C. TRENTELMAN, Attorney
207 N. Magnolia Avenue
Ocala, Florida 34475-6625

pct →

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 03/02/1999 11:57
Document ID 1594334
Book/Page 2219/ 1139

DTAX 280.00

Please Return To:
Charles M. Gadd, Jr.

RETURN TO

WARRANTY DEED

THIS INDENTURE, made the 26th day of February, 1999, between **JAMES A. O'NEAL JR. and his wife, VIRGINIA L. O'NEAL,** hereinafter called the grantor*, and **TOMOKA HILLS FARMS, INC.,**

whose mailing address is: 7201 NW 11th Place. Gainesville. Florida 32605

hereinafter called the grantee*.

WITNESSETH:

that said grantor, for and in consideration of the sum of ten dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

PARCEL NUMBER: 03871-000-000 & 03055-001-001

and said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 1999. *"Grantor" and "grantee" are used for singular or plural as context requires.

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

Signed, sealed and delivered
in our presence.

John C. Trentelman

James A. O'Neal Jr. (Seal)
JAMES A. O'NEAL JR.
1306 SE 15th St.
Ocala FL 34471

Victoria N. McCue
Victoria N. McCue

Virginia L. O'Neal
VIRGINIA L. O'NEAL

STATE OF FLORIDA

COUNTY OF MARION

The foregoing instrument was acknowledged before me this 25 day of Feb, 1999, by James A. O'Neal Jr. and his wife, Virginia L. O'Neal, who are personally known to me and who did not take an oath.

JOHN C. TRENTELMAN
MY COMMISSION # CC453416 EXPIRES
July 31, 1999
BONDED THRU TROY FAIN INSURANCE, INC

Notary Public, State of Florida

MY COMMISSION EXPIRES: 7-31-99

EXHIBIT A

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

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E., A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E., A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN N.86°54'12"E., ALONG SAID SOUTH LINE, A DISTANCE OF 299.30 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 175, PAGE 1000 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "ORIGINAL PARCEL"; THENCE RUN S.03°19'15"E., ALONG THE EAST LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 84.71 FEET TO THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN SOUTHWESTERLY, ALONG SAID CENTERLINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, THROUGH AN ARC ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.68 FEET (CHORD BEARING AND DISTANCE OF S.59°28'16"W., 377.42 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.55°41'39"W., ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET TO A BOUNDARY CORNER OF SAID "ORIGINAL PARCEL"; THENCE RUN N.03°05'00"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET; THENCE RUN S.55°41'39"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET TO THE INTERSECTION OF SAID BOUNDARY LINE WITH THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE RUN N.03°05'00"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 14.105 ACRES MORE OR LESS.

LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SW CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E. A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E. A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN S.86°54'12"W. ALONG THE SOUTH LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1926519 2 PGS
2003 APR 15 12:10 PM BK 2645 PG 97
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY,FLORIDA
CLERK10 Receipt#134914
Doc Stamp-Deed: 455.00
By: _____D.C.

Prepared by Charles M. Gadd, Jr.
Clayton-Johnston, P.A.
111 SE First Avenue
Gainesville, FL 32602

Parcel ID Number: 03055-001-003
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 9 day of ~~March~~ April cb, 2003 A.D., **Between** William J. Shively

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

whose address is: PO Box 147018, Gainesville, FL 32614

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

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

Those certain lands as described on attached Exhibit A which are made a part hereof by reference.

Together with that certain 1999 Horton Mobile Home, Identification Number H209240G, Title Number 82523650.

SUBJECT TO taxes for 2003 and subsequent years.

SUBJECT TO restrictions and easements of record.

GRANTOR HEREIN WARRANTS THAT THE ABOVE-DESCRIBED PROPERTY IS NEITHER HIS HOMESTEAD NOR HIS RESIDENCE.

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

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

Signed, sealed and delivered in our presence:

Printed Name: Allen D. Durham
Witness

Printed Name: Donald C. Matz, Jr.
Witness

William J. Shively (Seal)
P.O. Address: **PO Box 147018, Gainesville, FL 32614**

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 9 day of ~~March~~ April cb, 2003 by William J. Shively

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

Cathy Bishop
Commission # CC 924639
Expires May 19, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

Printed Name: Cathy Bishop
Notary Public
My Commission Expires: May 19, 2004

A20909

Laser Generated by © Display Systems, Inc., 2000 (863) 763-5555 Form FLWD-1

EXHIBIT A

A tract of land situated in Section 9, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the aforementioned Section 9, Township 8 South, Range 18 East, for the point of reference and run North 86°54'12" East, along the South line of said Section 9, a distance of 50.00 feet to the East right of way line of County Road No. 235-A (100 foot right of way); thence run North 03°06'59" West, along said East right of way line, a distance of 967.41 feet to the True Point of Beginning; thence continue North 03°06'59" West, along said right of way line, a distance of 235.36 feet to the intersection of said East right of way line with the South right of way line of Old State Highway No. 2 (66 foot right of way); thence run South 78°37'24" East, along said South right of way line, a distance of 321.65 feet to the beginning of a curve concave Northerly, said curve having a radius of 10209.13 feet; thence run Southeasterly, along said South right of way line and with said curve, through an arc angle of 01°56'28", an arc distance of 345.87 feet (chord bearing and distance of South 79°35'38" East, 345.86 feet respectively); thence run South 03°06'59" East, a distance of 540.96 feet; thence run South 86°53'01" West, a distance of 254.68 feet; thence run North 03°06'59" West, a distance of 466.97 feet; thence run South 86°53'01" West, a distance of 393.00 feet to the True Point of Beginning. LESS the Westerly 210 feet thereof.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2118786 1 PG
2005 MAR 22 11:29 AM BK 3090 PG 1391
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#228412
Doc Stamp-Deed: 875.00

2118786

This Document Prepared By and Return to:
Charles M. Gadd, Jr.
CLAYTON-JOHNSTON, P.A.
111 S.E. First Ave.
Gainesville, FL 32601

Parcel ID Number: 03055-010-001

Warranty Deed

This Indenture, Made this 18th day of March, 2005 A.D., **Between** Darrell T. Lancaster and Myra K. Lancaster, husband and wife

of the County of Alachua, State of Florida, **grantors,** and Tomoka Hills Farms, Inc., a corporation existing under the laws of the State of Florida
whose address is: 7201 N.W. 11th Place, Gainesville, FL 32605

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

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

LOT 1, ALACHUA OAKS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "T", PAGE 53, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO THAT CERTAIN 1998, 80 X 28 CARRIAGE MANOR MOBILE HOME, VEHICLE IDENTIFICATION NUMBERS GAFLW75A68072CD21 AND GAFLW75B68072CD21, SERIAL NUBMERS 75032899 AND 75032900.

Subject to taxes for 2005 and subsequent years.

Subject to restrictions and easements of record.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Charles M. Gadd, Jr.
Witness

Darrell T. Lancaster (Seal)
Darrell T. Lancaster
P.O. Address: 4927 N.W. 20th Drive, Gainesville, FL 32605

Printed Name: Denise Lowry Hutson
Witness

Myra K. Lancaster (Seal)
Myra K. Lancaster
P.O. Address: 4927 N.W. 20th Drive, Gainesville, FL 32605

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 18th day of March, 2005 by

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 04/30/1999 16:01
Document ID 1606360
Book/Page 2229/ 1239

DTAX 700.00

This instrument prepared by:
MARVIN W. BINGHAM, JR.
P.O. Box 1930
Alachua, Florida 32616

Tax Parcel # 03055-010-003

RETURN TO

WARRANTY DEED

This Indenture, made this 28th day of April, 1999, between **Nanine Genender, an unmarried person, and Adrienne Bleichner, an unmarried person, whose post office address is P.O. Box 2253, Alachua, Florida 32616, grantors, and Tomoka Hills Farms, Inc.,** whose post office address is 7201 NW 11th Place, Gainesville, Florida 32605, grantee,

WITNESSETH that said grantors, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable considerations to said grantors in hand paid by said grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to wit:

Lots Two (2) and Three (3), ALACHUA OAKS SUBDIVISION, according to plat thereof, as recorded in Plat Book "T", page 53, of the Public Records of Alachua County, Florida.

Together with that certain1997 Fleetwood Waverly Crest Doublewide Mobile Home Serial # FLFLV70A25143-WC21 and FLFLV70B25143-WC21.

SUBJECT TO and together with covenants, easements and restrictions of record, and taxes for the year 1999 and all subsequent years.

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

IN WITNESS WHEREOF, grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

Witness
Printed Name D.V. JAKUPKO

Nanine Genender

Witness
Printed Name MARVIN W. BINGHAM JR

Adrienne Bleichner

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 28th day of April, 1999, by **Nanine Genender and Adrienne Bleichner,** who are personally known to me ✓ or produced _____ as identification.

MARVIN W. BINGHAM, JR.
Comm. No. CC 547201
My Comm. Exp. May. 22, 2000
Bonded thru Pichard Ins. Agcy.

NOTARY PUBLIC
Printed Name: MARVIN W. BINGHAM JR

1.5.00 p.s.
280.00

THIS INSTRUMENT WAS PREPARED BY:
JOHN C. TRENTELMAN, Attorney
207 N. Magnolia Avenue
Ocala, Florida 34475-6625

pct →

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 03/02/1999 11:57
Document ID 1594334
Book/Page 2219/ 1139

DTAX 280.00

Please Return To:
Charles M. Gadd, Jr.

RETURN TO

WARRANTY DEED

THIS INDENTURE, made the 26th day of February, 1999, between **JAMES A. O'NEAL JR. and his wife, VIRGINIA L. O'NEAL,** hereinafter called the grantor*, and **TOMOKA HILLS FARMS, INC.,**

whose mailing address is: 7201 NW 11th Place. Gainesville. Florida 32605

hereinafter called the grantee*.

WITNESSETH:

that said grantor, for and in consideration of the sum of ten dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

PARCEL NUMBER: 03871-000-000 & 03055-001-001

and said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 1999. *"Grantor" and "grantee" are used for singular or plural as context requires.

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

Signed, sealed and delivered
in our presence.

John C. Trentelman

James A. O'Neal Jr. (Seal)
JAMES A. O'NEAL JR.
1306 SE 15th St.
Ocala FL 34471

Victoria N. McCue
Victoria N. McCue

Virginia L. O'Neal
VIRGINIA L. O'NEAL

STATE OF FLORIDA

COUNTY OF MARION

The foregoing instrument was acknowledged before me this 25 day of Feb, 1999, by James A. O'Neal Jr. and his wife, Virginia L. O'Neal, who are personally known to me and who did not take an oath.

JOHN C. TRENTELMAN
MY COMMISSION # CC453416 EXPIRES
July 31, 1999
BONDED THRU TROY FAIN INSURANCE, INC

Notary Public, State of Florida

MY COMMISSION EXPIRES: 7-31-99

EXHIBIT A

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

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E., A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E., A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN N.86°54'12"E., ALONG SAID SOUTH LINE, A DISTANCE OF 299.30 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 175, PAGE 1000 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "ORIGINAL PARCEL"; THENCE RUN S.03°19'15"E., ALONG THE EAST LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 84.71 FEET TO THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN SOUTHWESTERLY, ALONG SAID CENTERLINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, THROUGH AN ARC ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.68 FEET (CHORD BEARING AND DISTANCE OF S.59°28'16"W., 377.42 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.55°41'39"W., ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET TO A BOUNDARY CORNER OF SAID "ORIGINAL PARCEL"; THENCE RUN N.03°05'00"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET; THENCE RUN S.55°41'39"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET TO THE INTERSECTION OF SAID BOUNDARY LINE WITH THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE RUN N.03°05'00"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 14.105 ACRES MORE OR LESS.

LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SW CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E. A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E. A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN S.86°54'12"W. ALONG THE SOUTH LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING.

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

Parcel Summary

Parcel ID	03055-001-000
Prop ID	12727
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC N ALG W/L SEC 500.44 FT E 50 FT TO E R/W SR 235-A POB E 393 FT N 221.68 FT W 393 FT TO E R/W SR 235-A S ALG R/W 221.68 FT POB OR 2971/0987
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (00100)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	2.000
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$80,810	$80,139	$81,675	$84,800	$82,500
Land Value	$26,000	$13,400	$13,400	$13,400	$13,400
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$106,810**	**$93,539**	**$95,075**	**$98,200**	**$95,900**
Assessed Value	$102,893	$93,539	$95,075	$98,200	$95,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$102,893	$93,539	$95,075	$98,200	$95,900
Maximum Save Our Homes Portability	$3,917	$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
0110	SFR RURAL	2.00	87120	0	0	RSF-1

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	2,057	**HC&V**	04-FORCED AIR
Heated Area	2,021	**HVAC**	03-CENTRAL
Exterior Walls	19-COMMON BRICK	**Bathrooms**	2.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	3-3 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1973
Floor Cover	10-TERRAZZO; 14-CARPET	**Effective Year Built**	1976

Type	SOH MISC	**Heat**	
Total Area	338	**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**	2003

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,021	1976	3	0100	SINGLE FAMILY	$77,392
FOP	FINISHED OPEN PORCH	36	1976	3	0100	SINGLE FAMILY	$414

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2121	SP 1	168	2003		R2	RES	$944
2221	STG 1	170	2003		R2	RES	$480

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/6/2004	$128,300	WD	2971	987	Q - QUALIFIED	Improved	* MW INVESTMENTS LLC	TOMOKA HILLS FARMS INC	Link (Clerk)
5/12/2004	$117,000	WD	2915	454	Q - QUALIFIED	Improved	* FLOYD EDWARD D FLORA E	* MW INVESTMENTS LLC	Link (Clerk)
11/22/1995	$28,900	WD	2039	52	U - UNQUALIFIED	Improved	* CHESTER S & MARGUERITE V SAN	* FLOYD EDWARD D FLORA E	Link (Clerk)

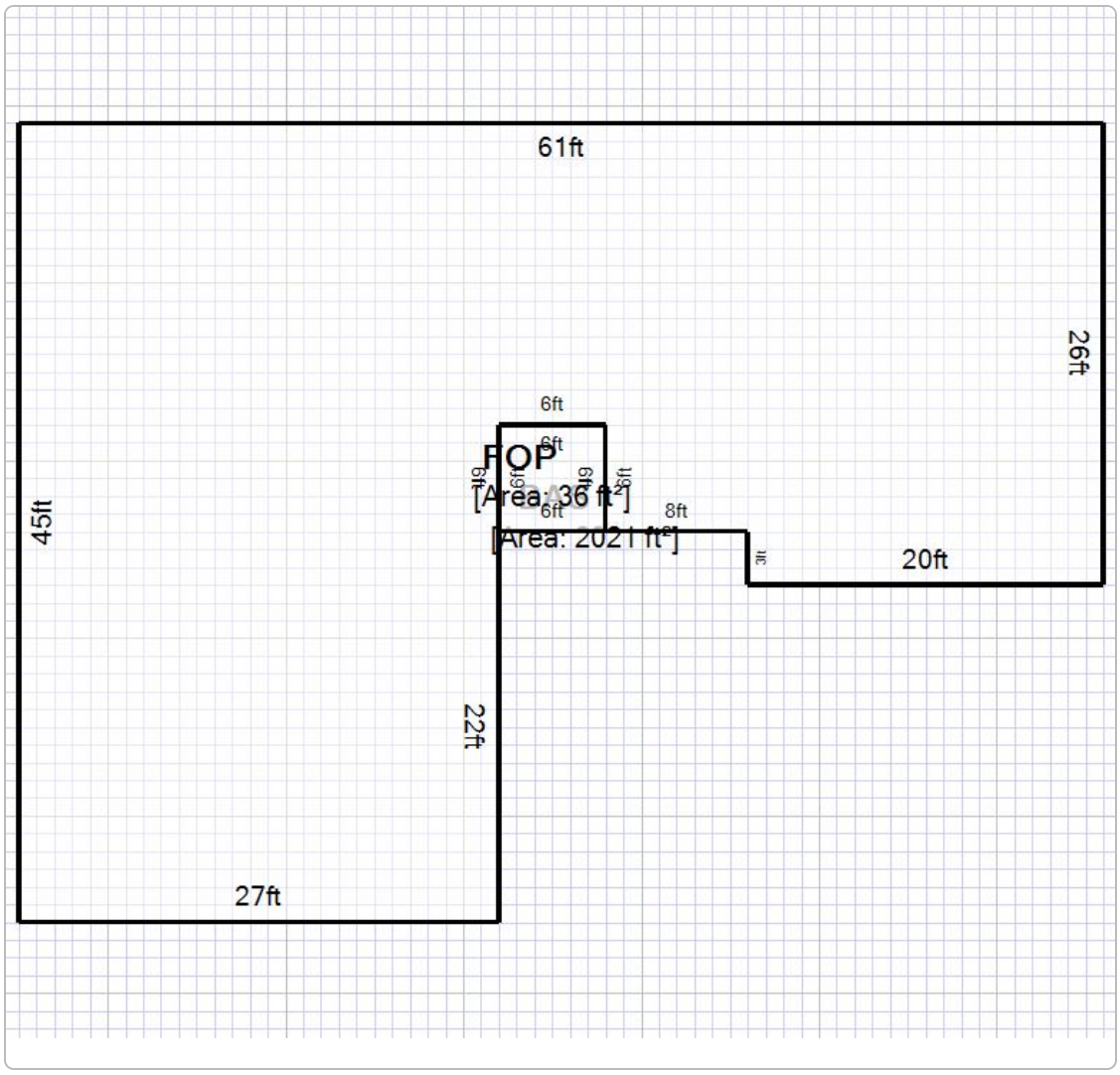
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
A5-13-3087	ROOFING	Yes	No	5/28/2013	$5,600
7469	STORAGE BLDG >100 SQ FT	Yes	No	7/18/2000	$600
95-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/1995	$0

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

Sketches



Map

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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 10/25/2021, 5:21:35 AM

Version 2.3.155

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

Parcel Summary

Parcel ID	03055-001-001
Prop ID	12728
Location Address	
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC E 50 FT POB N 3 DEG W 500.44 FT N 86 DEG E 647.88 FT S 3 DEG E 500.66 FT S 86 DEG W TO POB (LESS THE S1/2 PER OR 2119/1494) OR 2219/1139 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	3.720
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$48,360	$24,924	$24,924	$24,900	$24,900
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$48,360**	**$24,924**	**$24,924**	**$24,900**	**$24,900**
Assessed Value	$27,416	$24,924	$24,924	$24,900	$24,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$27,416	$24,924	$24,924	$24,900	$24,900
Maximum Save Our Homes Portability	$20,944	$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
0115	SFR ACREAGE	3.72	162043.2	0	0	RSF-1

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
2/26/1999	$40,000	MS	2219	1139	U - UNQUALIFIED	Vacant	* O'NEAL JAMES A JR VIRGINIA L	TOMOKA HILLS FARMS INC	Link (Clerk)
12/28/1995	$17,500	MS	2043	2698	U - UNQUALIFIED	Improved	* SANDERS CHESTER S MARGUERITE	* O'NEAL JAMES A JR VIRGINIA L	Link (Clerk)
11/22/1995	$28,900	MS	2039	58	U - UNQUALIFIED	Improved	* E D & FLORA E FLOYD	* SANDERS CHESTER S MARGUERITE	Link (Clerk)
6/6/1988	$85,800	MS	1705	999	U - UNQUALIFIED	Vacant	* E D FLOYD; & FLORA E FLOYD	* E D & FLORA E FLOYD	Link (Clerk)

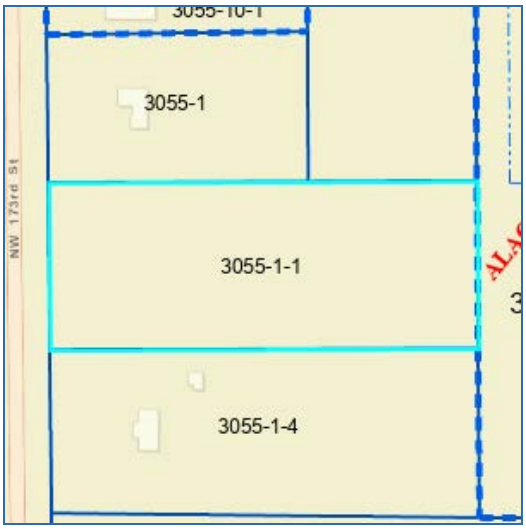
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
97-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1997	$0
95-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/1995	$0

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

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 10/25/2021, 5:21:35 AM

Version 2.3.155

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

Parcel Summary

Parcel ID	03055-001-003
Prop ID	12729
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC E 50 FT N 3 DEG W 967.41 FT POB N 3 DEG W 235.36 FT S 78 DEG E 321.65 FT SELY ALG CURVE 345.87 FT S 3 DEG E 540.96 FT W 254.68 FT N 3 DEG W 466.97 FT W 393 FT POB LESS THE N 210 FT OF THE W 210 FT OR 2645/0097 (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	4.000
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,884	$1,884	$1,884	$1,900	$1,900
Land Value	$46,800	$24,120	$24,120	$24,100	$24,100
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$48,684**	**$26,004**	**$26,004**	**$26,000**	**$26,000**
Assessed Value	$28,604	$26,004	$26,004	$26,000	$26,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$28,604	$26,004	$26,004	$26,000	$26,000
Maximum Save Our Homes Portability	$20,080	$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
0110	SFR RURAL	4.00	174240	0	0	RSF-1

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1990

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2420	WELL/SEPT	1	1990		R5	RES	$1,884

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
4/9/2003	$65,000	WD	2645	97	Q - QUALIFIED	Improved	* SHIVELY WILLIAM J	TOMOKA HILLS FARM INC	Link (Clerk)
2/27/2003	$65,000	WD	2614	1160	Q - QUALIFIED	Improved	* FOWLER JUDITH ANN	* SHIVELY WILLIAM J	Link (Clerk)
12/24/1996	$35,000	MS	2093	58	U - UNQUALIFIED	Vacant	* CHESTER S SANDERS MARGUERITE	* FOWLER JUDITH ANN	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
7204	MANUFACTURED HOUSING	Yes	No	11/16/1999	$34,000
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0
97-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1997	$0

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

Map

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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 10/25/2021, 5:21:35 AM

Version 2.3.155

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

Parcel Summary

Parcel ID	03055-010-001
Prop ID	12731
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	ALACHUA OAKS
Brief Legal Description*	ALACHUA OAKS PB T-53 LOT 1 3090/1391
	(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	2.210
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,884	$1,884	$1,884	$1,900	$1,900
Land Value	$28,730	$14,807	$14,807	$14,800	$14,800
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$30,614**	**$16,691**	**$16,691**	**$16,700**	**$16,700**
Assessed Value	$18,360	$16,691	$16,691	$16,700	$16,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$18,360	$16,691	$16,691	$16,700	$16,700
Maximum Save Our Homes Portability	$12,254	$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
0110	SFR RURAL	2.21	96267.6	0	0	RSF-1

Building Information

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

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2420	WELL/SEPT	1	1998		R5	RES	$1,884

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/18/2005	$125,000	WD	3090	1391	Q - QUALIFIED	Improved	* LANCASTER DARRELL T MYRA K	TOMOKA HILLS FARMS INC	Link (Clerk)
1/27/1998	$17,500	WD	2151	74	Q - QUALIFIED	Vacant	* HOLLAND HUGH H SR JO ANN	* LANCASTER DARRELL T MYRA K	Link (Clerk)
7/7/1997	$10,000	WD	2121	116	Q - QUALIFIED	Vacant	* SANDERS CHESTER S MARGUERITE	* HOLLAND HUGH H SR JO ANN	Link (Clerk)

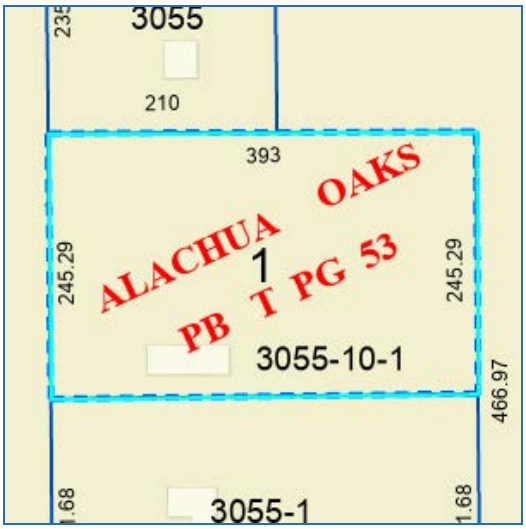
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
7040	WOOD DECK / DOCK	Yes	No	6/18/1999	$1,500
6603	MISCELLANEOUS	Yes	No	2/13/1998	$1,280
6585	MANUFACTURED HOUSING	Yes	No	1/23/1998	$50,450

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: 10/25/2021, 5:21:35 AM

Version 2.3.155

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

Parcel Summary

Parcel ID	03055-010-003
Prop ID	12732
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	ALACHUA OAKS
Brief Legal Description*	ALACHUA OAKS PB T-53 LOTS 2 & 3 OR 2229/1239
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (00100)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	6.900
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$171,929	$169,324	$171,456	$175,700	$169,500
Land Value	$89,700	$31,050	$31,050	$31,100	$31,100
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$261,629**	**$200,374**	**$202,506**	**$206,800**	**$200,600**
Assessed Value	$220,411	$200,374	$202,506	$206,800	$200,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$220,411	$200,374	$202,506	$206,800	$200,600
Maximum Save Our Homes Portability	$41,218	$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
0110	SFR RURAL	6.90	300564	0	0	RSF-1

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	3,200	**HC&V**	04-FORCED AIR
Heated Area	2,251	**HVAC**	03-CENTRAL
Exterior Walls	17-CB STUCCO	**Bathrooms**	2.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	4-4 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	2005
Floor Cover	11-CLAY TILE; 14-CARPET	**Effective Year Built**	2005

Type	SOH MISC	**Heat**	
Total Area	705	**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**	2005

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,251	2005	3	0100	SINGLE FAMILY	$138,449
FGR	FINISHED GARAGE	582	2005	3	0100	SINGLE FAMILY	$19,689
FOP	FINISHED OPEN PORCH	150	2005	3	0100	SINGLE FAMILY	$2,768
FSP	FIN SCREENED PORCH	217	2005	3	0100	SINGLE FAMILY	$7,341

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
0800	DRIVE/WALK	416	2005		R1	RES	$333
0963	FP PF 2	1	2005		R7	RES	$802
1641	PATIO 1	288	2006		R1	RES	$353

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
4/28/1999	$100,000	WD	2229	1239	Q - QUALIFIED	Improved	* BLEICHNER & GENENDER /// NAN	TOMOKA HILLS FARMS INC	Link (Clerk)
8/15/1997	$33,500	WD	2127	307	Q - QUALIFIED	Vacant	* SANDERS CHESTER S MARGUERITE	* BLEICHNER & GENENDER	Link (Clerk)

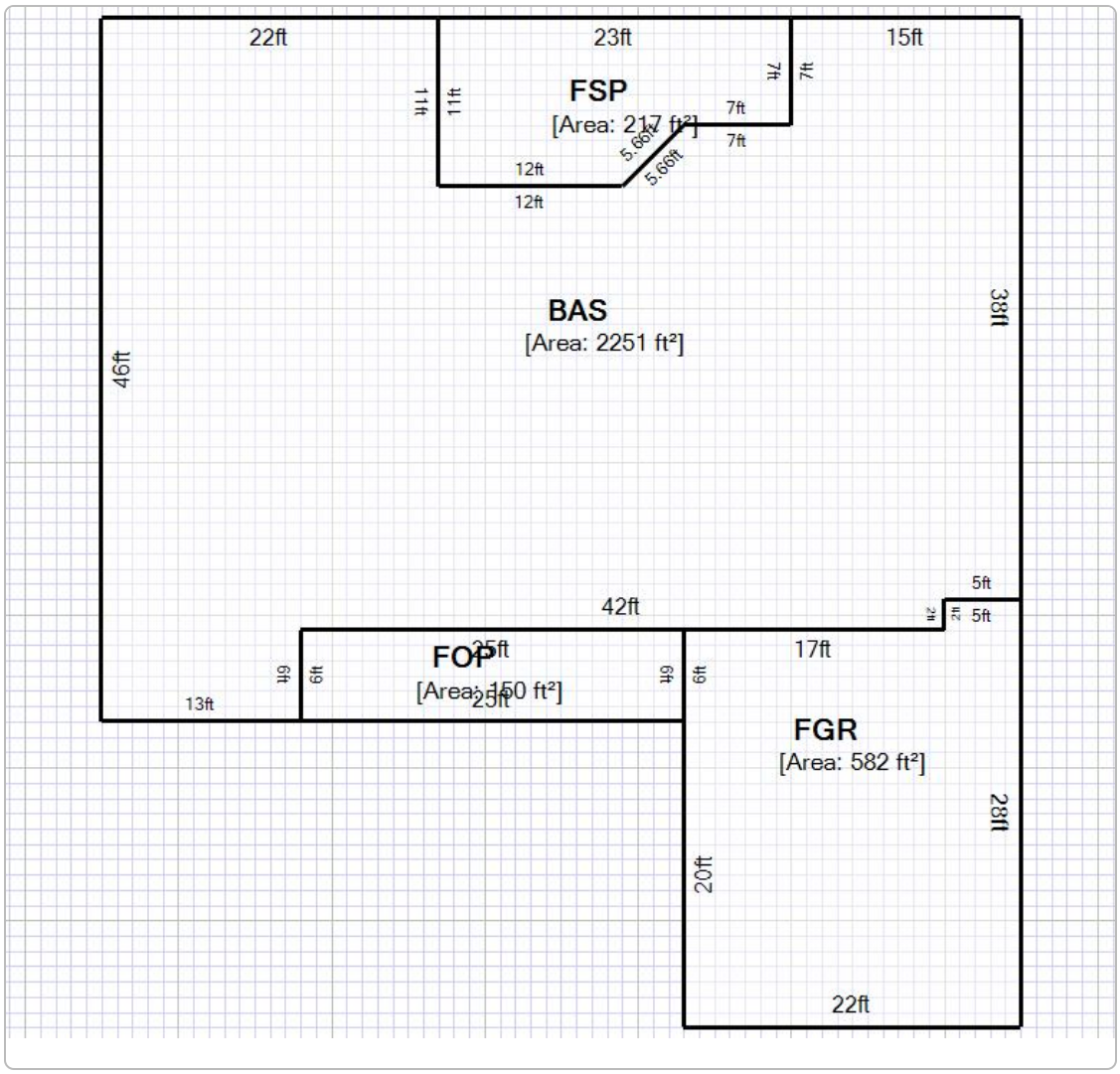
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
9407	ONE & TWO FAMILY DWELLING	Yes	No	7/16/2004	$108,239
6492	MANUFACTURED HOUSING	Yes	No	10/1/1997	$0

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

Sketches



Map

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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 10/25/2021, 5:21:35 AM

Version 2.3.155

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

Parcel Summary

Parcel ID	03871-000-000
Prop ID	15084
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	THAT PART GOV LOT 2 N OF RAILROAD LESS W 50 FT R/W PER OR 671/395) & THAT STRIP ABANDONED RR R/W PER OR 836/205) LESS ONE ACRE PER OR 1312/289) OR 2219/1139 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ACRG NOT AG (09900)
Sec/Twp/Rng	16-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	6.290
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$22,644	$22,644	$22,644	$22,600	$22,600
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$22,644**	**$22,644**	**$22,644**	**$22,600**	**$22,600**
Assessed Value	$22,644	$22,644	$22,644	$22,600	$22,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$22,644	$22,644	$22,644	$22,600	$22,600
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
9905	AC NON AG < 10	6.29	273992.4	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
2/26/1999	$40,000	MS	2219	1139	U - UNQUALIFIED	Vacant	* O'NEAL JAMES A JR VIRGINIA L	TOMOKA HILLS FARMS INC	Link (Clerk)
12/28/1995	$17,500	MS	2043	2698	U - UNQUALIFIED	Vacant	* SANDERS CHESTER S MARGUERITE	* O'NEAL JAMES A JR VIRGINIA L	Link (Clerk)
11/22/1995	$28,900	MS	2039	58	U - UNQUALIFIED	Improved	* EDWARD DEWITT & FLORA E FLOY	* SANDERS CHESTER S MARGUERITE	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: 10/25/2021, 5:21:35 AM

Version 2.3.155

Real Estate Account #03055 001 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
15909 NW 173RD ST
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$2,438.06**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $2,438.06	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $2,210.40	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $2,300.73	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $2,339.98	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $2,344.10	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $2,162.06	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $2,239.55	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $2,208.97	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $2,289.71	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $2,413.00	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $2,565.56	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $2,587.47	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $3,471.45	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1040		**Redeemed**	07/12/2010	**Face** $3,300.19, **Rate** 0.25%	
		Paid $3,471.45			
2008 Annual Bill	$0.00	**Paid** $2,743.73	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $2,682.17	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $2,919.42	03/08/2007	**Receipt** #2006-9001818	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $2,735.81	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,454.36	12/31/2004	**Receipt** #2004-4018871	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,488.20	11/01/2003	**Receipt** #2003-3025368	Print (PDF)
2002					
2002 Annual Bill	$0.00	**Paid** $1,631.56	10/17/2003	**Receipt** #2002-0287405	Print (PDF)
Certificate #833		**Redeemed**	10/17/2003	**Face** $1,547.91, **Rate** 0.25%	
		Paid $1,631.56			
Total Amount Due	**$0.00**				

John Power TAX COLLECTOR Serving Alachua County

Search all services we offer...

Vehicle Registration | **Property Tax** | Tourist Tax

Search > Account Summary

Real Estate Account #03055 001 001

Owner:
TOMOKA HILLS FARMS INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$804.88**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $804.88	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $611.12	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $627.28	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $619.32	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $633.34	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $589.86	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $601.21	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $593.60	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $593.41	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $592.48	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $605.52	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $601.11	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $737.75	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1041		**Redeemed**	07/12/2010	**Face** $696.67, **Rate** 9%	
		Paid $737.75			
2008 Annual Bill	$0.00	**Paid** $541.59	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $543.49	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $629.05	03/08/2007	**Receipt** #2006-9001817	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $635.83	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $635.51	12/31/2004	**Receipt** #2004-4018873	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $643.64	11/19/2003	**Receipt** #2003-3014852	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $652.80	11/26/2002	**Receipt** #2002-0216739	Print (PDF)
Total Amount Due	**$0.00**				

Real Estate Account #03055 001 003

Owner:
TOMOKA HILLS FARM INC

Situs:
17115 NW 162ND LN
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$852.29**. **Print paid bill (PDF)**

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE		STATUS		ACTION
2021 Annual Bill	$0.00	**Paid** $852.29	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $661.40	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $674.15	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $666.30	11/15/2018	**Receipt** #18-0017014	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $680.91	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $631.73	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $643.57	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $638.00	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $1,257.83	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012					
2012 Annual Bill	$0.00	**Paid** $1,736.78	11/15/2012	**Receipt** #12-0024271	Print (PDF)
Refund		**Processed** $430.22	12/10/2012	**To** DIXIANA, LLC	
		Paid $1,736.78			
2011 Annual Bill	$0.00	**Paid** $1,378.85	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $1,397.30	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $1,849.03	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1042		**Redeemed**	07/12/2010	**Face** $1,755.03, **Rate** 8.25%	
		Paid $1,849.03			
2008 Annual Bill	$0.00	**Paid** $1,440.85	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $1,433.72	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $1,598.20	03/08/2007	**Receipt** #2006-9001819	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $1,535.67	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,308.92	12/31/2004	**Receipt** #2004-4018870	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $575.73	11/19/2003	**Receipt** #2003-3014857	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $568.79	02/28/2003	**Receipt** #2002-0262677	Print (PDF)
Total Amount Due	**$0.00**				

Real Estate Account #03055 010 001

Owner:
TOMOKA HILLS FARMS INC

Situs:
15921 NW 173RD ST
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$584.06**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $584.06	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $462.95	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $469.65	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $464.85	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $474.25	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $411.42	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $423.87	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $423.45	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $428.51	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $430.94	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $442.65	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $1,793.22	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $2,409.30	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1043		**Redeemed**	07/12/2010	**Face** $2,288.62, **Rate** 8.25%	
		Paid $2,409.30			
2008 Annual Bill	$0.00	**Paid** $1,928.07	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $1,924.81	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $2,077.10	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $1,000.71	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $971.24	02/02/2005	**Receipt** #2004-4021134	Print (PDF)
2003					
2003 Annual Bill	$0.00	**Paid** $1,138.40	02/02/2005	**Receipt** #2004-4021134	Print (PDF)
Certificate #702		**Redeemed**	02/02/2005	**Face** $1,078.24, **Rate** 0.25%	
		Paid $1,138.40			
2002					
Total Amount Due	**$0.00**				

BILL	AMOUNT DUE	STATUS			ACTION
2002 Annual Bill	$0.00	**Paid** $1,106.09	07/31/2004	**Receipt** #2003-3082866	Print (PDF)
Certificate #834		**Redeemed**	08/02/2004	**Face** $1,047.47, **Rate** 0.25%	
		Paid $1,106.09			
Total Amount Due	**$0.00**				

© 2019–2022 Grant Street Group. All rights reserved.

Real Estate Account #03055 010 003

Owner:
TOMOKA HILLS FARMS INC

Situs:
17103 NW 162ND LN
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$5,313.92**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $5,313.92	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $4,611.47	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $4,791.57	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $4,831.37	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $4,795.29	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $4,476.52	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $4,608.13	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $4,557.06	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $4,220.04	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $4,445.03	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $4,720.11	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $4,779.46	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $6,362.43	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1044		**Redeemed**	07/12/2010	**Face** $6,053.50, **Rate** 0.25%	
		Paid $6,362.43			
2008 Annual Bill	$0.00	**Paid** $5,034.05	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $4,932.49	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $5,184.30	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $2,138.29	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,791.27	12/31/2004	**Receipt** #2004-4018874	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,974.15	11/19/2003	**Receipt** #2003-3014859	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,880.49	11/26/2002	**Receipt** #2002-0216743	Print (PDF)
Total Amount Due	**$0.00**				

Real Estate Account #03871 000 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$566.31**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $566.31	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $562.53	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $577.24	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $569.49	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $582.21	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $535.38	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $545.65	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $538.75	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $538.58	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $537.73	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $549.56	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $545.58	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $671.44	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1327		**Redeemed**	07/12/2010	**Face** $633.51, **Rate** 12.25%	
		Paid $671.44			
2008 Annual Bill	$0.00	**Paid** $491.57	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $493.27	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $570.94	03/08/2007	**Receipt** #2006-9001816	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $577.09	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $576.79	12/31/2004	**Receipt** #2004-4018877	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $584.18	11/19/2003	**Receipt** #2003-3014862	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $592.51	11/26/2002	**Receipt** #2002-0216745	Print (PDF)
Total Amount Due	**$0.00**				

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Meeting Materials**
7. Justification Report
8. Public School Student Generation Form
9. Map Set

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0025

Professional Consultants

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

From: Craig Brashier, AICP

Date: 05 January 2022

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

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

2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

Meeting Details:

Date: 19 January 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

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

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

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

www.chw-inc.com

Mailing Labels

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS, FL 32259

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

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

ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

GOOLSBY J S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

CAMPBELL MENZIE G
16903 NW 162ND LN
ALACHUA, FL 32615

ROSS LYNN HESSER
16903 NW 162ND LN
ALACHUA, FL 32615

BRADLEY & WILLIAMS
16919 NW 162ND LN
ALACHUA, FL 32615

LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

SARCAV LLC
8303 AUTUMNWIND DR
JACKSONVILLE, FL 32218

CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616

ROUX J P
PO BOX 1673
ALACHUA, FL 32616

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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

Craig Parenteau
FL Department 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

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential; and
2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

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

Time: 6:00 pm on January 19, 2022
Location: 11801 Research Drive, Alachua, FL, 32615

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

CHW
Professional Consultants

Jan. 6 was loyalty test for Greg Pence

Ind. congressman stands behind brother's decision

Brian Slodysko
ASSOCIATED PRESS

Rep. Greg Pence, R-Ind., the brother of former Vice President Mike Pence, is a prospective witness for the House Jan. 6 committee. J. SCOTT APPLEWHITE/AP

WASHINGTON – Greg Pence watched the Jan. 6 insurrection unfold from an extraordinary perch.

As chants of "Hang Mike Pence" echoed in the Capitol, the Republican congressman from Indiana and his better-known brother were whisked away from the Senate by the Secret Service shortly before a mob of Donald Trump supporters burst in, intent on stopping the vice president from certifying Democrat Joe Biden's win.

Their dramatic escape, caught on security cameras, came minutes after Trump excoriated Mike Pence on Twitter for lacking the "courage" to use his ceremonial post presiding over the certification of the 2020 election to overturn its outcome.

"My brother was being asked to do what we don't do in this country," Greg Pence recounted at a Republican fundraising dinner in his district last July, one of the rare instances he has spoken publicly about the attack. He later added, "I couldn't be prouder."

At the beating heart of the insurrection lies Trump's attempt to pressure his vice president to take the unprecedented step of overturning the election. And few had a better vantage point on the day of the attack than Greg Pence, who watched the certification proceedings from the Senate gallery, then joined his younger brother in a private office off the Senate chamber when chaos broke out. They were evacuated, along with other members of the Pence family, to a secure area, where the vice president worked the phone, pleading for help to clear rioters from the building.

That makes Greg Pence a tantalizing prospective witness for the House Jan. 6 committee, which is investigating the origins of the insurrection that Trump fomented when he urged his supporters to march on the Capitol and "fight like hell."

Pence has largely declined to discuss what transpired while he was with his brother that day, other than praising his brother as a hero for standing up to Trump.

His silence serves as powerful evidence of the grip that Trump still holds on his party, which has led many Republicans to dispute the seriousness of the attack and instead perpetuate the lie that Trump was wrongly denied a second term.

Pence declined last month to speak with The Associated Press at the Capitol. A spokesperson did not respond to multiple inquiries seeking comment.

First elected to Congress in 2018, 65-year-old Greg Pence represents a deeply Republican and largely rural district that his brother held for 12 years before he was elected Indiana governor and eventually selected by Trump to become vice president. Unlike his brother, who from a young age was fixated on a career in politics, Greg Pence was always an unlikely congressman.

After graduating from Loyola University in Chicago, he joined the Marines and later fell into a series of petroleum industry jobs. He eventually served as president of Kiel Bros., a Midwest gas station empire his father helped build, a post he resigned from in 2004 after the company filed for bankruptcy and saddled the state of Indiana with more than $21 million in unpaid environmental cleanup costs, a 2018 Associated Press investigation found.

Pence turned his focus in 2006 to operating antique malls he purchased with his wife, Denise, a business now worth between $5 million and $25 million, according to his congressional financial disclosure.

When Mike Pence's former congressional seat opened up in 2018, his brother ran a stealthy campaign. Granting few interviews and ducking debates, he coasted to victory.

"I looked into the mirror and said, 'If not me, who?' " Greg Pence told his hometown newspaper, The Columbus Republic, in a rare interview during the campaign.

But he also expressed deep ambivalence about the job, as well as a lack of conviction that would likely have doomed other candidates.

"What would be my positions, what would be my focus?" he said in a September 2017 interview with the Washington Examiner, a conservative publication, before formally launching his campaign. "I really haven't dug into or formed positions on anything yet."

Since then, Pence has had a muted presence in Congress, where he serves on the House Energy and Commerce Committee. Yet during the Trump administration, he enjoyed rarefied privileges, riding with the president on Air Force One for campaign and administration events where the president name-checked him.

One area in which he has excelled is fundraising, raising far more money than the average first-term member of Congress.

Pence also has enjoyed the trappings of political life, spending over $49,000 at Trump-owned properties, while paying Trump's pollster $137,000 during his 2018 race when there was little doubt he would win, campaign finance disclosures show.

For months it was unclear whether the committee would even seek interviews with members of Congress connected to the insurrection, which was viewed as a provocative step. But in late December, the committee announced it wanted to interview Rep. Jim Jordan of Ohio, a staunch Trump ally, as well as Rep. Scott Perry of Pennsylvania, who leads the hard-line House Freedom Caucus.

So far, Democrats who serve on the committee have been tight-lipped about whether Greg Pence could be called for an interview or asked to submit documents.

Pence has repeatedly voted against attempts to shed light on the insurrection, or hold those who urged it on accountable.

He voted twice against forming a committee to investigate the origins of the attack, calling it "bass-ackwards." He also voted against impeaching Trump.

But perhaps the most significant vote was in the immediate aftermath of the attack.

Hours after emerging from a secure location, Mike Pence gaveled the joint session of Congress back in and presided over the certification of the election, despite Trump's demands.

Greg Pence, meanwhile, joined scores of other Republicans who sided with Trump and cast a vote rejecting the outcome in Pennsylvania, the state that clinched the election for Biden.

Biden

Continued from Page 1A

so among the vaccinated.

Still, over the past several weeks Americans have seen dire warnings about hospitals reaching capacity amid staffing shortages, thousands of holiday flight cancellations in part because crews were ill or in quarantine, and intermittent reports of school closures because of the more-transmissible variant.

"I believe schools should remain open," Biden said, adding that they have the funding needed for testing and other mitigation measures to stay open during the surge.

On Tuesday, Biden was set to announce that the U.S. is doubling its order for an anti-viral pill produced by Pfizer that was recently authorized by the FDA to prevent serious illness and death from COVID-19. That means 20 million doses, with the first 10 million pills to be delivered by June.

A senior administration official said that combined with other therapies, such as monoclonal antibodies and convalescent plasma, 4 million treatments that are effective against the omicron variant would be available by the end of January.

Biden, though, is facing new pressure to ease a nationwide testing shortage, as people seek to determine if they or their family members have been infected with the variant.

Long lines and chaotic scenes over the holidays marred the administration's image as having the pandemic in hand.

In a reversal, the White House announced last month that it would make 500 million rapid antigen tests available free to requesting Americans, but it will be weeks, if not months, before those tests are widely available. The administration notes those tests are on top of existing supply of rapid tests and that even a small increase will help ease some of the shortages. Additionally, private insurers will be required to cover the cost of at-home tests starting later this month.

Test manufacturers have until Tuesday night to respond to the government's contract request, and the first awards are expected to be made this week.

Meanwhile, the administration is still developing a system for Americans to order the tests as well as a means to ship them to peoples' homes.

"We'll set up a free and easy system, including a new website to get these tests out to Americans," COVID-19 coordinator Jeff Zients said last week. "We're actively working to finalize that distribution mechanism, which includes a website where people will be able to order tests for free. And we'll share more details in the weeks ahead – days and weeks ahead."

In a Monday letter, GOP Sens. Richard Burr and Roy Blunt, the top Republicans on the Senate Health, Education, Labor and Pensions Committee and the Appropriations Subcommittee on Labor, Health and Human Services, pressed the Department of Health and Human Services for answers on how the administration was working to address nationwide testing shortages.

"With over $82.6 billion specifically appropriated for testing, and flexibility within the department to allocate additional funds from COVID-19 supplemental bills or annual appropriations if necessary, it is unclear to us why we are facing such dire circumstances now," they wrote.

White House officials have noted that the spike in testing demand is driven not just by omicron, but by people seeking to travel safely during the holidays and return to school after, and that the shortages are global in nature.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential; and
2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

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

Time: 6:00 pm on January 19, 2022
Location: 11801 Research Drive, Alachua, FL, 32615

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

CHW
Professional Consultants

Notice of Voluntary Annexation into the City of Gainesville

NOTICE IS given that the proposed ordinance whose title appears below will be considered on First Reading on Thursday, January 20, 2022 at the City Commission meeting, and if then passed on First Reading will be considered on Second/Adoption Reading on Thursday, February 3, 2022. The meetings begin at 6:00 p.m. and the ordinance will be read as soon thereafter as may be heard. The meetings are held in the City Commission Auditorium, on the first floor of City Hall, 200 East University Avenue, Gainesville, Florida. A copy of said ordinance that includes a complete legal description by metes and bounds of the area to be annexed may be inspected by any member of the public during regular business hours at the Office of the Clerk of Commission on the first floor of City Hall located at 200 East University Avenue, Gainesville, Florida. On the dates mentioned above all interested parties may appear at the meetings and be heard with respect to the proposed ordinance.

Ordinance No. 210278

An ordinance of the City of Gainesville, Florida, annexing approximately four (4) acres of privately-owned property generally located west of SW 13th Street and south of SW 36th Place, as more specifically described in this ordinance, as petitioned for by the property owner(s) pursuant to Chapter 171, Florida Statutes; making certain findings; providing for inclusion of the property in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the City Clerk; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

General Description

PERSONS NEEDING SPECIAL ACCOMODATIONS SHOULD CONTACT THE EQUAL OPPORTUNITY DEPARTMENT AT 352-334-5051 (TTD 352-334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE.

NOTE: If any person decides to appeal any decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.

Workshop Presentation

Tomoka Hills

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

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
January 19, 2022

1

The purpose of the neighborhood meeting:

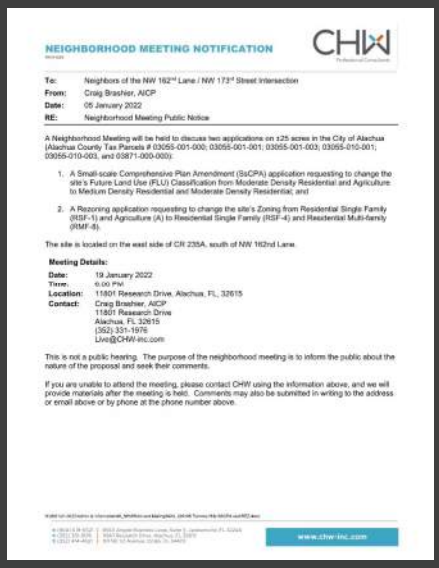
The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

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

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

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

CHW

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection
From: Craig Brashier, AICP
Date: 05 January 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential; and
2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

Meeting Details:
Date: 19 January 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

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

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

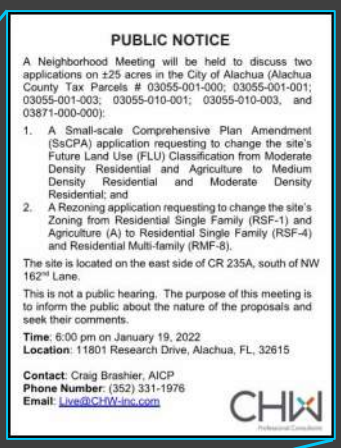
www.chw-inc.com

Jan. 6 was loyalty test for Greg Pence

Biden

Notice of Voluntary Annexation into the City of Gainesville

PUBLIC NOTICE



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential; and
2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

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

Time: 6:00 pm on January 19, 2022
Location: 11801 Research Drive, Alachua, FL, 32615

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

CHW

CHW

3

INTENT:

Develop a portion of the project site with a new Alachua County Fire Rescue Station, and the remainder of the site with multifamily and townhome housing.

OPPORTUNITIES:

- Expand City of Alachua's housing stock;
- Provide essential services for City of Alachua residents

4

REQUESTS:

- SsCPA Application
  - *FROM*: Moderate Density Residential and Agriculture
  - *TO*: **Moderate Density Residential and Medium Density Residential**

- Rezoning Application
  - *FROM*: Residential Single Family (RSF-1) and Agriculture (A)
  - *TO*: **Residential Single Family (RSF-4) and Residential Multifamily (RMF-8)**

5

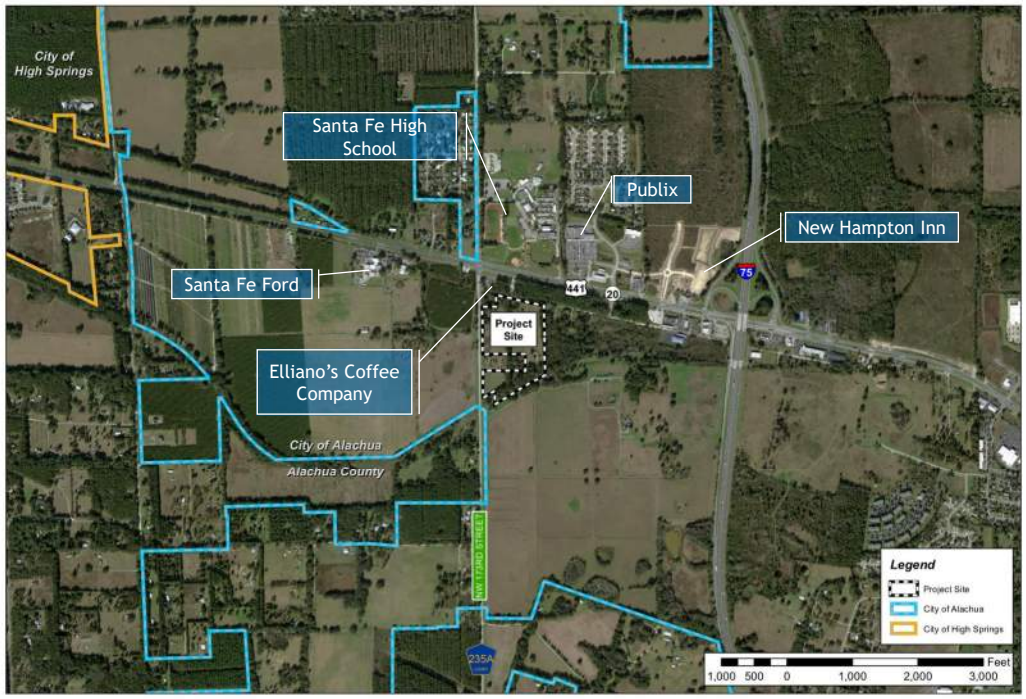
THE WHY

- City of Alachua population growth rate, 2010-2019: **9.5%**
- City could grow by **±7,100 people** by 2035
- City industries are growing, with new office, lab, and research space in development

As the City of Alachua continues to grow and prosper, demand for housing, demand for housing choice, and demand on emergency services coverage increase in tandem

6

Context Map



7

Aerial Map

8

SsCPA & REZONING
ESTIMATED TIMELINE

Preapplication Meeting	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board	City Commission
October 26, 2021	January 19,2022	January 2022 (Tentative)	January - March 2022	March 2022 (Tentative)	April – May 2022 (Tentative)

CHW

9

Existing Future Land Use (FLU) Map

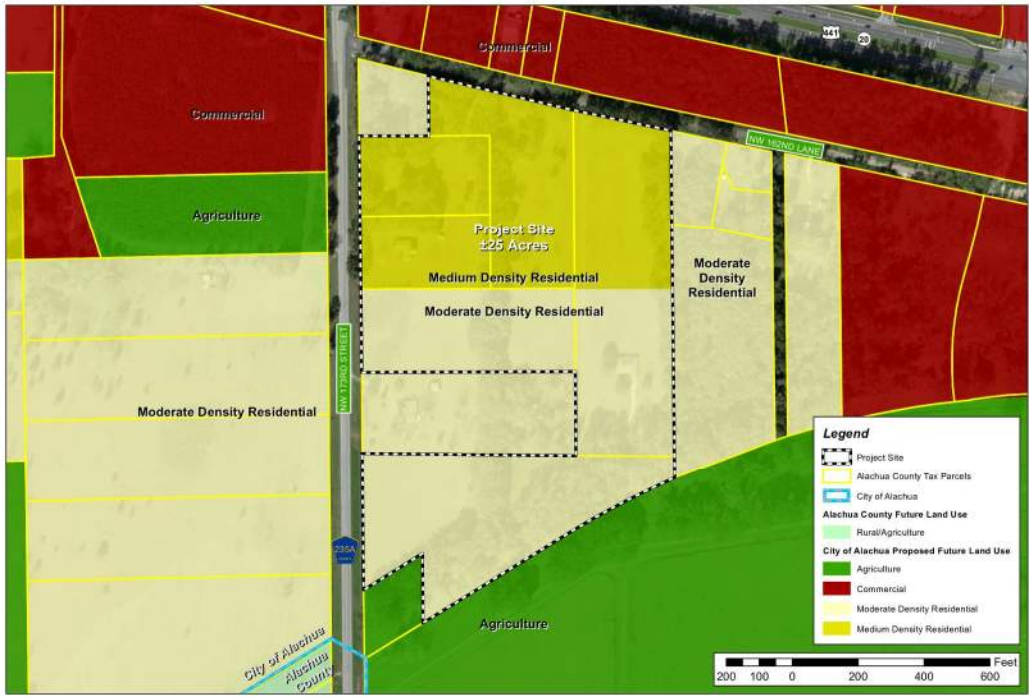
Moderate Density Residential; & Agriculture

CHW

10

Proposed Future Land Use Map

Moderate Density Residential and Medium Density Residential



11

Existing Zoning Map

Residential Single-family (RSF-1) and Agriculture (A)

Fire Station not permitted in RSF-1

12

Proposed Zoning Map

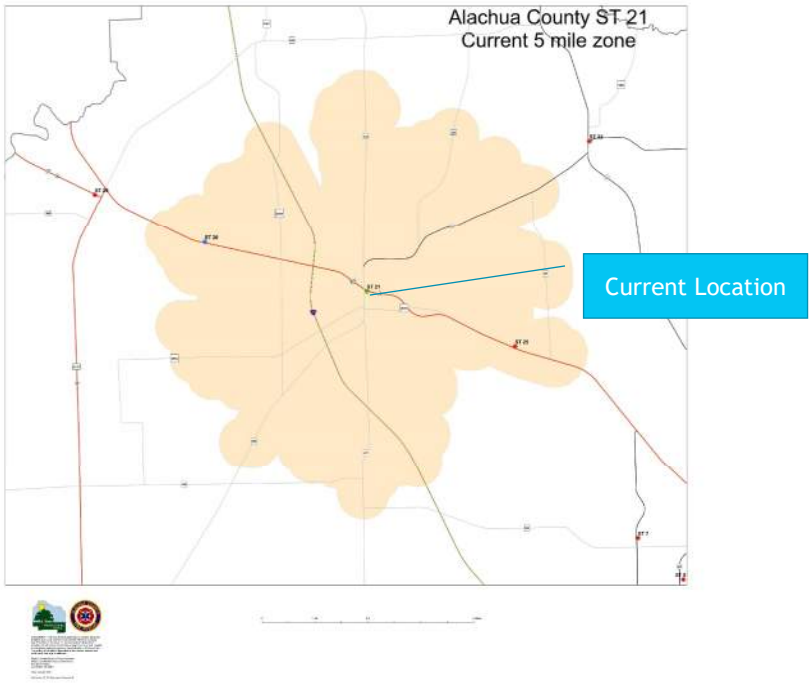
Residential Single-family (RSF-4) and Residential Multifamily (RMF-8)

Transition—highest density/intensity to the north; density decreases moving towards existing single family

Fire Station permitted by right in RMF-8

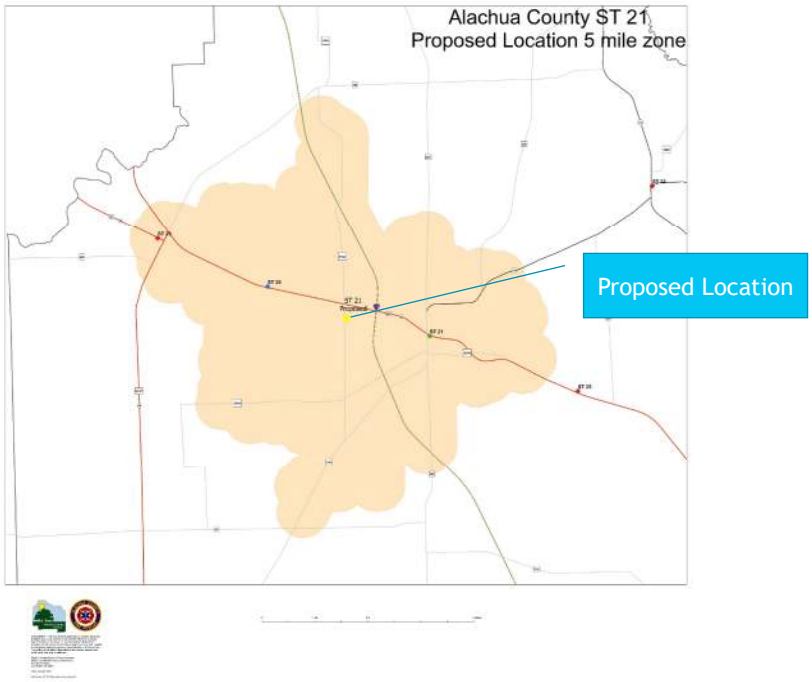
13

Current Station 21 located at corner of US 441 and NW 140th Street



14

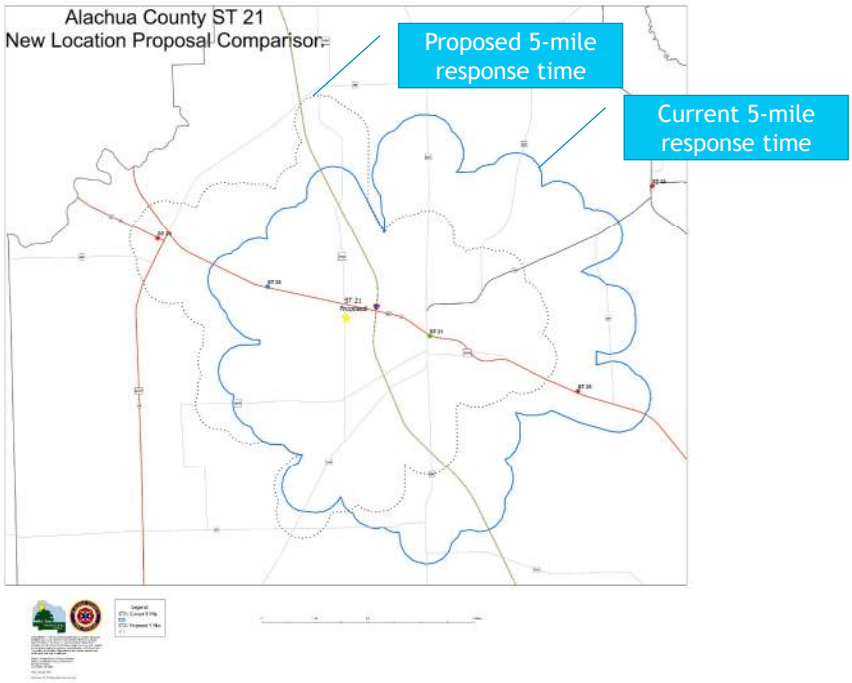
Proposed Station 21 shifted west, near intersection of CR 235A and US 441



CHW

15

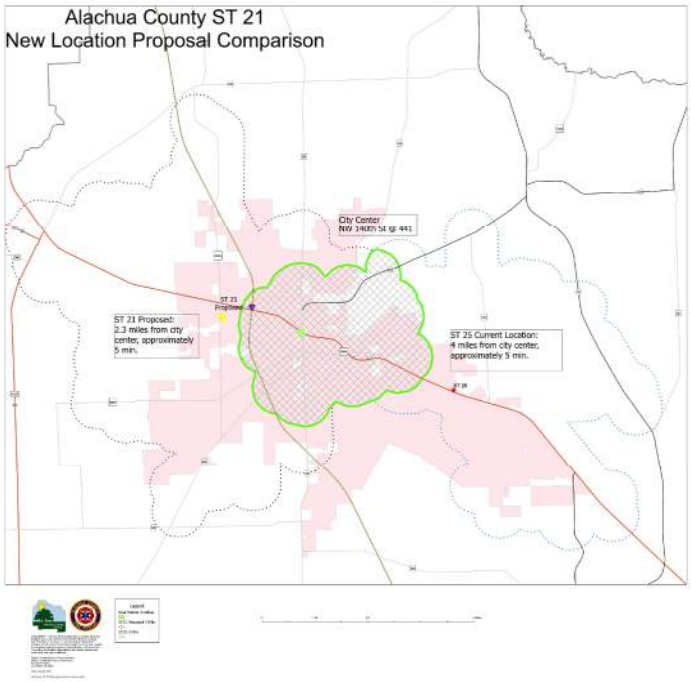
Existing vs. Proposed 5-mile Response Zone



CHW

16

Proposed station location moves ST 21 further from ST 25 and spreads coverage



17

Professional Consultants

18

Sign-in Sheet

SIGN-IN SHEET

Tomoka Hills Small-scale Comprehensive Plan Amendment & Rezoning

21-0025

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: January 19, 2022 @ 6:00 PM

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

Re: Small-scale Comprehensive Plan Amendment & Rezoning Applications

	Print Name	Street Address	Signature
1	Jeremy Cockshy	JSC26@windstream.net 16809 N.W 162nd Ln	
2	MENZIE CAMPBELL	menziecampbell@msn.com 16903 NW 162nd Ln	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Tomoka Hills Small-scale Comprehensive Plan Amendment & Rezoning

21-0025

Event:	Neighborhood Meeting
Date/Time:	January 19, 2022 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Applications

CHW (Agent) Attendees: Craig Brashier; Seth Wood
Alachua County Fire Rescue (ACFR) Attendee: Deputy Chief Jeff Taylor
Public Attendees: 2 (see Sign-In Sheet)

CHW, on behalf of Tomoka Hills Farms, Inc., hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the applications; the general application review process and estimated project timeline; and maps illustrating the site's regulatory and physical characteristics. Questions and comments from public attendees are described below, with agent responses.

Question: Why was this location chosen for a new fire rescue station?
Response: ACFR was looking for an opportunity to relocate Station 21 further west. The property owner for this property offered to sell the land to ACFR at an agreeable price. The desire to move Station 21 further west is driven by a goal of creating more comprehensive coverage of City of Alachua and surrounding areas.

Question: Where would the fire rescue station be located?
Response: The fire rescue station would be located on the second-most northern parcel that fronts CR 235A, when moving south from NW 162nd Lane. This is Alachua County Tax Parcel # 03055-001-000.

Question: Why were these zoning districts chosen?
Response: RMF-8 was chosen for the northern portion of the project site because it is the lowest density zoning district in which a fire rescue station is permitted by right. RSF-4 was chosen to modestly increase the development potential of the remainder of the property while still respecting the underlying Future land Use designation, the existing development pattern, and density/intensity of the surrounding area. These two zoning districts combined on the property will create a gradient of development density, allowing the property to be compatible both with the higher intensity of uses closer to US 441, and the lower density, residential pattern on CR 235A as one moves south.

Question: Will the designations on my property be changed?
Response: These applications will not alter the Future Land Use (FLU) Classification or zoning designation of your property.

Comment: If the City is growing at the rates you demonstrated, then these requests make logical sense.
Response: Thank you for your comment.

The meeting was adjourned at approximately 6:45 p.m.

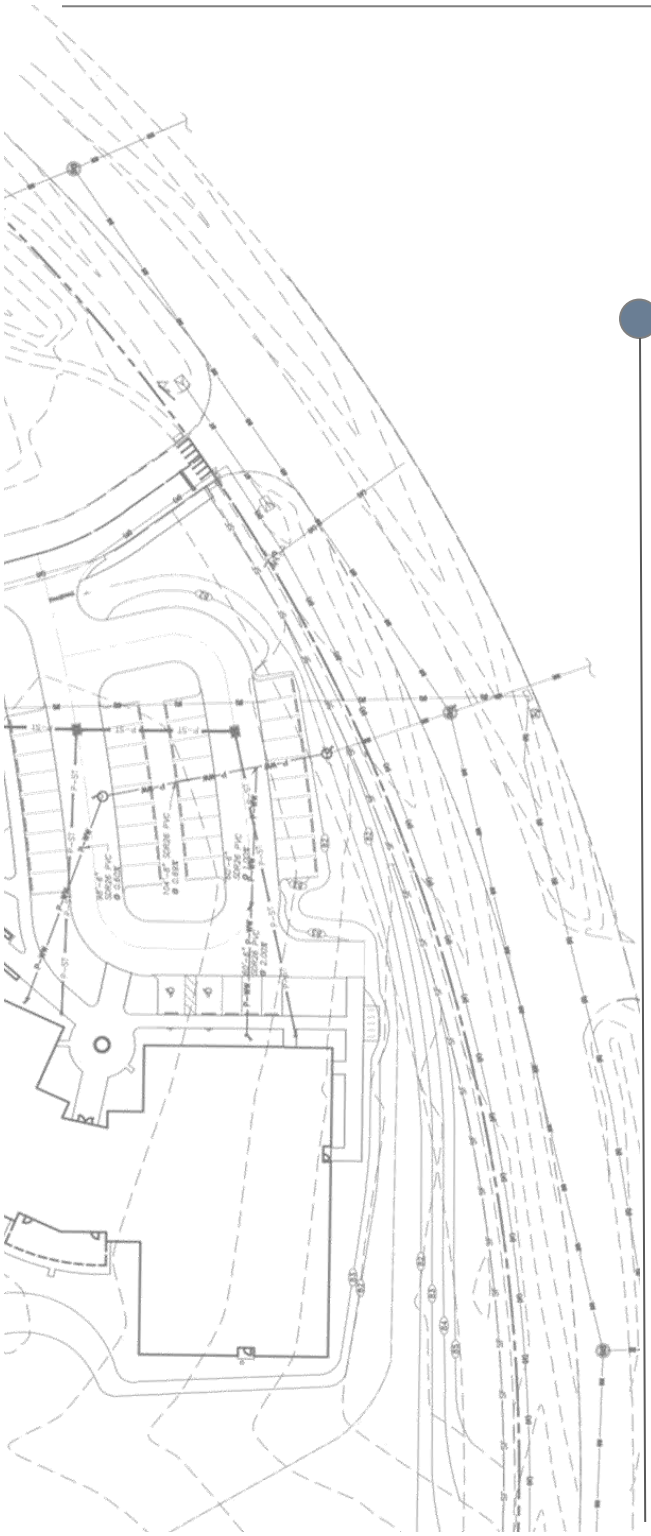
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. **Justification Report**
8. Public School Student Generation Form
9. Map Set

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM



TOMOKA HILLS

Rezoning–Justification Report

~~January 31, 2022~~ RESUBMITTED March 8, 2022

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Tomoka Hills Farms, Inc.

Prepared by:
CHW

PN# 21-0025
N:\2021\21-0025\Departments\02_Planning\Reports\RPT 220308 Tomoka Hills REZ.docx

Table of Contents

1. Executive Summary 1
2. Statement of Proposed Change 3
3. Concurrency Analysis 7
4. Consistency with City of Alachua Comprehensive Plan 11
5. Consistency with City of Alachua Land Development Regulations 16

List of Tables

Table 1: Surrounding Future Land Use and Zoning Designations 4
Table 2. Existing and Proposed Maximum Density and Intensity Comparison 7
Table 3: Projected Trip Generation 7
Table 4: Projected Impacts on Affected Roadway Segments 8
Table 5: Projected Potable Water Impacts 9
Table 6: Projected Sanitary Sewer Impacts 9
Table 7: Projected Solid Waste Impacts 10
Table 8: Projected Public School Demand 10
Table 9: Recreational Impacts 10

List of Figures

Figure 1: Aerial Map 3
Figure 2: Existing Future Land Use Map 4
Figure 3: Proposed Future Land Use Map 5
Figure 4: Existing Zoning Map 5
Figure 5: Proposed Zoning Map 6

1. EXECUTIVE SUMMARY

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Seth Wood, Project Planner, CHW
Date: ~~January 31, 2022~~ RESUBMITTED March 8, 2022
Re: Tomoka Hills – Rezoning Application

Jurisdiction: City of Alachua	**Intent of Application:** To allow development of an Alachua County Fire Rescue Station and multifamily and townhome residential development.
Description of Location: On County Road 235A, just south of NW 162nd Lane.	
Parcel Numbers: 03055-010-001 03055-010-003 03055-001-000 03055-001-001 03055-001-003 03871-000-000	**Acres:** ±25.48 acres (ac) *(Source: CHW Survey)*
Existing Future Land Use (FLU) Classification: *Moderate Density Residential (4 du/ac)* The Moderate Density Residential FLU category provides for residential development up to 4 dwelling units per acre, as well as supporting community services. *Agriculture (0.2 du/ac)* The Agriculture FLU category provides for land to maintain agriculture operations and preserve rural character.	**Proposed FLU Classification:** *Medium Density Residential (8 du/ac)* The Medium Density Residential FLU category allows residential development at a density of up to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. *Moderate Density Residential (4 du/ac)* The Moderate Density Residential FLU category provides for residential development up to 4 dwelling units per acre, as well as supporting community services.
Existing Zoning District: *RSF-1: Residential Single Family (1 du/ac)* RSF-1 is intended principally for single-family residential development at a density of one dwelling unit per acre. It is the lowest density residential zoning district in the City. *A: Agriculture (0.2 du/ac)* The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development.	**Proposed Zoning District:** *RMF-8: Residential Multifamily (8 du/ac)* RMF-8 is intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. *RSF-4: Residential Single Family (4 du/ac)* RSF-4 is intended principally for single-family residential development at a density of four dwelling units/acre, for use in areas served by water and sewer systems.

1. EXECUTIVE SUMMARY

Existing Max. Permitted Density:	**Proposed Max. Permitted Density:**
RSF-1: Residential Single Family ±19 acres * 1 du/ac = ±19 dwelling units A: Agriculture ±6 acres * 0.2 du/ac = 1 dwelling unit Total: ±20 dwelling units	RMF-8: Residential Multifamily ±11.67 acres * 8 du/ac = ±93 dwelling units RSF-4: Residential Single Family ±13.81 acres * 4 du/ac = ±55 dwelling units Total: ±148 dwelling units
Net Change This application may allow up to ±128 additional *net* dwelling units compared to what is currently allowed by the existing zoning districts upon the property.	

2. STATEMENT OF PROPOSED CHANGE

This rezoning application requests to change the zoning districts on Alachua County tax parcels 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000 (hereinafter "the property" or "the project site") from Residential Single Family (RSF-1) and Agricultural (A) to Residential Single Family (RSF-4) and Residential Multifamily (RMF-8). The subject parcel is located on County Road (CR) 235A / NW 173rd Street, southeast of the intersection of CR 235A and NW 162nd Lane. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

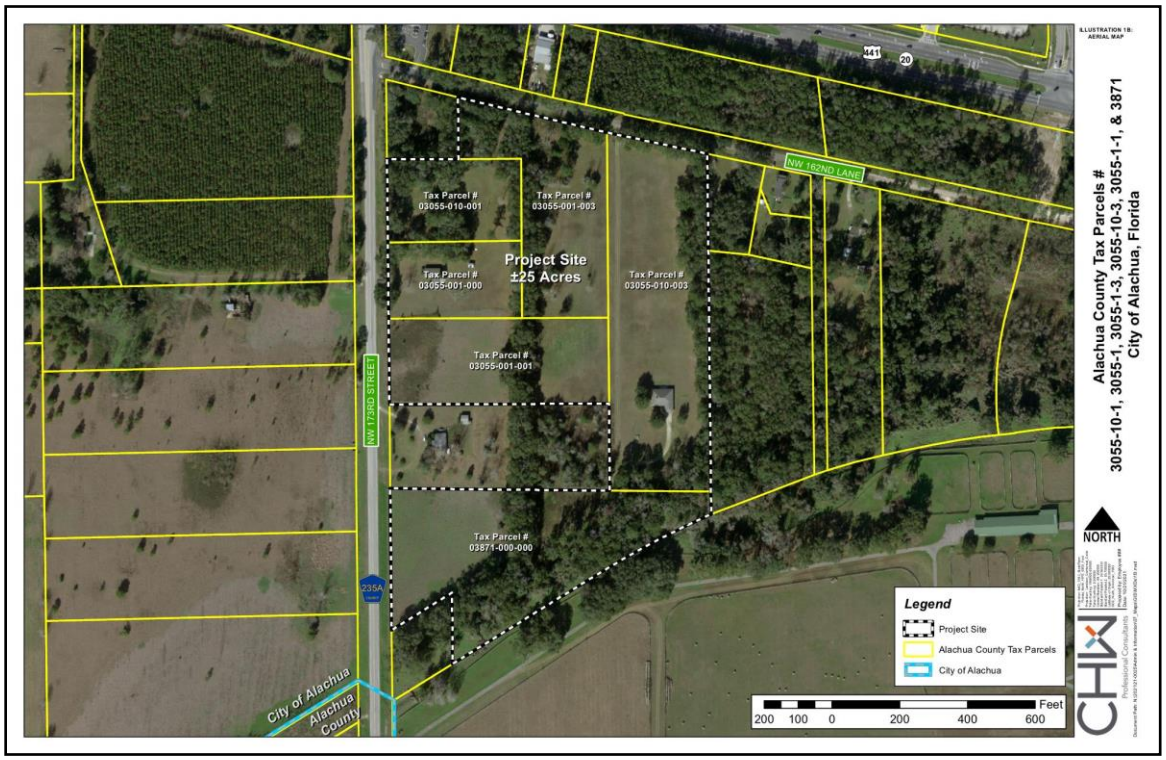


Figure 1: Aerial Map

This application is submitted concurrently with a Small-scale Comprehensive Plan Amendment (SsCPA) application, requesting to amend the City of Alachua Future Land Use (FLU) Map on the project site. from Moderate Density Residential and Agriculture to Moderate Density Residential and Medium Density Residential). The intent of this request is to allow for the development of a new Alachua County Fire Rescue Station on a portion of the site, and for multifamily and townhome housing units on the remainder of the site. This will expand fire safety for neighbors and surrounding communities, as well as increase the supply and diversity of housing opportunity in the City of Alachua.

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

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	NW 162nd Lane ROW; Commercial; Moderate Density Residential	NW 162nd Lane ROW; Commercial Intensive (CI); Residential Single-family (RSF-1)
East	Moderate Density Residential	RSF-1
South	Moderate Density Residential; Agriculture	RSF-1; Agriculture (A)
West	CR 235A ROW; Commercial; Agriculture; Moderate Density Residential	CR 235A ROW; A; CI; Planned Development-Residential (PD-R)

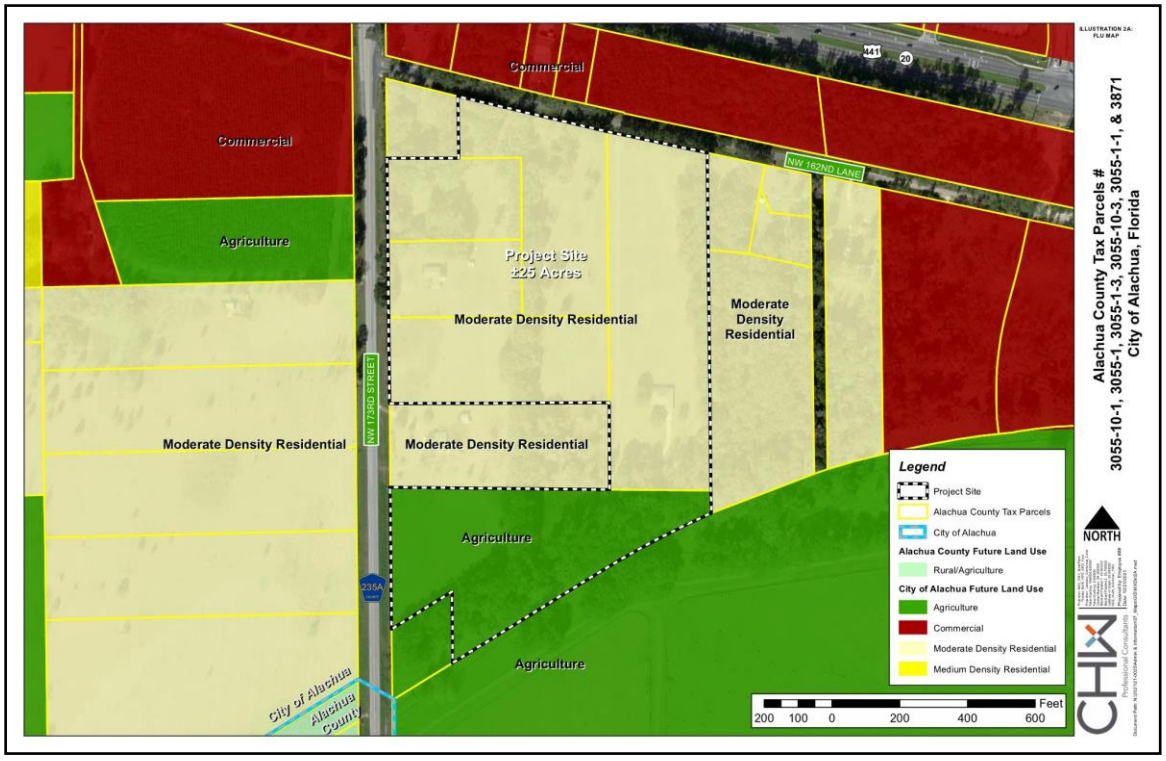


Figure 2: Existing Future Land Use Map

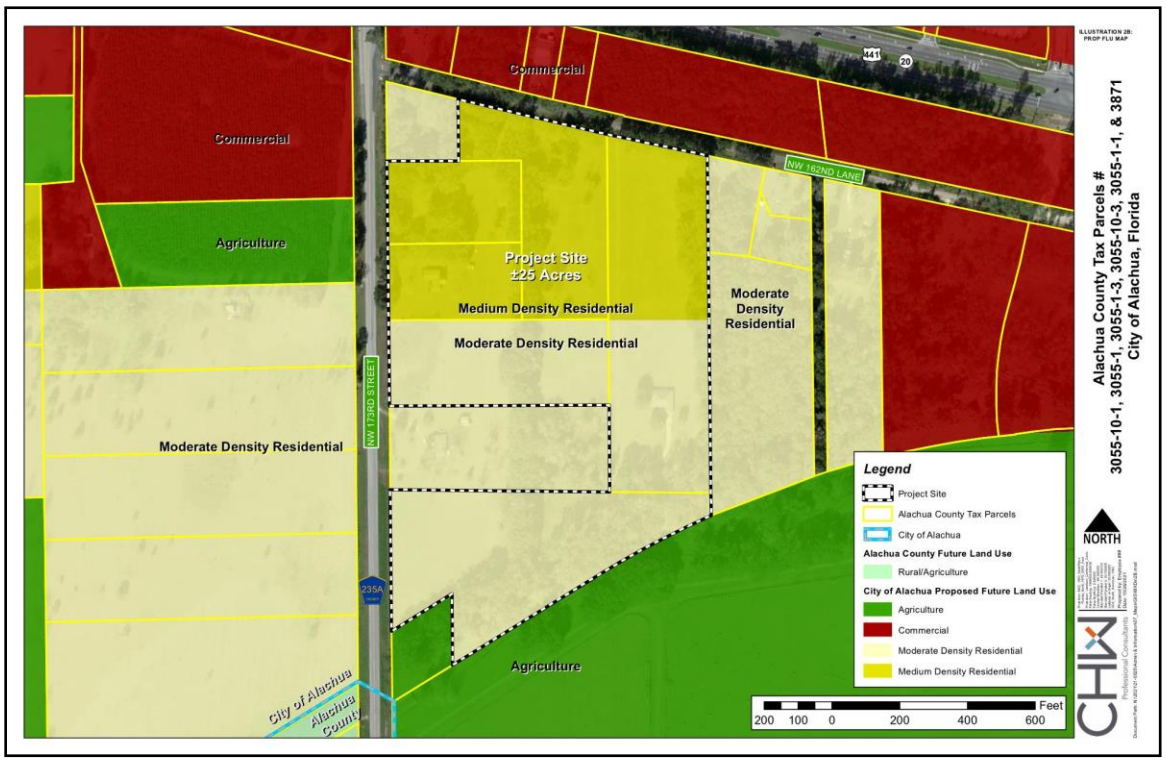


Figure 3: Proposed Future Land Use Map

Figure 4: Existing Zoning Map

Figure 5: Proposed Zoning Map

3. CONCURRENCY ANALYSIS

This application requests to change the ±25.48-acre site's FLU classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential. Approval of this application will change the site's maximum permitted density.

Existing and proposed maximum density for the project site are as follows:

Table 2. Existing and Proposed Maximum Density Comparison

Existing Maximum Permitted Density *RSF-4 and A*	**Proposed Maximum Permitted Density** *RMF-8 and RSF-4*
Existing Max. Permitted Density: RSF-1: Residential Single Family ±19 acres * 1 du/ac = ±19 dwelling units A: Agriculture ±6 acres * 0.2 du/ac = 1 dwelling unit Total: ±20 dwelling units	**Proposed Max. Permitted Density:** RMF-8: Residential Multifamily ±11.67 acres * 8 du/ac = ±93 dwelling units RSF-4: Residential Single Family ±13.81 acres * 4 du/ac = ±55 dwelling units Total: ±148 dwelling units
Net Change This application may allow up to ±128 additional *net* dwelling units compared to what is currently allowed by the existing land use classifications upon the property.	

Roadways / Transportation

Table 3: Projected Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
Existing										
Single-Family Detached Housing	210	DU	77	793	59	15	44	78	49	29
Proposed										
Multifamily Housing (Low-Rise)	220	DU	74	550	46	11	35	52	33	19
Single-Family Detached Housing	210	DU	74	765	57	15	42	75	47	28
Total	**-**	**-**	***148***	***1,315***	***103***	**-**	**-**	***127***	**-**	**-**
Net Change	**-**	**-**	**-**	***522***	***44***	**-**	**-**	***49***	**-**	**-**

Source: ITE Trip Generation Manual, 11th Edition

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

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

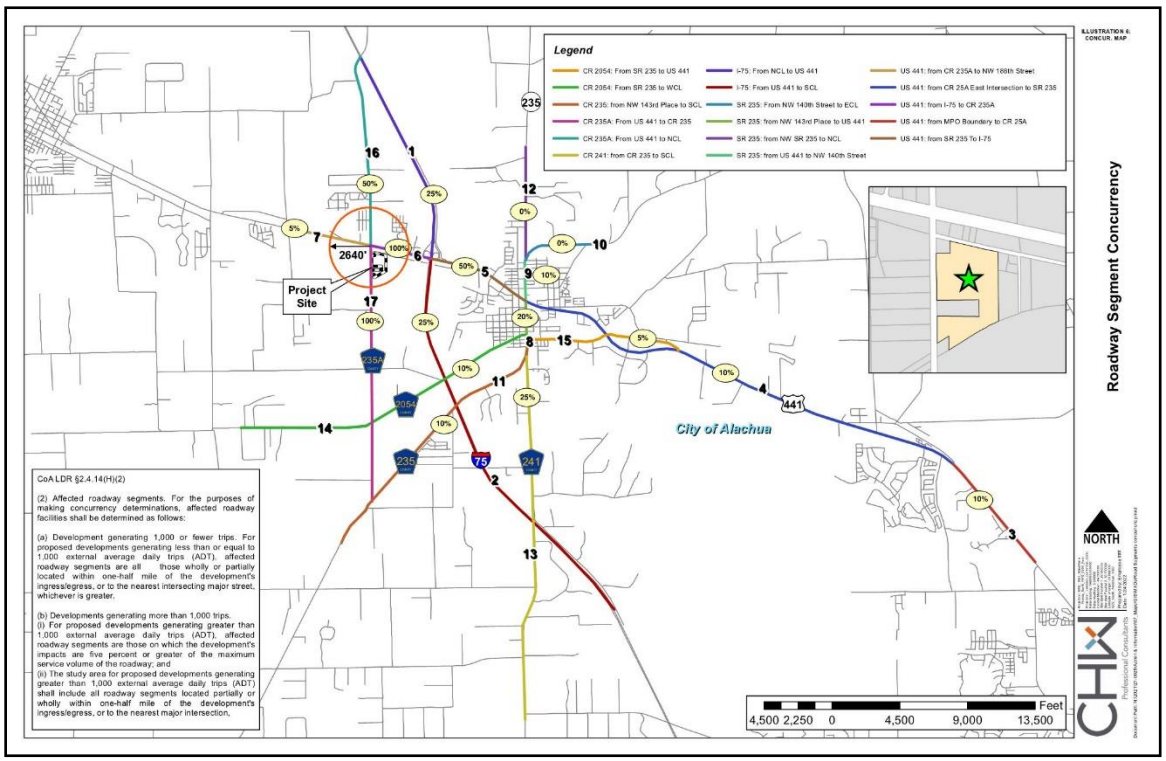


Figure 6: Projected Trip Distribution Map

Table 4: Projected Impacts on Affected Roadway Segments

Traffic System Category	**Segment 6** US 441 From I-75 to CR 235A		**Segment 7** US 441 From CR 235A to NW 188th Street		**Segment 9** SR 235 From US 441 to NW 140th Street		**Segment 16** CR 235A From US 441 to North City Limit		**Segment 17** CR 235A From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	39,000	3,510	43,000	3,870	1,440	1,290	15,120	1,359	15,120	1,359
Existing Traffic	30,111	2,861	22,250	2,114	8,054	765	1,380	131	5,209	495
Reserved Trips[1]	1,971	154	1,565	129	90	10	816	85	287	31
Available Capacity	6,962	495	19,185	1,627	6,256	515	12,924	1,143	9,624	833
Projected Trip Generation[2]	1,315	127	66	6	132	13	658	64	1,315	127
Residual Capacity with Zoning Approval	**5,647**	**368**	**19,119**	**1,621**	**6,125**	**502**	**12,267**	**1,079**	**8,309**	**706**

1. Source: City of Alachua January 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
   - Segment 6: 100%
   - Segment 7: 5%
   - Segment 9: 10%
   - Segment 16: 50%
   - Segment 17: 100%

Conclusion: Approval of this application will not result in the residual capacity of any affected roadway segment to be exceeded. The potential impacts of development of the site on affected roadway segments will be reassessed during site plan / platting review process.

Potable Water / Sanitary Sewer / Solid Waste

Table 5: Projected Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	200,907
Residual Capacity[1]	**798,843**
Percentage of Permitted Design Capacity Utilized[1]	**65.27%**
Projected Potable Water Demand from Proposed Project[2]	40,700
Residual Capacity after Proposed Project	**758,143**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: City of Alachua Community Facilities Element Policy 4.1.b.2.*
    a. *Formula used: 148 du * 275 GPD*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for potable water.

Table 6: Projected Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	180,101
Residual Capacity[1]	**642,899**
Percentage of Permitted Design Capacity Utilized[1]	54.32%
Projected Sanitary Sewer Demand from Proposed Project[2]	37,000
Residual Capacity after Proposed Project	**605,899**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: City of Alachua Community Facilities Element Policy 1.1.d.(b)*
    a. *Formula used: 148 du * 250 GPD*

Conclusion: The project site will be served by City of Alachua wastewater infrastructure. The potential impacts from approval of this application *will not* exceed capacity of the City's adopted LOS for sanitary sewer.

Table 7: Projected Solid Waste Impacts

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]		280.904

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.*
   a. *Formula used: (148 du x 2.6 persons per du x .73 per capita)*

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

Public School and Recreation Impact

The City of Alachua requires all rezoning applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 8.**

Table 8: Projected Public School Demand

Land Use	Units[1]	Elem.		Middle		High	
		Rate[2]	Total	Rate[2]	Total	Rate[2]	Total
Multi-family Residential	74	0.06	**4**	0.03	**2**	0.03	**2**
Single-family Residential	74	0.12	**9**	0.06	**4**	0.09	**7**
Total	148	-	**13**	-	**6**	-	**9**

1. *Units for proposed land use calculated based on gross acreage of project site. This calculation assumes the site will be developed with a mixture of multifamily dwelling units.*
2. *Source: City of Alachua Public School Student Generation Calculation Form*

Conclusion: The potential impacts from approval of this application could yield 14 elementary school-age children; 8 middle school-age children; and 10 high school-age children. Concurrency will be determined by Alachua County Public Schools at the time of site plan / platting review.

Table 9: Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	52.87
Reserved Capacity[1]	**3.94**
Available Recreation Acerage[1]	**78.67**
Proposed Recreational Impact[2]	1.924
Residual Recreational Capacity After Proposed Development	**76.746**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 148 units * 2.6 persons per du * (5 acres/1,000 persons)*

Conclusion: The City of Alachua and surrounding areas currently possess considerable acreage for local recreation activities. Thus, the intended mixed-use development is expected to have a minimal impact on the City's current recreational infrastructure.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this 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

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.

A SsCPA application is submitted concurrently with this application, requesting two (2) residential land use categories. The higher density category, Medium Density Residential, is requested for the northern portion of the project site, which is closer to US 441, a major development corridor throughout the City. The lower density land use category for the project site, Moderate Density Residential, is requested for the southern portion of the site, further from US 441 and more compatible to surrounding properties. This transition in density helps to ensure an orderly urban growth pattern on the project site. The land use categories request also help to provide a variety of housing options to residents, as the uses allowed are expanded relative to existing FLU classifications.

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre): The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Medium Density Residential and Moderate Density Residential FLU are requested for the project site. Development of the site will conform in density and use type to these policies. This request will confer a modest increase in density for the project site, as well as expand the housing forms possible on the site. The proposed zoning districts are compatible with the proposed Future Land Use Map designations.

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

The justification report submitted as part of the concurrent SsCPA application includes a section addressing Chapter 163.317(6)(a)9.a., Florida Statutes, in detail. As that section demonstrates, this application does not constitute urban sprawl. These proposals will not promote the use of land far from existing urban areas for low density, single use developments, nor will they create a need for the costly extension of services. Rather, these requests will promote a modest increase in density; an expanded potential for housing types and price-points; and a mixture of residential and service uses on a compact ±25 acres in the City of Alachua.

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 on the project site, and no portion of the site is within a FEMA floodplain. The topography and soils onsite are suitable to development.

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

There are no documented wetlands on the project site, and no portion of the site is within a documented FEMA floodplain. The topography and soils onsite are suitable to development.

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

There are currently three (3) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 2 to 5 Percent Slopes (Hydro. Group B)**

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

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base

flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

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

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

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

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

Section 3 of this report demonstrates the impacts that a maximum theoretical development scenario would have on available facilities and services. As explained in Section 3, no facilities and/or services will be caused to operate below the adopted level of service in a realistic development scenario.

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

Section 3 demonstrates how the proposed plan for the project site will impact City of Alachua facilities and adopted level of service. It is not anticipated that the proposed plan for the project site will exceed the adopted LOS standards.

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

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

CONSERVATION AND OPEN SPACE ELEMENT

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

There are currently three (3) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 2 to 5 Percent Slopes (Hydro. Group B)**

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

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

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

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.

The existing FLU categories for the project site, Moderate Density Residential and Agriculture, allow single family detached dwelling units; manufactured, modular, and mobile homes; accessory dwelling units; group homes; mobile homes; duplexes; quadplexes; and townhomes.

The FLU categories proposed for the project site in the concurrent SsCPA application, Moderate Density Residential and Medium Density Residential, expand the variety of housing types allowed to include apartments and live/work units. This change also increases the density permitted onsite. Redevelopment of the site is anticipated to include multifamily and townhome offerings and will be implemented through the proposed zoning classifications.

This rezoning and the associated SsCPA will help the City encourage development of a variety of housing types by implementing land use designations and zoning districts that expand the housing type possible on ±25 acres. Creation of more diverse housing choices benefits the City of Alachua and creates added opportunities for home ownership.

VISION ELEMENT

GOAL 4: Housing: The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe, affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

The proposed land use categories for the project site will expand the types of housing possible on the project site and moderately increase the density achievable. This proposal will support this goal by allowing more safe housing to be provided. The expanded supply will help in providing housing that is affordable to residents at a variety of income levels.

5. CONSISTENCY WITH CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's Land Development Regulations (LDR). Language from the LDC is provided in normal font, and the consistency statements are provided in **bold** font.

Sec. 2.4.2. Site specific amendments to Official Zoning Atlas

(E) *Standards for site-specific amendments to the Official Zoning Atlas.* The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:

(1) Competent substantial evidence provided. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) *Consistent with Comprehensive Plan.* The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all applicable goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, this application is submitted concurrently with a SsCPA application, requesting to change the project site's FLU to Medium and Moderate Density Residential. The contents of that application further demonstrate consistency with the City's Comprehensive Plan. The proposed zoning districts are compatible with the proposed Future Land Use map designations.

(b) *Consistent with ordinances.* The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Section 5 of this report demonstrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Specifically, code language regarding site-specific amendments to the City's Official Zoning Atlas and regarding the requested zoning districts, RSF-4 and RMF-8, are addressed in detail.

(b) *Logical development pattern.* The proposed amendment would result in a logical and orderly development pattern.

The proposed amendment would result in a logical and orderly density of development on the project site. By placing the higher-density RMF-8 zoning district on the northern portion of the project site and the lower-density RSF-4 zoning district on the southern portion of the project site, a density gradient is created. This places higher density in the area of the site closer to US 441 and the Commercial, Intensive (CI) zoning district, and lower density in the area of the site closer to the existing residential, neighborhood-style development. This density gradient allows for logically and orderly development across the entire site.

(c) *Premature development.* The proposed amendment will not create premature development in undeveloped or rural areas.

The proposed amendment will not create premature development in undeveloped or rural areas. Rather, the proposed amendment will create the opportunity for

development of the project site to be compatible in density and scale with development trends in the surrounding area.

The project site is in a developed portion of the city that is undergoing further development. The site is just south of US 441, a major transportation corridor, and just west of Interstate 75, another major transportation corridor.

Much of the pertinent segment of US 441 is developed with commercial uses and has seen new development in recent years. A new hotel was recently constructed next to Interstate 75, and site plans for a new quick service restaurant were approved in April 2021.

Across from the project site on County Road 235A, development is also anticipated in the coming years. Planning is underway for a mixed-use development called "Santa Fe Crossings" at the southwest corner of US 441 and CR 235A, and construction plans for a 126-lot subdivision called "Alachua West" were approved in 2021.

(e) *Incompatible with adjacent lands.* The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

The uses permitted by the proposed amendment are compatible with and complementary to adjacent lands. Adjacent land uses to the north include commercial and educational developments. Adjacent land uses to the east, west, and south are primarily residential or anticipated to become residential in the future. The proposed amendment represents a minor change relative to what is currently permitted by existing zoning districts—a modest increase in density, a slight expansion of permitted housing types, and a fire rescue facility. The proposed amendment also provides for a gradient of density on the site, ensuring compatibility both with the higher intensity uses to the north and the lower intensity/density uses to the south.

(f) *Adverse effect on local character.* The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

The proposed amendment will not adversely affect the character of the general area. Development to follow this amendment will complement the character of the general area through the creation of a gradient of density on the project site. The higher density RMF-8 proposed for the northern portion of the project site will allow a moderate density development in close proximity to the Commercial, Intensive (CI)-zoned land on US 441. The lower density RSF-4 proposed for the southern portion of the site will allow for a development density more closely aligned with the surrounding residential development pattern that exists today.

Specific concerns are addressed below:

- **Traffic: Maximum theoretical traffic impacts of the proposed amendment are addressed in Section 3 of this report. As that section indicates, there is residual capacity on all affected roadway segments for the maximum development scenario of this proposed amendment.**
- **Density of uses: As demonstrated in Section 3 of this report, the proposed amendment will allow a greater theoretical density on the project site relative to the current zoning districts. However, this greater theoretical density is not *excessive*, but rather, in line with surrounding and future development.**

- **Building height: Per City of Alachua Land Development Regulations Tables 5.1-1. and 5.1-2., the maximum building height permitted in the existing A and RSF-1 is the same as the maximum building height allowed in the proposed RSF-4 and RMF-8. That height is 65 feet. Thus, building height of development that may follow the proposed amendment could theoretically be the same height as any structures built on the site with the current zoning districts.**
- **Bulk, noise, lights, or other physical effects or nuisances: Building bulk, noise, lighting, and other such physical effects are regulated by the City's Land Development Regulations. Any development to occur after the proposed amendments are implemented will be required to conform to these regulations, ensuring that no nuisance will be created, and impacts are mitigated to the extent practicable.**

(g) *Not deviate from pattern of development.* The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

The uses permitted by the proposed amendment do not deviate from the existing and proposed development pattern of the surrounding area, but rather, expand on it. The primary change between the uses currently permitted onsite and the uses permitted by the proposed zoning district are a slight expansion to the types of housing that can be built.

Additionally, RMF-8 is the lowest density zoning district in the city in which a fire rescue station is permitted by right. A new Alachua County Fire Rescue Station is planned for the portion of the site to be rezoned to RMF-8. While there is not an existing fire rescue station in this area of the city, the use will be certain to complement the development pattern of the area by improving the provision of emergency services to residents.

(h) *Encourage sprawl.* The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

This application is submitted concurrently with a SsCPA application. Section 5 of that application's justification report demonstrates that the proposed amendments do not trigger any urban sprawl indicators as identified in ch. 163.3177(6)(a)9.a., Florida Statutes.

The FLU classifications and zoning districts proposed will allow development similar to that which currently surrounds the project site. Development will be cohesive and well-designed, and not in a radial, strip, or ribbon pattern.

These amendments do not leapfrog over undeveloped land but rather affect land proximate to existing development, including Santa Fe High School and Alachua Market Place. The project site is less than 2 miles from Alachua's Main Street and close to major transportation thoroughfares.

(i) *Spot zoning.* The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

The proposed amendments do not create an instance of spot zoning. While the proposed amendments are not identical to the adjacent and surrounding zoning districts, they are highly related. All property that abuts the project site is either designated with a residential zoning district or is anticipated to be developed in a residential fashion in the future. Land across NW 162nd Lane is zoned Commercial, Intensive (CI). This higher intensity zoning district is related to the higher density RMF-8 zoning district proposed for the northern portion of the project site.

Furthermore, at ±25 acres, the size of the project site is large enough to not be considered spot zoning. This size will allow for cohesive development that will be compatible with surrounding uses.

(j) *Public facilities.* The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

The proposed amendment is in a location where there are existing public facilities able to serve development.

Current public facilities in the area include:

- **Potable water: an 8" water main along CR 235A in front of the project site and a 12" water main on NW 162nd Lane east of the project site**
- **Wastewater: a 16" force main along CR 235A and a gravity manhole on NW 162nd Lane east of the project site**
- **Electric: The project site is in the service area of Duke Energy.**

Section 3 of this report illustrates the maximum potential impacts of the proposed amendments to utility infrastructure. As this section demonstrates, there is capacity to accommodate this proposal.

(k) *No adverse effect on the environment.* The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The proposed amendment will not result in significant adverse impacts on the natural environment. A preliminary desktop analysis indicates that there are no FEMA flood zones or National Wetlands Inventory (NWI)-designated wetlands on the property. Should any be discovered in development programming of the site following development, minimization of adverse impact on the environment will be done to the extent practicable.

Sec. 3.4. – Residential Districts.

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;

The project site's existing FLU classifications are Moderate Density Residential and Agriculture. The project site is subject to a concurrently submitted SsCPA application requesting Moderate Density Residential and Medium Density Residential FLU classifications for the site. The existing FLU classifications indicate that the City determined that the project site is an appropriate location for residential zoning districts.

(B) *Protect from harmful effects*. Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and

Development of the project site to follow the proposed amendments will adhere to all pertinent regulations, ensuring harmful effects of noise, traffic congestion, and other environmental effects are mitigated to the extent practicable.

(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 proposed amendment requests two zoning districts with varying density on the project site. RMF-8, with a density of 8 dwelling units per acre, is requested for the northern portion of the project site. RSF-4, with a density of 4 dwelling units per acre, is requested for the southern portion of the project site. This variation of density will allow development on the project site to be compatible both with the higher intensity uses to the north on US 441 and the lower density uses to the south.

Additionally, the proposed amendment to RMF-8 will allow a new public building—Alachua County Fire Station 21. Fire rescue stations are not permitted by the existing zoning, but are permitted by right in RMF-8.

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. **Public School Student Generation Form**
9. Map Set

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 8 March 2022

NAME & DESCRIPTION OF PROJECT Tomoka Hills Rezoning

Requesting RSF-4 and RMF-8

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) N/A

Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001,

03055-001-003, and 03871-000-000

Acreage ±25.0

DEVELOPMENT DATA (check all that apply)

☑ Single Family — Number of Units 74

☑ Multi Family — Number of Units 74

☐ 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 Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	74	**units X 0.12 Elementary School Multiplier**	9	**Student Stations**
MIDDLE	74	**units X 0.06 Middle School Multiplier**	4	**Student Stations**
HIGH	74	**units X 0.09 High School Multiplier**	7	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	74	**units X 0.06 Elementary School Multiplier**	4	**Student Stations**
MIDDLE	74	**units X 0.03 Middle School Multiplier**	2	**Student Stations**
HIGH	74	**units X 0.03 High School Multiplier**	2	**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: Craig Brashier
Mailing Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: craigb@chw-inc.com

PROPERTY OWNER

Name: Tomoka Hills Farms, Inc.
Mailing Address PO Box 147018
Gainesville, FL, 32614
Phone: Contact agent
Email Contact agent

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: _____

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. **Map Set**

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida

City of High Springs

City of Alachua

Alachua County

Project Site

441

20

75

NW 173RD STREET

235A
COUNTY

Legend

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

Feet
1,000 500 0 1,000 2,000 3,000

NORTH

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

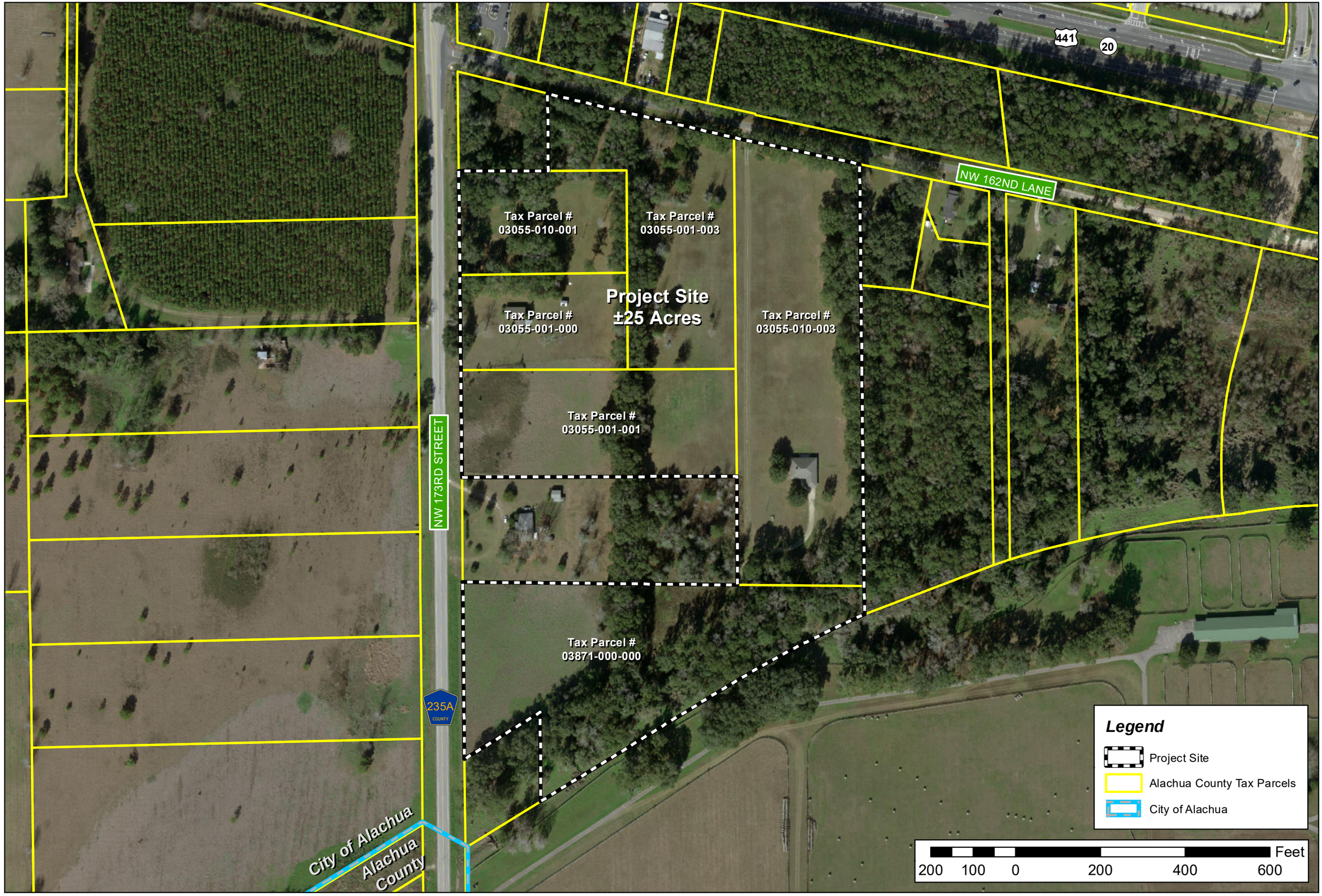
Prepared by: Employee ###
Date: 10/20/2021

Document Path: N:\2021\21-00025\Admin & Information\07_Maps\GIS\MXDs\1A.mxd

Professional Consultants

ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida



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
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

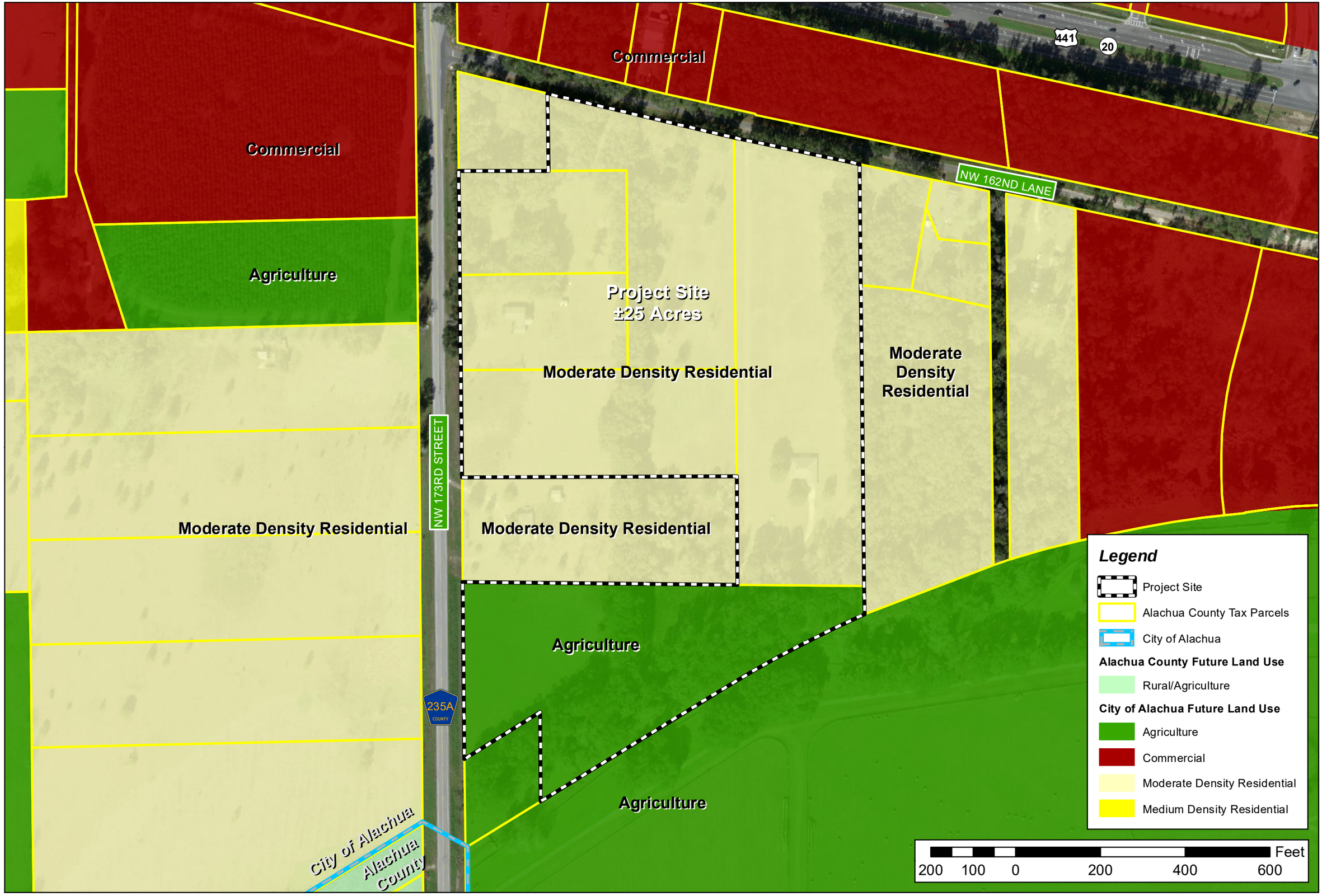
Prepared by: Employee ###
Date: 10/21/2021

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\1B.mxd

ILLUSTRATION 2A:
FLU MAP

3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
Alachua County Tax Parcels
City of Alachua, Florida



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
Linear Unit: Foot_US
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/21/2021

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\2A.mxd

ILLUSTRATION 2B:
PROP FLU MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida

Commercial

Commercial

Agriculture

Project Site
±25 Acres

Medium Density Residential

Moderate Density Residential

Moderate Density Residential

Moderate Density Residential

Agriculture

NW 162ND LANE

NW 173RD STREET

441

20

235A
COUNTY

City of Alachua

Alachua County

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

Alachua County Future Land Use

- Rural/Agriculture

City of Alachua Proposed Future Land Use

- Agriculture
- Commercial
- Moderate Density Residential
- Medium Density Residential

200 100 0 200 400 600 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/26/2021

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\02B.mxd

ILLUSTRATION 3A:
ZON MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida

CI
RSF-1
NW 162ND LANE
441
20
CI
A
Project Site
±25 Acres
RSF-1
RSF-1
NW 173RD STREET
PD-R
RSF-1
A
235A
COUNTY
A
City of Alachua
Alachua County

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

Alachua County Zoning

- (A) Agricultural

City of Alachua Zoning

- (A) Agriculture
- (CI) Commercial Intensive
- (PD-R) Planned Development Residential
- (RMF-8) Residential Multi-Family
- (RSF-1) Residential Single Family
- (A) County Agricultural

200 100 0 200 400 600 Feet

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
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/21/2021

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\0A.mxd

ILLUSTRATION 3B:
PROP ZON MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871 City of Alachua, Florida

CI

RSF-1

A

Project Site
±25 Acres

RMF-8

RSF-4

RSF-1

RSF-1

PD-R

A

441

20

NW 162ND LANE

NW 173RD STREET

235A
COUNTY

City of Alachua

Alachua County

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

Alachua County Zoning

- (A) Agricultural

City of Alachua Proposed Zoning

- (A) Agriculture
- (CI) Commercial Intensive
- (PD-R) Planned Development Residential
- (RMF-8) Residential Multi-Family
- (RSF-1) Residential Single Family
- (RSF-4) Residential Single Family
- (A) County Agricultural

200 100 0 200 400 600 Feet

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
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/26/2021

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\3B.mxd

ILLUSTRATION 4:
ENV MAP

Alachua County Tax Parcels
3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida

Project Site
±25 Acres

Flood Zone: X

NW 162ND LANE

NW 173RD STREET

441

20

235A
COUNTY

NORTH

Legend

- Project Site
- Alachua County Tax Parcels
- 10 ft. Contour Intervals
- 2 ft. Contour Intervals

200 100 0 200 400 600 Feet

Professional Consultants

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 ###
Date: 10/20/2021

Document Path: N:\2021\21-00025\Admin & Information\07_Maps\GIS\MXDs\4.mxd

ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida

Arredondo Fine Sand
0 to 5 Percent Sloopes
Hydro Group: A

Fort Meade Fine Sand
0 to 5 Percent Sloopes
Hydro Group: A

441

20

NW 162ND LANE

Project Site
±25 Acres

Kendrick Sand
2 to 5 Percent Sloopes
Hydro Group: B

Arredondo Fine Sand
0 to 5 Percent Sloopes
Hydro Group: A

NW 173RD STREET

Fort Meade Fine Sand
0 to 5 Percent Sloopes
Hydro Group: A

Fort Meade Fine Sand
0 to 5 Percent Sloopes
Hydro Group: A

235A
COUNTY

NORTH

Legend

- Project Site
- Alachua County Tax Parcels

200 100 0 200 400 600 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 ###
Date: 10/20/2021

Professional Consultants

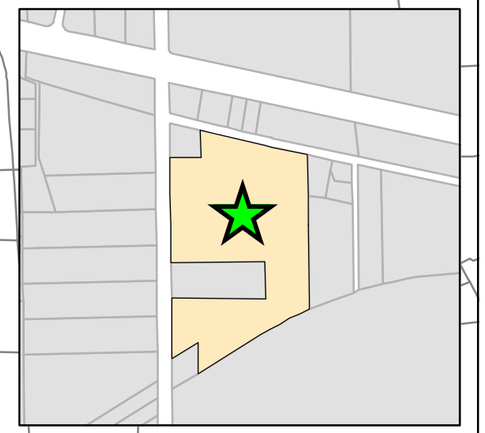
Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\5.mxd

ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency

Legend

- CR 2054: From SR 235 to US 441
- CR 2054: From SR 235 to WCL
- CR 235: from NW 143rd Place to SCL
- CR 235A: From US 441 to CR 235
- CR 235A: From US 441 to NCL
- CR 241: from CR 235 to SCL
- I-75: From NCL to US 441
- I-75: From US 441 to SCL
- SR 235: From NW 140th Street to ECL
- SR 235: from NW 143rd Place to US 441
- SR 235: from NW SR 235 to NCL
- SR 235: from US 441 to NW 140th Street
- US 441: from CR 235A to NW 188th Street
- US 441: from CR 25A East Intersection to SR 235
- US 441: from I-75 to CR 235A
- US 441: from MPO Boundary to CR 25A
- US 441: from SR 235 To I-75



Project Site

2640'

City of Alachua

CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection,

Feet
4,500 2,250 0 4,500 9,000 13,500

NORTH

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

Prepared by: Employee ###
Date: 1/24/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\Road Segments concurrency.mxd

FAX COVER SHEET

TO	
COMPANY	
FAX NUMBER	13864186130
FROM	Chad Stewart
DATE	2022-04-07 00:38:43 GMT
RE	FW: Emailing: Alachua Zoning Change Notice

COVER MESSAGE

To whom it may concern at City of Alachua.

In response to your notice of Public Hearing for Parcel at the corner of NW 162 Ln & NW 173 St, we support the zoning request change.
We are the Ellianos Coffee shop located at the corner of NW 173 St and NW US Hwy 441, and a development as is proposed seems like the natural progression for this area.

The location is ideal for apartments, housing, and quality general development as it is near the High School, I-75 for easy commute to Gainesville, and an easy drive to variety of employment opportunities.

Please present this letter at the hearing as a show of support for the project.

Chad Stewart
Alachua Coffee, LLC
Dba Ellianos Coffee franchisee
386-867-1782 Phone
chad@chadstewart.com

-----Original Message-----
From: Chad Stewart
Sent: Wednesday, April 6, 2022 8:34 PM
To: Scott Stewart (scott@sdstewart.com) <scott@sdstewart.com>
Subject: Emailing: Alachua Zoning Change Notice

I am writing a quick letter saying we support this zoning request change.
Seeattached.
Big development behind Alachua.

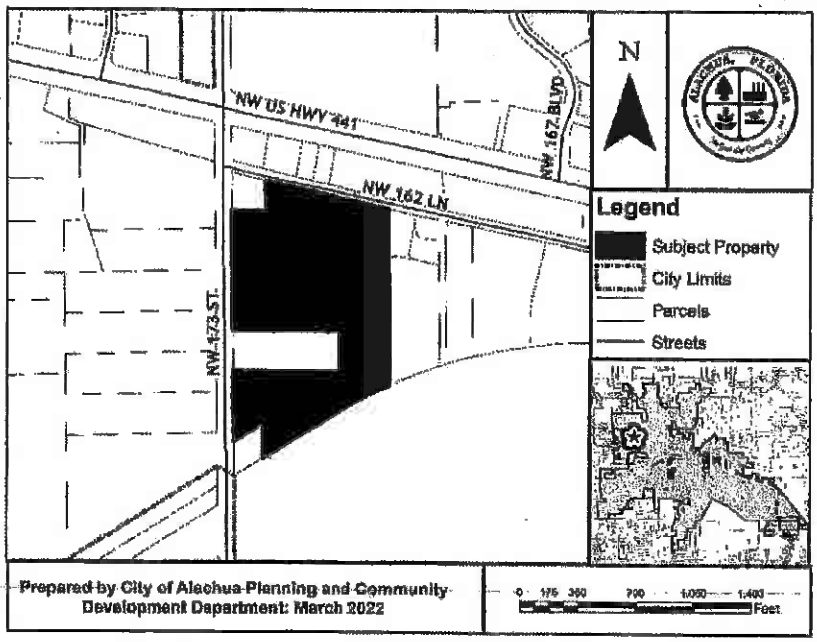
Chad.

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 April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Brashier, AICP of CHW, Inc applicant and agent for Tomoka Hills Farms, Inc, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Zoning Atlas from Agricultural (A) (±6.42 acres) and Residential Single Family – 1 (RSF-1) (±19.08 acres) to Residential Single Family -4 (RSF-4) (±13.81 acres) and Residential Multiple Family – 8 (RMF-8) (±11.67 acres) on a ±25.48 acre subject property, located east of CR 235A/NW 173rd Street and south of NW 162nd Lane; consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. Existing FLUM: Agriculture and Moderate Density Residential; Proposed FLUM: Moderate Density Residential and Medium Density Residential; Existing Zoning: Agricultural (A), Residential Single Family – 1 (RSF-1).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

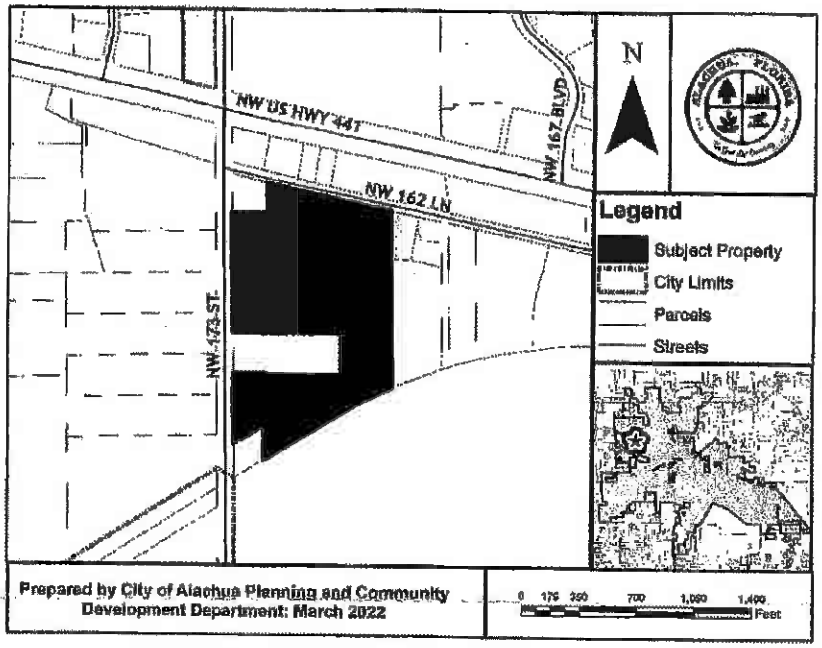
P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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 April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Brashier, AICP of CHW, Inc applicant and agent for Tomoka Hills Farms, Inc, property owner, for consideration of a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±25.48 acre subject property from Agriculture (±6.42 acres) and Moderate Density Residential (±19.08 acres) to Moderate Density Residential (±13.81 acres) and Medium Density Residential (±11.67 acres), located east of CR 235A/NW 173rd Street and south of NW 162nd Lane; consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. Existing FLUM: Agriculture and Moderate Density Residential; Proposed FLUM: Moderate Density Residential and Medium Density Residential; Existing Zoning: Agricultural (A), Residential Single Family – 1 (RSF-1).

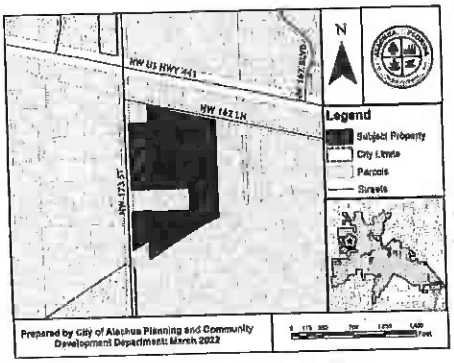


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

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 April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Brashier, AICP of CHW, Inc applicant and agent for Tomoka Hills Farms, Inc, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Zoning Atlas from Agricultural (A) (±6.42 acres) and Residential Single Family – 1 (RSF-1) (±19.08 acres) to Residential Single Family -4 (RSF-4) (±13.81 acres) and Residential Multiple Family – 8 (RMF-8) (±11.67 acres) on a ±25.48 acre subject property, located east of CR 235A/NW 173rd Street and south of NW 162nd Lane; consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. Existing FLUM: Agriculture and Moderate Density Residential; Proposed FLUM: Moderate Density Residential and Medium Density Residential; Existing Zoning: Agricultural (A), Residential Single Family – 1 (RSF-1).



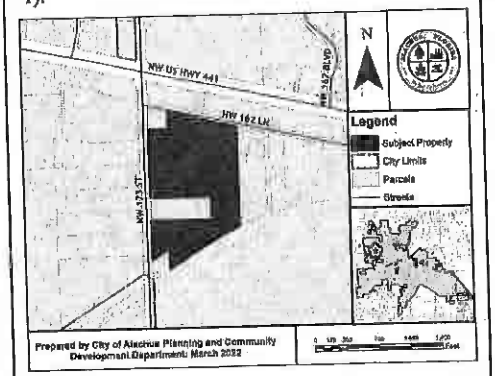
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 - April 7, 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 April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Brashier, AICP of CHW, Inc applicant and agent for Tomoka Hills Farms, Inc, property owner, for consideration of a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±25.48 acre subject property from Agriculture (±6.42 acres) and Moderate Density Residential (±19.08 acres) to Moderate Density Residential (±13.81 acres) and Medium Density Residential (±11.67 acres), located east of CR 235A/ NW 173rd Street and south of NW 162nd Lane; consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. Existing FLUM: Agriculture and Moderate Density Residential; Proposed FLUM: Moderate Density Residential and Medium Density Residential; Existing Zoning: Agricultural (A), Residential Single Family – 1 (RSF-1).



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.

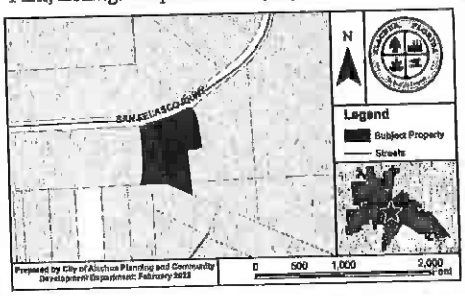
(Published: Alachua County Today - April 7, 2022)

ALACHUA COUNTY TODAY
is your best source for local news
386.462.3355

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 April 19, 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 Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan proposing to revise the Momentum Labs Site Plan, as previously approved by the Planning & Zoning Board on November 9, 2021, which included the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±10.71 acre property; Tax Parcel Number 03929-000-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).



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

(Published: Alachua County Today - April 7, 2022)

WOKE

Continued from Page 1A

for Florida companies to recruit and retain employees of color, and research shows that diversity in the workplace is better for the bottom line.

"The law makes it illegal to say racism is systemic," Kincaid said, "but the sheer fact that this policy could be passed is evidence that it is."

"The law makes it illegal to say racism is systemic, but the sheer fact that this policy could be passed is evidence that it is."

Matthew Kincaid
CEO of Overcoming Racism, which provides anti-racism training to school districts and businesses

Backlash against 'woke indoctrination'

Workplace diversity training — now more often called diversity, equity and inclusion, or DEI, training — started more than two decades ago with a focus on how diverse backgrounds and perspectives can help business.

But after the May 2020 police murder of George Floyd in Minnesota, businesses across the country announced commitments toward achieving racial justice, which for some included taking a more comprehensive approach to DEI training.

That instruction addresses topics that were once taboo to talk about at work, such as race and religion, and how those differences might show up at work. Sometimes that means delving into history, for example, pointing out that American policing has roots in enforcing slavery, or how racially discriminatory lending policies have contributed to modern wealth disparities.

DeSantis announced the proposal that would become House Bill 7 in December as a way to "give businesses, employees, children and families tools to fight back against woke indoctrination."

Under the bill, a workplace can't require training that makes an employee "by virtue of his or her race, color, sex or national origin" feel they bear "personal responsibility for and must feel guilt, anguish or other forms of psychological distress for actions in which the individual played no part." It also bans teaching that certain races are inherently privileged or oppressed, and taking into account a coworker's race, gender or nationality when interacting with them.

Its origins lie in a largely Republican backlash against critical race theory, a complex academic concept that says in part that racism is baked into American institutions and policies. More recently, though, critics have conflated it with broader themes of social justice and anti-racism.

DeSantis pointed to three examples of "woke corporate trainings," citing reporting from the Manhattan Institute, a conservative think tank. Bank of America, Google and Raytheon delved into issues such as white supremacy and systemic racism and challenged their white employees to acknowledge their privilege.

Last year, conservative media outlets slammed AT&T for its program, which called racism a "uniquely white trait." Then, last month, the Walt Disney Company faced backlash after a group of anonymous employees said the company's "Reimagine Tomorrow" training isolated employees "whose political and religious views are not explicitly progressive," according to Fox Business News. Disney employs nearly 80,000 workers in Florida.

House Bill 7 resembles an executive order former President Donald Trump issued in 2020 that prohibited federal agencies and contractors from teaching "divisive" concepts about race and gender.

It was short-lived. A federal court soon barred enforcement of Trump's order, and President Joe Biden rescinded it the day he took office last year.

Experts, including Siler-Nixon, who runs her firm's DEI training and works with outside companies to teach theirs, anticipate the Florida bill to be challenged in court once it's signed into law.

Workarounds for workplaces

Many Florida businesses lean toward a more moderate approach to diversity training that shouldn't run afoul of the law, said Chad Sorenson, president of the Human Resources Florida State Council, which represents 16,000 HR professionals. (The council was against the workplace portion of the bill, Sorenson said, adding that it's redundant to anti-discrimination laws already on the books.)

That means focusing on how diversity can help the workplace and emphasizing that employees should welcome all ideas and perspectives.

Sorenson, who also runs a workplace training consulting firm with clients all over Florida, shared slides from his training. It covers applicable discrimination laws, types of bias, benefits of diversity, and characteristics that may differ between employees, including race and gender but also qualities like cognitive style and education level.

Still, Sorenson acknowledged that an employer can't control how an employee perceives information. Employers worried about violating the law could make their training voluntary; the bill restricts only training that's mandatory.

Workplaces could also add a disclaimer that the company doesn't endorse the material, or that the views expressed in the training are held by some but disputed by others. According to the bill, discussion of the listed topics can continue as long as it's "given in an objective manner without endorsement of the concepts."

But those accommodations undermine the point, said Kincaid, the Overcoming Racism CEO. Voluntary training won't capture the people who need it most, and disclaimers require employers to distance themselves from the culture they're trying to implement.

Kincaid said he plans to explore options to keep doing business in Florida, but, "what we won't do ... is change our content. We won't lie about what the nature of racism is to conform to a state law."

Kincaid has already faced backlash in Florida. His organization contracted with the Brevard County School District to train teachers and administrators with the goal of closing the achievement gap between white and minority students.

But, in a July 2021 guest column published in *Florida Today*, the president of the Brevard chapter of Moms for Liberty, a conservative parents' group, criticized the organization as "blatantly racist" against white people.

That, and HB 7, mischaracterize the organization's work, Kincaid said. It's not about blame or accountability but rather about understanding the past to make room for a better future.

"One of the biggest issues of policies like this is it creates noise around work that is fundamentally hopeful," he said, "work that is fundamentally focused on eliminating racial bias in workplaces and in schools, and doing so in a way that humanizes all of the participants."

"This should be universally agreed upon as a positive thing."

Kathryn Varn is statewide enterprise reporter for the Gannett/USA TODAY Network - Florida. You can reach her at kvarn@gannett.com or (727) 238-5315.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±12 acres in the City of Alachua (Alachua County Tax Parcels # 05964-002-002, 05964-002-003, 05964-005-000, and 05964-006-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Industrial to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Industrial, Light and Warehousing (ILW) to Community Commercial (CC).

The site is located generally south of the intersection of US 441 and NW 101st Drive.

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

Time: 6:00 pm on April 21, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

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

CHW Professional Consultants

NOTICE OF PUBLIC HEARING 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 April 19, 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 Clay Sweger, of eda consultants, inc. to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Article 10 to add a definition of Landscape Services; amending Article 4, Table 4.4-1, to add Landscape Services as Use Type under the Use Category entitled "Agriculture Support and Services (not directly related)" and allow Landscape Services as a use by Special Exception Permit in the Agriculture Zoning District; amending Article 4, Section 4.2.4E(2) to add Landscape Services as an example of a Use Type under the "Agricultural Support and Services (not directly related)" Use Category; and amending Article 4, Section 4.3.3(B) to add use specific standards for Landscape 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.

GF-29624080

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

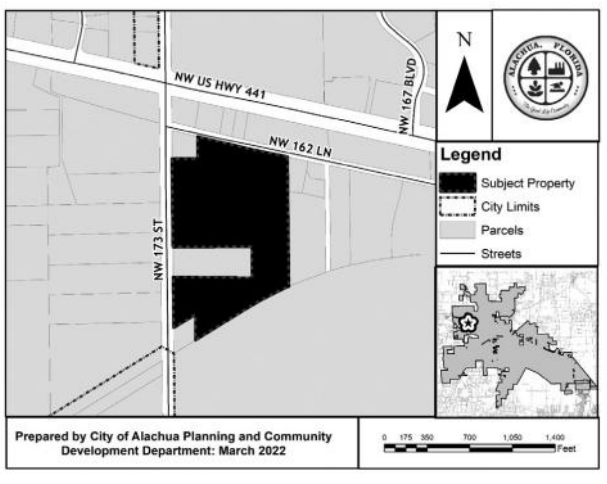
Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Brashier, AICP of CHW, Inc applicant and agent for Tomoka Hills Farms, Inc, property owner, for consideration of a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±25.48 acre subject property from Agriculture (±6.42 acres) and Moderate Density Residential (±19.08 acres) to Moderate Density Residential (±13.81 acres) and Medium Density Residential (±11.67 acres), located east of CR 235A/NW 173rd Street and south of NW 162nd Lane; consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. Existing FLUM: Agriculture and Moderate Density Residential; Proposed FLUM: Moderate Density Residential and Medium Density Residential; Existing Zoning: Agricultural (A), Residential Single Family – 1 (RSF-1).

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-29624091

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 April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Brashier, AICP of CHW, Inc applicant and agent for Tomoka Hills Farms, Inc, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Zoning Atlas from Agricultural (A) (±6.42 acres) and Residential Single Family – 1 (RSF-1) (±19.08 acres) to Residential Single Family -4 (RSF-4) (±13.81 acres) and Residential Multiple Family – 8 (RMF-8) (±11.67 acres) on a ±25.48 acre subject property, located east of CR 235A/NW 173rd Street and south of NW 162nd Lane; consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. Existing FLUM: Agriculture and Moderate Density Residential; Proposed FLUM: Moderate Density Residential and Medium Density Residential; Existing Zoning: Agricultural (A), Residential Single Family – 1 (RSF-1).



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.

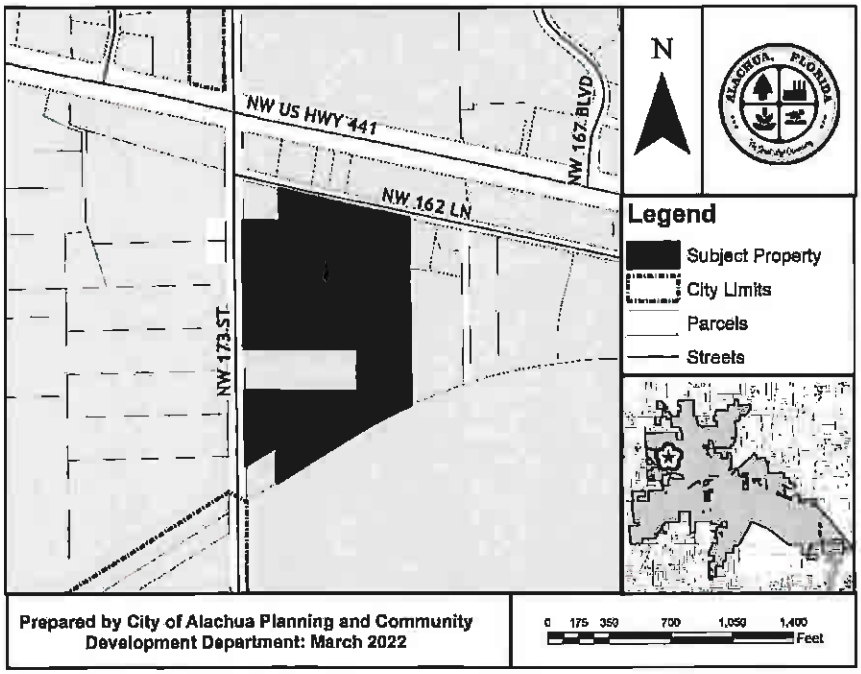
GF-29624116

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 4/4/22
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 April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Brashier, AICP of CHW, Inc applicant and agent for Tomoka Hills Farms, Inc, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Zoning Atlas from Agricultural (A) (±6.42 acres) and Residential Single Family – 1 (RSF-1) (±19.08 acres) to Residential Single Family -4 (RSF-4) (±13.81 acres) and Residential Multiple Family – 8 (RMF-8) (±11.67 acres) on a ±25.48 acre subject property, located east of CR 235A/NW 173rd Street and south of NW 162nd Lane; consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. Existing FLUM: Agriculture and Moderate Density Residential; Proposed FLUM: Moderate Density Residential and Medium Density Residential; Existing Zoning: Agricultural (A), Residential Single Family – 1 (RSF-1).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Étiquettes d'adresse Easy Peel
Repliez à l'intérieur du rabat, retirez la bande de protection, puis collez.

Pat. avery.com/patents

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS, FL 32259

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

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

ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

GOOLSBY J S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

CAMPBELL MENZIE G
16903 NW 162ND LN
ALACHUA, FL 32615

ROSS LYNN HESSER
16903 NW 162ND LN
ALACHUA, FL 32615

BRADLEY & WILLIAMS
16919 NW 162ND LN
ALACHUA, FL 32615

LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

SARCAV LLC
8303 AUTUMNWIND DR
JACKSONVILLE, FL 32218

CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616

ROUX J P
PO BOX 1673
ALACHUA, FL 32616

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

Go to avery.com/templates
Use Avery Template 5160

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®

AVERY 5960

AVERY 5960

Easy Peel Address Labels

Go to avery.com/templates

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

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

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

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

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Dena Courtney
Po Box 1215
High Springs, FL 32655

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

David Forest
23 Turkey Creek
Alachua FL 32615

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

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Pat. avery.com/patents

Étiquettes d'adresse Easy Peel

Allez a avery.ca/gabarits

AFFIDAVIT FOR POSTED LAND USE SIGN

I SETH WOOD, POSTED THE LAND USE
(Name)
SIGN ON 4/4 FOR THE Tomoka Hills SSCPA and RZ
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Seth Wood
(Signature)

Five (5)
(Number of signs)

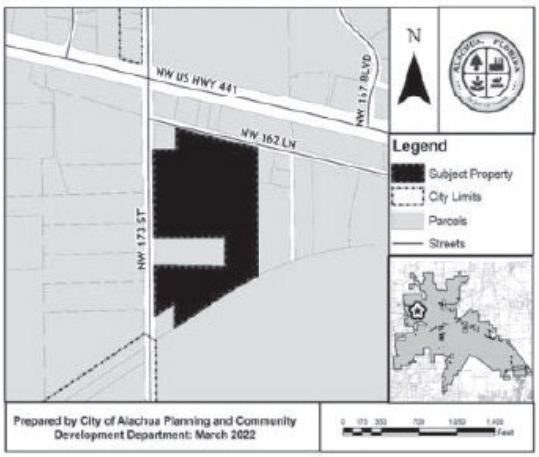
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 May 9, 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 22-14

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.



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.

Copyright © 2022 Gainesville.com - All rights reserved. Restricted use only. 4/28/202
Privacy Policy • Terms of Service

way and hear their history and legends," said Cowles. "We are both very interested in hearing people's stories and culture."

By the time they reached Bolivia, the pandemic had

be a treasure hunter, but this area is a treasure in itself," Cowles said.

# # #

email rcarson@alachuatoday.com

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 May 9, 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.

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 - April 28, 2022)

City of ALACHUA

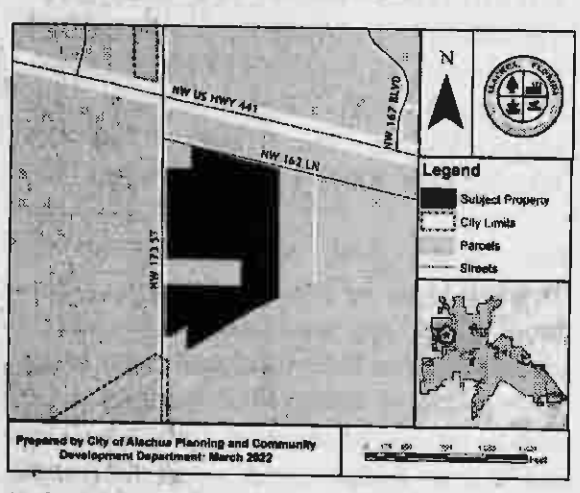
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 May 9, 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 22-14

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.



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 - April 28, 2022)

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 May 9, 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 22-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 10 TO ADD A DEFINITION OF LANDSCAPE SERVICES; AMENDING ARTICLE 4, TABLE 4.4-1, TO ADD LANDSCAPE SERVICES AS A USE TYPE UNDER THE USE CATEGORY ENTITLED "AGRICULTURE SUPPORT AND SERVICES (NOT DIRECTLY RELATED)" AND ALLOW LANDSCAPE SERVICES AS A USE BY SPECIAL EXCEPTION PERMIT IN THE AGRICULTURE ZONING DISTRICT; AMENDING ARTICLE 4, SECTION 4.2.4E(2) TO ADD LANDSCAPE SERVICES AS AN EXAMPLE OF A USE TYPE UNDER THE "AGRICULTURE SUPPORT AND SERVICES (NOT DIRECTLY RELATED)" USE CATEGORY; AND AMENDING ARTICLE 4, SECTION 4.3.3(B) TO ADD USE SPECIFIC STANDARDS FOR LANDSCAPE SERVICES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application 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 - April 28, 2022)

Mailed 4/25/22 KC

City of ALACHUA
THE GOOD LIFE COMMUNITY

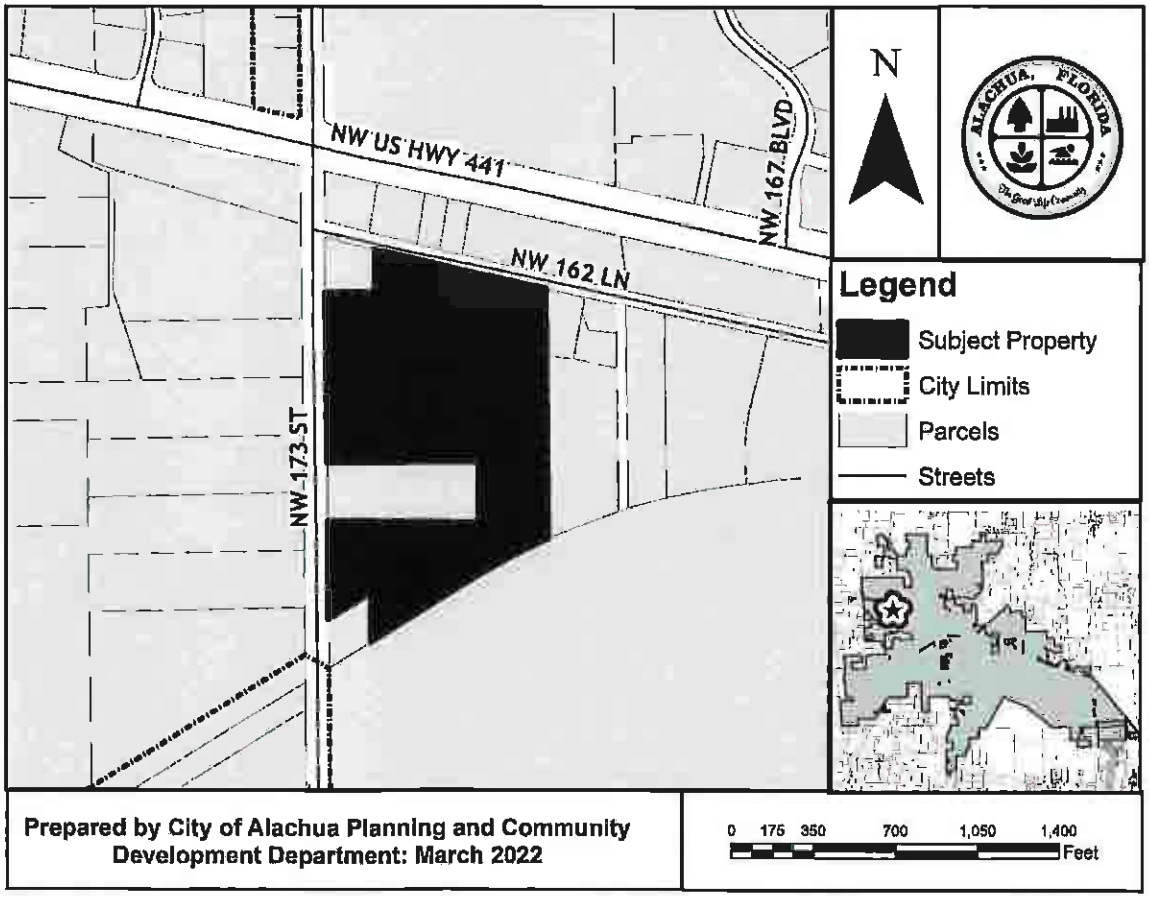
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 May 9, 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 22-14

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.



P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

City of ALACHUA

THE GOOD LIFE COMMUNITY

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

AVERY 5960
Easy Peel® Address Labels
Go to avery.com/templates
Use Avery Template 5160

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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

Craig Parenteau
FL Department 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

Pat.avery.com/patents
Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up™
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS, FL 32259

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

CAMPBELL MENZIE G
16903 NW 162ND LN
ALACHUA, FL 32615

LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616

Carol Jones
16122 NW 208th Way
High Springs, FL 32643

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

ROSS LYNN HESSER
16903 NW 162ND LN
ALACHUA, FL 32615

THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

ROUX J P
PO BOX 1673
ALACHUA, FL 32616

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

GOOLSBY J S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

BRADLEY & WILLIAMS
16919 NW 162ND LN
ALACHUA, FL 32615

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

SARCAV LLC
8303 AUTUMNWIND DR
JACKSONVILLE, FL 32218

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

Allez à avery.ca/gabarits
Etiquettes d'adresse Easy Peel
Pat. avery.com/patents
Go to avery.com/templates
Use Avery Template 5960
Easy Peel Address Labels
Bend along line to expose Pop-up Edge
AVERY 5960

AFFIDAVIT FOR POSTED LAND USE SIGN

I SETH WOOD, POSTED THE LAND USE
(Name)
SIGN ON 4/4 FOR THE Tomoka Hills SSCPA and RZ
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Seth Wood
(Signature)

Five (5)
(Number of signs)

■ ***June 2-July 1:*** **College for Kids** Summer Camp 2022 at Santa Fe College – Registration runs from May 5 – July 1. CFK will offer three weeks of camp July 11 - 29 and have both full- and half-day options for students. Students will be able to select one to two camps to attend per week. Camps are a fun, learning-filled summer experience for 10 - 14-year-olds. This year's classes include All Hands on Tech, Artists Studio, Crafts Galore, Myths and Legends, Robotics Squad, Space Challenge, Sports Extravaganza, and more. Register online at www.sfcollege.edu/cfk/how-to-register/. Call 352-395-5193 for questions.

■ **June 2-30: Call for Applications** – The 13th Annual Cade Prize for Innovation, sponsored by the Cade Museum for Creativity and Invention, invites applications for its Cade Prize for Innovation. The prize is designed to help early-stage inventors take their creations into the marketplace. This year's prize is $64,000 in total. The awards will go to candidates whose work addresses critical issues impacting the southeast. Submissions can be sent in through the month of June to The Cade Museum for Creativity and Invention, 811 S. Main Street, Gainesville. For further information, call 352-371-8001.

■ **June 3 - 26: The Heaven Bound Outreach Ministries** Rev. Marcia J. Mobley, Pastor State Road 121 North at 5204 N.W. 234th Avenue, Alachua, extends a special invitation to join us for our Pastor's 22nd anniversary. Joining us will be June 3: the churches and ministries of Kingdom Connected fellowship International, Inc. Apostle Terric Nattiel Presiding Prelate; June 10: Bishop Willie Ross, Pastor of the House the Lord Built East Palatka; June 12: Rev. Dr. Michael D. Warren, Pastor Pleasant View Apopka; June 17: Apostle John Bradley, pastor Grove Park Comm. Christian Church Grove; June 24 Evening of Impartation & Restoration with Apostle Stephen E. Jennings; June 26: Rev. R. J. Hines, Pastor Kingdom Life Church Gainesville. All Friday evening services are at 7 p.m. nightly/Sundays Afternoon services at 4 p.m. For more information or directions, call 352-554-0642.

■ **June 4: BMX Free Open House** – Try BMX for Free at this open house for children and adults. Arrive at the track at 19449 N.W. 238th Street, High Springs, during the open house, go to registration window to sign up. Participants under 18 must have a parent or guardian sign their waiver. Visit the bike barn for bike safety check and helmet fitting, join a mini coaching session and get on the track. Ride as much as you like until 6:30 p.m. Optional – Stay and race for free at 7:45 p.m. Riders must be able to ride a bike without training wheels, must wear long pants, long sleeve shirt and closed toe shoes. Full face helmets are required and can be provided for those without their own. Bring your own bike, no pegs please. Food and drinks are available for purchase, personal coolers are allowed and spectators can watch for free. Bleacher seating or bring your own chairs/shade.

■ **June 4: Legacy Park Spring Concert Series** Saturday, June 4, featuring Uncle Morty's Rhythm Cream from 5 – 8 p.m. at Alachua's Legacy Park Amphitheatre, 15400 Peggy Road. Best described as a Soul/R&B/Rock cover band with a full horn section, this band specializes in party/danceable music. Children can enjoy a bounce house and food

keeps his many affairs at bay by claiming to be married with children. This Broadway hit later became a successful film starring Walter Matthau, Ingrid Bergman, and Goldie Hawn. Friday and Saturday shows begin at 8 p.m., Sunday shows begin at 2 p.m. Tickets: Regular $16, student $11, senior (Sunday only) $11 and first Saturday performance $11. Ticket information is listed at highspringsplayhouse.com or call 386-454-3525.

■ **June 5: A Celebration of Life for Suzie Ann Clark** – Hosted by the GFWC High Springs Woman's Club, 23674 West U.S. Highway 27, High Springs. Times are from 2 – 5 p.m. All are invited to attend and share their stories about Suzie Clark.

■ **June 6: Spaghetti To-Go Dinner Fundraiser** – sponsored by the High Springs New Century Woman's Club. This take-out-only spaghetti dinner fundraiser will be held from 5 – 7 p.m. at 23674 West U.S. Hwy 27, High Springs. The menu will be regular or gluten-free spaghetti with meat or marinara sauce, Caesar salad, bread and butter and dessert for $10. For tickets call 386-518-3276 or visit the website at gfwchighsprings

Free meal program for children June 1 - July 22

Special to
Alachua County Today

GAINESVILLE – Children 18 years old and younger can receive free breakfast and lunch during the summer months through the Alachua County Public Schools Food and Nutrition Services department.

The Summer Meals Program, funded by the federal government, is open to any child regardless of family income. The meals are served at local schools and other sites offering summer programs. The On Point Food Truck will bring meals to three locations in the South West Advocacy Group (SWAG) area, including Hidden Oaks, Majestic Oaks and the SWAG Family Resource Center. Free meals will be offered in Alachua, Archer, High Springs, Newberry, Hawthorne, Waldo and Gainesville.

Children do not have to be enrolled at a particular school or program to receive meals. They also do not have to be eligible for free and reduced-price meals during the regular school year to take advantage of the program.

The Summer Meals Program provides nutritionally balanced meals to all children during summer vacation when school breakfasts and lunches are not available. All children 18 years old and younger are eligible, and families can take advantage of the program at any of the 74 local sites.

"Families can take their children to the site that's most convenient for them," said Maria Eunice, Director of the district's Food and Nutrition Services department. "They just show up during the serving times and enjoy a nutritious meal, with no registration required."

Most sites will be up and running on June 1. The dates and times that meals will be served will vary from site to site. Details are available at www.yourchoicefresh.com (click on the banner labeled 'Free Summer Meals') or by calling 352- 955-7539.

# # #

Email editor@alachuatoday.com

City of ALACHUA

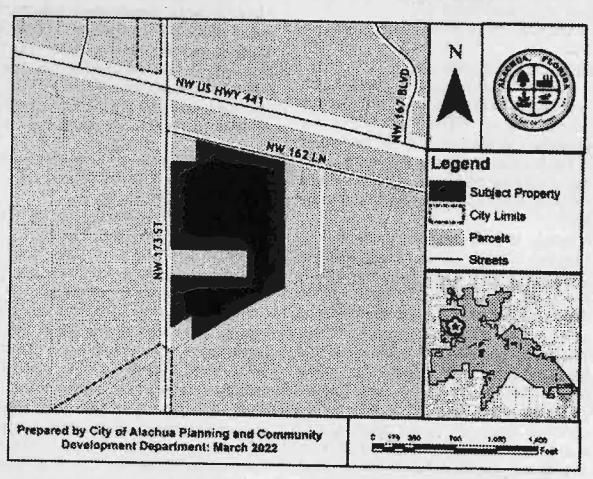
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 22-14

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.



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)

The Heartland Places of Worship

Alachua Church of Christ
14505 NW 145th Avenue

Sunday Bible Classes 9:00a.m.
Morning Worship at 10:00 a.m.
Wednesday Bible Class 7:00 p.m.
(386) 462-3326

PLACE YOUR PLACE OF WORSHIP HERE
386.462.3355

Forest Grove Baptist Church
Glorify • Grow • Go

Forest Grove Baptist Church
Worship with us
Sunday 9:00 am – Sunday School (onsite only)
10:15 am Morning Worship (onsite & live stream)

Wednesday 6:00 pm – Prayer & Bible Study
For children, youth, and adults (on-site only)

22575 NW 94th Ave, Alachua, Florida 32615
386-462-3921
www.forestgrovebaptistchurch.org

St. Madeleine Catholic Church

17155 NW US HWY 441
High Springs, FL 32643
386-454-2358
Mass Times
Sunday: 7:30 a.m. & 11:30 a.m.
Saturday Vigil: 5:00 p.m.

www.stmadeleinecatholicchurch.com

New St. Mary Missionary Baptist Church
13800 NE 158th Avenue, Alachua 32616
Rev. Daniel H. McNish, Pastor
Phone & Fax (386) 462-7129
Services: Sunday School 9:30 a.m.
Morning Worship 11 a.m.-1st, 2nd, 3rd Sunday
Quarterly 11 a.m. 4th Sun. Birthday Rally
Service; Tuesday Evening 7 p.m.
Prayer Meeting & Bible Study

St. Luke A.M.E. Church
Rev. Mikel J. James, Pastor
14950 Martin Luther King Blvd/Hwy 441
Alachua 32616
386.462.2732(church) 386.462.4396 (Fax)
Email: stlukeamechurch@windstream.net
Morning Worship: 11 a.m.;
Church School 9:45 a.m.
Bible Study: 7 p.m. weekly
Theme: "Fresh Start"

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.

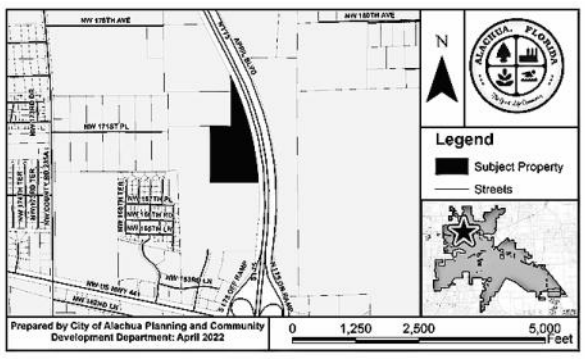
"Obviously, it would be a great opportunity for people like us in the affordable housing sphere," he said.

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).

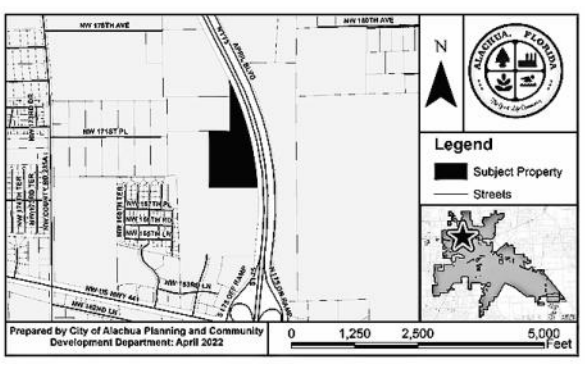


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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

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.

GF-30402834

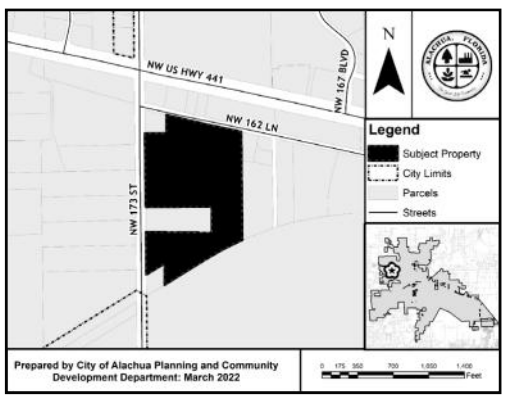
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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.



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-30402926

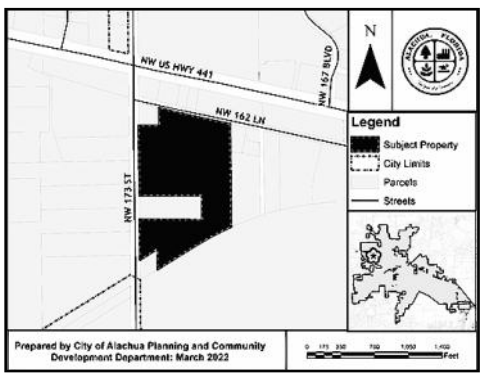
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 22-14

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.



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-30403005

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 5/26/22 KC

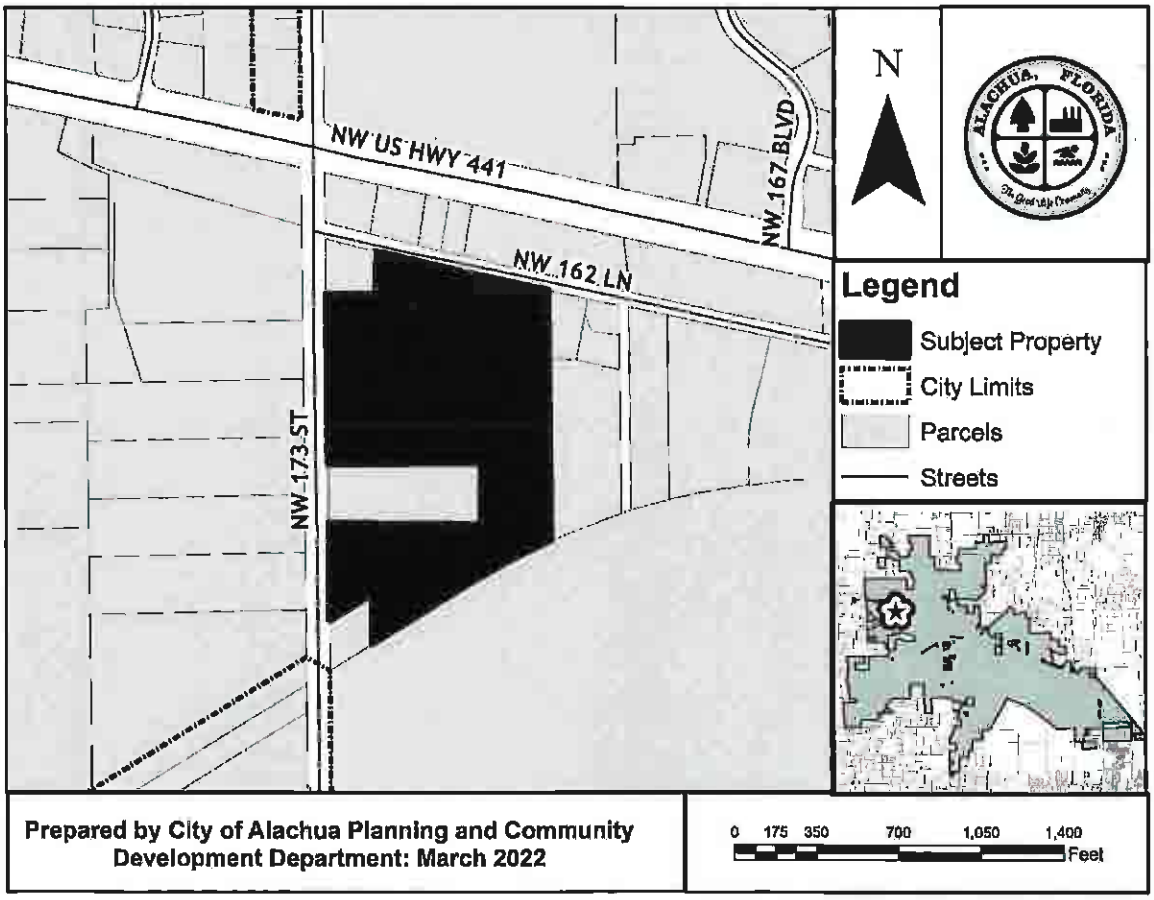
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 22-14

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.



P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

AVERY 5960
Bend along line to expose Pop-up Edge
Use Avery Template

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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

Craig Parenteau
FL Department 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

Carol Jones
16122 NW 208th Way
High Springs, FL 32643

Dena Courtney
Po Box 1215
High Springs, FL 32655

Pat. avery.com/patents
Etiquettes d'adresse Easy Peel
Repliez à la bâchure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS, FL 32259

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

CAMPBELL MENZIE G
16903 NW 162ND LN
ALACHUA, FL 32615

LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

ROSS LYNN HESSER
16903 NW 162ND LN
ALACHUA, FL 32615

THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

ROUX J P
PO BOX 1673
ALACHUA, FL 32616

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

GOOLSBY J S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

BRADLEY & WILLIAMS
16919 NW 162ND LN
ALACHUA, FL 32615

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

SARCAV LLC
8303 AUTUMNWIND DR
JACKSONVILLE, FL 32218

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

Go to avery.com/templates
Use Avery Template 5960
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge™
AVERY 5960

AFFIDAVIT FOR POSTED LAND USE SIGN

I SETH WOOD _____, POSTED THE LAND USE
(Name)
SIGN ON 5/20/2022 FOR THE Tomoka Hills SSCPA and RZ
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Seth Wood

(Signature)

Five (5)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 6/13/2022
SUBJECT: Tara Forest East Phase 1 Final Plat: A request by Kyle Willems, P.E., of JBPro, Inc., applicant and agent for Tara Forest LLC, property owner, for consideration of the final plat of Tara Baywood Phase 1, which proposes to subdivide an ±10.86 acre subject property into a total of 32 lots, with associated common areas and right-of-way, consisting of Parcel Numbers 03067-005-001, 03067-000-000, and 03067-005-000 (Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Commission defer this item until the June 27, 2022 City Commission meeting scheduled for 6 PM in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

Summary

Because the required agreement documents were not received in time for inclusion in the agenda, Staff recommends that the Commission defer this item until the June 27, 2022 City Commission meeting scheduled for 6 PM in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

Commission Agenda Item

MEETING DATE: 6/13/2022
SUBJECT: Tara Baywood Phase 1 Final Plat: A request by Logan Peters, P.E., of JBPro, Inc., applicant and agent for Tara Baywood LLC, property owner, for consideration of the final plat of Tara Baywood Phase 1, which proposes to subdivide an ±20.25 acre subject property into a total of 61 lots, with associated common areas and right-of-way, consisting of Parcel Number 03067-063-000 (Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Commission defer this item until the June 27, 2022 City Commission meeting scheduled for 6 PM in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

Summary

Because the required agreement documents were not received in time for inclusion in the agenda, Staff recommends that the Commission defer this item until the June 27, 2022 City Commission meeting scheduled for 6 PM in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 6/13/2022
SUBJECT: Convergence Research Park Residential Phase 1 Final Plat: A request by Aaron Hickman, PSM., of CHW, 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, which proposes to subdivide a ±44.44 acre subject property into a total of 86 lots with associated common areas and right-of-way; consisting of portions of Tax Parcel Numbers 03970-000-000 and 03929-000-000 (Quasi-Judicial Hearing).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:
Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, Staff recommends that the City Commission:

1. Approve the Final Plat of Convergence Research Park Residential Phase 1 ("Final Plat");
2. Approve the "Subdividers Agreement for Convergence Research Park Residential Phase 1" ("Subdividers Agreement");
3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,
4. Accept the Common Law Performance Bond from San Felasco Research Ventures, LLC in the amount of $3,998,293.00 as the surety instrument for infrastructure improvements, other than the house sidewalks; and
5. Accept the Common Law Performance Bond from San Felasco Research Ventures, LLC in the amount of $251,964.00 as the surety instrument for the house sidewalks.

Summary

This application is 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 of Convergence Research Park Residential Phase 1, which proposes to subdivide a ±44.44 acre subject property into a total of 86 lots with associated common areas and road right-of-way.

The subject property consists of portions of Parcel Numbers 03970-000-000 and 03929-000-000, and is located south of San Felasco Parkway, north of Shaw Farms of Alachua and Alachua Highlands, and east of County Road 241.

The preliminary plat for the Convergence Research Park Residential subdivision was approved by the City Commission on October 12, 2021. The Convergence Research Park Residential subdivision is comprised of three (3) phases, and will consist of lots ranging size from ±5,750 square feet to ±15,500 square feet, with the majority of lots between ±5,750 square feet and ±10,000 square feet. The subdivision includes a series of common areas throughout the subject property and along the northern, eastern and western boundaries. Pedestrian pathways ranging in width from eight (8) feet to twelve feet are proposed within these common areas. A stub-out of the pedestrian pathway system is provided to the east of the project area. The pedestrian network will also connect to existing sidewalks located along San Felasco Parkway.

Two (2) vehicular access points will be provided to San Felasco Parkway for the Convergence Research Park Residential subdivision, however, only one (1) of these connections will be constructed with Phase 1. Development within the subdivision will connect to potable water and wastewater facilities. Stormwater for the Convergence Research Park Residential subdivision will be conveyed to and treated within three (3) stormwater management facilities located in common areas located in the southern, eastern, and western boundaries of the site. Two (2) of these basins will be constructed with Phase 1 – one (1) in the northeast portion of the site and one in the southern portion of the site. 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)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final 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
- Final Plat - Convergence Research Park Residential Phase 1
- Application & Supporting Materials
- Convergence Research Park Residential Phase 1 Subdividers Agreement
- Title Opinion
- Draft Sureties
- Public Notice Materials for the 6/13/22 City Commission Hearing

City of Alachua
Planning & Community Development Department
Staff Report

City Commission Hearing Date: June 13, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the final plat of Convergence Research Park Residential Phase 1, which proposes to subdivide a ±44.44 acre subject property into a total of 86 lots with associated common areas and road right-of-way
APPLICANT/AGENT:	Aaron Hickman, PSM, Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	San Felasco Research Ventures, LLC
LOCATION:	South of San Felasco Parkway; north of Shaw Farms of Alachua and Alachua Highlands; east of County Road 241
PARCEL ID NUMBERS:	Portions of 03970-000-000 and 03929-000-000
FLUM DESIGNATION:	Corporate Park
ZONING:	Corporate Park (CP)
OVERLAY:	N/A
ACREAGE:	±44.44 acres
PROJECT PLANNER:	Justin Tabor, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the City Commission: 1. Approve the Final Plat of Convergence Research Park Residential Phase 1 ("Final Plat"); 2. Approve the "Subdividers Agreement for Convergence Research Park Residential Phase 1" ("Subdividers Agreement"); 3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and, 4. Accept the Common Law Performance Bond from San Felasco Research Ventures, LLC in the amount of $3,998,293.00 as the surety instrument for infrastructure improvements, other than the house sidewalks; and 5. Accept the Common Law Performance Bond from San Felasco Research Ventures, LLC in the amount of $251,964.00 as the surety instrument for the house sidewalks.

RECOMMENDED MOTION:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:

1. *Approves the Final Plat of Convergence Research Park Residential Phase 1 ("Final Plat");*
2. *Approves the "Subdividers Agreement for Convergence Research Park Residential Phase 1" ("Subdividers Agreement");*
3. *Authorizes the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,*
4. *Accepts the Common Law Performance Bond from San Felasco Research Ventures, LLC in the amount of $3,998,293.00 as the surety instrument for infrastructure improvements, other than the house sidewalks; and*
5. *Accepts the Common Law Performance Bond from San Felasco Research Ventures, LLC in the amount of $251,964.00 as the surety instrument for the house sidewalks.*

SUMMARY

This application is 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 of Convergence Research Park Residential Phase 1, which proposes to subdivide a ±44.44 acre subject property into a total of 86 lots with associated common areas and road right-of-way.

The subject property consists of portions of Parcel Numbers 03970-000-000 and 03929-000-000, and is located south of San Felasco Parkway, north of Shaw Farms of Alachua and Alachua Highlands, and east of County Road 241.

The preliminary plat for the Convergence Research Park Residential subdivision was approved by the City Commission on October 12, 2021. The Convergence Research Park Residential subdivision is comprised of three (3) phases, and will consist of lots ranging size from ±5,750 square feet to ±15,500 square feet, with the majority of lots between ±5,750 square feet and ±10,000 square feet. The subdivision includes a series of common areas throughout the subject property and along the northern, eastern and western boundaries. Pedestrian pathways ranging in width from eight (8) feet to twelve feet are proposed within these common areas. A stub-out of the pedestrian pathway system is provided to the east of the project area. The pedestrian network will also connect to existing sidewalks located along San Felasco Parkway.

Two (2) vehicular access points will be provided to San Felasco Parkway for the Convergence Research Park Residential subdivision, however, only one (1) of these connections will be constructed with Phase 1. Development within the subdivision will connect to potable water and

wastewater facilities. Stormwater for the Convergence Research Park Residential subdivision will be conveyed to and treated within three (3) stormwater management facilities located in common areas located in the southern, eastern, and western boundaries of the site. Two (2) of these basins will be constructed with Phase 1 – one (1) in the northeast portion of the site and one in the southern portion of the site. 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)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

Illustration 1. Sheet 1, Convergence Research Park Residential Phases 1 – 3 Preliminary Plat

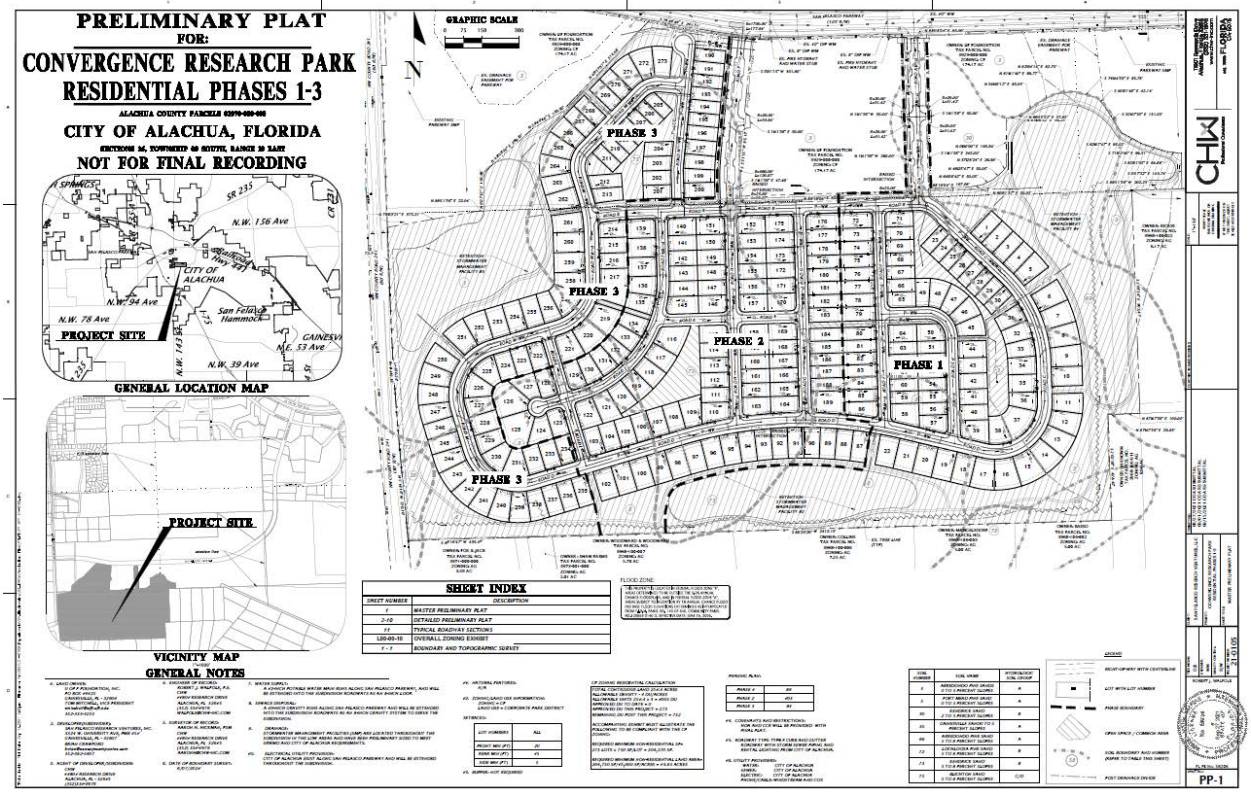
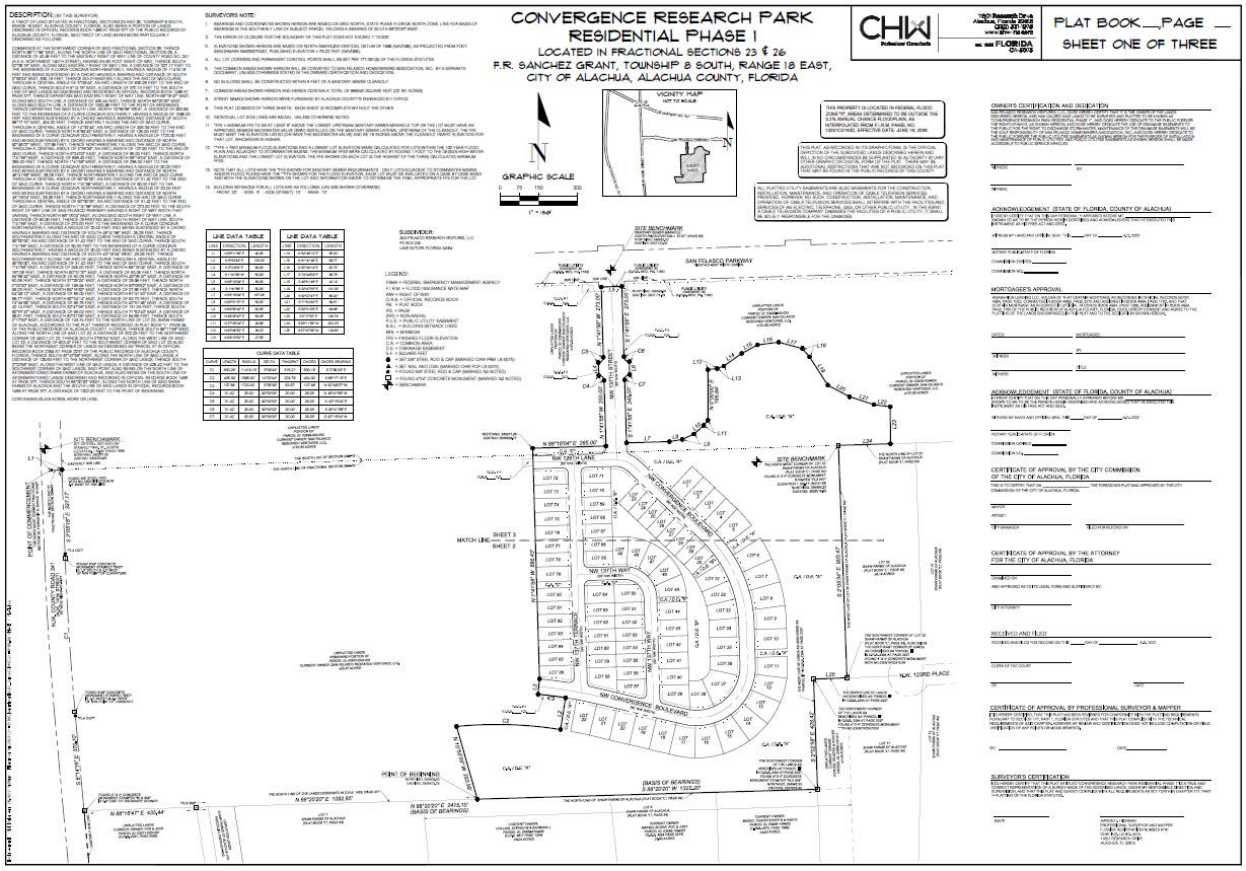


Illustration 2. Sheet 1, Convergence Research Park Residential Final Plat



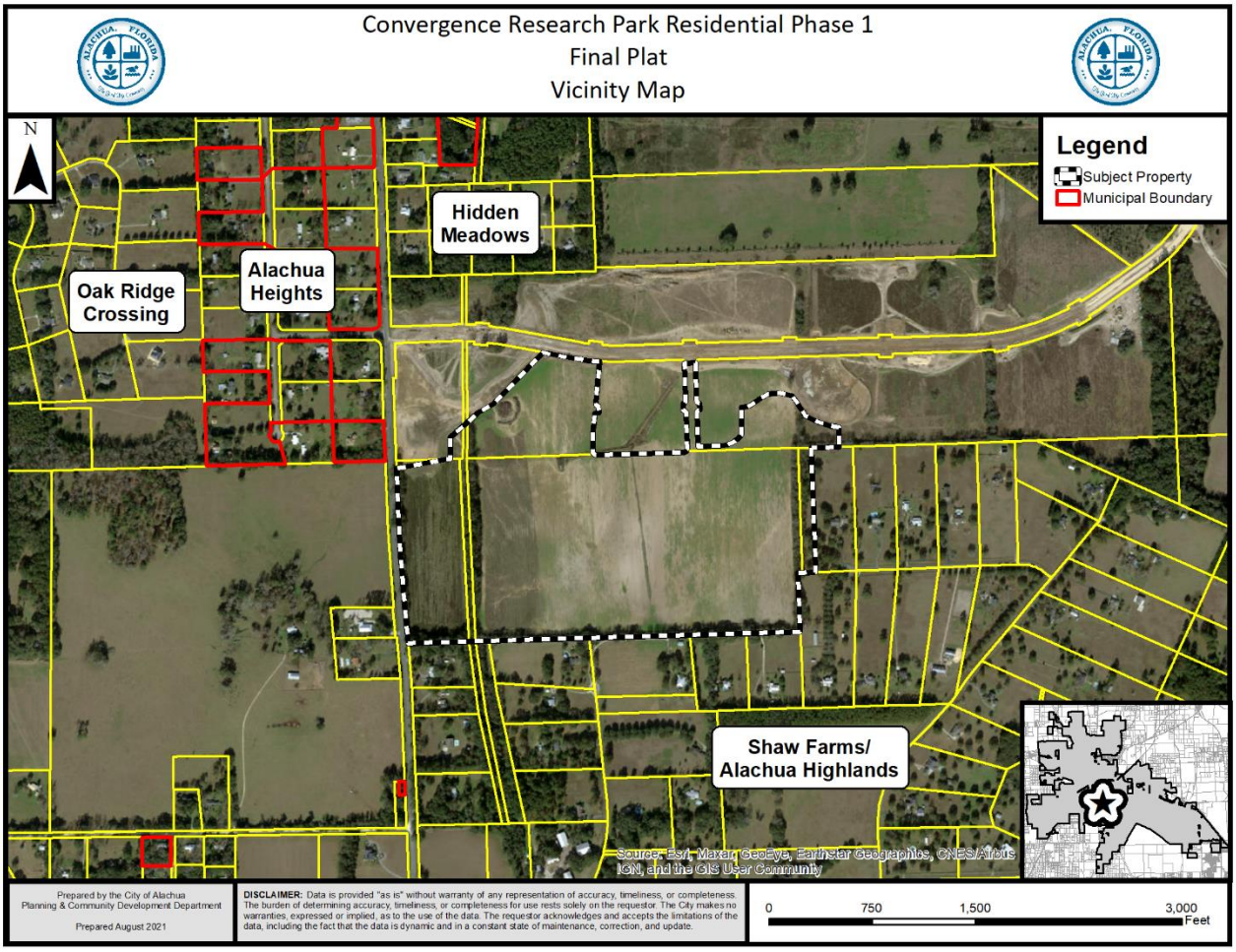
SURROUNDING USES

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	Corporate Park	Corporate Park (CP)
South	Shaw Farms of Alachua	Agriculture	Agricultural (A)
West	Vacant Land	Corporate Park	Corporate Park (CP)
East	County Road 241; Single-Family Residential	Agriculture; Rural/Agriculture (County)	Agricultural (A); Agricultural (County)

Map 1. Vicinity Map



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 single-family residential uses, 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 Residential subdivision is designed to provide linked open space that include trails which will lead to future nearby uses.

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 final 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: A 100% listed species report was conducted on May 3, 2022 by Flatwood Consulting Group Inc. for the area of Phase 1. The report included a 100% gopher tortoise survey. The report notes that no listed species were observed within the project area during the 100% listed species survey and 100% gopher tortoise survey. Therefore, potential impacts upon protected species has been adequately addressed. There are no concerns regarding topography, soils, flooding, or wetlands on the subject property.

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 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. Any development will connect to the potable water and wastewater systems.

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 development will 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 development will 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 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 development will 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 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: A 100% listed species report was conducted on May 3, 2022 by Flatwood Consulting Group Inc. for the area of Phase 1. The report included a 100% gopher tortoise survey. The report notes that no listed species were observed within the project area during the 100% listed species survey and 100% gopher tortoise survey. Therefore, potential impacts upon protected species has been adequately addressed.

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.

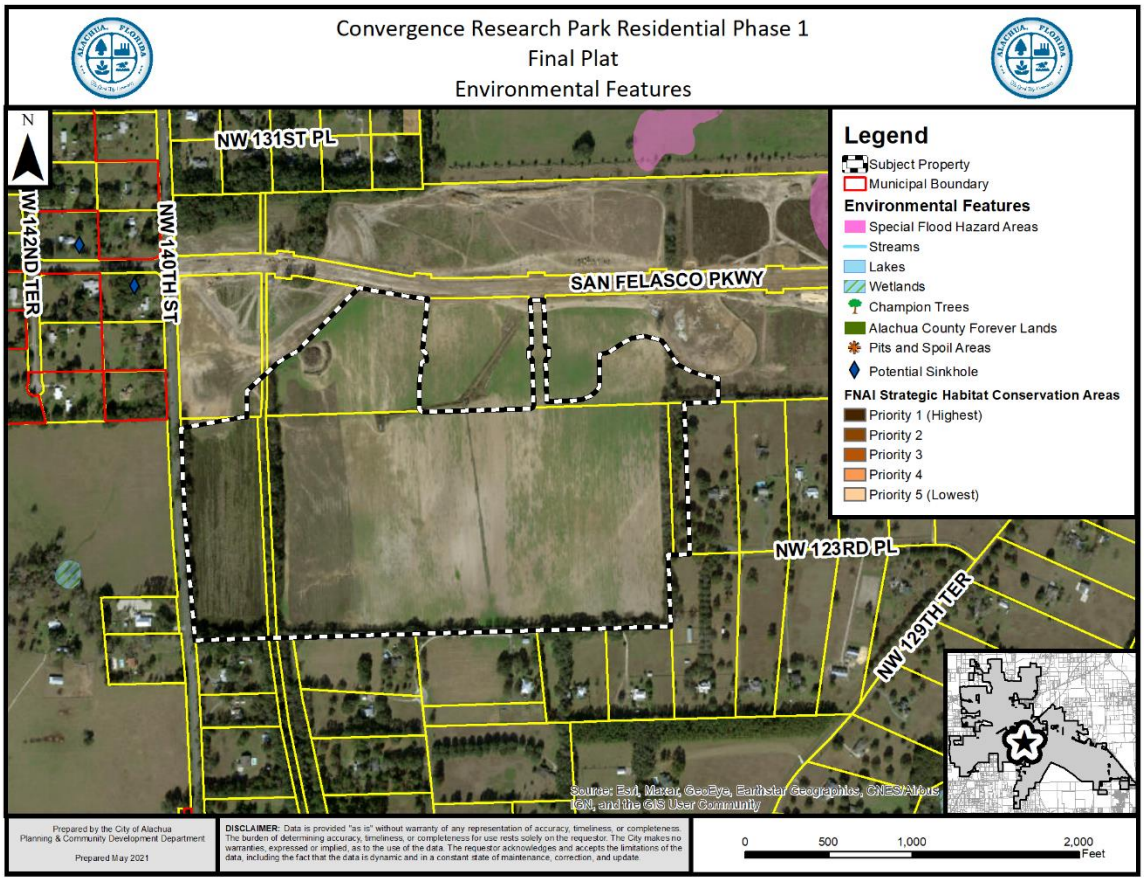
Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

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.

Map 2. Environmental Features



Regulated Plant & Animal Species

A 100% listed species report was conducted on May 3, 2022 by Flatwood Consulting Group Inc. for the area of Phase 1. The report included a 100% gopher tortoise survey. The report notes that no listed species were observed within the project area during the 100% listed species survey and 100% gopher tortoise survey.

Evaluation: Based upon the findings of the 100% listed species survey and 100% gopher tortoise survey conducted by Flatwoods Consulting Group, Inc. on May 3, 2022, potential impacts upon protected species has been adequately addressed.

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 five (5) 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.

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

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 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.

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)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(5)(d) is provided below.

2.4.10(G)(5)(d) *Final plat standards.* The final plat for subdivision shall:

(i) Comply with the standards contained in Article 7, *Subdivision Standards*;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, *Subdivision Standards*. Compliance with Article 7 is demonstrated collectively within the Preliminary Plat, Construction Plans, and Final Plat.

(ii) Be in substantial conformance with the preliminary plat, and the construction plans;

Evaluation & Findings: The application has been reviewed for and is found to be in substantial conformance with the preliminary plat and construction plans.

(iii) Be consistent with all other relevant provisions of these LDRs;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all other applicable provisions of the LDRs, including but not limited to: Article 3, *Zone Districts*; Article 4, *Use Regulations*; Article 5, *Density, Intensity, and Dimensional Standards*; and Article 6, *Development Standards*.

(iv) Be consistent with all other relevant City ordinances and regulations;

Evaluation & Findings: An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report. The application is consistent with all other relevant City ordinances and regulations.

(v) Address the provision of required public improvements in the following ways:
a. Submittal of a subdivider agreement in accordance with Subsection 2.4.10(G)(4) of this section, Subdivider agreement;
b. Provide the City with surety device in accordance with Section 7.4, Improvement guarantees for public improvements;

Evaluation & Findings: A subdivider agreement has been prepared in accordance with Subsection 2.4.10(G)(4). The subdivider agreement (included within the supporting application materials attached as Exhibit "A" to this report) establishes the requirements for the construction of infrastructure, inspection of infrastructure during construction, and the maintenance guarantee for infrastructure improvements. The foregoing provisions within the subdivider agreement meet the requirements of Sections 2.4.10(G)(4) and 7.4 of the LDRs.

(vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
a. Certificate of subdivider's surveyor;
b. Certificate of City's review surveyor;
c. Certificate of approval by County Health Department, if applicable;
d. Certificate of approval by the Attorney for the City;
e. Certificate of approval by the City Commission; and
f. Certificate of filing with the Alachua County Clerk of Court.

Evaluation & Findings: The face of the plat provides all certificates as listed in Subsection 2.4.10(G)(5)(d)(vi).

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 86 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. A final plat is a final development order so concurrency will be reserved, if the Plat is approved by the City Commission.

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
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. 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)	905 (452/453)	66 (17/50)	88 (55/33)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – 9.44 trips per dwelling unit x 86 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.74 trips per dwelling unit x 8686 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.99 trips per dwelling unit x 273 dwelling units (67% entering/33% exiting).

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

Traffic System Category	Segment 13 CR 241 (from CR 235 to South City Limit))[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	20,880
Existing Traffic[3]	6,025
Reserved Trips[4]	765
Available Capacity[4]	14,090
Increase in Daily Trips Generated by Development[5]	905
Residual Capacity After Development's Impacts[6]	13,185

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 13 – 100%.
*6 This application is for a Final Development Order. Facility capacity and concurrency **will** be reserved.*

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

Traffic System Category	Segment 13 CR 241 (from CR 235 to South City Limit))[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	1,881
Existing Traffic[3]	572
Reserved Trips[4]	43
Available Capacity[4]	1,266
Increase in PM Peak Hour Trips Generated by Development[5]	88
Residual Capacity After Development's Impacts[6]	1,178

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 13 – 100%.
*6 This application is for a Final Development Order. Facility capacity and concurrency **will** 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 86 single-family residential dwellings is therefore acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	215,682
Available Capacity	774,901
Projected Potable Water Demand from Application[3]	23,650
Residual Capacity	**751,251**
Percentage of Permitted Design Capacity Utilized	**67.34%**

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 maximum potential demand by 23,650 gallons per day. This analysis is based on the development of 86 single-family residential dwellings. It is anticipated that the proposed development will not adversely affect the LOS for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	194,618
Available Capacity	547,382
Projected Sanitary Sewer Demand from Application[3]	21,500
Residual Capacity	**525882**
Percentage of Permitted Design Capacity Utilized	**64.94%**

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 maximum potential demand by 21,500 gallons per day. This analysis is based on the development of 86 single-family residential dwellings. It is anticipated that the proposed development will not adversely affect the LOS for sanitary sewer facilities, and the impacts are therefore acceptable.

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]	1.10
Residual Recreational Capacity After Impacts	**76.58**

Sources:
1 *City of Alachua June 2022 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2021; Policy 1.2.b, Recreation Element (Formula: 10,576 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 86 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]	0.22 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.78 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**33.83%**

1 *Source: City of Alachua May 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (1.12 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The development will increase the demand of recreational facilities by 1.12 acres, and will increase the demand of passive park space by 0.22 acres. It is anticipated that the development will not adversely affect the LOS of recreational facilities, and the impacts are therefore acceptable.

Solid Waste Impacts

Table 8. Potential Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	43,024.0	7,851.88
Reserved Capacity[2]	18,380.46	3,354.43
Demand Generated by Application[3]	877.21	160.09
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 86 dwellings x 0.73 tons per year)
3 New River Solid Waste Facility, April 2022.

Evaluation: The development will increase the demand by approximately 163.23 tons per year. It is anticipated that the development will not adversely affect the LOS of solid waste facilities; therefore, the impacts are acceptable.

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. Alachua County Public Schools staff responded to the review request on April 6, 2022 and indicated that capacity is available at the elementary, middle, and high school levels to accommodate impacts from the development.

EXHIBIT "A"

TO CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1
FINAL 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 16, 2022

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

Aaron Hickman, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: City Commission Public Hearing: Convergence Research Park Residential – Phase 1 Final Plat

Dear Mr. Hickman:

On May 5, 2022, the City of Alachua received your revised application for a Final Plat submitted on behalf of San Felasco Research Ventures, LLC for Phase 1 of the Convergence Research Park Residential project. Based upon a review of the revised application, the City has determined that the application can now be scheduled for hearing before the City Commission, subject to receipt of the signed Subdividers Agreement and supplying an acceptable surety instrument as required pursuant to Section 2.4.10(G)(6)(d)(v) of the City of Alachua Land Development Regulations (LDRs).

Section 2.2.9(D) of the LDRs requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. The application has been scheduled for the June 13, 2022 City Commission Meeting, therefore, posted notice signs must be placed on the property no later than ***Thursday, May 26, 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 City Commission meeting (no later than ***Thursday, June 9, 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 11, 2022

The City of Alachua, Alachua County, Florida
Re: Convergence Research Park Residential Phase 1, Record Plat Review

The revised record plat, 'Convergence Research Park Residential Phase 1' conforms to the 2020 Florida Statutes, Chapter 177, Part I, Platting.

Robert W. Graver, P.S.M. 4239

N:\bob\ConvergenceResearchParkRecord Plat ReviewRevised.docx

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 19, 2022

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

Aaron Hickman, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Convergence Research Park Residential – Phase 1 Final Plat

Dear Mr. Hickman:

On April 4, 2022, the City of Alachua received your revised application for the Final Plat of Phase 1 of Convergence Research Park Residential submitted on behalf of San Felasco Research Ventures, LLC. The Convergence Research Park project is comprised of three (3) phases and received Preliminary Plat approval from the City Commission on November 29, 2021. Phase 1 of the Convergence Research Park Residential project consists of a total of 86 lots with associated common areas and road right-of-way.

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

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

Please address the following:

1. *Compliance with Preliminary Plat*
   a. As a condition of approval of the preliminary plat, 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 is required to be submitted with the final plat application. The survey must consider the potential presence of 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 survey shall include a list of all local, state, and federal permits required for relocation of the listed species.

Response: Provided as requested

2. *Article 5, Density, Intensity, & Dimensional Standards*
   a. Note: The minimum rear setback per Table 5.1-3 is 10 feet. *Response: Updated to 10 feet*
   b. The applicant may wish to review the provisions of Section 5.2.2(A)(8) as it pertains to the setback along secondary road frontages of corner lots.
   Response: Updated to 10 feet
3. *Article 7, Subdivision Standards*
   a. Section 7.4.1(B) requires the surety device to include all costs associated with the required materials and installation, plus a minimum contingency of 10%. The certified cost of construction does not appear to include the minimum contingency of 10%.
   Response: Contingency was built into the Contracted construction costs. Engineers Letter has been updated.
4. *Land Rights*
   a. Provide legal descriptions and sketches of all proposed Off-Site PUEs. *Response: Provided*
   b. Please number each Off-Site PUE on the plat and on each legal description and sketch (e.g., "Off-Site PUE #1, Off-Site PUE #2, etc.) *Response: Updated as requested*
   c. Add a line for the OR book and page number to be written on to the plat for each Off-Site PUE. *Response: Updated as requested*

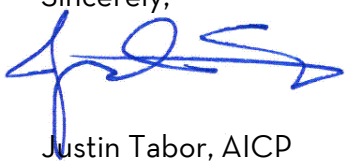
5. *Title Certification*
   a. A "Title Search Report" has been included with the application materials, however, this is not a title certification as required by Chapter 177.041, Florida Statutes.
   Response: Report title changed to "Property information report", complying with 177.041(2) of current statutes
6. *Draft Covenants, Conditions, & Restrictions (CCRs)*
   a. The draft CCRs do not provide the disclosure required by Section 7.7.2(C) that the City provides no liability insurance for any common areas or recreational facilities.
   b. Section 12.6 of the Community Declaration does not appear to consider the primary uses permitted within the property's zoning.
   c. References to "County" should be to "City".
   Response: Updated as requested
7. *Miscellaneous*
   a. Please add street names as assigned by Alachua County E911 to the plat.
   b. The name of the Homeowner's Association as stated in the Owner's Certification on Sheet 1 of the plat is inconsistent with the name of the Homeowner's Association as stated in the draft HOA Bylaws and Community Declaration. Please resolve the discrepancy. *Response: Updated as requested*

8. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated April 18, 2022. *Response: Updated as requested*
   b. The applicant must address all comments provided by Robert Graver, PSM, of EDA Consultants, Inc. in a letter dated April 12, 2022. *Response: Updated as requested*

9. *Minor Comments*
   a. Surveyor's Note 5, Sheet 1: There is a reference to Sidewalk Easements, however, no Sidewalk Easements appear to be shown on the plat. *Response: Updated as requested*
   b. Surveyor's Note 11, Sheet 1: Correct the name of the utility service provider.
   Response: Updated as requested

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

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Brian Crawford, San Felasco Research Ventures, LLC *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROSA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Apr 18, 2022**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 4/17/2022

RE: **Convergence RP Residential Phase 1 Final Plat**

Public Services has reviewed the subject project (Mar 30, 2022 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Mar 30th Submittal** **Plat Book _, Page _ , Sheet One of One & Sheet Two of Three** Please review ROW dimensions of Road D. ROW is called out as 50-feet, yet relevant dimensions of 30 feet & 30 feet add up to 60 feet. Please resolve this inconsistency. See attached markups. *Response: Updated as requested* Please **resubmit** these sheets.
	END OF COMMENTS

PO Box 9
Alachua, Florida 32616-0009

Phone: (386) 418-6140
Fax: (386) 418-6164

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

CONVERGENCE RESEARCH PARK
RESIDENTIAL PHASE I

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

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

PLAT BOOK__, PAGE __
SHEET ONE OF ONE

SAN FELASCO PARKWAY
(RIGHT-OF-WAY WIDTH VARIES)

GRAPHIC SCALE
0 25 50 100

LEGEND:
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
P.O.L. = PAGE
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5075)
▲ = SET NAIL AND DISK (MARKED CHW PCP LB 5075)
◎ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
□ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
◆ = BENCHMARK

SURVEYOR'S NOTES:
1. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 66°41'04" W
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 23°18'56" E
C3	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 66°41'04" E
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 23°18'56" W
C5	339.70'	200.00'	97°18'44"	221.11'	300.68'	N 23°41'56" W
C6	474.09'	300.00'	90°30'59"	299.52'	426.54'	S 89°11'56" E
C7	389.14'	470.00'	47°26'25"	154.49'	378.22'	N 29°41'56" W
C8	48.69'	530.00'	5°15'57"	24.36'	48.68'	S 79°57'56" E
C9	60.68'	470.00'	7°23'52"	30.37'	60.64'	N 14°23'57" W
C10	25.34'	470.00'	3°05'32"	12.67'	25.34'	N 46°09'42" W
C11	375.62'	240.00'	89°40'41"	238.64'	338.38'	S 46°53'36" E
C12	31.55'	240.00'	7°31'31"	15.78'	31.53'	S 83°04'51" E
C13	48.19'	240.00'	11°30'24"	24.18'	48.10'	S 70°58'32" E
C14	88.19'	240.00'	21°02'47"	44.58'	87.70'	S 54°57'29" E
C15	78.54'	100.00'	45°00'00"	41.42'	76.54'	N 68°41'56" W
C16	28.19'	20.00'	80°44'56"	15.79'	25.90'	S 33°34'32" E
C17	64.84'	150.00'	24°46'04"	32.93'	64.33'	S 56°26'43" E
C18	88.99'	75.00'	68°00'00"	51.07'	83.89'	N 80°41'56" W
C19	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 53°18'04" W
C20	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 36°41'56" W
C21	29.27'	55.00'	30°30'00"	15.00'	28.94'	N 73°26'56" E
C22	103.33'	825.00'	7°10'41"	51.78'	103.26'	N 83°26'02" W
C23	84.89'	150.00'	32°25'37"	43.58'	83.76'	N 68°29'25" W
C24	1.92'	150.00'	0°43'58"	0.96'	1.92'	S 84°51'22" W
C25	80.18'	855.00'	5°22'52"	40.09'	80.15'	N 41°13'02" W
C26	15.89'	855.00'	1°04'04"	0.95'	15.89'	N 45°49'54" W
C27	65.13'	540.00'	6°54'28"	32.62'	65.09'	S 41°01'57" E
C28	19.84'	500.00'	2°16'21"	9.92'	19.84'	S 46°40'19" E

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 1°41'56" W	30.00'
L2	N 88°18'04" E	50.00'
L3	S 1°41'56" E	30.00'
L4	N 60°31'57" E	30.05'
L5	N 58°58'52" E	30.05'
L10	N 49°25'47" E	30.00'
L11	N 37°19'34" E	76.92'
L12	N 61°05'51" E	36.22'
L13	N 62°15'52" E	37.69'
L16	S 40°51'16" E	49.14'
L27	N 62°18'58" E	48.00'

PLEASE REVIEW & CONSTRUCTION PLANS, WHICH SUGGEST ROW IS 50'. THUS DIMENSION SHOULD BE 25', NOT 30'

Response: Plans and Typical Section reflect a 60' R/W; Plat Labels have been updated accordingly

SEE SHEET 3 MATCH LINE SEE SHEET 2

CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

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

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1968 FLORIDA CA-5078

PLAT BOOK__, PAGE __
SHEET TWO OF THREE

SURVEYOR'S NOTES:
1. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 25 50 100

SEE SHEET 3 MATCH LINE SEE SHEET 2

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C2	460.23'	1595.00'	16°32'04"	232.19'	458.58'	S 84°41'58" E
C3	167.21'	1719.00'	5°34'28"	83.67'	167.15'	S 82°46'02" W
C8	241.36'	1750.00'	7°54'01"	120.84'	241.17'	S 82°39'03" E
C9	184.20'	1750.00'	6°01'50"	92.19'	184.11'	S 88°18'04" W
C10	78.12'	1750.00'	2°33'34"	39.06'	78.07'	S 87°01'51" E
C11	366.52'	200.00'	105°00'00"	260.55'	317.24'	N 50°48'56" E
C12	200.70'	200.00'	49°13'09"	207.11'	383.58'	N 25°51'30" W
C13	157.08'	100.00'	90°00'00"	100.00'	141.42'	N 46°41'56" E
C14	232.17'	1740.00'	7°38'59"	116.22'	232.02'	N 66°53'26" W
C15	425.50'	200.00'	109°13'00"	305.74'	364.94'	S 80°45'30" W
C16	314.20'	200.00'	90°00'00"	200.00'	282.84'	S 36°18'04" W
C17	102.08'	1760.00'	3°19'26"	51.05'	102.06'	S 40°58'21" E
C18	41.62'	1760.00'	1°21'06"	20.82'	41.62'	S 37°21'21" E
C19	314.84'	175.00'	103°05'03"	221.39'	273.74'	N 50°45'04" E
C20	369.14'	475.00'	44°31'00"	194.68'	359.72'	N 24°11'57" W
C21	35.18'	20.00'	100°45'33"	24.14'	30.80'	N 43°26'08" E
C22	39.59'	25.00'	90°42'54"	25.22'	35.58'	S 39°58'32" E
C23	39.59'	25.00'	90°42'54"	25.22'	35.58'	N 50°44'22" E
C24	39.18'	25.00'	89°46'39"	24.89'	35.29'	S 45°14'58" E
C25	314.16'	200.00'	90°00'00"	200.00'	282.84'	N 45°41'56" E
C26	314.16'	200.00'	90°00'00"	200.00'	282.84'	S 44°18'04" E
C27	314.16'	200.00'	90°00'00"	200.00'	282.84'	S 45°41'56" W
C28	314.16'	200.00'	90°00'00"	200.00'	282.84'	N 44°18'04" W
C29	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 45°41'56" E
C30	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 44°18'04" E
C31	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 45°41'56" W
C32	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 44°18'04" W
C33	650.61'	350.00'	106°30'09"	462.58'	562.39'	N 50°46'08" E
C34	349.00'	425.00'	90°54'18"	186.20'	340.81'	N 41°30'01" W
C35	151.03'	1720.00'	5°01'52"	75.57'	150.98'	N 89°59'01" W
C36	203.74'	1720.00'	6°47'08"	101.97'	N 78°13'43" W
C37	5.79'	1720.00'	0°11'34"	2.90'	5.79'	N 76°07'46" W
C38	74.04'	1555.00'	2°43'29"	37.02'	74.03'	N 78°13'32" W
C39	5.32'	1555.00'	0°11'45"	2.67'	5.32'	N 76°47'55" W
C40	77.71'	225.00'	19°47'03"	39.24'	77.31'	S 80°58'26" E
C41	112.86'	255.00'	25°21'26"	57.33'	111.94'	N 81°34'41" E
C42	112.86'	255.00'	25°21'26"	57.33'	111.94'	N 55°53'15" E
C43	90.84'	255.00'	20°24'44"	45.79'	90.36'	N 45°20'58" E
C44	90.84'	255.00'	20°24'44"	45.79'	90.36'	N 24°56'14" E
C45	90.84'	255.00'	20°24'44"	45.79'	90.36'	N 4°31'29" E
C46	36.51'	255.00'	8°12'16"	28.32'	36.49'	N 21°51'42" W
C47	36.51'	255.00'	8°12'16"	28.32'	36.47'	S 29°53'52" W
C48	52.77'	255.00'	11°51'14"	21.66'	52.67'	S 15°19'42" W
C49	52.77'	255.00'	11°51'14"	21.66'	52.67'	S 3°28'28" W
C50	52.77'	255.00'	11°51'14"	21.66'	52.67'	S 8°22'46" E
C51	13.09'	255.00'	2°56'28"	6.55'	13.09'	S 14°53'07" E
C52	70.79'	255.00'	15°54'28"	35.58'	70.58'	S 23°53'43" E
C53	56.29'	200.00'	16°07'09"	28.29'	56.09'	N 66°53'22" W

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C54	55.28'	200.00'	9°29'51"	27.68'	55.20'	S 4°41'56" E
C55	75.59'	200.00'	9°41'46"	38.00'	75.16'	S 11°32'49" E
C56	73.69'	200.00'	9°27'49"	34.00'	73.29'	S 19°55'23" E
C57	73.69'	200.00'	9°27'49"	34.00'	73.29'	S 29°23'12" E
C58	46.22'	200.00'	9°53'07"	24.00'	46.00'	S 34°54'27" E
C59	69.69'	156.00'	9°32'49"	47.62'	69.59'	N 29°12'57" W
C60	80.99'	200.00'	9°47'24"	47.62'	80.84'	N 39°08'39" W
C61	80.99'	200.00'	9°47'24"	47.62'	80.84'	N 48°56'03" W
C62	68.32'	200.00'	9°46'27"	34.38'	68.32'	N 58°51'28" W
C63	66.09'	13.00'	41°36'02"	29.42'	64.71'	N 79°16'58" W
C64	81.74'	75.00'	41°46'02"	33.74'	80.61'	N 39°16'58" W
C65	14.79'	170.00'	4°59'04"	7.40'	14.34'	S 76°40'56" E
C66	96.58'	170.00'	32°33'31"	49.86'	95.29'	N 85°22'42" E
C67	158.59'	170.00'	53°26'56"	85.19'	153.72'	N 26°54'31" E
C68	40.72'	170.00'	13°43'32"	20.46'	40.62'	N 60°39'58" E
C69	20.04'	470.00'	2°26'16"	12.02'	20.04'	N 3°21'27" W
C70	75.32'	470.00'	9°11'02"	37.76'	75.25'	N 10°20'42" W
C71	75.32'	470.00'	9°11'02"	37.76'	75.25'	N 19°31'44" W
C72	33.06'	470.00'	4°01'51"	16.53'	33.05'	N 25°07'09" W
C73	49.24'	470.00'	6°00'27"	24.64'	49.22'	N 30°08'04" W
C74	50.00'	470.00'	6°05'25"	25.02'	49.98'	N 36°13'31" W
C75	20.34'	470.00'	2°28'52"	10.17'	20.34'	N 39°19'44" W
C76	66.36'	75.00'	50°42'07"	35.82'	64.22'	N 61°38'54" W
C77	188.87'	300.00'	36°04'05"	97.70'	185.74'	S 81°20'02" W
C78	68.31'	300.00'	13°02'49"	34.39'	68.17'	N 47°52'20" W
C79	31.81'	65.00'	27°30'45"	16.19'	31.51'	S 27°30'45" W
C80	54.61'	65.00'	48°07'58"	28.88'	53.01'	S 54°54'31" W
C81	13.18'	65.00'	11°37'07"	6.62'	13.16'	S 84°05'57" W
C82	19.62'	300.00'	3°44'49"	9.81'	19.61'	S 5°31'31" E
C83	59.89'	300.00'	9°11'19"	29.99'	59.80'	S 0°52'47" E
C84	59.92'	300.00'	9°11'19"	29.99'	59.82'	S 10°03'54" E
C85	54.49'	300.00'	10°24'12"	28.32'	54.41'	S 20°13'20" E
C86	80.31'	300.00'	15°20'16"	40.44'	80.07'	S 32°33'30" W
C87	18.14'	250.00'	3°09'23"	9.07'	18.14'	N 45°05'56" W
C88	11.49'	125.00'	5°16'24"	5.75'	11.49'	S 89°03'56" E
C89	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 13°29'56" E
C90	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 34°32'40" E
C91	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 55°35'24" E
C92	45.72'	125.00'	20°57'44"	23.11'	45.47'	S 76°34'06" E
C93	1.40'	125.00'	0°38'28"	0.70'	1.40'	S 87°33'20" E
C94	376.52'	240.00'	89°53'43"	239.54'	339.09'	S 45°22'05" E
C95	51.92'	240.00'	12°23'39"	26.06'	51.82'	S 75°29'56" E
C96	88.18'	240.00'	21°02'44"	44.58'	87.69'	S 54°32'32" E
C97	88.18'	240.00'	21°02'44"	44.58'	87.69'	S 33°29'47" E
C98	88.18'	240.00'	21°02'44"	44.58'	87.69'	S 12°27'03" E
C99	38.10'	240.00'	9°05'27"	19.09'	38.06'	S 3°53'40" W
C100	38.17'	240.00'	9°06'57"	19.12'	38.13'	S 12°56'06" W

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L3	N 5°34'40" E	70.09'
L26	S 44°18'04" W	30.00'
L32	N 89°58'56" E	40.00'

LEGEND:
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGES
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5078)
▲ = SET NAIL AND DISK (MARKED CHW PCP LB 5078)
⊕ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
⊡ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
✠ = BENCHMARK

SEE SHEET 3 MATCH LINE SEE SHEET 2

PLEASE REVIEW:
CONSTRUCTION DOCUMENTS, WHICH SUGGEST ROW IS 50'
& THUS DIMENSION SHOULD BE 25', NOT 30' AS SHOWN

Response: Plans and Typical Section reflect a 60' R/W; Plat Labels have been updated accordingly

(BASIS OF BEARINGS)
S 89°20'20" W 1322.20'

April 12, 2022

The City of Alachua, Alachua County, Florida
Re: Convergence Research Park Residential Phase 1, Record Plat Review

I have reviewed the preliminary record plat, 'Convergence Research Park Residential Phase 1' for conformance to the 2020 Florida Statutes, Chapter 177, Part I, Platting and find it to be in conformance with the following exceptions:

Subsection 177.081 (1): Approval by a professional surveyor and mapper who reviewed the plat for conformity to Chapter 177: I, the reviewing surveyor will not review this plat for conformity to the requirements of the City of Alachua Ordinances and regulations.
This certification must be removed from the Certificate of Approval by Professional Surveyor and Mapper. *Response: Updated as requested*

Subsection 177.091:

177.091 (3): This plat consists of three sheets. The third sheet is denoted as being "Sheet One of One; It should read "Sheet Three of Three". *Response: Updated as requested*

177.091 (3): There is no index sheet or key map. *Response: Match lines added to sheets 1 - 3*

177.091 (4): There is no stated scale on any sheet, E.g.: 1" = 50' *Response: Updated as requested*

177.091 (4): I believe that much of the text is too small of a scale to be legible when plotted on mylar.
Response: Updated as requested

177.091 (11): The legal description calls for Range 18 East. The title of the plat calls for Range 19 East.
Response: Updated as requested; Range 18 is correct

177.091 (15): Road Right of Ways A, B, C and D require names or street numbers.
Response: Updated as requested

177.091 (15): Public Road Right of Way "D" denotes a Right of Way width of 50'. It is actually 60' wide.
Response: Updated as requested

177.091 (16): The width of the existing easement (O.R.B. 4672, pg. 1184) at the North end of Right of Way "A" needs dimensioning. *Response: Updated as requested*
The easement along the East side of C.A. "E", at the northwest corner of the road intersection of Road "A" with Road "D" needs to be labelled as to its use and dimensioned. *Response: Updated as requested*

177.091 (19): The curve data for the curve along the North side of C.A./D.E. "A" along the south Right of Way of Road "D", West of Lot 22 needs to be included in the Curve Data Table.
Response: Boundary revised to delete this area from Common Area "A". Boundary adjusted to match the R/W line.

177.091(20): According to Note 10 of the Surveyor's Notes on Sheet 1, all side lot lines are radial unless noted otherwise.
The southeast lines of Lots 4 and 30 appear to be non-radial and are not labelled.
Response: Updated as requested

177.091 (29): The abbreviations C.A., D.E. and S.F. are not included in the legend.
Response: Updated as requested

Robert W. Graver, P.S.M. 4239

720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601 • Phone: (352) 373-3541 • www.edafl.com

CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

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

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

PLAT BOOK __, PAGE __
SHEET ONE OF THREE

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:

COMMENCE AT THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26; THENCE NORTH 88°11'56" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 40.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140TH STREET); HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE SOUTH 02°05'16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 327.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11419.16 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 3°39'24" EAST, 630.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC LENGTH OF 630.26 FEET TO THE END OF SAID CURVE; THENCE SOUTH 5°14'16" EAST, A DISTANCE OF 370.10 FEET TO THE SOUTH LINE OF SAID LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88°16'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 435.44 FEET; THENCE NORTH 88°20'20" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1092.95 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE SAID SOUTH LINE, NORTH 15°55'56" WEST, A DISTANCE OF 293.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1595.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 88°17'10" EAST, 404.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°33'44", AN ARC LENGTH OF 405.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 8°59'43" EAST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1710.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 82°48'07" WEST, 107.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°35'39", AN ARC LENGTH OF 107.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 5°24'03" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 696.43 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 285.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 255.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" WEST, 28.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 273.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 90.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°41'56" EAST, A DISTANCE OF 273.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°18'04" WEST, 28.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 167.06 FEET; THENCE NORTH 80°31'37" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 64°58'42" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 49°25'47" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 37°28'24" EAST, A DISTANCE OF 26.88 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 195.94 FEET; THENCE NORTH 83°06'52" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 69°15'52" EAST, A DISTANCE OF 27.85 FEET; THENCE NORTH 54°48'12" EAST, A DISTANCE OF 85.03 FEET; THENCE NORTH 61°41'40" EAST, A DISTANCE OF 69.77 FEET; THENCE NORTH 62°34'14" EAST, A DISTANCE OF 82.70 FEET; THENCE SOUTH 74°44'59" EAST, A DISTANCE OF 96.78 FEET; THENCE SOUTH 40°51'48" EAST, A DISTANCE OF 42.14 FEET; THENCE SOUTH 32°47'35" EAST, A DISTANCE OF 131.03 FEET; THENCE SOUTH 62°07'47" EAST, A DISTANCE OF 95.02 FEET; THENCE SOUTH 71°52'40" EAST, A DISTANCE OF 99.51 FEET; THENCE SOUTH 82°31'05" EAST, A DISTANCE OF 64.66 FEET; THENCE SOUTH 0°14'52" EAST, A DISTANCE OF 143.74 FEET TO THE NORTH LINE OF LOT 22, SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°11'56" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 202.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 2°05'34" EAST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 903.47 FEET TO 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 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 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 AFOREMENTIONED LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 1322.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.443 ACRES, MORE OR LESS.

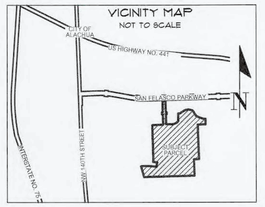
SURVEYOR'S NOTE:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE SOUTHERLY LINE OF SUBJECT PARCEL YIELDING A BEARING OF SOUTH 88°20'20" WEST.
2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
3. 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).
4. ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(9) OF THE FLORIDA STATUTES.
5. THE COMMON AREAS, SIDEWALK EASEMENTS, AND OPEN SPACES SHOWN HEREON WILL BE CONVEYED TO CONVERGENCE RESEARCH PARK RESIDENTIAL OWNERS ASSOCIATION, INC., BY A SEPARATE DOCUMENT, UNLESS OTHERWISE STATED IN THE OWNERS CERTIFICATION AND DEDICATION.
6. NO BUILDING SHALL BE CONSTRUCTED WITHIN 5 FEET OF A SANITARY SEWER CLEANOUT.
7. COMMON AREAS SHOWN HEREON AND HEREIN CONTAIN A TOTAL OF 965340 SQUARE FEET (22.161 ACRES)
8. STREET NAMES SHOWN HEREON WERE FURNISHED BY ALACHUA COUNTY'S ENHANCED 911 OFFICE.
9. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER.
10. INDIVIDUAL LOT SIDE LINES ARE RADIAL, UNLESS OTHERWISE NOTED.
11. *FFE = MINIMUM FFE TO BE AT LEAST 6' ABOVE THE LOWEST UPSTREAM SANITARY SEWER MANHOLE TOP OR THE LOT MUST HAVE AN APPROVED SEWAGE BACKWATER VALVE (BWV) INSTALLED ON THE SANITARY SEWER LATERAL UPSTREAM OF THE GRU CLEANOUT; THE FFE MUST MEET THE ELEVATION LISTED (OR HAVE THE BACKWATER VALVE) AND BE 18 INCHES ABOVE THE CLEANOUT INVERT ELEVATION FOR THAT LOT, WHICHEVER IS HIGHER.
12. **FFE = TWO MINIMUM FLOOD ELEVATIONS AND A LOWEST LOT ELEVATION WERE CALCULATED FOR LOTS WITHIN THE 100 YEAR FLOOD PLAIN AND ADJACENT TO STORMWATER BASINS. THE MINIMUM FFES WERE CALCULATED BY ADDING 1 FOOT TO THE DESIGN HIGH WATER ELEVATIONS AND THE LOWEST LOT ELEVATION. THE FFE SHOWN ON EACH LOT IS THE HIGHEST OF THE THREE CALCULATED MINIMUM FFES.
13. NOTE THAT ALL LOTS HAVE THE *FFE SHOWN FOR SANITARY SEWER REQUIREMENTS. ONLY LOTS ADJACENT TO STORMWATER BASINS AND/OR FLOOD PLAINS HAVE THE **FFE SHOWN FOR THE FLOOD ELEVATION. EACH LOT MUST BE EVALUATED ON A CASE BY CASE BASIS AND WITH THE ELEVATIONS SHOWN ON THE LOT AND INFORMATION ABOVE TO DETERMINE THE FINAL APPROPRIATE FFE FOR THE LOT.
14. BUILDING SETBACKS FOR ALL LOTS ARE AS FOLLOWS: (UNLESS SHOWN OTHERWISE)
    - FRONT: 20' - SIDE: 5' - SIDE (STREET): 20' - REAR: 15'

I DO NOT SEE ANY SIDEWALK EASEMENTS OR OPEN SPACES?

Need Street Names

VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE
0 75 150 300
1" = 150'

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.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 88°11'56" E	40.45'
L2	N 8°59'43" E	115.00'
L3	N 5°24'03" E	70.00'
L4	N 1°41'56" W	60.00'
L5	N 88°18'04" E	60.00'
L6	S 1°41'56" E	50.00'
L7	N 80°31'37" E	167.06'
L8	N 64°58'42" E	50.05'
L9	N 49°25'47" E	50.05'
L10	N 49°25'47" E	60.05'
L11	N 37°28'24" E	26.88'
L12	N 83°06'52" E	36.23'
L13	N 69°15'52" E	27.85'

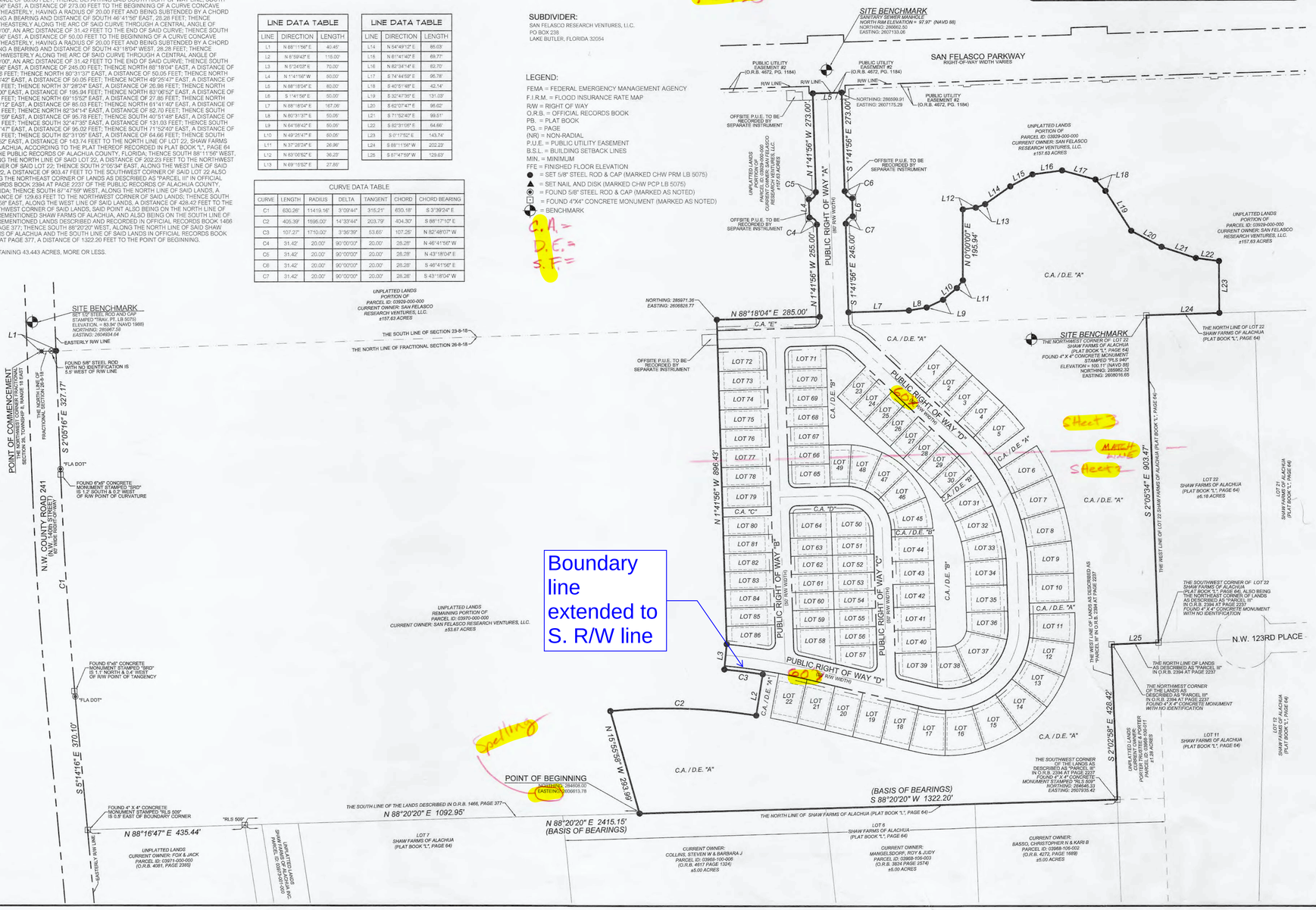
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L14	N 54°48'12" E	85.03'
L15	N 61°41'40" E	69.77'
L16	N 62°34'14" E	82.70'
L17	S 74°44'59" E	96.78'
L18	S 40°51'48" E	42.14'
L19	S 32°47'35" E	131.03'
L20	S 62°07'47" E	95.02'
L21	S 71°52'40" E	99.51'
L22	S 82°31'05" E	64.66'
L23	S 0°17'52" E	143.74'
L24	S 88°11'56" W	202.23'
L25	S 87°47'59" W	129.63'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	630.26'	11419.16'	3°09'44"	315.21'	630.18'	S 3°39'24" E
C2	405.39'	1595.00'	14°33'44"	203.79'	404.30'	S 88°17'10" E
C3	107.27'	1710.00'	3°35'39"	53.65'	107.25'	N 82°48'07" W
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 46°41'56" W
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 43°18'04" E
C6	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 46°41'56" E
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W

SUBDIVIDER:
SAN FELASCO RESEARCH VENTURES, LLC.
PO BOX 239
LAKE BUTLER, FLORIDA 32054

LEGEND:
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5075)
▲ = SET NAIL AND DISK (MARKED CHW PCP LB 5075)
◉ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
□ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
= BENCHMARK

C.A. =
D.E. =
S.F. =



Boundary line extended to S. R/W line

spelling

Sheet 3

MATCH L126

Sheet 2

OWNER'S CERTIFICATION AND DEDICATION

SAN FELASCO RESEARCH VENTURES, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1 OWNERS ASSOCIATION, INC.; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS BY:

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2022

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

AGAMERICA LENDING LLC, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4964, PAGE 1053, CORRECTED IN BOOK 4966, PAGE 2370 AND ASSIGNED IN BOOK 4966, PAGE 1782, AND THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4964, PAGE 1086, ASSIGNMENT IN BOOK 4964, PAGE 1785 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: MORTGAGEE:

BY:

WITNESS

TITLE:

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2022

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2022

CLERK OF THE COURT

BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. ~~ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF ALACHUA ORDINANCES AND REGULATIONS.~~ HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

BY: DATE:

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

AARON H. HICKMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6791
CHW, INC. LB NO. 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

Path: AaronH Plot Date: Mar 29,2022 10:54am Filename: \\Vol1.chw-inc.local\Jobs$\Jobs$\2021\21-0105\Departments\01_Survey\Dwg\21-0105 PHASE 1 PLAT.dwg

CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

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

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

PLAT BOOK__,PAGE __
SHEET TWO OF THREE

SURVEYOR'S NOTES:
1. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 25 50 100
1" = 50'

SEE SHEET 3 MATCH LINE SEE SHEET 2

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C2	405.39'	1595.00'	14°33'44"	203.79'	404.30'	S 88°17'10" E
C3	107.27'	1710.00'	3°35'39"	53.65'	107.25'	N 52°48'07" W
C8	241.30'	1760.00'	7°51'01"	120.84'	241.11'	S 80°38'56" E
C9	166.20'	1760.00'	5°24'30"	83.16'	166.14'	S 81°52'42" E
C10	75.10'	1760.00'	2°26'31"	37.55'	75.09'	S 77°56'41" E
C11	366.52'	200.00'	105°00'00"	260.65'	317.34'	N 50°46'04" E
C12	392.70'	500.00'	45°00'00"	207.11'	382.68'	N 24°11'56" W
C13	157.08'	100.00'	90°00'00"	100.00'	141.42'	N 46°41'56" W
C14	237.17'	1720.00'	7°54'01"	118.77'	236.98'	N 80°38'56" W
C15	421.50'	230.00'	105°00'00"	296.74'	364.94'	S 50°48'04" W
C16	416.26'	530.00'	45°00'00"	219.53'	405.64'	S 24°11'56" E
C18	112.66'	1760.00'	3°39'35"	56.30'	112.64'	S 82°47'09" E
C19	41.72'	1760.00'	1°20'54"	20.86'	41.72'	S 7°22'12" E
C20	311.54'	170.00'	105°00'00"	221.55'	269.74'	N 50°48'04" E
C21	369.14'	470.00'	45°00'00"	194.68'	359.72'	N 24°11'56" W
C24	35.16'	20.00'	100°43'39"	24.14'	30.80'	N 48°39'51" E
C25	26.65'	20.00'	76°20'34"	15.72'	24.72'	S 39°52'13" E
C26	36.65'	20.00'	105°00'00"	26.06'	31.73'	N 50°48'04" E
C27	28.18'	20.00'	75°00'00"	15.35'	24.35'	S 39°11'56" E
C28	117.81'	75.00'	90°00'00"	75.00'	106.07'	N 46°41'56" W
C29	196.35'	125.00'	90°00'00"	125.00'	176.78'	S 46°41'56" E
C30	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 46°41'56" E
C31	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W
C32	79.87'	1595.00'	2°52'09"	39.94'	79.86'	N 78°08'00" W
C33	660.67'	395.00'	106°60'00"	462.65'	563.26'	N 50°48'04" E
C34	349.96'	695.00'	30°36'46"	179.27'	345.81'	N 17°00'19" W
C35	161.03'	1720.00'	5°01'52"	75.57'	160.99'	N 82°09'01" W
C36	80.38'	1720.00'	2°40'39"	40.20'	80.37'	N 78°13'45" W
C37	5.75'	1720.00'	0°11'30"	2.88'	5.75'	N 76°47'40" W
C38	74.64'	1595.00'	2°40'39"	37.28'	74.63'	N 78°13'45" W
C39	5.33'	1595.00'	0°11'30"	2.67'	5.33'	N 76°47'40" W
C40	77.77'	355.00'	12°33'07"	39.04'	77.61'	S 82°58'29" E
C41	112.81'	355.00'	18°12'29"	56.89'	112.34'	N 61°38'44" E
C42	112.81'	355.00'	18°12'29"	56.89'	112.34'	N 43°26'15" E
C43	96.89'	355.00'	15°38'14"	48.75'	96.59'	N 46°30'56" E
C44	96.89'	355.00'	15°38'14"	48.75'	96.59'	N 30°52'41" E
C45	96.89'	355.00'	15°38'14"	48.75'	96.59'	N 15°14'27" E
C46	56.51'	355.00'	9°07'18"	28.32'	56.45'	N 2°51'42" E
C47	36.61'	230.00'	9°07'18"	18.35'	36.57'	S 2°51'42" W
C48	62.77'	230.00'	15°38'14"	31.58'	62.58'	S 15°14'27" W
C49	62.77'	230.00'	15°38'14"	31.58'	62.58'	S 30°52'41" W
C50	62.77'	230.00'	15°38'14"	31.58'	62.58'	S 46°30'56" W
C51	73.09'	230.00'	18°12'29"	36.86'	72.78'	S 63°38'11" W
C52	73.09'	230.00'	18°12'29"	36.86'	72.78'	S 81°38'44" W
C53	50.39'	230.00'	12°33'06"	25.29'	50.29'	N 62°58'29" W

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C54	55.26'	530.00'	5°58'27"	27.66'	55.24'	S 4°41'09" E
C55	75.91'	530.00'	8°12'46"	38.05'	75.91'	S 11°46'46" E
C56	75.91'	530.00'	8°12'46"	38.05'	75.91'	S 19°59'32" E
C57	75.91'	530.00'	8°12'46"	38.05'	75.91'	S 28°12'18" E
C58	48.02'	530.00'	5°11'27"	24.03'	48.00'	S 34°54'25" E
C59	93.89'	665.00'	8°12'46"	47.02'	93.81'	N 28°12'18" W
C60	93.89'	665.00'	8°12'46"	47.02'	93.81'	N 19°59'32" W
C61	93.89'	665.00'	8°12'46"	47.02'	93.81'	N 11°46'46" W
C62	68.30'	665.00'	5°58'27"	34.18'	68.27'	N 4°41'09" W
C63	56.07'	75.00'	42°50'02"	29.42'	54.77'	N 70°16'56" W
C64	61.74'	75.00'	47°10'00"	32.74'	60.01'	N 25°16'56" W
C65	14.35'	170.00'	4°50'09"	7.18'	14.34'	S 19°0'0.70" E
C66	96.96'	170.00'	32°40'31"	49.83'	95.64'	N 82°07'40" E
C67	159.52'	170.00'	53°45'48"	86.18'	153.72'	N 35°14'51" E
C68	40.72'	170.00'	13°43'52"	20.46'	40.63'	N 6°39'01" E
C69	25.04'	470.00'	3°03'10"	12.52'	25.04'	N 3°13'31" W
C70	75.36'	470.00'	9°11'12"	37.76'	75.28'	N 9°20'42" W
C71	75.36'	470.00'	9°11'12"	37.76'	75.28'	N 18°31'54" W
C72	75.36'	470.00'	9°11'12"	37.76'	75.28'	N 27°43'06" W
C73	42.58'	470.00'	5°11'27"	21.31'	42.57'	N 34°54'25" W
C74	50.09'	470.00'	6°06'28"	25.07'	50.07'	N 40°33'21" W
C75	25.34'	470.00'	3°05'22"	12.67'	25.34'	N 45°09'14" W
C76	86.39'	55.00'	90°00'00"	55.00'	77.78'	S 43°18'04" W
C77	189.67'	365.00'	30°36'46"	97.16'	187.43'	S 17°00'19" E
C78	69.31'	365.00'	11°11'12"	34.76'	69.20'	N 41°06'20" W
C79	21.61'	55.00'	22°30'40"	10.95'	21.47'	S 7°02'45" W
C80	51.61'	55.00'	53°45'48"	27.88'	49.74'	S 35°54'31" W
C81	13.18'	55.00'	13°43'32"	6.62'	13.14'	S 6°09'51" W
C82	18.92'	355.00'	3°03'10"	9.46'	18.91'	S 3°13'31" E
C83	56.92'	355.00'	9°11'12"	28.52'	56.86'	S 9°20'42" E
C84	56.92'	355.00'	9°11'12"	28.52'	56.86'	S 18°31'54" E
C85	56.92'	355.00'	9°11'12"	28.52'	56.86'	S 27°43'06" E
C87	50.17'	355.00'	8°05'48"	25.13'	50.13'	N 39°33'39" W
C88	19.14'	355.00'	3°05'22"	9.57'	19.14'	N 45°09'14" W
C89	11.43'	125.00'	5°14'24"	5.72'	11.43'	S 89°04'44" E
C90	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 75°56'10" E
C91	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 54°53'26" E
C92	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 33°50'41" E
C93	45.71'	125.00'	20°57'12"	23.11'	45.46'	S 12°50'44" E
C94	1.46'	125.00'	0°40'12"	0.73'	1.46'	S 2°02'02" E
C96	375.53'	240.00'	89°39'04"	238.54'	338.38'	S 46°52'24" E
C97	21.96'	240.00'	5°14'24"	10.98'	21.94'	S 89°04'44" E
C98	88.16'	240.00'	21°02'44"	44.58'	87.66'	S 75°56'10" E
C99	88.16'	240.00'	21°02'44"	44.58'	87.66'	S 54°53'26" E
C100	88.16'	240.00'	21°02'44"	44.58'	87.66'	S 33°50'41" E
C101	89.11'	240.00'	21°16'27"	45.06'	88.60'	S 12°41'06" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L3	N 5°24'03" E	70.00'
L26	S 88°18'04" W	30.00'
L27	N 88°18'04" E	40.00'

LEGEND:
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5075)
▲ = SET NAIL AND DISK (MARKED CHW PCP LB 5075)
◉ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
⊡ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
⊕ = BENCHMARK

Boundary line extended to S. R/W line

SEE SHEET 3 MATCH LINE SEE SHEET 2

PUBLIC RIGHT OF WAY "B" (80' R/W WIDTH)
PUBLIC RIGHT OF WAY "C" (80' R/W WIDTH)
PUBLIC RIGHT OF WAY "D" (80' R/W WIDTH)

C.A. "A" CONTAINS: 885,440 S.F. (20.327 ACRES)
C.A. "B" CONTAINS: 64,394 S.F. (1.478 ACRES)
C.A. "C" CONTAINS: 3,575 S.F.
C.A. "D" CONTAINS: 3,715 S.F.
C.A. / D.E. "A" CONTAINS: 885,440 S.F. (20.327 ACRES)

UNPLATTED LANDS CURRENT OWNER: PORTER TRUSTEE & PORTER PARCEL ID: 03968-100-011 ±1.28 ACRES

CURRENT OWNER: COLLINS, STEVEN W & BARBARA J PARCEL ID: 03968-100-006 (O.R.B. 4617 PAGE 1324) - ±7.21 ACRES

LOT 6 SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64)

CURRENT OWNER: MANGELSDORF, ROY & JUDY PARCEL ID: 03968-106-003 (O.R.B. 3824 PAGE 2574) ±5.00 ACRES

CURRENT OWNER: BASSO, CHRISTOPHER N & KARI B PARCEL ID: 03968-106-002 (O.R.B. 4272, PAGE 1699) ±5.00 ACRES

LOT 11 SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64)

(BASIS OF BEARINGS) S 88°20'20" W 1322.20'

S 87°47'59" W 129.63'

S 2°02'58" E 428.42'

S 2°05'34" E 903.47'

N 15°55'58" W 293.99'

Tools: Aerovist Plot Date: Mar 29,2022 10:44am Filename: \\1st1.ahw-inc.biz\Job\3_2021\21-0105\Department\01_Survey\Dwg\21-0105.03 PHASE 1 PLAT.dwg

CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

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

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

PLAT BOOK__, PAGE __
SHEET ~~ONE~~ THREE OF ~~ONE~~ THREE

LEGEND:
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5075)
▲ = SET NAIL AND DISK (MARKED CHW PCP LB 5075)
◉ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
▣ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
⊕ = BENCHMARK
C.A. =
D.E. =
S.F. =

SURVEYOR'S NOTES:
1. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 25 50 100
1" = 50'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 46°41'56" W
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 43°18'04" E
C6	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 46°41'56" E
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W
C12	392.70'	500.00'	45°00'00"	207.11'	382.68'	N 24°11'56" W
C16	416.26'	530.00'	45°00'00"	219.53'	405.64'	S 24°11'56" E
C21	369.14'	470.00'	45°00'00"	194.68'	359.72'	N 24°11'56" W
C58	48.02'	530.00'	5°11'27"	24.03'	48.00'	S 34°54'25" E
C74	50.09'	470.00'	6°06'25"	25.07'	50.07'	N 40°33'21" W
C75	25.34'	470.00'	3°05'22"	12.67'	25.34'	N 45°09'14" W
C96	375.53'	240.00'	89°38'04"	238.54'	338.38'	S 46°52'24" E
C97	21.86'	245.00'	5°1'4'24"	10.98'	21.94'	S 69°04'44" E
C98	68.16'	240.00'	21°03'44"	44.58'	67.66'	S 75°56'10" E
C99	68.16'	240.00'	21°03'44"	44.58'	67.66'	S 54°53'26" E
C102	78.54'	100.00'	45°00'00"	41.42'	76.54'	N 69°11'56" W
C103	26.10'	25.00'	64°24'36"	15.75'	24.66'	S 33°54'12" E
C104	44.04'	130.00'	19°24'36"	22.23'	43.83'	S 56°24'12" E
C105	58.90'	75.00'	45°00'00"	31.07'	57.40'	N 69°11'56" W
C106	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W
C107	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 46°41'56" W
C108	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 43°18'04" E
C109	105.13'	655.00'	9°11'47"	52.68'	105.02'	N 42°06'02" W
C110	76.59'	100.00'	43°52'59"	40.28'	74.73'	N 69°38'22" W
C111	1.96'	100.00'	1°07'01"	0.97'	1.96'	S 88°51'38" W
C112	85.18'	655.00'	7°27'03"	42.65'	85.12'	N 41°13'40" W
C113	19.95'	655.00'	1°44'44"	9.98'	19.95'	N 45°49'34" W
C119	66.13'	530.00'	7°02'26"	32.82'	66.09'	S 41°01'22" E
C120	19.94'	530.00'	2°09'21"	9.97'	19.94'	S 45°37'15" E

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L4	N 1°41'56" W	50.00'
L5	N 88°18'04" E	80.00'
L6	S 1°41'56" E	50.00'
L8	N 80°31'37" E	50.05'
L9	N 64°58'42" E	50.05'
L10	N 49°26'47" E	50.05'
L11	N 37°28'24" E	26.96'
L12	N 83°06'52" E	38.23'
L13	N 69°15'52" E	27.85'
L18	S 40°51'48" E	42.14'
L27	N 88°18'04" E	40.00'

SAN FELASCO PARKWAY
RIGHT-OF-WAY WIDTH VARIES
PUBLIC UTILITY EASEMENT #2 (O.R.B. 4672, PG. 1184)
OFFSITE P.U.E. TO BE RECORDED BY SEPARATE INSTRUMENT
N 88°18'04" E 80.00'
40.00 40.00
Width of Easement
N 1°41'56" W 273.00'
S 1°41'56" E 273.00'
PUBLIC RIGHT OF WAY "A" (80' R/W WIDTH)
S 1°41'56" E 673.02'
N 1°41'56" W 260.00'
255.00'
S 1°41'56" E 270.20'
245.00'
UNPLATTED LANDS PORTION OF PARCEL ID: 03929-000-000 CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC. ±157.63 ACRES
UNPLATTED LANDS PORTION OF PARCEL ID: 03929-000-000 CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC. ±157.63 ACRES
Label & dimension PUE
N 88°18'04" E 285.00'
5.00'
C.A. "E" CONTAINS: 8,416 S.F.
10' P.U.E.
30.00'
25.00'
N 88°18'04" E 260.00'
RIGHT OF WAY "D" (50' R/W)
160.00'
163.05'
S 88°18'04" W 323.05'
S 88°18'04" W 110.98'
95.00'
15.98'
S 88°18'04" W 115.00'
N 1°41'56" W 896.43'
N 1°41'56" W 459.54'
N 1°41'56" W 794.23'
S 1°41'56" E 350.00'
PUBLIC RIGHT OF WAY "B" (80' R/W WIDTH)
N 1°41'56" W 275.00'
LOT 71 CONTAINS: 7,143 S.F. * MIN FFE = 115.27'
LOT 72 CONTAINS: 8,436 S.F. * MIN FFE = 115.27'
LOT 73 CONTAINS: 7,173 S.F. * MIN. FFE = 115.27'
LOT 74 CONTAINS: 7,172 S.F. * MIN. FFE = 115.27'
LOT 75 CONTAINS: 7,172 S.F. * MIN. FFE = 121.41'
LOT 76 CONTAINS: 7,172 S.F. * MIN. FFE = 121.41'
LOT 77 CONTAINS: 7,172 S.F. * MIN. FFE = 121.41'
LOT 70 CONTAINS: 6,079 S.F. * MIN. FFE = 115.27'
LOT 69 CONTAINS: 6,079 S.F. * MIN. FFE = 115.27'
LOT 68 CONTAINS: 6,079 S.F. * MIN. FFE = 115.27'
LOT 67 CONTAINS: 6,079 S.F. * MIN. FFE = 121.41'
LOT 66 CONTAINS: 6,079 S.F. * MIN. FFE = 121.41'
LOT 49 CONTAINS: 6,519 S.F. * MIN. FFE = 123.00'
LOT 48 CONTAINS: 7,799 S.F. * MIN. FFE = 123.72'
C.A. / D.E. "B" CONTAINS: 64,394 S.F. (1.478 ACRES)
N 88°18'04" E 115.00'
S 88°18'04" W 135.00'
N 88°18'04" E 115.00'
135.00'
SEE SHEET 3 MATCH LINE SEE SHEET 2
OFFSITE P.U.E. TO BE RECORDED BY SEPARATE INSTRUMENT
UNPLATTED LANDS PORTION OF PARCEL ID: 03929-000-000 CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC. ±157.63 ACRES
N 0°00'00" E 195.94'
N 88°18'04" E 167.06'
L12 L13 L8 L9 L10 L11
N 54°49'12" E 85.03'
N 61°41'40" E 69.77'
N 82°34'14" E 82.70'
S 74°44'59" E 95.78'
S 32°47'35" E 131.03'
S 62°07'47" E 95.02'
S 71°52'40" E 99.51'
S 82°31'05" E 64.66'
S 0°17'52" E 143.74'
C.A. / D.E. "A" CONTAINS: 885,440 S.F. (20.327 ACRES)
UNPLATTED LANDS PORTION OF PARCEL ID: 03929-000-000 CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC. ±157.63 ACRES
S 88°11'56" W 202.23'
S 2°05'34" E 903.47'
LOT 22 SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64) ±6.16 ACRES
C.A. / D.E. "A" CONTAINS: 885,440 S.F. (20.327 ACRES)
25.20'
C103 C104 C102 C110 C111
10' P.U.E.
30'
161.49'
S 46°41'56" E 381.54'
PUBLIC RIGHT OF WAY "D" (50' R/W WIDTH)
N 46°41'56" W 220.05'
N 43°18'04" E 125.00'
N 46°41'56" W 381.54'
S 43°18'04" W 115.00'
N 46°41'56" W 330.86'
LOT 1 CONTAINS: 7,500 S.F. * MIN. FFE = 114.01' ** MIN. FFE = 101.00'
LOT 2 CONTAINS: 7,500 S.F. * MIN. FFE = 114.01' ** MIN. FFE = 101.00'
LOT 3 CONTAINS: 7,500 S.F. * MIN. FFE = 114.01' ** MIN. FFE = 101.00'
LOT 4 CONTAINS: 7,500 S.F. * MIN. FFE = 115.16' ** MIN. FFE = 101.00'
LOT 5 CONTAINS: 9,393 S.F. * MIN. FFE = 115.16' ** MIN. FFE = 101.00'
LOT 23 CONTAINS: 5,750 S.F. * MIN. FFE = 114.01'
LOT 24 CONTAINS: 5,750 S.F. * MIN. FFE = 114.01'
LOT 25 CONTAINS: 5,750 S.F. * MIN. FFE = 114.01'
LOT 26 CONTAINS: 5,750 S.F. * MIN. FFE = 114.01'
LOT 27 CONTAINS: 5,750 S.F. * MIN. FFE = 114.01'
LOT 28 CONTAINS: 5,750 S.F. * MIN. FFE = 114.01'
LOT 29 CONTAINS: 6,107 S.F. * MIN. FFE = 114.01'
N 43°18'04" E 124.70'
N 52°29'51" E 125.00'
N 57°41'19" E 125.00'
LOT 6 CONTAINS: 10,616 S.F.
C.A. / D.E. "A" CONTAINS: 885,440 S.F. (20.327 ACRES)
SEE SHEET 3 MATCH LINE SEE SHEET 2
C58 C59 C74 C75 C96 C97 C98 C99 C108 C109 C112 C113 C119 C120 C21

Tech: AaronR Plot Date: Mar 29,2022 10:25am Filename: \\fs01-chw-inc.local\Jobs\2021\21-0105\Department\01_Survey\DWG\21-0105.03 PHASE 1 PLAT.dwg

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 19, 2022

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

Aaron Hickman, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Convergence Research Park Residential – Phase 1 Final Plat

Dear Mr. Hickman:

On April 4, 2022, the City of Alachua received your revised application for the Final Plat of Phase 1 of Convergence Research Park Residential submitted on behalf of San Felasco Research Ventures, LLC. The Convergence Research Park project is comprised of three (3) phases and received Preliminary Plat approval from the City Commission on November 29, 2021. Phase 1 of the Convergence Research Park Residential project consists of a total of 86 lots with associated common areas and road right-of-way.

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

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

Please address the following:

1. *Compliance with Preliminary Plat*
   a. As a condition of approval of the preliminary plat, 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 is required to be submitted with the final plat application. The survey must consider the potential presence of 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 survey shall include a list of all local, state, and federal permits required for relocation of the listed species.

2. *Article 5, Density, Intensity, & Dimensional Standards*
   a. Note: The minimum rear setback per Table 5.1-3 is 10 feet.
   b. The applicant may wish to review the provisions of Section 5.2.2(A)(8) as it pertains to the setback along secondary road frontages of corner lots.

3. *Article 7, Subdivision Standards*
   a. Section 7.4.1(B) requires the surety device to include all costs associated with the required materials and installation, plus a minimum contingency of 10%. The certified cost of construction does not appear to include the minimum contingency of 10%.

4. *Land Rights*
   a. Provide legal descriptions and sketches of all proposed Off-Site PUEs.
   b. Please number each Off-Site PUE on the plat and on each legal description and sketch (e.g., "Off-Site PUE #1, Off-Site PUE #2, etc.)
   c. Add a line for the OR book and page number to be written on to the plat for each Off-Site PUE.

5. *Title Certification*
   a. A "Title Search Report" has been included with the application materials, however, this is not a title certification as required by Chapter 177.041, Florida Statutes.

6. *Draft Covenants, Conditions, & Restrictions (CCRs)*
   a. The draft CCRs do not provide the disclosure required by Section 7.7.2(C) that the City provides no liability insurance for any common areas or recreational facilities.
   b. Section 12.6 of the Community Declaration does not appear to consider the primary uses permitted within the property's zoning.
   c. References to "County" should be to "City".

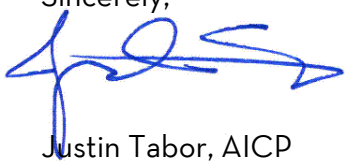
7. *Miscellaneous*
   a. Please add street names as assigned by Alachua County E911 to the plat.
   b. The name of the Homeowner's Association as stated in the Owner's Certification on Sheet 1 of the plat is inconsistent with the name of the Homeowner's Association as stated in the draft HOA Bylaws and Community Declaration. Please resolve the discrepancy.

8. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated April 18, 2022.
   b. The applicant must address all comments provided by Robert Graver, PSM, of EDA Consultants, Inc. in a letter dated April 12, 2022.

9. *Minor Comments*
   a. Surveyor's Note 5, Sheet 1: There is a reference to Sidewalk Easements, however, no Sidewalk Easements appear to be shown on the plat.
   b. Surveyor's Note 11, Sheet 1: Correct the name of the utility service provider.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Brian Crawford, San Felasco Research Ventures, LLC *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROSA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Apr 18, 2022**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 4/19/2022

RE: **Convergence RP Residential Phase 1 Final Plat**

Public Services has reviewed the subject project (Mar 30, 2022 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Mar 30th Submittal** **Plat Book _, Page _ , Sheet One of One & Sheet Two of Three** Please review ROW dimensions of Road D. ROW is called out as 50-feet, yet relevant dimensions of 30 feet & 30 feet add up to 60 feet. Please resolve this inconsistency. See attached markups. Please **resubmit** these sheets.
	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

CONVERGENCE RESEARCH PARK
RESIDENTIAL PHASE I

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

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

PLAT BOOK__, PAGE __
SHEET ONE OF ONE

SAN FELASCO PARKWAY
(RIGHT-OF-WAY WIDTH VARIES)

GRAPHIC SCALE
0 25 50 100

LEGEND:
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
P.O.L. = POINT OF LINE
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINE
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5075)
▲ = SET NAIL AND DISK (MARKED CHW POP LB 5075)
◎ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
□ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
◆ = BENCHMARK

SURVEYOR'S NOTES:
1. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 66°41'04" W
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 23°18'56" E
C3	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 66°41'04" E
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 23°18'56" W
C5	339.70'	200.00'	97°20'04"	221.11'	300.68'	N 24°11'58" W
C6	174.09'	200.00'	49°52'00"	94.03'	168.64'	N 30°11'58" E
C7	369.14'	470.00'	45°00'00"	194.64'	359.72'	N 39°41'56" W
C8	49.09'	530.00'	5°18'27"	24.55'	49.07'	S 79°57'52" E
C9	50.09'	470.00'	6°06'25"	25.07'	50.07'	N 46°09'31" W
C10	25.34'	470.00'	3°05'27"	12.67'	25.34'	N 48°09'14" W
C11	375.62'	240.00'	89°40'41"	236.64'	338.38'	S 45°08'38" E
C12	31.55'	240.00'	7°31'31"	15.78'	31.53'	S 83°04'41" E
C13	48.19'	240.00'	11°30'41"	24.18'	48.11'	S 70°58'32" E
C14	88.19'	240.00'	21°02'42"	44.58'	87.70'	S 54°57'29" E
C15	78.54'	100.00'	45°00'00"	41.42'	76.54'	N 68°41'56" W
C16	28.19'	20.00'	80°44'56"	15.79'	25.90'	S 33°34'32" E
C17	64.84'	150.00'	24°46'04"	32.93'	64.33'	S 56°34'32" E
C18	88.99'	75.00'	68°00'00"	51.07'	83.89'	N 80°41'56" W
C19	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 53°18'04" W
C20	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 36°41'56" W
C21	29.27'	25.00'	67°05'00"	16.54'	27.61'	N 77°18'26" E
C22	150.37'	825.00'	10°26'41"	75.38'	150.16'	N 83°28'02" W
C23	84.89'	150.00'	32°25'27"	43.58'	83.76'	N 68°29'25" W
C24	1.92'	150.00'	0°44'01"	0.96'	1.92'	S 84°51'22" W
C25	80.18'	825.00'	5°34'02"	40.09'	80.15'	N 81°13'05" W
C26	15.89'	825.00'	1°06'14"	0.95'	15.89'	N 85°49'54" W
C27	65.12'	540.00'	6°54'28"	32.62'	65.08'	S 41°01'57" E
C28	19.84'	500.00'	2°16'21"	9.92'	19.84'	S 46°10'19" E

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 1°41'56" W	30.00'
L2	N 88°18'04" E	50.00'
L3	S 1°41'56" E	30.00'
L4	N 60°31'57" E	30.05'
L5	N 58°58'52" E	30.05'
L10	N 49°25'47" E	30.00'
L11	N 37°19'34" E	76.92'
L12	N 61°06'58" E	36.22'
L13	N 62°15'52" E	37.69'
L16	S 40°51'16" E	49.14'
L27	N 62°18'58" E	48.00'

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L4	N 1°41'56" W	30.00'
L5	N 88°18'04" E	50.00'
L6	S 1°41'56" E	30.00'
L7	N 60°31'57" E	30.05'
L8	N 58°58'52" E	30.05'
L9	N 49°25'47" E	30.00'
L10	N 37°19'34" E	76.92'
L11	N 61°06'58" E	36.22'
L12	N 62°15'52" E	37.69'
L13	S 40°51'16" E	49.14'
L14	N 62°18'58" E	48.00'

PLEASE REVIEW & CONSTRUCTION PLANS, WHICH SUGGEST ROW IS 50'. THUS DIMENSION SHOULD BE 25', NOT 30'

SEE SHEET 3 MATCH LINE SEE SHEET 2

CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

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

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1968 FLORIDA CA-5078

PLAT BOOK__, PAGE __
SHEET TWO OF THREE

SURVEYOR'S NOTES:
1. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 25 50 100

SEE SHEET 3 MATCH LINE SEE SHEET 2

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C2	460.23'	1595.00'	16°32'04"	232.19'	458.59'	S 84°41'58" E
C3	167.21'	1719.00'	5°34'28"	83.67'	167.15'	S 82°46'02" W
C8	241.36'	1750.00'	7°54'01"	120.84'	241.17'	S 82°39'02" E
C9	184.20'	1750.00'	6°01'50"	92.19'	184.11'	S 86°18'04" E
C10	78.12'	1750.00'	2°33'34"	39.06'	78.11'	S 87°35'51" E
C11	369.52'	200.00'	105°50'09"	260.58'	319.34'	N 50°48'58" E
C12	302.79'	200.00'	86°44'59"	187.11'	274.93'	N 25°53'57" W
C13	157.08'	100.00'	90°00'00"	100.00'	141.42'	N 46°41'56" E
C14	232.17'	172.00'	7°43'59"	116.22'	231.92'	N 60°39'56" W
C15	425.50'	200.00'	109°13'00"	305.74'	364.04'	S 80°49'30" W
C16	84.39'	200.00'	24°10'00"	42.86'	83.79'	S 26°18'56" E
C24	102.08'	1750.00'	3°20'26"	51.06'	102.06'	S 40°21'05" E
C25	41.62'	1750.00'	1°21'36"	20.82'	41.62'	S 37°12'21" E
C30	314.84'	172.00'	104°51'00"	221.39'	273.71'	N 59°45'04" E
C31	369.14'	472.00'	44°49'00"	194.68'	359.72'	N 24°11'56" W
C34	35.18'	20.00'	100°43'33"	24.14'	30.80'	N 49°20'09" E
C35	20.69'	20.00'	59°15'24"	11.32'	19.77'	S 39°53'12" E
C36	30.69'	20.00'	109°30'09"	20.09'	26.19'	S 68°48'08" E
C37	26.18'	20.00'	75°00'00"	15.50'	24.33'	S 26°11'56" E
C38	157.81'	75.00'	60°12'52"	87.00'	150.67'	N 49°47'30" W
C39	699.39'	125.00'	320°29'52"	125.00'	119.78'	S 40°41'56" E
C40	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°41'56" E
C41	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°18'04" W
C42	19.87'	1500.00'	0°45'32"	9.94'	19.87'	S 11°40'50" W
C43	650.61'	350.00'	106°30'09"	452.58'	562.39'	N 50°48'08" E
C44	349.80'	450.00'	44°31'48"	184.20'	340.91'	N 21°33'01" W
C45	151.03'	1750.00'	4°56'52"	75.53'	151.00'	N 88°46'30" E
C46	80.74'	1750.00'	2°38'28"	40.37'	80.73'	N 86°13'49" E
C47	5.79'	1750.00'	0°11'48"	2.90'	5.79'	N 85°07'46" W
C48	74.04'	1500.00'	2°49'29"	37.02'	74.03'	N 86°13'49" E
C49	5.32'	1500.00'	0°11'58"	2.67'	5.32'	N 85°07'46" W
C50	77.71'	225.00'	19°47'00"	39.24'	77.31'	S 80°58'26" E
C51	112.86'	250.00'	25°51'28"	57.34'	111.91'	N 81°34'12" E
C52	52.17'	250.00'	11°57'14"	26.19'	52.08'	N 75°39'35" E
C53	112.86'	250.00'	25°51'28"	57.34'	111.91'	N 55°25'12" E
C54	90.88'	250.00'	20°49'34"	45.79'	90.38'	N 34°19'42" E
C55	84.89'	250.00'	19°26'54"	42.82'	84.49'	N 13°31'42" E
C56	36.51'	250.00'	8°22'00"	18.28'	36.48'	N 2°31'42" E
C57	36.51'	200.00'	10°27'41"	18.33'	36.46'	S 5°19'42" W
C58	62.77'	200.00'	17°58'41"	31.58'	62.52'	S 19°18'42" W
C59	62.77'	250.00'	14°23'01"	31.58'	62.61'	S 24°32'51" W
C60	72.09'	250.00'	16°31'28"	36.26'	72.22'	S 83°39'17" W
C61	70.79'	250.00'	16°13'28"	35.58'	70.56'	N 83°53'42" W
C62	56.29'	200.00'	16°07'00"	28.29'	56.09'	N 82°59'29" W

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C64	55.28'	500.00'	6°20'01"	27.66'	55.25'	S 4°48'56" E
C65	75.69'	500.00'	8°40'26"	38.00'	75.62'	S 11°38'46" E
C66	73.69'	500.00'	8°26'49"	36.90'	73.62'	S 19°59'52" E
C67	73.69'	500.00'	8°26'49"	36.90'	73.62'	S 28°26'41" E
C68	46.22'	500.00'	5°17'37"	23.12'	46.20'	S 34°54'37" E
C69	69.69'	556.00'	7°10'49"	34.89'	69.62'	S 39°12'12" W
C70	80.99'	556.00'	8°20'44"	40.58'	80.92'	S 32°58'35" W
C71	80.99'	556.00'	8°20'44"	40.58'	80.92'	S 24°37'51" W
C72	68.32'	556.00'	6°54'37"	34.18'	68.27'	S 16°40'08" W
C73	66.02'	556.00'	6°48'07"	33.04'	65.98'	S 9°46'55" W
C74	61.74'	75.00'	47°09'52"	32.74'	60.01'	N 39°16'56" W
C75	14.79'	170.00'	4°59'04"	7.40'	14.79'	S 76°49'58" E
C76	96.58'	170.00'	32°33'31"	49.66'	95.28'	S 88°22'42" E
C77	158.59'	170.00'	53°26'35"	85.18'	152.92'	N 63°34'51" E
C78	40.72'	170.00'	13°43'32"	20.46'	40.62'	N 50°38'54" E
C79	25.04'	470.00'	3°03'10"	12.52'	25.04'	N 31°13'21" W
C80	75.32'	470.00'	9°11'02"	37.76'	75.25'	N 25°40'50" W
C81	75.32'	470.00'	9°11'02"	37.76'	75.25'	N 16°29'48" W
C82	49.58'	470.00'	6°02'37"	24.81'	49.56'	N 11°43'32" W
C83	50.00'	470.00'	6°05'25"	25.02'	49.98'	N 5°37'45" W
C84	25.34'	470.00'	3°05'32"	12.67'	25.34'	N 0°49'58" W
C85	84.36'	55.00'	87°52'47"	53.02'	76.33'	S 47°43'57" W
C86	108.87'	355.00'	17°34'22"	54.85'	108.45'	S 10°32'08" E
C87	68.31'	355.00'	11°01'49"	34.29'	68.22'	S 11°58'02" W
C88	31.81'	55.00'	33°07'55"	16.39'	31.37'	S 27°40'40" W
C89	54.64'	55.00'	56°54'53"	29.94'	52.43'	S 56°54'37" W
C90	13.18'	55.00'	13°43'32"	6.62'	13.14'	S 84°09'51" W
C91	13.92'	305.00'	2°36'19"	6.96'	13.91'	S 5°31'31" E
C92	56.89'	305.00'	10°41'19"	28.52'	56.80'	S 0°50'41" E
C93	56.92'	305.00'	10°41'19"	28.52'	56.82'	S 11°32'15" E
C94	56.92'	305.00'	10°41'19"	28.52'	56.82'	S 22°13'35" E
C95	56.31'	305.00'	10°34'46"	28.24'	56.23'	N 32°53'34" W
C96	18.14'	250.00'	4°09'22"	9.08'	18.14'	N 45°09'49" W
C97	11.42'	125.00'	5°14'24"	5.72'	11.42'	S 89°03'08" E
C98	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 79°29'30" E
C99	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 58°26'46" E
C100	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 37°23'58" E
C101	45.72'	125.00'	20°57'14"	23.11'	45.48'	S 16°29'39" E
C102	1.48'	125.00'	0°40'18"	0.74'	1.48'	S 5°49'30" E
C103	376.52'	240.00'	89°53'43"	239.54'	339.08'	S 45°23'05" E
C104	31.95'	240.00'	7°37'54"	15.99'	31.93'	S 87°52'59" E
C105	88.18'	240.00'	21°02'44"	44.58'	87.68'	S 75°29'30" E
C106	88.18'	240.00'	21°02'44"	44.58'	87.68'	S 54°26'46" E
C107	88.18'	240.00'	21°02'44"	44.58'	87.68'	S 33°23'58" E
C108	88.17'	240.00'	21°02'27"	44.58'	87.68'	S 12°21'16" E

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L3	N 5°34'28" E	70.09'
L25	S 84°18'04" W	30.00'
L32	N 84°18'04" E	40.00'

LEGEND:
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGES
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
= SET 5/8" STEEL ROD & CAP (M' MARKED CHW PRM LB 5078)
= SET NAIL AND DISK (MARKED CHW PCP LB 5078)
= FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
= FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
= BENCHMARK

PLEASE REVIEW:
CONSTRUCTION DOCUMENTS, WHICH SUGGEST ROW IS 50'
& THUS DIMENSION SHOULD BE 25', NOT 30' AS SHOWN

(BASIS OF BEARINGS)
S 89°20'20" W 1322.20'

April 12, 2022

The City of Alachua, Alachua County, Florida
Re: Convergence Research Park Residential Phase 1, Record Plat Review

I have reviewed the preliminary record plat, 'Convergence Research Park Residential Phase 1' for conformance to the 2020 Florida Statutes, Chapter 177, Part I, Platting and find it to be in conformance with the following exceptions:

Subsection 177.081 (1): Approval by a professional surveyor and mapper who reviewed the plat for conformity to Chapter 177: I, the reviewing surveyor will not review this plat for conformity to the requirements of the City of Alachua Ordinances and regulations.
This certification must be removed from the Certificate of Approval by Professional Surveyor and Mapper.

Subsection 177.091:

177.091 (3): This plat consists of three sheets. The third sheet is denoted as being "Sheet One of One; It should read "Sheet Three of Three".

177.091 (3): There is no index sheet or key map.

177.091 (4): There is no stated scale on any sheet, E.g.: 1" = 50'

177.091 (4): I believe that much of the text is too small of a scale to be legible when plotted on mylar.

177.091 (11): The legal description calls for Range 18 East. The title of the plat calls for Range 19 East.

177.091 (15): Road Right of Ways A, B, C and D require names or street numbers.

177.091 (15): Public Road Right of Way "D" denotes a Right of Way width of 50'. It is actually 60' wide.

177.091 (16): The width of the existing easement (O.R.B. 4672, pg. 1184) at the North end of Right of Way "A" needs dimensioning.
The easement along the East side of C.A. "E", at the northwest corner of the road intersection of Road "A" with Road "D" needs to be labelled as to its use and dimensioned.

177.091 (19): The curve data for the curve along the North side of C.A./D.E. "A" along the south Right of Way of Road "D", West of Lot 22 needs to be included in the Curve Data Table.

177.091(20): According to Note 10 of the Surveyor's Notes on Sheet 1, all side lot lines are radial unless noted otherwise.
The southeast lines of Lots 4 and 30 appear to be non-radial and are not labelled.

177.091 (29): The abbreviations C.A., D.E. and S.F. are not included in the legend.

Robert W. Graver, P.S.M. 4239

720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601 • Phone: (352) 373-3541 • www.edafl.com

CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

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

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

PLAT BOOK __, PAGE __
SHEET ONE OF THREE

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:

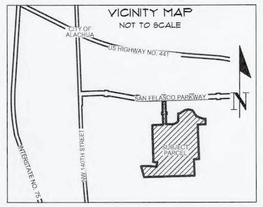
COMMENCE AT THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26; THENCE NORTH 88°11'56" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 40.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140TH STREET); HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE SOUTH 02°05'16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 327.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11419.16 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 3°39'24" EAST, 630.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC LENGTH OF 630.26 FEET TO THE END OF SAID CURVE; THENCE SOUTH 5°14'16" EAST, A DISTANCE OF 370.10 FEET TO THE SOUTH LINE OF SAID LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88°16'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 435.44 FEET; THENCE NORTH 88°20'20" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1092.95 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE SAID SOUTH LINE, NORTH 15°55'58" WEST, A DISTANCE OF 293.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1595.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 88°17'10" EAST, 404.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°33'44", AN ARC LENGTH OF 405.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 8°59'43" EAST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1710.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 82°48'07" WEST, 107.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°35'39", AN ARC LENGTH OF 107.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 5°24'03" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 896.43 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 285.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 255.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" WEST, 28.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 273.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 90.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°41'56" EAST, A DISTANCE OF 273.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°18'04" WEST, 28.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 167.06 FEET; THENCE NORTH 80°31'37" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 64°58'42" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 49°25'47" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 37°28'24" EAST, A DISTANCE OF 26.88 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 195.94 FEET; THENCE NORTH 83°06'52" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 69°15'52" EAST, A DISTANCE OF 27.85 FEET; THENCE NORTH 54°48'12" EAST, A DISTANCE OF 85.03 FEET; THENCE NORTH 61°41'40" EAST, A DISTANCE OF 69.77 FEET; THENCE NORTH 62°34'14" EAST, A DISTANCE OF 82.70 FEET; THENCE SOUTH 74°44'59" EAST, A DISTANCE OF 96.78 FEET; THENCE SOUTH 40°51'48" EAST, A DISTANCE OF 42.14 FEET; THENCE SOUTH 32°47'35" EAST, A DISTANCE OF 131.03 FEET; THENCE SOUTH 62°07'47" EAST, A DISTANCE OF 95.02 FEET; THENCE SOUTH 71°52'40" EAST, A DISTANCE OF 99.51 FEET; THENCE SOUTH 82°31'05" EAST, A DISTANCE OF 64.66 FEET; THENCE SOUTH 0°14'52" EAST, A DISTANCE OF 143.74 FEET TO THE NORTH LINE OF LOT 22, SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°11'56" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 202.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 2°05'34" EAST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 903.47 FEET TO 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 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 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 AFOREMENTIONED LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 1322.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.443 ACRES, MORE OR LESS.

SURVEYOR'S NOTE:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE SOUTHERLY LINE OF SUBJECT PARCEL YIELDING A BEARING OF SOUTH 88°20'20" WEST.
2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
3. 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).
4. ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(9) OF THE FLORIDA STATUTES.
5. THE COMMON AREAS, SIDEWALK EASEMENTS, AND OPEN SPACES SHOWN HEREON WILL BE CONVEYED TO CONVERGENCE RESEARCH PARK RESIDENTIAL OWNERS ASSOCIATION, BY A SEPARATE DOCUMENT, UNLESS OTHERWISE STATED IN THE OWNERS CERTIFICATION AND DEDICATION. I DO NOT SEE ANY SIDEWALK EASEMENTS OR OPEN SPACES?
6. NO BUILDING SHALL BE CONSTRUCTED WITHIN 5 FEET OF A SANITARY SEWER CLEANOUT.
7. COMMON AREAS SHOWN HEREON AND HEREIN CONTAIN A TOTAL OF 965340 SQUARE FEET (22.161 ACRES)
8. STREET NAMES SHOWN HEREON WERE FURNISHED BY ALACHUA COUNTY'S ENHANCED 911 OFFICE - Need Street Names
9. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER.
10. INDIVIDUAL LOT SIDE LINES ARE RADIAL, UNLESS OTHERWISE NOTED.
11. *FFE = MINIMUM FFE TO BE AT LEAST 6' ABOVE THE LOWEST UPSTREAM SANITARY SEWER MANHOLE TOP OR THE LOT MUST HAVE AN APPROVED SEWAGE BACKWATER VALVE (BWV) INSTALLED ON THE SANITARY SEWER LATERAL UPSTREAM OF THE GRU CLEANOUT; THE FFE MUST MEET THE ELEVATION LISTED (OR HAVE THE BACKWATER VALVE) AND BE 18 INCHES ABOVE THE CLEANOUT INVERT ELEVATION FOR THAT LOT, WHICHEVER IS HIGHER.
12. **FFE = TWO MINIMUM FLOOD ELEVATIONS AND A LOWEST LOT ELEVATION WERE CALCULATED FOR LOTS WITHIN THE 100 YEAR FLOOD PLAIN AND ADJACENT TO STORMWATER BASINS. THE MINIMUM FFES WERE CALCULATED BY ADDING 1 FOOT TO THE DESIGN HIGH WATER ELEVATIONS AND THE LOWEST LOT ELEVATION. THE FFE SHOWN ON EACH LOT IS THE HIGHEST OF THE THREE CALCULATED MINIMUM FFES.
13. NOTE THAT ALL LOTS HAVE THE *FFE SHOWN FOR SANITARY SEWER REQUIREMENTS. ONLY LOTS ADJACENT TO STORMWATER BASINS AND/OR FLOOD PLAINS HAVE THE **FFE SHOWN FOR THE FLOOD ELEVATION. EACH LOT MUST BE EVALUATED ON A CASE BY CASE BASIS AND WITH THE ELEVATIONS SHOWN ON THE LOT AND INFORMATION ABOVE TO DETERMINE THE FINAL APPROPRIATE FFE FOR THE LOT.
14. BUILDING SETBACKS FOR ALL LOTS ARE AS FOLLOWS: (UNLESS SHOWN OTHERWISE)
    - FRONT: 20' - SIDE: 5' - SIDE (STREET): 20' - REAR: 15'

VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE
0 75 150 300
1" = 150'

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.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

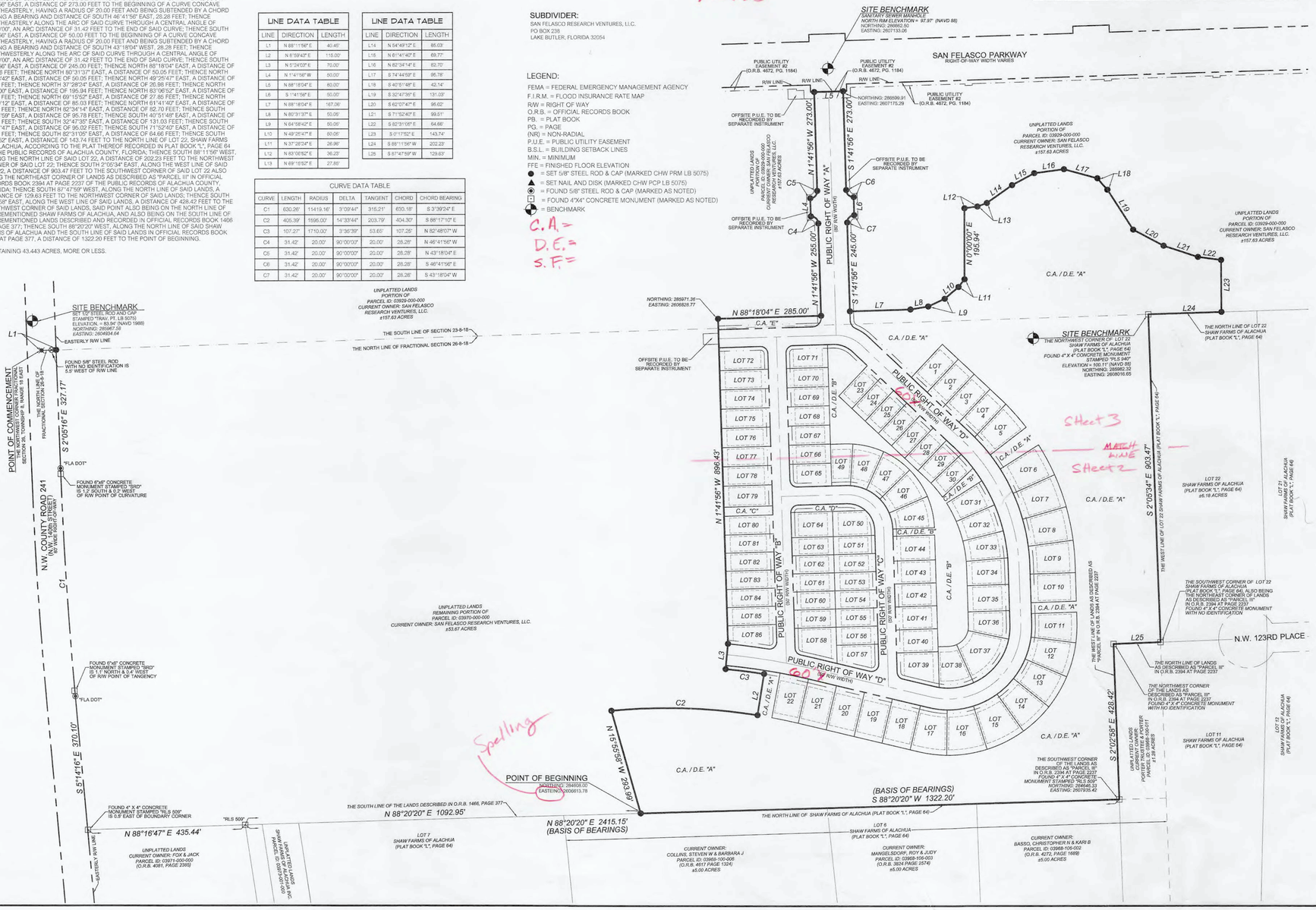
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 88°11'56" E	40.45'
L2	N 8°59'43" E	115.00'
L3	N 5°24'03" E	70.00'
L4	N 1°41'56" W	60.00'
L5	N 88°18'04" E	60.00'
L6	S 1°41'56" E	50.00'
L7	N 80°31'37" E	167.06'
L8	N 64°58'42" E	50.05'
L9	N 49°25'47" E	50.05'
L10	N 37°28'24" E	26.88'
L11	N 83°06'52" E	36.23'
L12	N 69°15'52" E	27.85'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L14	N 54°48'12" E	85.03'
L15	N 61°41'40" E	69.77'
L16	N 62°34'14" E	82.70'
L17	S 74°44'59" E	96.78'
L18	S 40°51'48" E	42.14'
L19	S 32°47'35" E	131.03'
L20	S 62°07'47" E	95.02'
L21	S 71°52'40" E	99.51'
L22	S 82°31'05" E	64.66'
L23	S 0°17'52" E	143.74'
L24	S 88°11'56" W	202.23'
L25	S 87°47'59" W	129.63'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	630.26'	11419.16'	3°09'44"	315.21'	630.18'	S 3°39'24" E
C2	405.39'	1595.00'	14°33'44"	203.79'	404.30'	S 88°17'10" E
C3	107.27'	1710.00'	3°35'39"	53.65'	107.25'	N 82°48'07" W
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 46°41'56" W
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 43°18'04" E
C6	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 46°41'56" E
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W

SUBDIVIDER:
SAN FELASCO RESEARCH VENTURES, LLC.
PO BOX 239
LAKE BUTLER, FLORIDA 32054

LEGEND:
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5075)
▲ = SET NAIL AND DISK (MARKED CHW PCP LB 5075)
◉ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
□ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
◓ = BENCHMARK
C.A. = C.A. =
D.E. = D.E. =
S.F. = S.F. =



OWNER'S CERTIFICATION AND DEDICATION

SAN FELASCO RESEARCH VENTURES, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1 OWNERS ASSOCIATION, INC.; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

_____
WITNESS BY: _____

_____
WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2022

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

AGAMERICA LENDING LLC, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4964, PAGE 1053, CORRECTED IN BOOK 4966, PAGE 2370 AND ASSIGNED IN BOOK 4964, PAGE 1782, AND THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4964, PAGE 1086, ASSIGNMENT IN BOOK 4964 PAGE 1785 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: _____ MORTGAGEE: _____

BY: _____

_____
WITNESS

_____ TITLE: _____
WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2022

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

_____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

_____
CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2022

_____
CLERK OF THE COURT

_____ _____
BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, ~~ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF ALACHUA ORDINANCES AND REGULATIONS~~. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

BY: _____ DATE: _____

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

_____ _____
DATE

AARON H. HICKMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6791
CHW, INC. LB NO. 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

Path: AaronH Plot Date: Mar 29,2022 10:54am Filename: \\Vol1.chw-inc.local\Jobs$\2021\21-0105\Departments\01_Survey\DWG\21-0105 PHASE 1 PLAT.dwg

CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

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

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

PLAT BOOK__,PAGE __

SHEET TWO OF THREE

SURVEYOR'S NOTES:
1. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

N

GRAPHIC SCALE
0 25 50 100
1" = 50'

SEE SHEET 3 MATCH LINE SEE SHEET 2

UNPLATTED LANDS
CURRENT OWNER:
ALACHUA COUNTY
PARCEL ID: 03968-000-000
±5.47 ACRES

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C2	405.39'	1595.00'	14°33'44"	203.79'	404.30'	S 88°17'10" E
C3	107.27'	1710.00'	3°35'39"	53.65'	107.25'	N 52°48'07" W
C8	241.30'	1750.00'	7°54'01"	120.84'	241.11'	S 80°38'56" E
C9	166.20'	1750.00'	5°26'30"	83.16'	166.14'	S 81°52'42" E
C10	75.10'	1750.00'	2°27'31"	37.55'	75.09'	S 77°55'41" E
C11	366.52'	200.00'	105°00'00"	260.65'	317.34'	N 50°48'04" E
C12	392.70'	500.00'	45°00'00"	207.11'	382.68'	N 24°11'56" W
C13	157.08'	100.00'	90°00'00"	100.00'	141.42'	N 46°41'56" W
C14	237.17'	1720.00'	7°54'01"	118.77'	236.98'	N 80°38'56" W
C15	421.50'	230.00'	105°00'00"	296.74'	364.94'	S 50°48'04" W
C16	416.26'	530.00'	45°00'00"	219.53'	405.64'	S 24°11'56" E
C18	112.66'	1760.00'	3°39'35"	56.30'	112.64'	S 82°47'09" E
C19	41.72'	1760.00'	1°20'04"	20.86'	41.72'	S 7°22'12" E
C20	311.54'	170.00'	105°00'00"	221.56'	269.74'	N 50°48'04" E
C21	369.14'	470.00'	45°00'00"	194.68'	359.72'	N 24°11'56" W
C24	35.16'	20.00'	100°43'33"	24.14'	30.80'	N 48°39'51" E
C25	26.65'	20.00'	76°20'34"	15.72'	24.72'	S 39°52'13" E
C26	36.65'	20.00'	105°00'00"	26.06'	31.73'	N 50°48'04" E
C27	26.18'	20.00'	75°00'00"	15.35'	24.35'	S 39°11'56" E
C28	117.81'	75.00'	90°00'00"	75.00'	106.07'	N 46°41'56" W
C29	196.35'	125.00'	90°00'00"	125.00'	176.78'	S 46°41'56" E
C30	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 46°41'56" E
C31	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W
C32	79.87'	1595.00'	2°52'09"	39.94'	79.86'	N 78°08'00" W
C33	660.67'	395.00'	106°90'00"	462.65'	563.26'	N 50°48'04" E
C34	349.96'	695.00'	30°36'46"	179.27'	345.81'	N 17°00'19" W
C35	161.03'	1720.00'	5°01'52"	75.57'	160.99'	N 82°09'01" W
C36	80.38'	1720.00'	2°40'39"	40.20'	80.37'	N 78°13'45" W
C37	5.75'	1720.00'	0°11'30"	2.88'	5.75'	N 76°47'42" W
C38	74.64'	1595.00'	2°40'39"	37.28'	74.63'	N 78°13'45" W
C39	5.33'	1595.00'	0°11'30"	2.67'	5.33'	N 76°47'42" W
C40	77.77'	355.00'	12°33'07"	39.04'	77.61'	S 82°58'29" E
C41	112.81'	355.00'	18°12'29"	56.89'	112.34'	N 61°38'44" E
C42	112.81'	355.00'	18°12'29"	56.89'	112.34'	N 43°26'17" E
C43	96.89'	355.00'	15°38'14"	48.75'	96.59'	N 46°30'56" E
C44	96.89'	355.00'	15°38'14"	48.75'	96.59'	N 30°52'41" E
C45	96.89'	355.00'	15°38'14"	48.75'	96.59'	N 15°14'27" E
C46	56.51'	355.00'	9°07'18"	28.32'	56.45'	N 2°51'42" E
C47	36.61'	230.00'	9°07'18"	18.35'	36.57'	S 2°51'42" W
C48	62.77'	230.00'	15°38'14"	31.58'	62.58'	S 15°14'27" W
C49	62.77'	230.00'	15°38'14"	31.58'	62.58'	S 30°52'41" W
C50	62.77'	230.00'	15°38'14"	31.58'	62.58'	S 46°30'56" W
C51	73.09'	230.00'	18°12'29"	36.86'	72.78'	S 63°38'11" W
C52	73.09'	230.00'	18°12'29"	36.86'	72.78'	S 81°38'44" W
C53	50.39'	230.00'	12°33'06"	25.29'	50.29'	N 82°58'29" W

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C54	55.26'	530.00'	5°58'27"	27.66'	55.24'	S 4°41'09" E
C55	75.91'	530.00'	8°12'46"	38.05'	75.91'	S 11°46'46" E
C56	75.91'	530.00'	8°12'46"	38.05'	75.91'	S 19°59'22" E
C57	75.91'	530.00'	8°12'46"	38.05'	75.91'	S 28°12'18" E
C58	48.02'	530.00'	5°11'27"	24.03'	48.00'	S 34°54'25" E
C59	93.89'	665.00'	8°12'46"	47.02'	93.81'	N 28°12'18" W
C60	93.89'	665.00'	8°12'46"	47.02'	93.81'	N 19°59'32" W
C61	93.89'	665.00'	8°12'46"	47.02'	93.81'	N 11°46'46" W
C62	68.30'	665.00'	5°58'27"	34.18'	68.27'	N 4°41'09" W
C63	56.07'	75.00'	42°50'02"	29.42'	54.77'	N 70°16'56" W
C64	61.74'	75.00'	47°10'00"	32.74'	60.01'	N 25°16'56" W
C65	14.35'	170.00'	4°50'09"	7.18'	14.34'	S 19°0'0.70" E
C66	96.95'	170.00'	32°40'31"	49.83'	95.64'	N 82°07'40" E
C67	159.52'	170.00'	53°45'48"	86.18'	153.72'	N 39°54'51" E
C68	40.72'	170.00'	13°43'52"	20.46'	40.63'	N 6°09'01" E
C69	25.04'	470.00'	3°03'10"	12.52'	25.04'	N 3°13'31" W
C70	75.36'	470.00'	9°11'12"	37.76'	75.28'	N 9°20'42" W
C71	75.36'	470.00'	9°11'12"	37.76'	75.28'	N 18°31'54" W
C72	75.36'	470.00'	9°11'12"	37.76'	75.28'	N 27°43'06" W
C73	42.58'	470.00'	5°11'27"	21.31'	42.57'	N 34°54'25" W
C74	50.09'	470.00'	6°06'28"	25.07'	50.07'	N 40°33'21" W
C75	25.34'	470.00'	3°05'22"	12.67'	25.34'	N 45°09'14" W
C76	86.39'	55.00'	90°00'00"	55.00'	77.78'	S 43°18'04" W
C77	189.67'	365.00'	30°36'46"	97.16'	187.43'	S 17°00'19" E
C78	69.31'	365.00'	11°11'12"	34.76'	69.20'	N 41°06'20" W
C79	21.61'	55.00'	22°30'40"	10.95'	21.47'	S 7°02'45" W
C80	51.61'	55.00'	53°45'48"	27.88'	49.74'	S 35°54'31" W
C81	13.18'	55.00'	13°43'32"	6.62'	13.14'	S 6°09'51" W
C82	18.92'	355.00'	3°03'10"	9.46'	18.91'	S 3°13'31" E
C83	56.92'	355.00'	9°11'12"	28.52'	56.86'	S 9°20'42" E
C84	56.92'	355.00'	9°11'12"	28.52'	56.86'	S 18°31'54" E
C85	56.92'	355.00'	9°11'12"	28.52'	56.86'	S 27°43'06" E
C87	50.17'	355.00'	8°05'48"	25.13'	50.13'	N 39°33'39" W
C88	19.14'	355.00'	3°05'22"	9.57'	19.14'	N 45°09'14" W
C89	11.43'	125.00'	5°14'24"	5.72'	11.43'	S 89°04'44" E
C90	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 75°56'10" E
C91	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 54°53'26" E
C92	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 33°50'41" E
C93	45.71'	125.00'	20°57'12"	23.11'	45.46'	S 12°50'44" E
C94	1.46'	125.00'	0°40'12"	0.73'	1.46'	S 2°02'02" E
C96	375.53'	240.00'	89°39'04"	238.54'	338.38'	S 46°52'24" E
C97	21.95'	240.00'	5°14'24"	10.98'	21.94'	S 89°04'44" E
C98	88.16'	240.00'	21°02'44"	44.58'	87.66'	S 78°56'10" E
C99	88.16'	240.00'	21°02'44"	44.58'	87.66'	S 54°53'26" E
C100	88.16'	240.00'	21°02'44"	44.58'	87.66'	S 33°50'41" E
C101	89.11'	240.00'	21°16'27"	45.06'	88.60'	S 12°41'06" E

LEGEND:
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5075)
▲ = SET NAIL AND DISK (MARKED CHW PCP LB 5075)
◉ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
▣ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
⌖ = BENCHMARK
C.A. =
O.E. =
S.F. =

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L3	N 5°24'03" E	70.00'
L26	S 88°18'04" W	30.00'
L27	N 88°18'04" E	40.00'

Tools: Aerohil Plot Date: Mar 29,2022 10:44am Filename: \\1st1-chw-inc.bus\Jobs$\Jobs3_2021\21-4105\Departments\01_Survey\Dwg\21-4105.03 PHASE 1 PLAT.dwg

CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

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

CHW Professional Consultants

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

est. 1988 **FLORIDA** CA-5075

PLAT BOOK__,PAGE __

SHEET ~~ONE~~ THREE OF ~~ONE~~ THREE

SAN FELASCO PARKWAY
RIGHT-OF-WAY WIDTH VARIES

PUBLIC UTILITY EASEMENT #2 (O.R.B. 4672, PG. 1184)

OFFSITE P.U.E. TO BE RECORDED BY SEPARATE INSTRUMENT

N 88°18'04" E 80.00'
40.00 | 40.00

Width of Easement

PUBLIC UTILITY EASEMENT #2 (O.R.B. 4672, PG. 1184)

N 1°41'56" W 273.00'

S 1°41'56" E 273.00'

OFFSITE P.U.E. TO BE RECORDED BY SEPARATE INSTRUMENT

OFFSITE P.U.E. TO BE RECORDED BY SEPARATE INSTRUMENT

GRAPHIC SCALE
0 25 50 100
1" = 50'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 46°41'56" W
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 43°18'04" E
C6	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 46°41'56" E
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W
C12	392.70'	500.00'	45°00'00"	207.11'	382.68'	N 24°11'56" W
C16	416.26'	530.00'	45°00'00"	219.53'	405.64'	S 24°11'56" E
C21	369.14'	470.00'	45°00'00"	194.68'	359.72'	N 24°11'56" W
C58	48.02'	530.00'	5°11'27"	24.03'	48.00'	S 34°54'25" E
C74	50.09'	470.00'	6°06'25"	25.07'	50.07'	N 40°33'21" W
C75	25.34'	470.00'	3°05'22"	12.67'	25.34'	N 45°09'14" W
C96	375.53'	240.00'	89°39'04"	238.54'	338.38'	S 46°52'24" E
C97	21.86'	245.00'	5°1'4'24"	10.98'	21.94'	S 69°04'44" E
C98	68.16'	240.00'	21°03'44"	44.58'	67.66'	S 75°56'10" E
C99	68.16'	240.00'	21°03'44"	44.58'	67.66'	S 54°53'26" E
C102	78.54'	100.00'	45°00'00"	41.42'	76.54'	N 69°11'56" W
C103	26.10'	25.00'	64°24'36"	15.75'	24.66'	S 33°54'12" E
C104	44.04'	130.00'	19°24'36"	22.23'	43.83'	S 66°24'12" E
C105	58.90'	75.00'	45°00'00"	31.07'	57.40'	N 69°11'56" W
C106	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W
C107	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 46°41'56" W
C108	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 43°18'04" E
C109	105.13'	655.00'	9°11'47"	52.68'	105.02'	N 42°06'02" W
C110	76.59'	100.00'	43°52'59"	40.28'	74.73'	N 69°38'22" W
C111	1.96'	100.00'	1°07'01"	0.97'	1.96'	S 88°51'38" W
C112	85.18'	655.00'	7°27'03"	42.65'	85.12'	N 41°13'40" W
C113	19.95'	655.00'	1°44'44"	9.98'	19.95'	N 45°49'34" W
C119	66.13'	530.00'	7°02'26"	32.82'	66.09'	S 41°01'22" E
C120	19.94'	530.00'	2°09'21"	9.97'	19.94'	S 45°37'15" E

UNPLATTED LANDS
PORTION OF
PARCEL ID: 03929-000-000
CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC.
±157.63 ACRES

OFFSITE P.U.E. TO BE RECORDED BY SEPARATE INSTRUMENT

PUBLIC RIGHT OF WAY "A" (80' R/W WIDTH)

S 1°41'56" E 673.02'

N 1°41'56" W 260.00'

255.00'

S 1°41'56" E 270.20'

245.00'

OFFSITE P.U.E. TO BE RECORDED BY SEPARATE INSTRUMENT

OFFSITE P.U.E. TO BE RECORDED BY SEPARATE INSTRUMENT

UNPLATTED LANDS
PORTION OF
PARCEL ID: 03929-000-000
CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC.
±157.63 ACRES

Label & dimension P.U.E.

N 88°18'04" E 285.00'

5.00'

C.A. "E"
CONTAINS: 8,416 S.F.

10' P.U.E.

30.00'

N 88°18'04" E 260.00'

RIGHT OF WAY = 0' (50' R/W)

25.00'

160.00'

163.05'

S 88°18'04" W 323.05'

S 88°18'04" W 110.98'

95.00'

15.98'

S 88°18'04" W 115.00'

OFFSITE P.U.E. TO BE RECORDED BY SEPARATE INSTRUMENT

LOT 72
CONTAINS: 8,436 S.F.
* MIN. FFE = 115.27'

LOT 73
CONTAINS: 7,173 S.F.
* MIN. FFE = 115.27'

LOT 74
CONTAINS: 7,172 S.F.
* MIN. FFE = 115.27'

LOT 75
CONTAINS: 7,172 S.F.
* MIN. FFE = 121.41'

LOT 76
CONTAINS: 7,172 S.F.
* MIN. FFE = 121.41'

LOT 77
CONTAINS: 7,172 S.F.
* MIN. FFE = 121.41'

LOT 71
CONTAINS: 7,140 S.F.
* MIN FFE = 115.27'

LOT 70
CONTAINS: 6,079 S.F.
* MIN. FFE = 115.27'

LOT 69
CONTAINS: 6,079 S.F.
* MIN. FFE = 115.27'

LOT 68
CONTAINS: 6,079 S.F.
* MIN. FFE = 115.27'

LOT 67
CONTAINS: 6,079 S.F.
* MIN. FFE = 121.41'

LOT 66
CONTAINS: 6,079 S.F.
* MIN. FFE = 121.41'

LOT 49
CONTAINS: 6,519 S.F.
* MIN. FFE = 123.00'

LOT 48
CONTAINS: 7,799 S.F.
* MIN. FFE = 123.72'

C.A. / D.E. "B"
CONTAINS: 64,394 S.F. (1.478 ACRES)

N 1°41'56" W 896.43'

N 1°41'56" W 794.23'

N 1°41'56" W 459.54'

S 1°41'56" E 350.00'

PUBLIC RIGHT OF WAY "B" (80' R/W WIDTH)

N 1°41'56" E 275.00'

N 88°18'04" E 115.00'

S 88°18'04" W 135.00'

SEE SHEET 3
MATCH LINE
SEE SHEET 2

UNPLATTED LANDS
PORTION OF
PARCEL ID: 03929-000-000
CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC.
±157.63 ACRES

OFFSITE P.U.E. TO BE RECORDED BY SEPARATE INSTRUMENT

N 88°18'04" E 167.06'

C.A. / D.E. "A"
CONTAINS: 885,440 S.F. (20.327 ACRES)

N 0°00'00" E 195.94'

S 1°41'56" E 270.20'

245.00'

25.20'

C103 C104 C102 C111 C110 C105 C106 C107 C108

10' P.U.E.

161.49'

S 46°41'56" E 381.54'

PUBLIC RIGHT OF WAY "D" (80' R/W WIDTH)

N 46°41'56" W 381.54'

N 46°41'56" W 330.86'

S 43°18'04" W 115.00'

N 43°18'04" E 125.00'

N 46°41'56" W 220.05'

S 43°18'04" W 115.00'

LOT 1
CONTAINS: 7,500 S.F.
* MIN. FFE = 114.01'
** MIN. FFE = 101.00'

LOT 2
CONTAINS: 7,500 S.F.
* MIN. FFE = 114.01'
** MIN. FFE = 101.00'

LOT 3
CONTAINS: 7,500 S.F.
* MIN. FFE = 114.01'
** MIN. FFE - 101.00'

LOT 4
CONTAINS: 7,500 S.F.
* MIN. FFE = 115.16'
** MIN. FFE = 101.00'

LOT 5
CONTAINS: 9,393 S.F.
* MIN. FFE = 115.16'
** MIN. FFE = 101.00'

LOT 23
CONTAINS: 5,750 S.F.
* MIN. FFE = 114.01'

LOT 24
CONTAINS: 5,750 S.F.
* MIN. FFE = 114.01'

LOT 25
CONTAINS: 5,750 S.F.
* MIN. FFE = 114.01'

LOT 26
CONTAINS: 5,750 S.F.
* MIN. FFE = 114.01'

LOT 27
CONTAINS: 5,750 S.F.
* MIN. FFE = 114.01'

LOT 28
CONTAINS: 5,750 S.F.
* MIN. FFE = 114.01'

LOT 29
CONTAINS: 6,107 S.F.
* MIN. FFE = 114.01'

C.A. / D.E. "A"
CONTAINS: 885,440 S.F. (20.327 ACRES)

N 43°18'04" E 124.70'

N 52°29'51" E 125.00'

N 57°41'19" E 125.00'

LOT 6
CONTAINS: 10,616 S.F.

SEE SHEET 3
MATCH LINE
SEE SHEET 2

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L4	N 1°41'56" W	50.00'
L5	N 88°18'04" E	80.00'
L6	S 1°41'56" E	50.00'
L8	N 80°31'37" E	50.05'
L9	N 64°58'42" E	50.05'
L10	N 49°26'47" E	50.05'
L11	N 37°28'24" E	26.96'
L12	N 83°06'52" E	38.23'
L13	N 69°15'52" E	27.85'
L18	S 40°51'48" E	42.14'
L27	N 88°18'04" E	40.00'

LEGEND:

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5075)
▲ = SET NAIL AND DISK (MARKED CHW PCP LB 5075)
◉ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
⊡ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
◔ = BENCHMARK

C.A. =
D.E. =
S.F. =

SURVEYOR'S NOTES:

1. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

UNPLATTED LANDS
PORTION OF
PARCEL ID: 03929-000-000
CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC.
±157.63 ACRES

S 74°44'59" E 95.78'

S 32°47'35" E 131.03'

S 62°07'47" E 95.02'

S 71°52'40" E 99.51'

S 82°31'05" E 64.66'

S 0°17'52" E 143.74'

UNPLATTED LANDS
PORTION OF
PARCEL ID: 03929-000-000
CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC.
±157.63 ACRES

S 88°11'56" W 202.23'

S 2°05'34" E 903.47'

LOT 22
SHAW FARMS OF ALACHUA
(PLAT BOOK "L", PAGE 64)
±6.16 ACRES

N 82°34'14" E 82.70'

N 61°41'40" E 69.77'

N 54°49'12" E 85.03'

Tech: AaronR Plot Date: Mar 29,2022 10:25am Filename: \\1st01-chw-inc.local\Data\2021\21-0105\Departments\01_Survey\DWG\21-0105.03 PHASE 1 PLAT.dwg

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 29 March 2022

NAME & DESCRIPTION OF PROJECT Convergence Research Park Residential Phase I

86 lot single family residential subdivision

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

Tax Parcel Numbers 03970-000-000, 03929-000-000

Acreage 109

DEVELOPMENT DATA (check all that apply)

☑ Single Family — Number of Units 86

☐ Multi Family — Number of Units

☐ 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	86	**units X 0.12 Elementary School Multiplier**	10	**Student Stations**
MIDDLE	86	**units X 0.06 Middle School Multiplier**	5	**Student Stations**
HIGH	86	**units X 0.09 High School Multiplier**	8	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Robet Walpole, PE
Mailing Address: 11801 Research Drive
Alachua, FL 32615
Phone: (325) 331-1976
Email: walpole@chw-inc.com

PROPERTY OWNER

Name: Sam Felasco Research Ventures LLC
Mailing Address: PO Box 238
Lake Butler, FL 32054
Phone: Contact Agent
Email: Contact Agent

CERTIFICATION

PROJECT NAME : Convergence Research Par **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 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 5

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

High SCSA Santa Fe — Capacity Required 8

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

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

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

Date: 04/06/2022

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 19, 2022

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

Aaron Hickman, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Convergence Research Park Residential – Phase 1 Final Plat

Dear Mr. Hickman:

On April 4, 2022, the City of Alachua received your revised application for the Final Plat of Phase 1 of Convergence Research Park Residential submitted on behalf of San Felasco Research Ventures, LLC. The Convergence Research Park project is comprised of three (3) phases and received Preliminary Plat approval from the City Commission on November 29, 2021. Phase 1 of the Convergence Research Park Residential project consists of a total of 86 lots with associated common areas and road right-of-way.

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

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

Please address the following:

1. *Compliance with Preliminary Plat*
   a. As a condition of approval of the preliminary plat, 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 is required to be submitted with the final plat application. The survey must consider the potential presence of 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 survey shall include a list of all local, state, and federal permits required for relocation of the listed species.

Response: Provided as requested

2. *Article 5, Density, Intensity, & Dimensional Standards*
   a. Note: The minimum rear setback per Table 5.1-3 is 10 feet. *Response: Updated to 10 feet*
   b. The applicant may wish to review the provisions of Section 5.2.2(A)(8) as it pertains to the setback along secondary road frontages of corner lots.
   Response: Updated to 10 feet
3. *Article 7, Subdivision Standards*
   a. Section 7.4.1(B) requires the surety device to include all costs associated with the required materials and installation, plus a minimum contingency of 10%. The certified cost of construction does not appear to include the minimum contingency of 10%.
   Response: Contingency was built into the Contracted construction costs. Engineers Letter has been updated.
4. *Land Rights*
   a. Provide legal descriptions and sketches of all proposed Off-Site PUEs. *Response: Provided*
   b. Please number each Off-Site PUE on the plat and on each legal description and sketch (e.g., "Off-Site PUE #1, Off-Site PUE #2, etc.) *Response: Updated as requested*
   c. Add a line for the OR book and page number to be written on to the plat for each Off-Site PUE. *Response: Updated as requested*

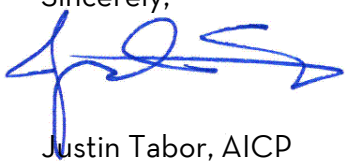
5. *Title Certification*
   a. A "Title Search Report" has been included with the application materials, however, this is not a title certification as required by Chapter 177.041, Florida Statutes.
   Response: Report title changed to "Property information report", complying with 177.041(2) of current statutes
6. *Draft Covenants, Conditions, & Restrictions (CCRs)*
   a. The draft CCRs do not provide the disclosure required by Section 7.7.2(C) that the City provides no liability insurance for any common areas or recreational facilities.
   b. Section 12.6 of the Community Declaration does not appear to consider the primary uses permitted within the property's zoning.
   c. References to "County" should be to "City".
   Response: Updated as requested
7. *Miscellaneous*
   a. Please add street names as assigned by Alachua County E911 to the plat.
   b. The name of the Homeowner's Association as stated in the Owner's Certification on Sheet 1 of the plat is inconsistent with the name of the Homeowner's Association as stated in the draft HOA Bylaws and Community Declaration. Please resolve the discrepancy. *Response: Updated as requested*

8. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated April 18, 2022. *Response: Updated as requested*
   b. The applicant must address all comments provided by Robert Graver, PSM, of EDA Consultants, Inc. in a letter dated April 12, 2022. *Response: Updated as requested*

9. *Minor Comments*
   a. Surveyor's Note 5, Sheet 1: There is a reference to Sidewalk Easements, however, no Sidewalk Easements appear to be shown on the plat. *Response: Updated as requested*
   b. Surveyor's Note 11, Sheet 1: Correct the name of the utility service provider.
   Response: Updated as requested

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

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Brian Crawford, San Felasco Research Ventures, LLC *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROSA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Apr 18, 2022**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 4/17/2022

RE: **Convergence RP Residential Phase 1 Final Plat**

Public Services has reviewed the subject project (Mar 30, 2022 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Mar 30th Submittal** **Plat Book _, Page _ , Sheet One of One & Sheet Two of Three** Please review ROW dimensions of Road D. ROW is called out as 50-feet, yet relevant dimensions of 30 feet & 30 feet add up to 60 feet. Please resolve this inconsistency. See attached markups. *Response: Updated as requested* Please **resubmit** these sheets.
	END OF COMMENTS

PO Box 9
Alachua, Florida 32616-0009

Phone: (386) 418-6140
Fax: (386) 418-6164

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

CONVERGENCE RESEARCH PARK
RESIDENTIAL PHASE I

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

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

PLAT BOOK__, PAGE __
SHEET ONE OF ONE

SAN FELASCO PARKWAY
(RIGHT-OF-WAY WIDTH VARIES)

GRAPHIC SCALE
0 25 50 100

LEGEND:
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
P.O.L. = PAGE
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5075)
▲ = SET NAIL AND DISK (MARKED CHW PCP LB 5075)
◎ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
□ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
◆ = BENCHMARK

SURVEYOR'S NOTES:
1. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 66°41'04" W
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 23°18'56" E
C3	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 66°41'04" E
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 23°18'56" W
C5	339.70'	200.00'	97°18'44"	221.11'	300.68'	N 23°41'56" W
C6	474.09'	300.00'	90°30'59"	299.52'	426.54'	S 89°11'56" E
C7	389.14'	470.00'	47°26'25"	154.49'	378.22'	N 29°41'56" W
C8	48.69'	530.00'	5°15'57"	24.36'	48.68'	S 79°57'56" E
C9	60.68'	470.00'	7°23'52"	30.37'	60.64'	N 14°23'57" W
C10	25.34'	470.00'	3°05'32"	12.67'	25.34'	N 46°09'42" W
C11	375.62'	240.00'	89°40'41"	238.64'	338.38'	S 46°53'36" E
C12	31.55'	240.00'	7°31'31"	15.78'	31.53'	S 83°04'51" E
C13	48.19'	240.00'	11°30'24"	24.18'	48.10'	S 70°58'32" E
C14	88.19'	240.00'	21°02'47"	44.58'	87.70'	S 54°57'29" E
C15	78.54'	100.00'	45°00'00"	41.42'	76.54'	N 68°41'56" W
C16	28.19'	20.00'	80°44'56"	15.79'	25.90'	S 33°34'32" E
C17	64.84'	150.00'	24°46'04"	32.93'	64.33'	S 56°26'43" E
C18	88.99'	75.00'	68°00'00"	51.07'	83.89'	N 80°41'56" W
C19	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 53°18'04" W
C20	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 36°41'56" W
C21	29.27'	55.00'	30°30'00"	15.00'	28.94'	N 73°26'56" E
C22	103.33'	825.00'	7°10'41"	51.78'	103.26'	N 83°26'02" W
C23	84.89'	150.00'	32°25'37"	43.58'	83.76'	N 68°29'25" W
C24	1.92'	150.00'	0°43'58"	0.96'	1.92'	S 84°51'22" W
C25	80.18'	855.00'	5°22'52"	40.09'	80.15'	N 41°13'02" W
C26	15.89'	855.00'	1°04'04"	0.95'	15.89'	N 45°49'54" W
C27	65.13'	540.00'	6°54'28"	32.62'	65.09'	S 41°01'57" E
C28	19.84'	500.00'	2°16'21"	9.92'	19.84'	S 46°40'19" E

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 1°41'56" W	30.00'
L2	N 88°18'04" E	50.00'
L3	S 1°41'56" E	30.00'
L4	N 60°31'57" E	30.05'
L5	N 58°58'52" E	30.05'
L10	N 49°25'47" E	30.00'
L11	N 37°19'34" E	76.92'
L12	N 61°05'51" E	36.22'
L13	N 62°15'52" E	37.69'
L16	S 40°51'16" E	49.14'
L27	N 62°18'58" E	48.00'

PLEASE REVIEW & CONSTRUCTION PLANS, WHICH SUGGEST ROW IS 50'. THUS DIMENSION SHOULD BE 25', NOT 30'

Response: Plans and Typical Section reflect a 60' R/W; Plat Labels have been updated accordingly

SEE SHEET 3 MATCH LINE SEE SHEET 2

CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

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

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1968 FLORIDA CA-5078

PLAT BOOK__, PAGE __
SHEET TWO OF THREE

SURVEYOR'S NOTES:
1. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 25 50 100

SEE SHEET 3 MATCH LINE SEE SHEET 2

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C2	460.23'	1595.00'	16°32'04"	232.19'	458.58'	S 84°41'58" E
C3	167.21'	1719.00'	5°34'28"	83.67'	167.15'	S 82°46'02" W
C8	241.36'	1750.00'	7°54'01"	120.84'	241.17'	S 82°39'03" E
C9	184.20'	1750.00'	6°01'50"	92.19'	184.11'	S 88°18'04" W
C10	78.12'	1750.00'	2°33'34"	39.06'	78.07'	S 87°01'51" E
C11	366.52'	200.00'	105°00'00"	260.55'	317.24'	N 50°48'56" E
C12	200.70'	200.00'	49°13'09"	207.11'	383.58'	N 25°51'30" W
C13	157.08'	100.00'	90°00'00"	100.00'	141.42'	N 46°41'56" E
C14	232.17'	1740.00'	7°38'59"	116.22'	232.02'	N 66°53'26" W
C15	425.50'	200.00'	109°13'00"	305.74'	364.94'	S 80°45'30" W
C16	314.20'	200.00'	90°00'00"	200.00'	282.84'	S 36°18'04" W
C17	102.08'	1760.00'	3°19'26"	51.05'	102.06'	S 40°58'21" E
C18	41.62'	1760.00'	1°21'06"	20.82'	41.62'	S 37°21'21" E
C19	314.84'	175.00'	103°05'03"	221.39'	273.74'	N 50°45'04" E
C20	369.14'	475.00'	44°31'00"	194.68'	359.72'	N 24°11'57" W
C21	35.18'	20.00'	100°45'33"	24.14'	30.80'	N 43°26'08" E
C22	39.59'	25.00'	90°42'54"	25.22'	35.58'	S 39°58'32" E
C23	39.59'	25.00'	90°42'54"	25.22'	35.58'	N 50°44'22" E
C24	39.18'	25.00'	89°46'39"	24.89'	35.29'	S 45°14'58" E
C25	314.16'	200.00'	90°00'00"	200.00'	282.84'	N 45°41'56" E
C26	314.16'	200.00'	90°00'00"	200.00'	282.84'	S 44°18'04" E
C27	314.16'	200.00'	90°00'00"	200.00'	282.84'	S 45°41'56" W
C28	314.16'	200.00'	90°00'00"	200.00'	282.84'	N 44°18'04" W
C29	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 45°41'56" E
C30	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 44°18'04" E
C31	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 45°41'56" W
C32	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 44°18'04" W
C33	650.61'	350.00'	106°30'09"	462.58'	562.39'	N 50°46'08" E
C34	349.00'	425.00'	90°54'18"	186.20'	340.81'	N 41°30'01" W
C35	151.03'	1720.00'	5°01'52"	75.57'	150.98'	N 89°59'01" W
C36	203.74'	1720.00'	6°47'08"	101.97'	N 78°13'43" W
C37	5.79'	1720.00'	0°11'34"	2.90'	5.79'	N 76°07'46" W
C38	74.04'	1555.00'	2°43'29"	37.02'	74.03'	N 78°13'32" W
C39	5.32'	1555.00'	0°11'45"	2.67'	5.32'	N 76°47'55" W
C40	77.71'	225.00'	19°47'03"	39.24'	77.31'	S 80°58'26" E
C41	112.86'	255.00'	25°21'26"	57.33'	111.94'	N 81°34'41" E
C42	112.86'	255.00'	25°21'26"	57.33'	111.94'	N 55°53'15" E
C43	90.84'	255.00'	20°24'44"	45.79'	90.36'	N 45°20'58" E
C44	90.84'	255.00'	20°24'44"	45.79'	90.36'	N 24°56'14" E
C45	90.84'	255.00'	20°24'44"	45.79'	90.36'	N 4°31'29" E
C46	36.51'	255.00'	8°12'16"	28.32'	36.49'	N 21°51'42" W
C47	36.51'	255.00'	8°12'16"	28.32'	36.47'	S 29°53'52" W
C48	52.77'	255.00'	11°51'14"	21.66'	52.67'	S 15°19'42" W
C49	52.77'	255.00'	11°51'14"	21.66'	52.67'	S 3°28'28" W
C50	52.77'	255.00'	11°51'14"	21.66'	52.67'	S 8°22'46" E
C51	13.09'	255.00'	2°56'28"	6.55'	13.09'	S 14°53'07" E
C52	70.79'	255.00'	15°54'28"	35.58'	70.58'	S 23°53'43" E
C53	56.29'	200.00'	16°07'09"	28.29'	56.09'	N 66°53'22" W

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C54	55.28'	200.00'	9°29'51"	27.68'	55.20'	S 4°41'56" E
C55	75.59'	200.00'	9°41'46"	38.00'	75.16'	S 11°32'49" E
C56	73.69'	200.00'	9°27'49"	34.00'	73.29'	S 19°55'23" E
C57	73.69'	200.00'	9°27'49"	34.00'	73.29'	S 29°23'12" E
C58	46.22'	200.00'	9°53'07"	24.00'	46.00'	S 34°54'27" E
C59	69.69'	156.00'	9°32'49"	47.62'	69.59'	N 29°12'57" W
C60	80.99'	200.00'	9°47'24"	47.62'	80.84'	N 39°08'39" W
C61	80.99'	200.00'	9°47'24"	47.62'	80.84'	N 48°56'03" W
C62	68.32'	200.00'	9°46'27"	34.38'	68.32'	N 58°51'28" W
C63	66.09'	13.00'	41°36'02"	29.42'	64.71'	N 79°16'58" W
C64	81.74'	75.00'	41°46'02"	33.74'	80.61'	N 39°16'58" W
C65	14.79'	170.00'	4°59'04"	7.40'	14.34'	S 76°40'56" E
C66	96.58'	170.00'	32°33'31"	49.86'	95.29'	N 85°22'42" E
C67	158.59'	170.00'	53°26'56"	85.19'	153.72'	N 26°54'31" E
C68	40.72'	170.00'	13°43'32"	20.46'	40.62'	N 60°39'58" E
C69	20.04'	470.00'	2°26'16"	12.02'	20.04'	N 3°21'27" W
C70	75.32'	470.00'	9°11'02"	37.76'	75.25'	N 10°20'42" W
C71	75.32'	470.00'	9°11'02"	37.76'	75.25'	N 19°31'44" W
C72	33.06'	470.00'	4°01'51"	16.53'	33.05'	N 25°07'09" W
C73	49.24'	470.00'	6°00'27"	24.64'	49.22'	N 30°08'04" W
C74	50.00'	470.00'	6°05'25"	25.02'	49.98'	N 36°13'31" W
C75	20.34'	470.00'	2°28'52"	10.17'	20.34'	N 39°19'44" W
C76	66.36'	75.00'	50°42'07"	35.82'	64.22'	N 61°38'54" W
C77	188.87'	300.00'	36°04'05"	97.70'	185.74'	S 81°20'02" W
C78	68.31'	300.00'	13°02'49"	34.39'	68.17'	N 47°52'20" W
C79	31.81'	65.00'	27°30'45"	16.19'	31.51'	S 27°30'45" W
C80	54.61'	65.00'	48°07'58"	28.88'	53.01'	S 54°54'31" W
C81	13.18'	65.00'	11°37'07"	6.62'	13.16'	S 84°05'57" W
C82	19.62'	300.00'	3°44'49"	9.81'	19.61'	S 5°31'31" E
C83	59.89'	300.00'	9°11'19"	29.99'	59.80'	S 0°52'47" E
C84	59.92'	300.00'	9°11'19"	29.99'	59.82'	S 10°03'54" E
C85	54.49'	300.00'	10°24'12"	28.32'	54.41'	S 20°13'20" E
C86	80.31'	300.00'	15°20'16"	40.44'	80.07'	S 32°33'30" W
C87	18.14'	250.00'	3°09'23"	9.07'	18.14'	N 45°05'56" W
C88	11.49'	125.00'	5°16'24"	5.75'	11.49'	S 89°03'56" E
C89	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 13°29'56" E
C90	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 34°32'40" E
C91	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 55°35'24" E
C92	45.72'	125.00'	20°57'44"	23.11'	45.47'	S 76°34'06" E
C93	1.40'	125.00'	0°38'28"	0.70'	1.40'	S 87°33'20" E
C94	376.52'	240.00'	89°53'43"	239.54'	339.09'	S 45°22'05" E
C95	51.92'	240.00'	12°23'39"	26.06'	51.82'	S 75°29'56" E
C96	88.18'	240.00'	21°02'44"	44.58'	87.69'	S 54°32'32" E
C97	88.18'	240.00'	21°02'44"	44.58'	87.69'	S 33°29'47" E
C98	88.18'	240.00'	21°02'44"	44.58'	87.69'	S 12°27'03" E
C99	38.10'	240.00'	9°05'27"	19.09'	38.06'	S 3°53'40" W
C100	38.17'	240.00'	9°06'57"	19.12'	38.13'	S 12°56'06" W

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L3	N 5°34'40" E	70.09'
L26	S 44°18'04" W	30.00'
L32	N 89°58'56" E	40.00'

LEGEND:
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGES
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5078)
▲ = SET NAIL AND DISK (MARKED CHW PCP LB 5078)
⊕ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
⊡ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
✠ = BENCHMARK

SEE SHEET 3 MATCH LINE SEE SHEET 2

PLEASE REVIEW:
CONSTRUCTION DOCUMENTS, WHICH SUGGEST ROW IS 50'
& THUS DIMENSION SHOULD BE 25', NOT 30' AS SHOWN

Response: Plans and Typical Section reflect a 60' R/W; Plat Labels have been updated accordingly

(BASIS OF BEARINGS)
S 89°20'20" W 1322.20'

April 12, 2022

The City of Alachua, Alachua County, Florida
Re: Convergence Research Park Residential Phase 1, Record Plat Review

I have reviewed the preliminary record plat, 'Convergence Research Park Residential Phase 1' for conformance to the 2020 Florida Statutes, Chapter 177, Part I, Platting and find it to be in conformance with the following exceptions:

Subsection 177.081 (1): Approval by a professional surveyor and mapper who reviewed the plat for conformity to Chapter 177: I, the reviewing surveyor will not review this plat for conformity to the requirements of the City of Alachua Ordinances and regulations.
This certification must be removed from the Certificate of Approval by Professional Surveyor and Mapper. *Response: Updated as requested*

Subsection 177.091:

177.091 (3): This plat consists of three sheets. The third sheet is denoted as being "Sheet One of One; It should read "Sheet Three of Three". *Response: Updated as requested*

177.091 (3): There is no index sheet or key map. *Response: Match lines added to sheets 1 - 3*

177.091 (4): There is no stated scale on any sheet, E.g.: 1" = 50' *Response: Updated as requested*

177.091 (4): I believe that much of the text is too small of a scale to be legible when plotted on mylar.
Response: Updated as requested

177.091 (11): The legal description calls for Range 18 East. The title of the plat calls for Range 19 East.
Response: Updated as requested; Range 18 is correct

177.091 (15): Road Right of Ways A, B, C and D require names or street numbers.
Response: Updated as requested

177.091 (15): Public Road Right of Way "D" denotes a Right of Way width of 50'. It is actually 60' wide.
Response: Updated as requested

177.091 (16): The width of the existing easement (O.R.B. 4672, pg. 1184) at the North end of Right of Way "A" needs dimensioning. *Response: Updated as requested*
The easement along the East side of C.A. "E", at the northwest corner of the road intersection of Road "A" with Road "D" needs to be labelled as to its use and dimensioned. *Response: Updated as requested*

177.091 (19): The curve data for the curve along the North side of C.A./D.E. "A" along the south Right of Way of Road "D", West of Lot 22 needs to be included in the Curve Data Table.
Response: Boundary revised to delete this area from Common Area "A". Boundary adjusted to match the R/W line.

177.091(20): According to Note 10 of the Surveyor's Notes on Sheet 1, all side lot lines are radial unless noted otherwise.
The southeast lines of Lots 4 and 30 appear to be non-radial and are not labelled.
Response: Updated as requested

177.091 (29): The abbreviations C.A., D.E. and S.F. are not included in the legend.
Response: Updated as requested

Robert W. Graver, P.S.M. 4239

720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601 • Phone: (352) 373-3541 • www.edafl.com

CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

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

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

PLAT BOOK __, PAGE __
SHEET ONE OF THREE

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:

COMMENCE AT THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26; THENCE NORTH 88°11'56" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 40.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140TH STREET); HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE SOUTH 02°05'16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 327.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11419.16 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 3°39'24" EAST, 630.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC LENGTH OF 630.26 FEET TO THE END OF SAID CURVE; THENCE SOUTH 5°14'16" EAST, A DISTANCE OF 370.10 FEET TO THE SOUTH LINE OF SAID LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88°16'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 435.44 FEET; THENCE NORTH 88°20'20" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1092.95 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE SAID SOUTH LINE, NORTH 15°55'56" WEST, A DISTANCE OF 293.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1595.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 88°17'10" EAST, 404.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°33'44", AN ARC LENGTH OF 405.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 8°59'43" EAST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1710.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 82°48'07" WEST, 107.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°35'39", AN ARC LENGTH OF 107.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 5°24'03" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 696.43 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 285.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 255.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" WEST, 28.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 273.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 90.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°41'56" EAST, A DISTANCE OF 273.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°18'04" WEST, 28.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 167.06 FEET; THENCE NORTH 80°31'37" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 64°58'42" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 49°25'47" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 37°28'24" EAST, A DISTANCE OF 26.88 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 195.94 FEET; THENCE NORTH 83°06'52" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 69°15'52" EAST, A DISTANCE OF 27.85 FEET; THENCE NORTH 54°48'12" EAST, A DISTANCE OF 85.03 FEET; THENCE NORTH 61°41'40" EAST, A DISTANCE OF 69.77 FEET; THENCE NORTH 62°34'14" EAST, A DISTANCE OF 82.70 FEET; THENCE SOUTH 74°44'59" EAST, A DISTANCE OF 96.78 FEET; THENCE SOUTH 40°51'48" EAST, A DISTANCE OF 42.14 FEET; THENCE SOUTH 32°47'35" EAST, A DISTANCE OF 131.03 FEET; THENCE SOUTH 62°07'47" EAST, A DISTANCE OF 95.02 FEET; THENCE SOUTH 71°52'40" EAST, A DISTANCE OF 99.51 FEET; THENCE SOUTH 82°31'05" EAST, A DISTANCE OF 64.66 FEET; THENCE SOUTH 0°14'52" EAST, A DISTANCE OF 143.74 FEET TO THE NORTH LINE OF LOT 22, SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°11'56" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 202.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 2°05'34" EAST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 903.47 FEET TO 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 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 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 AFOREMENTIONED LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 1322.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.443 ACRES, MORE OR LESS.

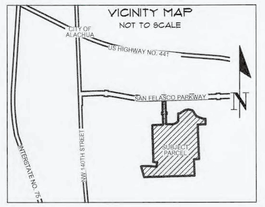
SURVEYOR'S NOTE:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE SOUTHERLY LINE OF SUBJECT PARCEL YIELDING A BEARING OF SOUTH 88°20'20" WEST.
2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
3. 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).
4. ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(9) OF THE FLORIDA STATUTES.
5. THE COMMON AREAS, SIDEWALK EASEMENTS, AND OPEN SPACES SHOWN HEREON WILL BE CONVEYED TO CONVERGENCE RESEARCH PARK RESIDENTIAL OWNERS ASSOCIATION, INC., BY A SEPARATE DOCUMENT, UNLESS OTHERWISE STATED IN THE OWNERS CERTIFICATION AND DEDICATION.
6. NO BUILDING SHALL BE CONSTRUCTED WITHIN 5 FEET OF A SANITARY SEWER CLEANOUT.
7. COMMON AREAS SHOWN HEREON AND HEREIN CONTAIN A TOTAL OF 965340 SQUARE FEET (22.161 ACRES)
8. STREET NAMES SHOWN HEREON WERE FURNISHED BY ALACHUA COUNTY'S ENHANCED 911 OFFICE.
9. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER.
10. INDIVIDUAL LOT SIDE LINES ARE RADIAL, UNLESS OTHERWISE NOTED.
11. *FFE = MINIMUM FFE TO BE AT LEAST 6' ABOVE THE LOWEST UPSTREAM SANITARY SEWER MANHOLE TOP OR THE LOT MUST HAVE AN APPROVED SEWAGE BACKWATER VALVE (BWV) INSTALLED ON THE SANITARY SEWER LATERAL UPSTREAM OF THE GRU CLEANOUT; THE FFE MUST MEET THE ELEVATION LISTED (OR HAVE THE BACKWATER VALVE) AND BE 18 INCHES ABOVE THE CLEANOUT INVERT ELEVATION FOR THAT LOT, WHICHEVER IS HIGHER.
12. **FFE = TWO MINIMUM FLOOD ELEVATIONS AND A LOWEST LOT ELEVATION WERE CALCULATED FOR LOTS WITHIN THE 100 YEAR FLOOD PLAIN AND ADJACENT TO STORMWATER BASINS. THE MINIMUM FFES WERE CALCULATED BY ADDING 1 FOOT TO THE DESIGN HIGH WATER ELEVATIONS AND THE LOWEST LOT ELEVATION. THE FFE SHOWN ON EACH LOT IS THE HIGHEST OF THE THREE CALCULATED MINIMUM FFES.
13. NOTE THAT ALL LOTS HAVE THE *FFE SHOWN FOR SANITARY SEWER REQUIREMENTS. ONLY LOTS ADJACENT TO STORMWATER BASINS AND/OR FLOOD PLAINS HAVE THE **FFE SHOWN FOR THE FLOOD ELEVATION. EACH LOT MUST BE EVALUATED ON A CASE BY CASE BASIS AND WITH THE ELEVATIONS SHOWN ON THE LOT AND INFORMATION ABOVE TO DETERMINE THE FINAL APPROPRIATE FFE FOR THE LOT.
14. BUILDING SETBACKS FOR ALL LOTS ARE AS FOLLOWS: (UNLESS SHOWN OTHERWISE)
    - FRONT: 20' - SIDE: 5' - SIDE (STREET): 20' - REAR: 15'

I DO NOT SEE ANY SIDEWALK EASEMENTS OR OPEN SPACES?

Need Street Names

VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE
0 75 150 300
1" = 150'

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.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 88°11'56" E	40.45'
L2	N 8°59'43" E	115.00'
L3	N 5°24'03" E	70.00'
L4	N 1°41'56" W	60.00'
L5	N 88°18'04" E	60.00'
L6	S 1°41'56" E	50.00'
L7	N 80°31'37" E	167.06'
L8	N 64°58'42" E	50.05'
L9	N 49°25'47" E	50.05'
L10	N 49°25'47" E	60.05'
L11	N 37°28'24" E	26.88'
L12	N 83°06'52" E	36.23'
L13	N 69°15'52" E	27.85'

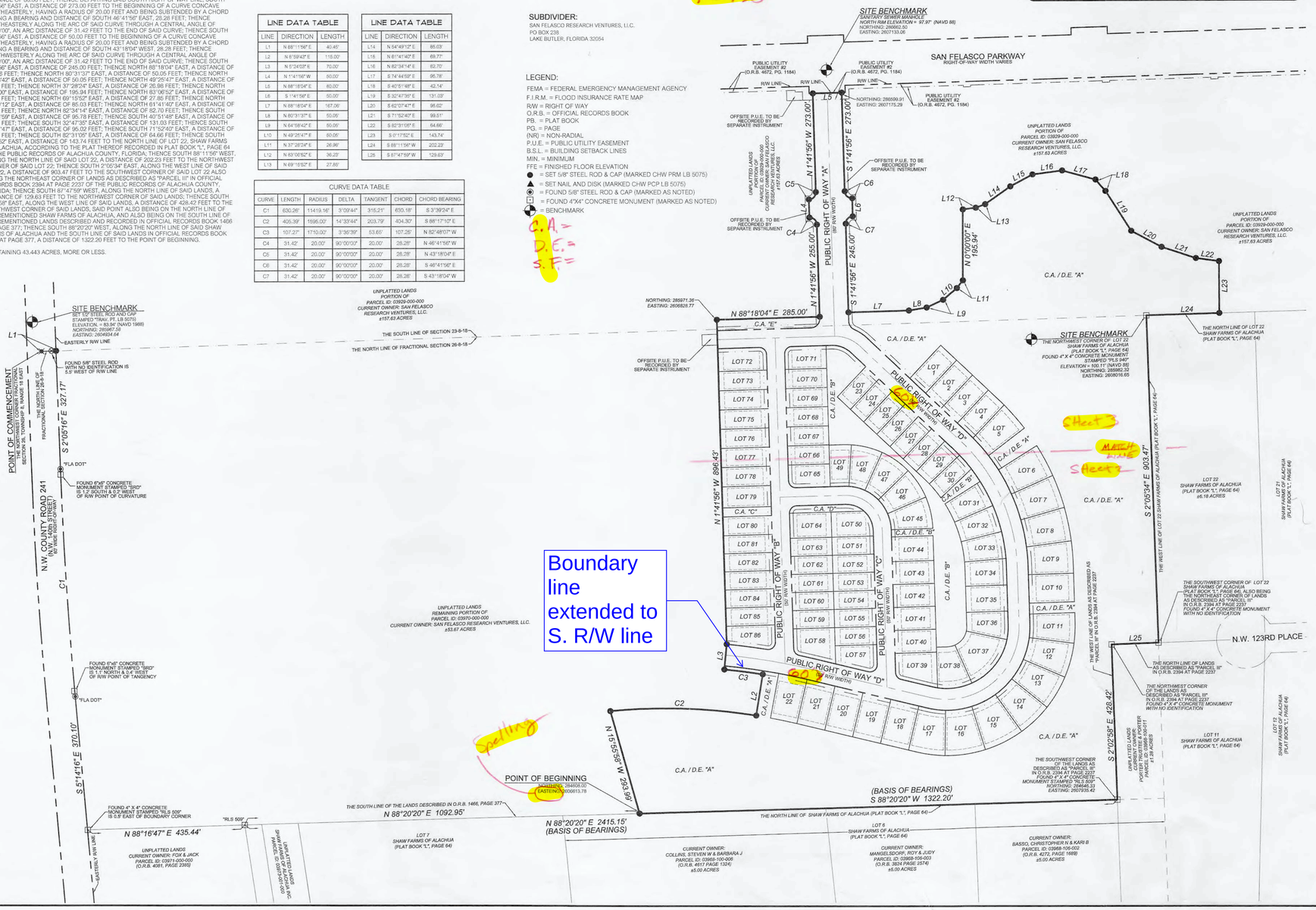
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L14	N 54°48'12" E	85.03'
L15	N 61°41'40" E	69.77'
L16	N 62°34'14" E	82.70'
L17	S 74°44'59" E	96.78'
L18	S 40°51'48" E	42.14'
L19	S 32°47'35" E	131.03'
L20	S 62°07'47" E	95.02'
L21	S 71°52'40" E	99.51'
L22	S 82°31'05" E	64.66'
L23	S 0°17'52" E	143.74'
L24	S 88°11'56" W	202.23'
L25	S 87°47'59" W	129.63'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	630.26'	11419.16'	3°09'44"	315.21'	630.18'	S 3°39'24" E
C2	405.39'	1595.00'	14°33'44"	203.79'	404.30'	S 88°17'10" E
C3	107.27'	1710.00'	3°35'39"	53.65'	107.25'	N 82°48'07" W
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 46°41'56" W
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 43°18'04" E
C6	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 46°41'56" E
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W

SUBDIVIDER:
SAN FELASCO RESEARCH VENTURES, LLC.
PO BOX 239
LAKE BUTLER, FLORIDA 32054

LEGEND:
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5075)
▲ = SET NAIL AND DISK (MARKED CHW PCP LB 5075)
◉ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
□ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
= BENCHMARK

C.A. =
D.E. =
S.F. =



Boundary line extended to S. R/W line

spelling

Sheet 3

MATCH L126

Sheet 2

OWNER'S CERTIFICATION AND DEDICATION

SAN FELASCO RESEARCH VENTURES, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1 OWNERS ASSOCIATION, INC.; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS BY:

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2022

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

AGAMERICA LENDING LLC, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4964, PAGE 1053, CORRECTED IN BOOK 4966, PAGE 2370 AND ASSIGNED IN BOOK 4966, PAGE 1782, AND THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4964, PAGE 1086, ASSIGNMENT IN BOOK 4964, PAGE 1785 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: MORTGAGEE:

BY:

WITNESS

TITLE:

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2022

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2022

CLERK OF THE COURT

BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. ~~ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF ALACHUA ORDINANCES AND REGULATIONS.~~ HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

BY: DATE:

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

AARON H. HICKMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6791
CHW, INC. LB NO. 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

Path: AaronH Plot Date: Mar 29,2022 10:54am Filename: \\Vol1.chw-inc.local\Jobs$\Jobs$\2021\21-0105\Departments\01_Survey\Dwg\21-0105 PHASE 1 PLAT.dwg

CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

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

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

PLAT BOOK__,PAGE __
SHEET TWO OF THREE

SURVEYOR'S NOTES:
1. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 25 50 100
1" = 50'

SEE SHEET 3 MATCH LINE SEE SHEET 2

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C2	405.39'	1595.00'	14°33'44"	203.79'	404.30'	S 88°17'10" E
C3	107.27'	1710.00'	3°35'39"	53.65'	107.25'	N 52°48'07" W
C8	241.30'	1760.00'	7°51'01"	120.84'	241.11'	S 80°38'56" E
C9	166.20'	1760.00'	5°24'30"	83.16'	166.14'	S 81°52'42" E
C10	75.10'	1760.00'	2°26'31"	37.55'	75.09'	S 77°56'41" E
C11	366.52'	200.00'	105°00'00"	260.65'	317.34'	N 50°46'04" E
C12	392.70'	500.00'	45°00'00"	207.11'	382.68'	N 24°11'56" W
C13	157.08'	100.00'	90°00'00"	100.00'	141.42'	N 46°41'56" W
C14	237.17'	1720.00'	7°54'01"	118.77'	236.98'	N 80°38'56" W
C15	421.50'	230.00'	105°00'00"	296.74'	364.94'	S 50°48'04" W
C16	416.26'	530.00'	45°00'00"	219.53'	405.64'	S 24°11'56" E
C18	112.66'	1760.00'	3°39'35"	56.30'	112.64'	S 82°47'09" E
C19	41.72'	1760.00'	1°20'54"	20.86'	41.72'	S 7°22'12" E
C20	311.54'	170.00'	105°00'00"	221.55'	269.74'	N 50°48'04" E
C21	369.14'	470.00'	45°00'00"	194.68'	359.72'	N 24°11'56" W
C24	35.16'	20.00'	100°43'39"	24.14'	30.80'	N 48°39'51" E
C25	26.65'	20.00'	76°20'34"	15.72'	24.72'	S 39°52'13" E
C26	36.65'	20.00'	105°00'00"	26.06'	31.73'	N 50°48'04" E
C27	28.18'	20.00'	75°00'00"	15.35'	24.35'	S 39°11'56" E
C28	117.81'	75.00'	90°00'00"	75.00'	106.07'	N 46°41'56" W
C29	196.35'	125.00'	90°00'00"	125.00'	176.78'	S 46°41'56" E
C30	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 46°41'56" E
C31	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W
C32	79.87'	1595.00'	2°52'09"	39.94'	79.86'	N 78°08'00" W
C33	660.67'	395.00'	106°60'00"	462.65'	563.26'	N 50°48'04" E
C34	349.96'	695.00'	30°36'46"	179.27'	345.81'	N 17°00'19" W
C35	161.03'	1720.00'	5°01'52"	75.57'	160.99'	N 82°09'01" W
C36	80.38'	1720.00'	2°40'39"	40.20'	80.37'	N 78°13'45" W
C37	5.75'	1720.00'	0°11'30"	2.88'	5.75'	N 76°47'40" W
C38	74.64'	1595.00'	2°40'39"	37.28'	74.63'	N 78°13'45" W
C39	5.33'	1595.00'	0°11'30"	2.67'	5.33'	N 76°47'40" W
C40	77.77'	355.00'	12°33'07"	39.04'	77.61'	S 82°58'29" E
C41	112.81'	355.00'	18°12'29"	56.89'	112.34'	N 61°38'44" E
C42	112.81'	355.00'	18°12'29"	56.89'	112.34'	N 43°26'15" E
C43	96.89'	355.00'	15°38'14"	48.75'	96.59'	N 46°30'56" E
C44	96.89'	355.00'	15°38'14"	48.75'	96.59'	N 30°52'41" E
C45	96.89'	355.00'	15°38'14"	48.75'	96.59'	N 15°14'27" E
C46	56.51'	355.00'	9°07'18"	28.32'	56.45'	N 2°51'42" E
C47	36.61'	230.00'	9°07'18"	18.35'	36.57'	S 2°51'42" W
C48	62.77'	230.00'	15°38'14"	31.58'	62.58'	S 15°14'27" W
C49	62.77'	230.00'	15°38'14"	31.58'	62.58'	S 30°52'41" W
C50	62.77'	230.00'	15°38'14"	31.58'	62.58'	S 46°30'56" W
C51	73.09'	230.00'	18°12'29"	36.86'	72.78'	S 63°38'11" W
C52	73.09'	230.00'	18°12'29"	36.86'	72.78'	S 81°38'44" W
C53	50.39'	230.00'	12°33'06"	25.29'	50.29'	N 62°58'29" W

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C54	55.26'	530.00'	5°58'27"	27.66'	55.24'	S 4°41'09" E
C55	75.91'	530.00'	8°12'46"	38.05'	75.91'	S 11°46'46" E
C56	75.91'	530.00'	8°12'46"	38.05'	75.91'	S 19°59'32" E
C57	75.91'	530.00'	8°12'46"	38.05'	75.91'	S 28°12'18" E
C58	48.02'	530.00'	5°11'27"	24.03'	48.00'	S 34°54'25" E
C59	93.89'	665.00'	8°12'46"	47.02'	93.81'	N 28°12'18" W
C60	93.89'	665.00'	8°12'46"	47.02'	93.81'	N 19°59'32" W
C61	93.89'	665.00'	8°12'46"	47.02'	93.81'	N 11°46'46" W
C62	68.30'	665.00'	5°58'27"	34.18'	68.27'	N 4°41'09" W
C63	56.07'	75.00'	42°50'02"	29.42'	54.77'	N 70°16'56" W
C64	61.74'	75.00'	47°10'00"	32.74'	60.01'	N 25°16'56" W
C65	14.35'	170.00'	4°50'09"	7.18'	14.34'	S 19°0'0.70" E
C66	96.96'	170.00'	32°40'31"	49.83'	95.64'	N 82°07'40" E
C67	159.52'	170.00'	53°45'48"	86.18'	153.72'	N 35°14'51" E
C68	40.72'	170.00'	13°43'52"	20.46'	40.63'	N 6°39'01" E
C69	25.04'	470.00'	3°03'10"	12.52'	25.04'	N 3°13'31" W
C70	75.36'	470.00'	9°11'12"	37.76'	75.28'	N 9°20'42" W
C71	75.36'	470.00'	9°11'12"	37.76'	75.28'	N 18°31'54" W
C72	75.36'	470.00'	9°11'12"	37.76'	75.28'	N 27°43'06" W
C73	42.58'	470.00'	5°11'27"	21.31'	42.57'	N 34°54'25" W
C74	50.09'	470.00'	6°06'28"	25.07'	50.07'	N 40°33'21" W
C75	25.34'	470.00'	3°05'22"	12.67'	25.34'	N 45°09'14" W
C76	86.39'	55.00'	90°00'00"	55.00'	77.78'	S 43°18'04" W
C77	189.67'	365.00'	30°36'46"	97.16'	187.43'	S 17°00'19" E
C78	69.31'	365.00'	11°11'12"	34.76'	69.20'	N 41°06'20" W
C79	21.61'	55.00'	22°30'40"	10.95'	21.47'	S 7°02'45" W
C80	51.61'	55.00'	53°45'48"	27.88'	49.74'	S 35°54'31" W
C81	13.18'	55.00'	13°43'32"	6.62'	13.14'	S 6°09'51" W
C82	18.92'	355.00'	3°03'10"	9.46'	18.91'	S 3°13'31" E
C83	56.92'	355.00'	9°11'12"	28.52'	56.86'	S 9°20'42" E
C84	56.92'	355.00'	9°11'12"	28.52'	56.86'	S 18°31'54" E
C85	56.92'	355.00'	9°11'12"	28.52'	56.86'	S 27°43'06" E
C87	50.17'	355.00'	8°05'48"	25.13'	50.13'	N 39°33'39" W
C88	19.14'	355.00'	3°05'22"	9.57'	19.14'	N 45°09'14" W
C89	11.43'	125.00'	5°14'24"	5.72'	11.43'	S 89°04'44" E
C90	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 75°56'10" E
C91	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 54°53'26" E
C92	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 33°50'41" E
C93	45.71'	125.00'	20°57'12"	23.11'	45.46'	S 12°50'44" E
C94	1.46'	125.00'	0°40'12"	0.73'	1.46'	S 2°02'02" E
C96	375.53'	240.00'	89°39'04"	238.54'	338.38'	S 46°52'24" E
C97	21.96'	240.00'	5°14'24"	10.98'	21.94'	S 89°04'44" E
C98	88.16'	240.00'	21°02'44"	44.58'	87.66'	S 75°56'10" E
C99	88.16'	240.00'	21°02'44"	44.58'	87.66'	S 54°53'26" E
C100	88.16'	240.00'	21°02'44"	44.58'	87.66'	S 33°50'41" E
C101	89.11'	240.00'	21°16'27"	45.06'	88.60'	S 12°41'06" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L3	N 5°24'03" E	70.00'
L26	S 88°18'04" W	30.00'
L27	N 88°18'04" E	40.00'

LEGEND:
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5075)
▲ = SET NAIL AND DISK (MARKED CHW PCP LB 5075)
◉ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
⊡ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
⊕ = BENCHMARK

Boundary line extended to S. R/W line

SEE SHEET 3 MATCH LINE SEE SHEET 2

PUBLIC RIGHT OF WAY "B" (80' R/W WIDTH)
PUBLIC RIGHT OF WAY "C" (80' R/W WIDTH)
PUBLIC RIGHT OF WAY "D" (80' R/W WIDTH)

C.A. "A" CONTAINS: 885,440 S.F. (20.327 ACRES)
C.A. "B" CONTAINS: 64,394 S.F. (1.478 ACRES)
C.A. "C" CONTAINS: 3,575 S.F.
C.A. "D" CONTAINS: 3,715 S.F.
C.A. / D.E. "A" CONTAINS: 885,440 S.F. (20.327 ACRES)

UNPLATTED LANDS CURRENT OWNER: PORTER TRUSTEE & PORTER PARCEL ID: 03968-100-011 ±1.28 ACRES

CURRENT OWNER: COLLINS, STEVEN W & BARBARA J PARCEL ID: 03968-100-006 (O.R.B. 4617 PAGE 1324) - ±7.21 ACRES

LOT 6 SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64)

CURRENT OWNER: MANGELSDORF, ROY & JUDY PARCEL ID: 03968-106-003 (O.R.B. 3824 PAGE 2574) ±5.00 ACRES

CURRENT OWNER: BASSO, CHRISTOPHER N & KARI B PARCEL ID: 03968-106-002 (O.R.B. 4272, PAGE 1699) ±5.00 ACRES

LOT 11 SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64)

(BASIS OF BEARINGS) S 88°20'20" W 1322.20'

S 87°47'59" W 129.63'

S 2°02'58" E 428.42'

S 2°05'34" E 903.47'

N 15°55'58" W 293.99'

Tools: Aerovist Plot Date: Mar 29,2022 10:44am Filename: \\1st1.ahw-inc.biz\Job\3_2021\21-0105\Department\01_Survey\Dwg\21-0105.03 PHASE 1 PLAT.dwg

CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

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

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

PLAT BOOK__, PAGE __
SHEET ~~ONE~~ THREE OF ~~ONE~~ THREE

LEGEND:
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5075)
▲ = SET NAIL AND DISK (MARKED CHW PCP LB 5075)
◉ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
▣ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
⊕ = BENCHMARK
C.A. =
D.E. =
S.F. =

SURVEYOR'S NOTES:
1. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 25 50 100
1" = 50'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 46°41'56" W
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 43°18'04" E
C6	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 46°41'56" E
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W
C12	392.70'	500.00'	45°00'00"	207.11'	382.68'	N 24°11'56" W
C16	416.26'	530.00'	45°00'00"	219.53'	405.64'	S 24°11'56" E
C21	369.14'	470.00'	45°00'00"	194.68'	359.72'	N 24°11'56" W
C58	48.02'	530.00'	5°11'27"	24.03'	48.00'	S 34°54'25" E
C74	50.09'	470.00'	6°06'25"	25.07'	50.07'	N 40°33'21" W
C75	25.34'	470.00'	3°05'22"	12.67'	25.34'	N 45°09'14" W
C96	375.53'	240.00'	89°38'04"	238.54'	338.38'	S 46°52'24" E
C97	21.86'	245.00'	5°1'4'24"	10.98'	21.94'	S 69°04'44" E
C98	68.16'	240.00'	21°03'44"	44.58'	67.66'	S 75°56'10" E
C99	68.16'	240.00'	21°03'44"	44.58'	67.66'	S 54°53'26" E
C102	78.54'	100.00'	45°00'00"	41.42'	76.54'	N 69°11'56" W
C103	26.10'	25.00'	64°24'36"	15.75'	24.66'	S 33°54'12" E
C104	44.04'	130.00'	19°24'36"	22.23'	43.83'	S 56°24'12" E
C105	58.90'	75.00'	45°00'00"	31.07'	57.40'	N 69°11'56" W
C106	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W
C107	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 46°41'56" W
C108	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 43°18'04" E
C109	105.13'	655.00'	9°11'47"	52.68'	105.02'	N 42°06'02" W
C110	76.59'	100.00'	43°52'59"	40.28'	74.73'	N 69°38'22" W
C111	1.96'	100.00'	1°07'01"	0.97'	1.96'	S 88°51'38" W
C112	85.18'	655.00'	7°27'03"	42.65'	85.12'	N 41°13'40" W
C113	19.95'	655.00'	1°44'44"	9.98'	19.95'	N 45°49'34" W
C119	66.13'	530.00'	7°02'26"	32.82'	66.09'	S 41°01'22" E
C120	19.94'	530.00'	2°09'21"	9.97'	19.94'	S 45°37'15" E

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L4	N 1°41'56" W	50.00'
L5	N 88°18'04" E	80.00'
L6	S 1°41'56" E	50.00'
L8	N 80°31'37" E	50.05'
L9	N 64°58'42" E	50.05'
L10	N 49°26'47" E	50.05'
L11	N 37°28'24" E	26.96'
L12	N 83°06'52" E	38.23'
L13	N 69°15'52" E	27.85'
L18	S 40°51'48" E	42.14'
L27	N 88°18'04" E	40.00'

SAN FELASCO PARKWAY
RIGHT-OF-WAY WIDTH VARIES
PUBLIC UTILITY EASEMENT #2 (O.R.B. 4672, PG. 1184)
OFFSITE P.U.E. TO BE RECORDED BY SEPARATE INSTRUMENT
N 88°18'04" E 80.00'
40.00 40.00
Width of Easement
N 1°41'56" W 273.00'
S 1°41'56" E 273.00'
PUBLIC RIGHT OF WAY "A" (80' R/W WIDTH)
S 1°41'56" E 673.02'
N 1°41'56" W 260.00'
255.00'
S 1°41'56" E 270.20'
245.00'
UNPLATTED LANDS PORTION OF PARCEL ID: 03929-000-000 CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC. ±157.63 ACRES
UNPLATTED LANDS PORTION OF PARCEL ID: 03929-000-000 CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC. ±157.63 ACRES
Label & dimension PUE
N 88°18'04" E 285.00'
5.00'
C.A. "E" CONTAINS: 8,416 S.F.
10' P.U.E.
30.00'
25.00'
N 88°18'04" E 260.00'
RIGHT OF WAY "D" (50' R/W)
160.00'
163.05'
S 88°18'04" W 323.05'
S 88°18'04" W 110.98'
95.00'
15.98'
S 88°18'04" W 115.00'
N 1°41'56" W 896.43'
N 1°41'56" W 459.54'
N 1°41'56" W 794.23'
S 1°41'56" E 350.00'
PUBLIC RIGHT OF WAY "B" (80' R/W WIDTH)
N 1°41'56" W 275.00'
LOT 71 CONTAINS: 7,143 S.F. * MIN FFE = 115.27'
LOT 72 CONTAINS: 8,436 S.F. * MIN FFE = 115.27'
LOT 73 CONTAINS: 7,173 S.F. * MIN. FFE = 115.27'
LOT 74 CONTAINS: 7,172 S.F. * MIN. FFE = 115.27'
LOT 75 CONTAINS: 7,172 S.F. * MIN. FFE = 121.41'
LOT 76 CONTAINS: 7,172 S.F. * MIN. FFE = 121.41'
LOT 77 CONTAINS: 7,172 S.F. * MIN. FFE = 121.41'
LOT 70 CONTAINS: 6,079 S.F. * MIN. FFE = 115.27'
LOT 69 CONTAINS: 6,079 S.F. * MIN. FFE = 115.27'
LOT 68 CONTAINS: 6,079 S.F. * MIN. FFE = 115.27'
LOT 67 CONTAINS: 6,079 S.F. * MIN. FFE = 121.41'
LOT 66 CONTAINS: 6,079 S.F. * MIN. FFE = 121.41'
LOT 49 CONTAINS: 6,519 S.F. * MIN. FFE = 123.00'
LOT 48 CONTAINS: 7,799 S.F. * MIN. FFE = 123.72'
C.A. / D.E. "B" CONTAINS: 64,394 S.F. (1.478 ACRES)
N 88°18'04" E 115.00'
S 88°18'04" W 135.00'
N 88°18'04" E 115.00'
135.00'
SEE SHEET 3 MATCH LINE SEE SHEET 2
OFFSITE P.U.E. TO BE RECORDED BY SEPARATE INSTRUMENT
UNPLATTED LANDS PORTION OF PARCEL ID: 03929-000-000 CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC. ±157.63 ACRES
N 0°00'00" E 195.94'
N 88°18'04" E 167.06'
L12 L13 L8 L9 L10 L11
N 54°49'12" E 85.03'
N 61°41'40" E 69.77'
N 82°34'14" E 82.70'
S 74°44'59" E 95.78'
S 32°47'35" E 131.03'
S 62°07'47" E 95.02'
S 71°52'40" E 99.51'
S 82°31'05" E 64.66'
S 0°17'52" E 143.74'
C.A. / D.E. "A" CONTAINS: 885,440 S.F. (20.327 ACRES)
UNPLATTED LANDS PORTION OF PARCEL ID: 03929-000-000 CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC. ±157.63 ACRES
S 88°11'56" W 202.23'
S 2°05'34" E 903.47'
LOT 22 SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64) ±6.16 ACRES
C.A. / D.E. "A" CONTAINS: 885,440 S.F. (20.327 ACRES)
25.20'
C103 C104 C102 C110 C111
10' P.U.E.
30'
161.49'
S 46°41'56" E 381.54'
PUBLIC RIGHT OF WAY "D" (50' R/W WIDTH)
N 46°41'56" W 220.05'
N 43°18'04" E 125.00'
N 46°41'56" W 381.54'
S 43°18'04" W 115.00'
N 46°41'56" W 330.86'
LOT 1 CONTAINS: 7,500 S.F. * MIN. FFE = 114.01' ** MIN. FFE = 101.00'
LOT 2 CONTAINS: 7,500 S.F. * MIN. FFE = 114.01' ** MIN. FFE = 101.00'
LOT 3 CONTAINS: 7,500 S.F. * MIN. FFE = 114.01' ** MIN. FFE = 101.00'
LOT 4 CONTAINS: 7,500 S.F. * MIN. FFE = 115.16' ** MIN. FFE = 101.00'
LOT 5 CONTAINS: 9,393 S.F. * MIN. FFE = 115.16' ** MIN. FFE = 101.00'
LOT 23 CONTAINS: 5,750 S.F. * MIN. FFE = 114.01'
LOT 24 CONTAINS: 5,750 S.F. * MIN. FFE = 114.01'
LOT 25 CONTAINS: 5,750 S.F. * MIN. FFE = 114.01'
LOT 26 CONTAINS: 5,750 S.F. * MIN. FFE = 114.01'
LOT 27 CONTAINS: 5,750 S.F. * MIN. FFE = 114.01'
LOT 28 CONTAINS: 5,750 S.F. * MIN. FFE = 114.01'
LOT 29 CONTAINS: 6,107 S.F. * MIN. FFE = 114.01'
N 43°18'04" E 124.70'
N 52°29'51" E 125.00'
N 57°41'19" E 125.00'
LOT 6 CONTAINS: 10,616 S.F.
C.A. / D.E. "A" CONTAINS: 885,440 S.F. (20.327 ACRES)
SEE SHEET 3 MATCH LINE SEE SHEET 2
C58 C59 C74 C75 C96 C97 C98 C99 C108 C109 C112 C113 C119 C120 C21

Tech: AaronR Plot Date: Mar 29,2022 10:25am Filename: \\fs01-chw-inc.local\Jobs\2021\21-0105\Department\01_Survey\DWG\21-0105.03 PHASE 1 PLAT.dwg

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 4, 2022

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

Aaron Hickman, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Second Completeness Review: Convergence Research Park Residential – Phase 1 Final Plat

Dear Mr. Hickman:

On March 30, 2022 the City of Alachua received your revised application for the Final Plat of Phase 1 of Convergence Research Park Residential. The Convergence Research Park project is comprised of three (3) phases and received Preliminary Plat approval from the City Commission on November 29, 2021. Phase 1 of the Convergence Research Park Residential project consists of a total of 86 lots with associated common areas and road right-of-way. The revised application received on March 30, 2022 was submitted in response to completeness review comments issued to you in a letter dated March 22, 2022.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is **complete**, contingent upon receiving the information as noted below. Please address the following deficiencies no later than **5:00 PM on Monday, April 11, 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.

Please address the following:

Previous Comments – March 22, 2022 Completeness Review

1. **Final Plat Application Attachment #4, Certified Cost of Construction:** A certified cost of construction, signed and sealed by a registered professional engineer, of the cost for the construction of all public and private infrastructure improvements, has not been provided.

Remaining Issues: A certified cost of construction has been provided, however, the cost of construction does not provide a detailed (e.g., line-item) summary of public and private infrastructure improvements. A detailed summary is needed for verification that all infrastructure improvements as shown on the construction plans is included within the cost of construction.

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)*
Brian Crawford, San Felasco Research Ventures, LLC *(by electronic mail)*
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 22, 2022

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

Aaron Hickman, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Convergence Research Park Residential – Phase 1 Final Plat

Dear Mr. Hickman:

On March 10, 2022, the City of Alachua received your application for the Final Plat of Phase 1 of Convergence Research Park Residential. The Convergence Research Park project is comprised of three (3) phases and received Preliminary Plat approval from the City Commission on November 29, 2021. Phase 1 of the Convergence Research Park Residential project consists of a total of 86 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 incomplete following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Tuesday, March 29, 2022**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

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

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

Please address the following:

1. **Final Plat Application Attachment #1, Final Plat:**
   a. **Attachment #1.d, Name and Address of Subdivider:** The plat does not include the address of the subdivider.
   b. **Attachment #1.i, Acreage of Adjacent Land:** The plat does not include the acreage of adjacent lands.

2. **Final Plat Application Attachment #3, Draft of Surety Instrument:** A draft surety instrument has not been provided. At a minimum, the type of surety instrument to be provided (e.g., letter of credit, performance bond, or cash deposit) must be known. Note – City templates and required information for a letter of credit and/or performance bond may be provided upon request.

3. **Final Plat Application Attachment #4, Certified Cost of Construction:** A certified cost of construction, signed and sealed by a registered professional engineer, of the cost for the construction of all public and private infrastructure improvements, has not been provided.

4. **Final Plat Application Attachment #6, Concurrency Impact Analysis:**
   a. The analysis considers the potential impact of 300 dwellings. Revise impacts to all public facilities to reflect the total number of dwellings proposed by the final plat (86).
   b. Revise the analysis to utilize date from the most recent Development Monitoring Report, dated March 2022.

5. **Final Plat Application Attachment #7, Comprehensive Plan Consistency Analysis:** The analysis should be revised to reflect the total number of dwellings proposed by the final plat (86).

6. **Final Plat Application Attachment #8, Legal Description:** The legal description of the property to be platted must be provided on 8.5" x 11" paper and in Word format.

7. **Final Plat Application Attachment #10, Public Schools Student Generation Form:**
   a. An older version of the form was submitted. Please utilize the current form, accessible at: https://www.cityofalachua.com/government/planning-community-development/planning-zoning/documents
   b. The form indicates the type of review is for a Preliminary Plat and that the total number of dwellings is 273. Revise to the correct application type and number of dwellings.
   c. Update the property owner information to reflect the current property owner.

8. **Final Plat Application Attachment #11, Mailing Labels:**
   a. Two (2) sets of mailing labels were provided (only one (1) set is required).
   b. There are duplicate mailing labels for several of the property owners located within 400 feet.

c. An outdated mailing list of those persons and organizations on file with the City to receive notices has been utilized. The most current list is accessible at: https://www.cityofalachua.com/government/planning-community-development/planning-zoning/documents

9. **Final Plat Application Attachment #14, Traffic Impact Analysis.** Please include a copy of the traffic study titled "NW 140th St at the Proposed San Felasco Parkway Extension" with the application materials.

10. **Final Plat Application Attachment #15, Environmental Assessment:** Please include a copy of the Ecological Survey Report prepared by Flatwoods Consulting Group and dated May 28, 2021 with the application materials.

11. **Final Plat Application Attachment #16, Environmental Resource Permit:** Please provide a copy of an approved ERP or documentation which shows that a permit application has been submitted to the Suwannee River Water Management District.

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

CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

PLAT BOOK__,PAGE __
SHEET ONE OF THREE

DESCRIPTION: (BY THIS SURVEYOR)

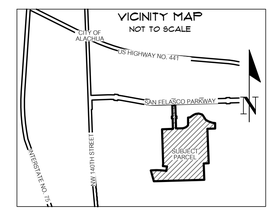
A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED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

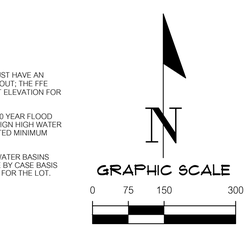
COMMENCE AT THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26; THENCE NORTH 88°11'56" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 40.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE SOUTH 02°05'16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 327.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11419.16 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 3°39'24" EAST, 630.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC LENGTH OF 630.26 FEET TO THE END OF SAID CURVE; THENCE SOUTH 5°14'16" EAST, A DISTANCE OF 370.10 FEET TO THE SOUTH LINE OF SAID LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88°16'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 435.44 FEET; THENCE NORTH 88°20'20" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1092.95 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE SAID SOUTH LINE, NORTH 15°55'58" WEST, A DISTANCE OF 293.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1595.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 88°11'10" EAST, 404.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°33'44", AN ARC LENGTH OF 405.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 8°59'43" EAST, A DISTANCE OF 125.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1720.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 82°48'07" WEST, 107.88 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°35'39", AN ARC LENGTH OF 107.90 FEET TO THE END OF SAID CURVE; THENCE NORTH 5°24'03" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 896.43 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 285.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 255.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" WEST, 28.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 273.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°41'56" EAST, A DISTANCE OF 273.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°18'04" WEST, 28.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 167.06 FEET; THENCE NORTH 80°31'37" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 64°58'42" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 49°25'47" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 37°28'24" EAST, A DISTANCE OF 26.98 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 195.94 FEET; THENCE NORTH 83°06'52" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 69°15'52" EAST, A DISTANCE OF 27.85 FEET; THENCE NORTH 54°49'12" EAST, A DISTANCE OF 85.03 FEET; THENCE NORTH 61°41'40" EAST, A DISTANCE OF 69.77 FEET; THENCE NORTH 82°34'14" EAST, A DISTANCE OF 82.70 FEET; THENCE SOUTH 74°45'59" EAST, A DISTANCE OF 95.78 FEET; THENCE SOUTH 40°51'48" EAST, A DISTANCE OF 42.14 FEET; THENCE SOUTH 32°47'35" EAST, A DISTANCE OF 131.03 FEET; THENCE SOUTH 62°07'47" EAST, A DISTANCE OF 95.02 FEET; THENCE SOUTH 71°52'40" EAST, A DISTANCE OF 99.51 FEET; THENCE SOUTH 82°31'05" EAST, A DISTANCE OF 64.66 FEET; THENCE SOUTH 0°17'52" EAST, A DISTANCE OF 143.74 FEET TO THE NORTH LINE OF LOT 22, SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°11'56" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 202.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 2°05'34" EAST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 903.47 FEET TO 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 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 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 AFOREMENTIONED LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 1322.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.418 ACRES, MORE OR LESS.

SURVEYOR'S NOTE:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE SOUTHERLY LINE OF SUBJECT PARCEL YIELDING A BEARING OF SOUTH 88°20'20" WEST.
2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
3. 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).
4. ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(9) OF THE FLORIDA STATUTES.
5. THE COMMON AREAS SHOWN HEREON WILL BE CONVEYED TO SAN FELASCO HOMEOWNERS ASSOCIATION, INC. BY A SEPARATE DOCUMENT, UNLESS OTHERWISE STATED IN THE OWNERS CERTIFICATION AND DEDICATION.
6. NO BUILDING SHALL BE CONSTRUCTED WITHIN 5 FEET OF A SANITARY SEWER CLEANOUT.
7. COMMON AREAS SHOWN HEREON AND HEREIN CONTAIN A TOTAL OF 965340 SQUARE FEET (22.161 ACRES)
8. STREET NAMES SHOWN HEREON WERE FURNISHED BY ALACHUA COUNTY'S ENHANCED 911 OFFICE.
9. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER.
10. INDIVIDUAL LOT SIDE LINES ARE RADIAL, UNLESS OTHERWISE NOTED.
11. *FFE = MINIMUM FFE TO BE AT LEAST 6" ABOVE THE LOWEST UPSTREAM SANITARY SEWER MANHOLE TOP OR THE LOT MUST HAVE AN APPROVED SEWAGE BACKWATER VALVE (BWV) INSTALLED ON THE SANITARY SEWER LATERAL UPSTREAM OF THE CLEANOUT; THE FFE MUST MEET THE ELEVATION LISTED (OR HAVE THE BACKWATER VALVE) AND BE 18 INCHES ABOVE THE CLEANOUT INVERT ELEVATION FOR THAT LOT, WHICHEVER IS HIGHER.
12. **FFE = TWO MINIMUM FLOOD ELEVATIONS AND A LOWEST LOT ELEVATION WERE CALCULATED FOR LOTS WITHIN THE 100 YEAR FLOOD PLAIN AND ADJACENT TO STORMWATER BASINS. THE MINIMUM FFES WERE CALCULATED BY ADDING 1 FOOT TO THE DESIGN HIGH WATER ELEVATIONS AND THE LOWEST LOT ELEVATION. THE FFE SHOWN ON EACH LOT IS THE HIGHEST OF THE THREE CALCULATED MINIMUM FFES.
13. NOTE THAT ALL LOTS HAVE THE *FFE SHOWN FOR SANITARY SEWER REQUIREMENTS. ONLY LOTS ADJACENT TO STORMWATER BASINS AND/OR FLOOD PLAINS HAVE THE **FFE SHOWN FOR THE FLOOD ELEVATION. EACH LOT MUST BE EVALUATED ON A CASE BY CASE BASIS AND WITH THE ELEVATIONS SHOWN ON THE LOT AND INFORMATION ABOVE TO DETERMINE THE FINAL APPROPRIATE FFE FOR THE LOT.
14. BUILDING SETBACKS FOR ALL LOTS ARE AS FOLLOWS: (UNLESS SHOWN OTHERWISE)
    - FRONT: 20' - SIDE: 5' - SIDE (STREET): 10' - REAR: 10'





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.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 88°11'56" E	40.45'
L2	N 8°59'43" E	125.00'
L3	N 5°24'03" E	60.00'
L4	N 1°41'56" W	50.00'
L5	N 88°18'04" E	80.00'
L6	S 1°41'56" E	50.00'
L7	N 88°18'04" E	167.06'
L8	N 80°31'37" E	50.05'
L9	N 64°58'42" E	50.05'
L10	N 49°25'47" E	50.05'
L11	N 37°28'24" E	26.98'
L12	N 83°06'52" E	36.23'
L13	N 69°15'52" E	27.85'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L14	N 54°49'12" E	85.03'
L15	N 61°41'40" E	69.77'
L16	N 82°34'14" E	82.70'
L17	S 74°45'59" E	95.78'
L18	S 40°51'48" E	42.14'
L19	S 32°47'35" E	131.03'
L20	S 62°07'47" E	95.02'
L21	S 71°52'40" E	99.51'
L22	S 82°31'05" E	64.66'
L23	S 0°17'52" E	143.74'
L24	S 88°11'56" W	202.23'
L25	S 87°47'59" W	129.63'

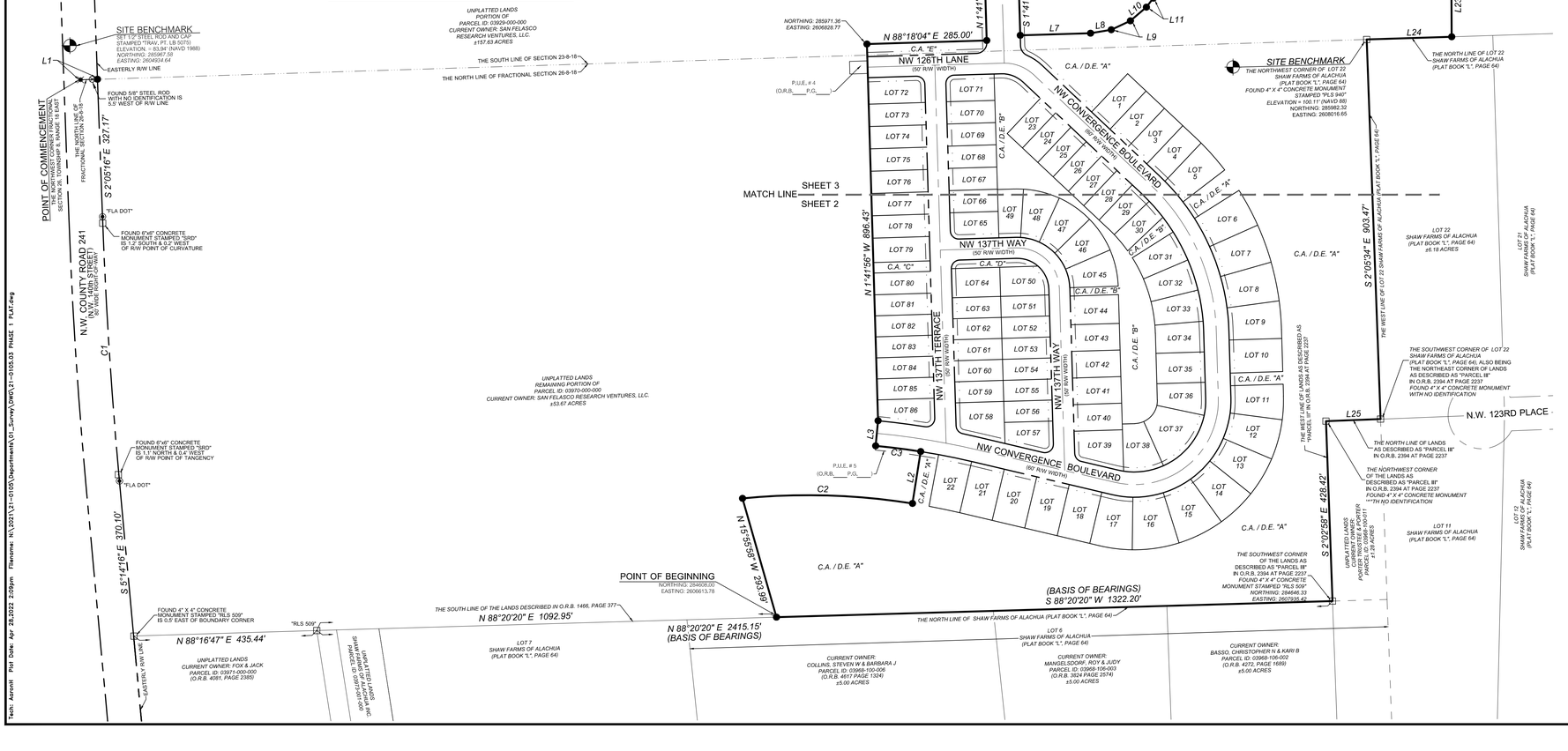
CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	630.26'	11419.16'	3°09'44"	315.21'	630.18'	S 3°39'24" E
C2	405.39'	1595.00'	14°33'44"	203.79'	404.30'	S 88°17'10" E
C3	107.88'	1720.00'	3°35'39"	53.97'	107.88'	N 82°48'07" W
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 46°41'56" W
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 43°18'04" E
C6	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 46°41'56" E
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W

SUBDIVIDER:

SAN FELASCO RESEARCH VENTURES, LLC.
PO BOX 238
LAKE BUTLER, FLORIDA 32054

LEGEND:

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
C.A. = COMMON AREA
D.E. = DRAINAGE EASEMENT
S.F. = SQUARE FEET
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5075)
▲ = SET NAIL AND DISK (MARKED CHW PCP LB 5075)
⊙ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
□ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
◆ = BENCHMARK



OWNER'S CERTIFICATION AND DEDICATION

SAN FELASCO RESEARCH VENTURES, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF SAN FELASCO HOMEOWNERS ASSOCIATION, INC., AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ BY: _____

WITNESS _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2022

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

AGAMERICA LENDING LLC, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4964, PAGE 1053, CORRECTED IN BOOK 4965, PAGE 2370 AND ASSIGNED IN BOOK 4964, PAGE 1782, AND THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4964, PAGE 1086, ASSIGNMENT IN BOOK 4964, PAGE 1795 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: _____ MORTGAGEE: _____

BY: _____

WITNESS _____ TITLE: _____

WITNESS _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2022

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

_____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

_____
CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2022

_____
CLERK OF THE COURT

_____ _____
BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

BY: _____ DATE_____

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

_____ _____
DATE AARON H. HICKMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6791
CHW, INC. LB NO. 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

Tech: Aaronh Plot Date: Apr 28,2022 2:09pm Filename: N:\2021\21-0105\Department\01_Survey\DWG\21-0105.03 PHASE 1 PLAT.dwg

CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

PLAT BOOK__,PAGE __
SHEET TWO OF THREE

SURVEYOR'S NOTES:
1. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

N

GRAPHIC SCALE
0 25 50 100
1" = 50'

SEE SHEET 3 MATCH LINE SEE SHEET 2

UNPLATTED LANDS REMAINING PORTION OF PARCEL ID: 03970-000-000 CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC. ±53.67 ACRES

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C2	405.39'	1595.00'	14°33'44"	203.79'	404.30'	S 88°17'10" E
C3	107.88'	1720.00'	3°35'39"	53.97'	107.86'	N 82°48'07" W
C8	241.30'	1750.00'	7°54'01"	120.84'	241.11'	S 80°38'56" E
C9	166.20'	1750.00'	5°26'30"	83.16'	166.14'	S 81°52'42" E
C10	75.10'	1750.00'	2°27'31"	37.55'	75.09'	S 77°50'41" E
C11	366.52'	200.00'	105°00'00"	260.65'	317.34'	N 50°48'04" E
C12	392.70'	500.00'	45°00'00"	207.11'	382.68'	N 24°11'56" W
C13	157.08'	100.00'	90°00'00"	100.00'	141.42'	N 46°41'56" W
C14	237.17'	1720.00'	7°54'01"	118.77'	236.98'	N 80°38'56" W
C15	421.50'	230.00'	105°00'00"	299.74'	364.94'	S 50°48'04" W
C16	416.26'	530.00'	45°00'00"	219.53'	405.64'	S 24°11'56" E
C18	112.66'	1780.00'	3°37'35"	56.35'	112.64'	S 82°47'09" E
C19	41.72'	1780.00'	1°20'34"	20.86'	41.72'	S 77°22'13" E
C20	311.54'	170.00'	105°00'00"	221.55'	269.74'	N 50°48'04" E
C21	369.14'	470.00'	45°00'00"	194.68'	359.72'	N 24°11'56" W
C24	35.16'	20.00'	100°43'35"	24.14'	30.80'	N 48°39'51" E
C25	26.65'	20.00'	76°20'34"	15.72'	24.72'	S 39°52'13" E
C26	36.65'	20.00'	105°00'00"	26.06'	31.73'	N 50°48'04" E
C27	26.18'	20.00'	75°00'00"	15.35'	24.35'	S 39°11'56" E
C28	117.81'	75.00'	90°00'00"	75.00'	106.07'	N 46°41'56" W
C29	196.35'	125.00'	90°00'00"	125.00'	176.78'	S 46°41'56" E
C30	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 46°41'56" E
C31	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W
C32	79.87'	1595.00'	2°52'09"	39.94'	79.86'	N 78°08'00" W
C33	650.57'	355.00'	105°00'00"	462.65'	563.28'	N 50°48'05" E
C34	349.96'	655.00'	30°36'46"	179.27'	345.81'	N 17°00'19" W
C35	43.14'	1720.00'	1°26'13"	21.57'	43.13'	N 80°17'11" W
C36	80.38'	1720.00'	2°40'39"	40.20'	80.37'	N 78°13'45" W
C37	5.75'	1720.00'	0°11'30"	2.88'	5.75'	N 76°47'40" W
C38	74.54'	1595.00'	2°40'39"	37.28'	74.53'	N 78°13'45" W
C39	5.33'	1595.00'	0°11'30"	2.67'	5.33'	N 76°47'40" W
C40	77.77'	355.00'	12°33'07"	39.04'	77.61'	S 82°58'29" E
C41	112.81'	355.00'	18°12'28"	56.89'	112.34'	N 81°38'44" E
C42	112.81'	355.00'	18°12'28"	56.89'	112.34'	N 63°26'17" E
C43	96.89'	355.00'	15°38'14"	48.75'	96.59'	N 46°30'56" E
C44	96.89'	355.00'	15°38'14"	48.75'	96.59'	N 30°52'41" E
C45	96.89'	355.00'	15°38'14"	48.75'	96.59'	N 15°14'27" E
C46	56.51'	355.00'	9°07'15"	28.32'	56.45'	N 2°51'42" E
C47	36.61'	230.00'	9°07'15"	18.35'	36.57'	S 2°51'42" W
C48	62.77'	230.00'	15°38'14"	31.58'	62.58'	S 15°14'27" W
C49	62.77'	230.00'	15°38'14"	31.58'	62.58'	S 30°52'41" W
C50	62.77'	230.00'	15°38'14"	31.58'	62.58'	S 46°30'56" W
C51	73.09'	230.00'	18°12'28"	36.86'	72.78'	S 63°26'17" W
C52	73.09'	230.00'	18°12'28"	36.86'	72.78'	S 81°38'44" W
C53	50.39'	230.00'	12°33'06"	25.29'	50.29'	N 82°58'29" W

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C54	55.26'	530.00'	5°58'27"	27.66'	55.24'	S 4°41'09" E
C55	75.97'	530.00'	8°12'46"	38.05'	75.91'	S 11°46'46" E
C56	75.97'	530.00'	8°12'46"	38.05'	75.91'	S 19°59'32" E
C57	75.97'	530.00'	8°12'46"	38.05'	75.91'	S 28°12'18" E
C58	48.02'	530.00'	5°11'27"	24.03'	48.00'	S 34°54'25" E
C59	93.89'	655.00'	8°12'46"	47.02'	93.81'	N 28°12'18" W
C60	93.89'	655.00'	8°12'46"	47.02'	93.81'	N 19°59'32" W
C61	93.89'	655.00'	8°12'46"	47.02'	93.81'	N 11°46'46" W
C62	68.30'	655.00'	5°58'27"	34.18'	68.27'	N 4°41'09" W
C63	56.07'	75.00'	42°50'00"	29.42'	54.77'	N 70°16'55" W
C64	61.74'	75.00'	47°10'00"	32.74'	60.01'	N 25°16'55" W
C65	14.35'	170.00'	4°50'09"	7.18'	14.34'	S 79°07'00" E
C66	96.95'	170.00'	32°40'31"	49.83'	95.64'	N 82°07'40" E
C67	159.52'	170.00'	53°45'48"	86.18'	153.73'	N 38°54'31" E
C68	40.72'	170.00'	13°43'32"	20.46'	40.63'	N 5°09'51" E
C69	25.04'	470.00'	3°03'10"	12.52'	25.04'	N 3°13'31" W
C70	75.36'	470.00'	9°11'12"	37.76'	75.28'	N 9°20'42" W
C71	75.36'	470.00'	9°11'12"	37.76'	75.28'	N 18°31'54" W
C72	75.36'	470.00'	9°11'12"	37.76'	75.28'	N 27°43'06" W
C73	42.58'	470.00'	5°11'27"	21.31'	42.57'	N 34°54'25" W
C74	50.09'	470.00'	6°06'25"	25.07'	50.07'	N 40°33'21" W
C75	25.34'	470.00'	3°05'22"	12.67'	25.34'	N 45°09'14" W
C76	86.39'	55.00'	90°00'00"	55.00'	77.78'	S 43°18'04" W
C77	189.67'	355.00'	30°36'46"	97.16'	187.43'	S 17°00'19" E
C78	69.31'	355.00'	11°11'10"	34.76'	69.20'	N 41°06'20" W
C79	21.61'	55.00'	22°30'40"	10.95'	21.47'	S 7°02'45" W
C80	51.61'	55.00'	53°45'48"	27.88'	49.74'	S 38°54'31" W
C81	13.18'	55.00'	13°43'32"	6.62'	13.14'	S 5°09'51" W
C82	18.92'	355.00'	3°03'10"	9.46'	18.91'	S 3°13'31" E
C83	56.92'	355.00'	9°11'12"	28.52'	56.86'	S 9°20'42" E
C84	56.92'	355.00'	9°11'12"	28.52'	56.86'	S 18°31'54" E
C85	56.92'	355.00'	9°11'12"	28.52'	56.86'	S 27°43'06" E
C87	50.17'	355.00'	8°05'48"	25.13'	50.13'	N 39°33'39" W
C88	19.14'	355.00'	3°05'22"	9.57'	19.14'	N 45°09'14" W
C89	11.43'	125.00'	5°14'24"	5.72'	11.43'	S 89°04'44" E
C90	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 75°56'10" E
C91	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 54°53'26" E
C92	45.91'	125.00'	21°02'44"	23.22'	45.66'	S 33°50'41" E
C93	45.71'	125.00'	20°57'12"	23.11'	45.46'	S 12°50'44" E
C94	1.46'	125.00'	0°40'12"	0.73'	1.46'	S 2°02'02" E
C96	375.53'	240.00'	89°39'04"	238.54'	338.38'	S 46°52'24" E
C97	21.95'	240.00'	5°14'24"	10.98'	21.94'	S 89°04'44" E
C98	88.16'	240.00'	21°02'44"	44.58'	87.66'	S 75°56'10" E
C99	88.16'	240.00'	21°02'44"	44.58'	87.66'	S 54°53'26" E
C100	88.16'	240.00'	21°02'44"	44.58'	87.66'	S 33°50'41" E
C101	89.11'	240.00'	21°16'27"	45.08'	88.60'	S 12°41'06" E

LEGEND:
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
C.A. = COMMON AREA
D.E. = DRAINAGE EASEMENT
S.F. = SQUARE FEET
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5075)
▲ = SET NAIL AND DISK (MARKED CHW PCP LB 5075)
◉ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
⊡ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
= BENCHMARK

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L3	N 5°24'03" E	60.00'
L26	S 88°18'04" W	30.00'
L27	N 88°18'04" E	40.00'

P.U.E. #5 (O.R.B. ____, PG. ____)

Tech: Aphnoff Plot Date: Apr 28,2022 1:59pm Filename: W:\2021\21-0105\Department\01_Survey\DWG\21-0105.03 PHASE 1 PLAT.dwg

CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

PLAT BOOK__,PAGE __

SHEET THREE OF THREE

LEGEND:

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
C.A. = COMMON AREA
D.E. = DRAINAGE EASEMENT
S.F. = SQUARE FEET
● = SET 5/8" STEEL ROD & CAP (MARKED CHW PRM LB 5075)
▲ = SET NAIL AND DISK (MARKED CHW PCP LB 5075)
◉ = FOUND 5/8" STEEL ROD & CAP (MARKED AS NOTED)
⊡ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
⌖ = BENCHMARK

SURVEYOR'S NOTES:
1. THIS PLAT CONSISTS OF THREE SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L4	N 1°41'56" W	50.00'
L5	N 88°18'04" E	80.00'
L6	S 1°41'56" E	50.00'
L8	N 80°31'37" E	50.05'
L9	N 64°58'42" E	50.05'
L10	N 49°25'47" E	50.05'
L11	N 37°28'24" E	26.98'
L12	N 83°06'52" E	36.23'
L13	N 69°15'52" E	27.85'
L18	S 40°51'48" E	42.14'
L27	N 88°18'04" E	40.00'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 46°41'56" W
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 43°18'04" E
C6	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 46°41'56" E
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W
C12	392.70'	500.00'	45°00'00"	207.11'	382.68'	N 24°11'56" W
C16	416.26'	530.00'	45°00'00"	219.53'	405.64'	S 24°11'56" E
C21	369.14'	470.00'	45°00'00"	194.68'	359.72'	N 24°11'56" W
C58	48.02'	530.00'	5°11'27"	24.03'	48.00'	S 34°54'25" E
C74	50.09'	470.00'	6°06'25"	25.07'	50.07'	N 40°33'21" W
C75	25.34'	470.00'	3°05'22"	12.67'	25.34'	N 45°09'14" W
C96	375.53'	240.00'	89°39'04"	238.54'	338.38'	S 46°52'24" E
C97	21.95'	240.00'	5°14'24"	10.98'	21.94'	S 89°04'44" E
C98	88.16'	240.00'	21°02'44"	44.58'	87.66'	S 75°56'10" E
C99	88.16'	240.00'	21°02'44"	44.58'	87.66'	S 54°53'26" E
C102	78.54'	100.00'	45°00'00"	41.42'	76.54'	N 69°11'56" W
C103	28.10'	25.00'	64°24'36"	15.75'	26.65'	S 33°54'13" E
C104	44.04'	130.00'	19°24'36"	22.23'	43.83'	S 56°24'13" E
C105	58.90'	75.00'	45°00'00"	31.07'	57.40'	N 69°11'56" W
C106	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W
C107	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 46°41'56" W
C108	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 43°18'04" E
C109	105.13'	655.00'	9°11'47"	52.68'	105.02'	N 42°06'02" W
C110	76.59'	100.00'	43°52'59"	40.28'	74.73'	N 68°38'25" W
C111	1.96'	100.00'	1°07'01"	0.97'	1.95'	S 88°51'30" W
C112	85.18'	655.00'	7°27'03"	42.65'	85.12'	N 41°13'40" W
C113	19.95'	655.00'	1°44'44"	9.98'	19.95'	N 45°49'34" W
C119	65.13'	530.00'	7°02'26"	32.60'	65.09'	S 41°01'22" E
C120	19.94'	530.00'	2°09'21"	9.97'	19.94'	S 45°37'15" E

GRAPHIC SCALE
0 25 50 100
1" = 50'

PUBLIC UTILITY EASEMENT #2 (O.R.B. 4672, PG. 1184)
SAN FELASCO PARKWAY
RIGHT-OF-WAY WIDTH VARIES
N 88°18'04" E 80.00'
40.00 40.00
P.U.E. # 1 (O.R.B.___ P.G.___)
PUBLIC UTILITY EASEMENT #2 (O.R.B. 4672, PG. 1184)
N 1°41'56" W 273.00'
S 1°41'56" E 273.00'
P.U.E. # 2 (O.R.B.___ P.G.___)
P.U.E. # 3 (O.R.B.___ P.G.___)
NW 137TH STREET (66' R/W WIDTH)
S 1°41'56" E 673.02'
L4 C4 C5 C6 L6 C7
P.U.E. # 3 (O.R.B.___ P.G.___)
N 1°41'56" W 260.00'
255.00'
S 1°41'56" E 270.20'
245.00'
UNPLATTED LANDS PORTION OF PARCEL ID: 03929-000-000 CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC. ±157.63 ACRES
UNPLATTED LANDS PORTION OF PARCEL ID: 03929-000-000 CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC. ±157.63 ACRES
P.U.E. # 2 (O.R.B.___ P.G.___)
5.00'
N 88°18'04" E 285.00'
C.A. "E" +/- 8,416 S.F.
10' P.U.E.
275.00'
N 88°18'04" E 260.00'
30.00'
25.00'
NW 126TH LANE (50' R/W WIDTH)
160.00'
S 88°18'04" W 323.05'
163.05'
C108 C111 C110 C102 C106 C105
S 88°18'04" W 110.98'
95.00'
15.98'
C107
S 88°18'04" W 115.00'
P.U.E. # 4 (O.R.B.___ P.G.___)
N 1°41'56" W 896.43'
UNPLATTED LANDS PORTION OF PARCEL ID: 03970-000-000 CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC. ±53.67 ACRES
LOT 72 +/- 8,436 S.F. * MIN. FFE = 115.27
LOT 73 +/- 7,172 S.F. * MIN. FFE = 115.27
LOT 74 +/- 7,172 S.F. * MIN. FFE = 115.27
LOT 75 +/- 7,172 S.F. * MIN. FFE = 121.41'
LOT 76 +/- 7,172 S.F. * MIN. FFE = 121.41'
LOT 77 +/- 7,172 S.F. * MIN. FFE = 121.41'
LOT 71 +/- 7,143 S.F. * MIN FFE = 115.27'
LOT 70 +/- 6,079 S.F. * MIN. FFE = 115.27'
LOT 69 +/- 6,079 S.F. * MIN. FFE = 115.27'
LOT 68 +/- 6,079 S.F. * MIN. FFE = 115.27'
LOT 67 +/- 6,079 S.F. * MIN. FFE = 121.41'
LOT 66 +/- 6,079 S.F. * MIN. FFE = 121.41'
NW 137TH TERRACE (50' R/W WIDTH)
N 1°41'56" W 794.23'
N 1°41'56" W 459.54'
S 1°41'56" E 350.00'
N 1°41'56" W 275.00'
C.A. "D" +/- 64,394 S.F. (1.478 ACRES)
N 88°18'04" E 115.00'
S 88°18'04" W 135.00'
N 88°18'04" E 115.00'
LOT 49 +/- 6,519 S.F. * MIN. FFE = 123.05'
LOT 48 +/- 7,709 S.F. * MIN. FFE = 123.72'
LOT 29 +/- 6,107 S.F. * MIN. FFE = 114.01'
LOT 28 +/- 5,750 S.F. * MIN. FFE = 114.01'
LOT 27 +/- 5,750 S.F. * MIN. FFE = 114.01'
LOT 26 +/- 5,750 S.F. * MIN. FFE = 114.01'
LOT 25 +/- 5,750 S.F. * MIN. FFE = 114.01'
LOT 24 +/- 5,750 S.F. * MIN. FFE = 114.01'
LOT 23 +/- 5,750 S.F. * MIN. FFE = 114.01'
S 43°18'04" W 115.00'
N 46°41'56" W 398.54'
N 46°41'56" W 330.96'
L27 C97 C98 C96 C99
C.A. / D.E. "A" +/- 884,364 S.F. (20.302 ACRES)
N 0°00'00" E 195.94'
L11 L10 L9 L8
N 88°18'04" E 167.06'
25.20'
C103 C104
NW CONVERGENCE BOULEVARD (80' R/W WIDTH)
161.49'
S 46°41'56" E 381.54'
N 43°18'04" E 125.00'
N 46°41'56" W 220.05'
LOT 1 +/- 7,500 S.F. * MIN. FFE = 114.01' ** MIN. FFE = 101.00'
LOT 2 +/- 7,500 S.F. * MIN. FFE = 114.01' ** MIN. FFE = 101.00'
LOT 3 +/- 7,500 S.F. * MIN. FFE = 114.01' ** MIN. FFE - 101.00'
LOT 4 +/- 7,500 S.F. * MIN. FFE = 115.18' ** MIN. FFE = 101.00' (NR)
LOT 5 +/- 9,393 S.F. * MIN. FFE = 115.18' ** MIN. FFE = 101.00'
N 43°18'04" E 124.70' (NR)
C113 C109 C112 C120 C119
N 52°29'51" E 125.00'
N 57°41'19" E 125.00'
C16 C58 C75 C74 C21 C12 C59
LOT 6 +/- 10,615 S.F.
UNPLATTED LANDS PORTION OF PARCEL ID: 03929-000-000 CURRENT OWNER: SAN FELASCO RESEARCH VENTURES, LLC. ±157.63 ACRES
N 74°44'59" E 95.78'
N 82°34'14" E 82.70'
N 61°41'40" E 69.77'
N 54°49'12" E 85.03'
L12 L13 L18
S 32°47'35" E 131.03'
S 82°07'47" E 95.02'
S 71°52'40" E 99.51'
S 82°31'05" E 64.66'
S 0°17'52" E 143.74'
S 88°11'56" W 202.23'
S 2°05'34" E 903.47'
LOT 22 SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64) ±6.18 ACRES
SEE SHEET 3 *MATCH LINE* SEE SHEET 2
SEE SHEET 3 *MATCH LINE* SEE SHEET 2

Tech: Aaronh Plot Date: Apr 28,2022 1:56pm Filename: K:\2021\21-0165\Departments\01_Survey\DWG\21-0165.03 PHASE 1 PLAT.dwg

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Major Subdivision – Final Plat Application

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

A. PROJECT

1. Project Name: Convergence Research Park
2. Preliminary Plat Approval Date: 10/21/2021
3. Construction Plans Approval Date: TBD
4. Phase/Unit Number (if applicable): Phase 1
5. Number of proposed lots/dwelling units: 86
6. Housing Type (i.e., attached/detached units): Attached
7. Address of Subject Property: _____
8. Parcel ID Number(s): Portions of 03929-000-000 & 03970-000-000
9. Existing Use of Property: Vacant
10. Future Land Use Map Designation: Corporate Park District
11. Zoning Designation: CP
12. Acreage: 43.443

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Aaron Hickman Title: Vice President
   Company (if applicable): CHW, Inc.
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: 386-518-5132 FAX: _____ e-mail: aaronh@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): San Felasco Research Ventures LLC
   Mailing Address: PO Box 238
   City: Lake Butler State: Fl ZIP: 32054

   ** 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: _____
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. Plat, 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 50 feet.
    c. Name of subdivision shall be shown in bold legible letters, as required by Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
    d. Name and address of subdivider.
    e. North arrow, graphic scale, and date of plat drawing.
    f. Vicinity map showing location with respect to existing streets, landmarks, etc., and acreage of the subdivision. The vicinity map shall be drawn to show clearly the required information, but shall not less than one (1) inch to 2,000 feet.
    g. Exact boundary line of the property, determined by a boundary survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
    h. Legal description of the property to be subdivided.
    i. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
    j. Location of streams, lakes, wetlands, and required buffers from such areas, and location of land designated as a special flood hazard area on FEMA FIRM panels.
    k. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments [not less than three (3)].
    l. When the City corporate limits traverse, are adjacent to, or are within 500 feet of the property, the boundary shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    m. The closest lot corner shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    n. Location, dimensions, and purpose of any land reserved or dedicated for public or common use.
    o. Exact locations, width, and names of all streets within and adjacent to the subdivision.
    p. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
    q. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
    r. Lots must be numbered in numerical order. Additional phases of existing subdivisions shall continue numbering from previous phases.
    s. Location and description of required permanent reference monuments and markers.
    t. Building setback lines.
    u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
    v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required.
    w. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.

2. Title certification as required by Chapter 177.041, Florida Statutes.

3. Draft of proposed surety instrument for all public and private infrastructure improvements in accordance with the requirements set forth in Sections 6.10 and 7.4 of the LDRs (surety instrument shall be submitted to the City upon approval of the draft document and prior to any public hearing).

4. Cost of construction for all public and private infrastructure improvements (including but not limited to earthwork, stormwater, utilities (water and sewer lines / mains, electric system infrastructure, gas lines, etc.) roadways (streets, sidewalks, etc.) and landscaping in rights-of-way and common areas), signed and sealed by a registered professional engineer.

5. Proposed covenants and restrictions, if any. If the subdivision shall be subject to existing covenants and restrictions, an amendment to such covenants and restrictions shall be provided.

6. 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.

7. 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).

8. Legal description of the property to be platted with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

9. Legal descriptions and sketches for all off-site public utilities easements and legal descriptions and sketches of all property to be deeded to the City.

10. For residential subdivisions, City of Alachua Public School Student Generation Form.

11. 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).

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

13. Proof of payment of taxes.

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

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

16. 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 pursuant to Section 403.814(12), Florida Statutes.

17. If access is from a County Road, access management permit from Alachua County Public Works.

18. If access is from a State Road, access management permit from Florida Department of Transportation.

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

Aaron Hickman, VP

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 [X] physical presence or [ ] online notarization, this 9th day of March, 2022, by Aaron Hickman who executed the same and has _____ produced _____ as identification or [X] is personally known to me.

Signature of Notary

Print Name: Kelly Jones Bishop
Notary Public, State of Florida

My Commission Expires: 2/4/23

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: Brian Crawford Title: Tille Manager

Company (if applicable): San Felasco Research Ventures, LLC

Mailing Address: 12469 West State Road 100

City: Lake Butler State: Florida ZIP: 32054

Telephone: (352) 333-3233 FAX: e-mail: brian@conceptcompanies.net

C. AUTHORIZED AGENT

Name: Robert Walpole, P.E. Title: 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

D. REQUESTED ACTION:

To submit and obtain all approvals needed for the Convergence Research 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.

X _____

Signature of ~~Applicant~~

_____

Signature of Co-applicant

Brian Crawford, Title Manager

Typed or printed name and title of applicant

_____

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 5th day of January, 2022 by Brian Crawford, who is/are personally known to me, or who has/have produced _____ as identification.

_____

Signature of Notary Public, State of Florida

MATTHEW D. CASON
MY COMMISSION # GG 276594
EXPIRES: March 4, 2023
Bonded Thru Notary Public Underwriters

D.VISION OF CORPOR□TIONS

Detail by Entity Name

Florida Limited Liability Company
CONCEPT INCOME PROPERTIES, LLC.

Filing Information

Document Number	L20000306479
FEI/EIN Number	N/A
Date Filed	09/29/2020
Effective Date	09/28/2020
State	FL
Status	ACTIVE

Principal Address

720 SW 2ND AVE
105
GAINESVILLE, FL 32601

Mailing Address

3324 W. UNIVERSITY AVE #151
GAINESVILLE, FL 32607

Registered Agent Name & Address

CRAWFORD, BRIAN
720 SW 2ND AVE
105
GAINESVILLE, FL 32601

Authorized Person(s) Detail

Name & Address

Title MGR

CRAWFORD, BRIAN
720 SW 2ND AVE, 105
GAINESVILLE, FL 32601 UN

Annual Reports

Report Year	Filed Date
2021	04/08/2021

Document Images

04/08/2021 -- ANNUAL REPORT	View image in PDF format
09/29/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
SAN FELASCO RESEARCH VENTURES, LLC

Filing Information

Document Number	L20000306507
FEI/EIN Number	NONE
Date Filed	09/29/2020
Effective Date	09/28/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/14/2021
Event Effective Date	NONE

Principal Address

12469 WEST STATE ROAD 100
LAKE BUTLER, FL 32054

Changed: 05/12/2021

Mailing Address

P.O. BOX 238
LAKE BUTLER, FL 32054

Changed: 05/12/2021

Registered Agent Name & Address

CONCEPT INCOME PROPERTIES, LLC.
12469 WEST STATE RD 100
LAKE BUTLER, FL 32054

Address Changed: 04/14/2021

Authorized Person(s) Detail

Name & Address

Title MGR

CONCEPT INCOME PROPERTIES, LLC
720 SW 2ND AVE #105
GAINESVILLE, FL 32601

Title MGR

ROBERTS CAPITAL VENTURES LLC
P.O. BOX 238
LAKE BUTLER, FL 32054

Annual Reports

Report Year	Filed Date
2021	04/06/2021

Document Images

04/14/2021 -- LC Amendment	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
09/29/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 29 March 2022

NAME & DESCRIPTION OF PROJECT Convergence Research Park Residential Phase I

86-lot single family residential subdivision

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

Tax Parcel Numbers 03970-000-000 & 03929-000-000

Acreage ±109

DEVELOPMENT DATA (check all that apply)

☑ Single Family — Number of Units 86

☐ Multi Family — Number of Units

☐ 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	86	**units X 0.12 Elementary School Multiplier**	10	**Student Stations**
MIDDLE	86	**units X 0.06 Middle School Multiplier**	5	**Student Stations**
HIGH	86	**units X 0.09 High School Multiplier**	8	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Robert Walpole, PE
Mailing Address: 11801 Research Drive
Alachua, FL 32615
Phone: (352) 331-1976
Email: walpole@chw-inc.com

PROPERTY OWNER

Name: San Felasco Research Ventures, LLC
Mailing Address PO Box 238
Lake Butler, FL 32054
Phone: Contact agent
Email Contact agent

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: _____

March 16, 2022

City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Convergence Research Park Residential Phase 1 Sidewalk
Engineer's Certification

To Whom it May Concern:

This letter shall serve as the Engineer's Certification of Costs for the referenced sidewalk project.

I hereby certify that the cost of construction applicable to surety left to build is as follows:

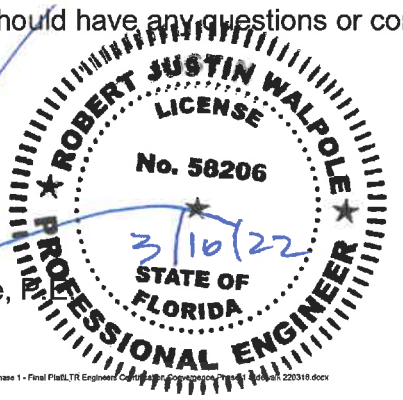
Sidewalk Construction	$209,970.00

The surety value per City of Alachua ULDC requirements is as follows:

Construction Value x 120%
$209,970.00 x 120% = **$251,964.00**

If you or staff should have any questions or concerns, please do not hesitate to contact me.

Sincerely,
CHW, Inc.



Robert Walpole, P.E.
President/CEO

N:\2021\21-0105\Departments\01_Survey\Submittals\Phase 1 - Final Plat\LTR Engineer Certification Convergence Phase 1 Sidewalk 220316.docx

RE: Second Completeness Review - Convergence Research Park Residential Phase 1 Final Plat

From : Robert Walpole <walpole@chw-inc.com> Mon, Apr 04, 2022 12:14 PM

Subject : RE: Second Completeness Review - Convergence Research Park Residential Phase 1 Final Plat

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : Aaron Hickman <AaronH@chw-inc.com>, Kelly Bishop <KellyB@chw-inc.com>, Brian Crawford <brian@conceptcompanies.net>

Yes

For sidewalks to be built with the homes.

6’ wide = 3,275 (6' x 3,275' = 19,650 SF)
5’ wide = 3,069 (5' x 3,069' = 15,345 SF)
Total Cost: 34,995 SF x $6.00 per SF = $209,970.00

ROBERT J. WALPOLE, PE | CEO/President
d: (386) 518-5164 | **c:** (352) 339-2859
e: walpole@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, April 4, 2022 12:13 PM
To: Robert Walpole <walpole@chw-inc.com>
Cc: Aaron Hickman <AaronH@chw-inc.com>; Kelly Bishop <KellyB@chw-inc.com>; Brian Crawford <brian@conceptcompanies.net>
Subject: Re: Second Completeness Review - Convergence Research Park Residential Phase 1 Final Plat

Robert,

I should have asked, do you have a report for the sidewalks, or can you provide the linear feet/total area of sidewalks?

Sincerely,

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

April 27, 2022

City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Convergence Research Park Residential Phase 1
Engineer's Certification

To Whom it May Concern:

This letter shall serve as the Engineer's Certification of Costs for the referenced project.

I hereby certify that the cost of construction applicable to surety left to build is as follows:

Infrastructure	$3,306,911.00 (with 10% contingency)
+ Survey Monumentation	$25,000.00
Total:	**$3,331,911.00**

The above costs are itemized in the attachments to this letter.

The surety value per City of Alachua ULDC requirements is as follows:

Construction Value x 120%

($3,006,283 + 10% contingency) x 120%	=	$3,968,293.00
+ 25,000 x 120%	=	$30,000.00
Total	=	**$3,998,293.00**

If you or staff should have any questions or concerns, please do not hesitate to contact me.

Sincerely,
CHW, Inc.

ROBERT JUSTIN WALPOLE LICENSE No. 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/27/22

Robert Walpole, P.E.
President/CEO

N:\2021\21-0105\Departments\01_Survey\Survey\Right\21-0105 - FinalPlat_Ph1 Engineers Certification.docx Phase 1 3306.docx

Revised Draft 5.12.22

PREPARED BY AND RETURN TO:
Christian F. O'Ryan, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

COMMUNITY DECLARATION
FOR
SAN FELASCO

TABLE OF CONTENTS

1. Recitals 1
2. Definitions 1
3. Plan of Development 7
4. Amendment 9
5. Annexation and Withdrawal 10
6. Dissolution 11
7. Binding Effect and Membership 11
8. Paramount Right of Declarant 13
9. Common Areas 13
10. Maintenance by the Association 21
11. Maintenance by Owners 24
12. Use Restrictions 30
13. Easement for Unintentional and Non-Negligent Encroachments 39
14. Responsibility for Insurance, Repair and Replacement 39
15. Property Rights 42
16. [Intentionally Deleted] 45
17. Assessments 45
18. Information to Lenders, Builders and Owners 51
19. Architectural Control 52
20. Enforcement 56
21. Additional Rights of Declarant and Builders 58
22. Refund of Taxes and Other Charges 63
23. Assignment of Powers 63
24. General Provisions 63
25. Stormwater Management System 67
26. Resolution of Disputes 70

Exhibits:

Exhibit 1 – Legal Description
Exhibit 2 – Articles of Incorporation
Exhibit 3 – Bylaws
Exhibit 4 – Permit

DRAFT

COMMUNITY DECLARATION
FOR
SAN FELASCO

THIS COMMUNITY DECLARATION FOR SAN FELASCO (this "**Declaration**") is made this ___ day of _____, 2022, by SAN FELASCO RESEARCH VENTURES, LLC, a Florida limited liability company (the "**Declarant**"), joined by SAN FELASCO HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**"). **[SWM COMMENT: If not recorded before closing, Lennar will need to join as record title owner. If recorded before closing, will not need a joinder from Lennar.]**

R E C I T A L S

A. The Declarant is the record title owner of the real property located in Alachua County, Florida, more particularly described on **Exhibit 1** attached hereto and incorporated herein by this reference.

B. The Declarant hereby desires to subject SAN FELASCO to the covenants, conditions and restrictions contained in this Declaration.

C. This Declaration is a covenant running with all of the land comprising SAN FELASCO, and each present and future owner of interests therein and their heirs, successors and assigns are hereby subject to this Declaration.

D. SAN FELASCO is a portion of the master planned community known as "_____" (the "**Master Community**"), as more particularly described in that certain _____, recorded in Official Records Book _____, Page _____, of the Public Records of Alachua County, Florida (as now or subsequently amended, modified, restated, replaced or supplemented, the "**Master Declaration**"), which instrument establishes a general plan of restrictions for the administration, maintenance, preservation, use and enjoyment of lands within the Master Community.

E. SAN FELASCO is subject to the Master Declaration and the jurisdiction of the Master Association (as defined herein).

F. The Association constitutes a "Subassociation" (as defined in the Master Declaration) under the Master Declaration, and is being formed pursuant to the Master Declaration and has concurrent and supplemental jurisdiction with the Master Association. **[SWM COMMENT: subject to confirmation in Master Documents.]**

NOW THEREFORE, in consideration of the premises and mutual covenants contained in this Declaration, the Declarant hereby declares that every portion of SAN FELASCO is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions, restrictions, easements, reservations, regulations, charges and liens hereinafter set forth.

1. Recitals. The foregoing recitals are true and correct and are incorporated into and form a part of this Declaration.

2. Definitions. In addition to the terms defined elsewhere in this Declaration, all initially capitalized terms herein shall have the following meanings:

"**ACC**" shall mean the Architectural Control Committee for SAN FELASCO established pursuant to Section 19.1 hereof.

"**Articles**" shall mean the Articles of Incorporation of the Association filed or to be with the Florida Secretary of State in the form attached hereto as **Exhibit 2** and made a part hereof, as amended from time to time.

"**Assessments**" shall mean any assessments made in accordance with this Declaration and as further defined in Section 17.1 hereof.

"**Association**" shall mean SAN FELASCO HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, its successors and assigns.

"**Board**" shall mean the Board of Directors of the Association.

"**Builder**" means any person or entity other than the Declarant who (i) holds title to a Lot prior to, during and until completion of construction of a Home (as defined herein) thereon (as evidenced by issuance of a certificate of occupancy) and prior to the sale of such Home to a third party, (ii) is duly licensed, either itself or through an affiliated entity, to perform construction services, and (iii) is approved in writing by the Declarant as a Builder. The term "Builders" shall refer to all persons or entities meeting the definition of "Builder" as provided herein. Lennar Homes LLC, a Florida limited liability company ("**Lennar**"), is hereby approved by the Declarant as a "Builder."

"**Bylaws**" shall mean the Bylaws of the Association in the form attached hereto as **Exhibit 3** and made a part hereof, as amended from time to time.

"**City**" shall mean the City of Alachua, Alachua County, Florida.

"**Common Areas**" shall mean any and all real property interests and personalty within SAN FELASCO designated as Common Areas from time to time by the Declarant, by a Plat (as defined herein), by this Declaration, or by a recorded amendment to this Declaration and provided for, owned, leased by, or dedicated to, the common use and enjoyment of the Owners (as defined herein) within SAN FELASCO. The Common Areas may include, without limitation, the SMS (as defined herein), the Recreational Facilities (as defined herein), any Mail Delivery Centers (as defined herein), the Wetland Conservation Areas (as defined herein), ~~the private roadways,~~ entrance features, buffer or landscaped areas, open space areas, internal buffers, perimeter buffers, any private roadways or right-of-ways, irrigation facilities located within Common Areas, certain sidewalks, street lights, and commonly used utility facilities. The Common Areas do not include any portion of the Master Common Area (as defined herein). NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, THE DEFINITION OF "COMMON AREAS" AS SET FORTH IN THIS DECLARATION IS FOR DESCRIPTIVE PURPOSES ONLY AND SHALL IN NO WAY BIND, OBLIGATE OR LIMIT THE DECLARANT AND/OR BUILDERS TO CONSTRUCT OR SUPPLY ANY SUCH ITEM AS SET FORTH IN SUCH DESCRIPTION, THE CONSTRUCTION OR SUPPLYING OF ANY SUCH ITEM BEING IN THE DECLARANT'S SOLE DISCRETION. FURTHER, NO PARTY SHALL BE ENTITLED TO RELY UPON SUCH DESCRIPTION AS A REPRESENTATION OR WARRANTY AS TO THE EXTENT OF THE COMMON AREAS TO BE OWNED BY THE ASSOCIATION, EXCEPT AFTER CONSTRUCTION OF SUCH ITEM AND CONVEYANCE OF ANY SUCH ITEM TO THE ASSOCIATION. SOME AREAS THAT ARE TYPICALLY CONSIDERED "COMMON AREA" OF A DEVELOPMENT OF THIS NATURE MAY INSTEAD BE DESIGNATED AS PART OF THE MASTER COMMON AREA OWNED AND MAINTAINED BY THE MASTER ASSOCIATION. THE COMMON AREA SHALL NOT INCLUDE THE MASTER COMMON AREA.

"**Community Completion Date**" shall mean the date upon which all Homes in SAN FELASCO, as ultimately planned and as fully developed, have been conveyed by the Declarant and/or Builders to Owners.

"**Community Standards**" shall mean such architectural and design standards, if any, established by the Declarant or the Board pursuant to Section 19.5 hereof.

DRAFT

"**Contractors**" shall have the meaning set forth in Section 19.12.2 hereof.

"**County**" shall mean Alachua County, Florida.

"**Declarant**" shall mean SAN FELASCO RESEARCH VENTURES, LLC, a Florida limited liability company, or any successor or assign who has or takes title to any portion of the property described in **Exhibit 1** for development and/or sale and who is designated as the Declarant in a written instrument which the immediately preceding Declarant executes. The Declarant shall have the right to assign all or a portion of any rights granted to the Declarant in this Declaration. Subject to the requirements of Section 23 of this Declaration, the Declarant shall also have the right to assign all or a portion of any obligations of the Declarant in this Declaration. Except as otherwise provided in the instrument of assignment, in the event of a partial assignment of some, but not all, of the Declarant's rights and/or obligations, the assignee shall not be deemed the Declarant hereunder, but may exercise only those rights, or shall be responsible for only those obligations, of the Declarant assigned to such assignee. BY ACCEPTANCE OF A DEED TO A LOT, EACH OWNER ACKNOWLEDGES LENNAR WAS NOT AND IS NOT THE INITIAL DEVELOPER OF SAN FELASCO. THE INITIAL DEVELOPER IS THE DECLARANT. THE DECLARANT CONSTRUCTED, IMPROVED AND INSTALLED CERTAIN INFRASTRUCTURE, COMMON AREAS AND RELATED IMPROVEMENTS IN SAN FELASCO. BY ACCEPTANCE OF A DEED TO A LOT, EACH OWNER ACKNOWLEDGES LENNAR HAS NOT ASSUMED ANY LIABILITIES NOR ANY OBLIGATIONS OF THE DECLARANT, AS THE INITIAL DEVELOPER OF THE COMMUNITY IMPROVEMENTS, COMMON AREA AND RELATED INFRASTRUCTURE, OR OTHERWISE. EACH OWNER DOES DISCHARGE, RELEASE AND FULLY EXONERATE LENNAR FROM ANY AND ALL SUCH LIABILITIES AND OBLIGATIONS, AND DOES COVENANT NOT TO SUE OR MAKE ANY CLAIM AGAINST LENNAR FOR SUCH LIABILITIES OR OBLIGATIONS.

"**Declaration**" shall mean this COMMUNITY DECLARATION FOR SAN FELASCO, together with all amendments, supplements, and modifications thereof.

"**Electronic Transmission**" shall mean any form of communication, not directly involving the physical transmission or transfer of paper, which creates a record that may be retained, retrieved, and reviewed by a recipient and which may be directly reproduced in a comprehensible and legible paper form by such recipient through an automated process. Examples of Electronic Transmission include, without limitation, telegrams, facsimile transmissions and text that is sent via electronic mail between computers. Electronic Transmission may be used to communicate with only those members of the Association who consent in writing to receiving notice by Electronic Transmission. Consent by a member to receive notice by Electronic Transmission shall be revocable by the member only by delivery of written notice to the Board.

"**Governing Documents**" shall mean this Declaration, the Articles, the Bylaws, the Rules and Regulations, the Community Standards, and any applicable Supplemental Declaration (as defined herein) all as amended from time to time.

"**Home**" shall mean a residential dwelling and appurtenances thereto constructed on a Lot within SAN FELASCO. The term Home may not reflect the same division of property as reflected on the PIat. A Home shall be deemed created and have perpetual existence upon the issuance of a final or temporary Certificate of Occupancy for such residence; provided, however, the subsequent loss of such Certificate of Occupancy (e.g., by casualty or remodeling) shall not affect the status of a Home, or the obligation of an Owner to pay Assessments with respect to such Home. The term "Home" includes any interest in land, improvements, or other property appurtenant to the Home.

"**Immediate Family Members**" shall mean regardless of actual or perceived sexual orientation, gender identity or legal marital status, the individuals living as a family unit in the Home, including, without limitation, the Owner's child, spouse or domestic partner, parent, grandparent, or any other person living in the Home who qualifies as a "Family Member" as defined under FHA Single Family Housing Policy Handbook 4000.1. No person shall qualify as an Immediate Family Member unless such person is living

with the Owner within the Home. All references to "family members" of Owners used in this Declaration shall mean "Immediate Family Members."

"**Individual Assessments**" shall have the meaning set forth in Section 17.2.5 hereof.

"**Initial Contribution**" shall have the meaning set forth in Section 17.11 hereof.

"**Installment Assessments**" shall have the meaning set forth in Section 17.2.1 hereof.

"**Lender**" shall mean (i) the institutional and licensed holder of a first mortgage encumbering a Lot or a Home or (ii) the Declarant, Builders and/or their agents, designees or affiliates, to the extent the Declarant, Builders and/or their agents, designees or affiliates finance the purchase of a Lot or a Home initially or by assignment of an existing mortgage.

"**Lessee**" shall mean the lessee named in any written lease respecting a Home who is legally entitled to possession of any Home within SAN FELASCO.

"**Lot**" shall mean any platted lot shown on the Plat. The term "Lot" includes any interest in land, improvements, or other property appurtenant to the Lot, including, without limitation, a Home.

"**Lot Wall/Fence**" shall mean any fence or wall built as part of the original construction of two or more Homes that is placed on the dividing line or platted lot line between the Lots of such Homes.

"**Master ARB**" shall mean the Architectural Review Board (as defined in the Master Declaration) of the Master Association established pursuant to the Master Governing Documents (as defined herein). **[SWM COMMENT: subject to confirmation in Master Documents.]**

"**Master Association**" shall mean _____, a Florida not-for-profit corporation, its successors and assigns.

"**Master Association Assessments**" shall mean any assessments, fees and other charges owed by the Owners to the Master Association pursuant to the Master Governing Documents.

"**Master Common Area**" shall mean the Master Community "Common Area" as such term is defined in the Master Declaration. Some components that are typically considered "Common Area" of a development of this nature may instead be designated herein as part of the Master Common Area, as applicable. EACH PERSON BY ACCEPTANCE OF A DEED TO A LOT HEREBY ACKNOWLEDGES AND AGREES THE MASTER COMMON AREA ARE NOT COMMON AREA OWNED AND CONTROLLED BY THE ASSOCIATION AND FURTHER WAIVES ANY CLAIM OR RIGHT TO HAVE ANY PORTION OF THE MASTER COMMON AREA BE CONSIDERED AS COMMON AREA OF THE ASSOCIATION. **[SWM COMMENT: subject to confirmation in Master Documents.]**

"**Master Governing Documents**" shall mean the Master Declaration (as defined in the above Recitals) as now or subsequently amended, modified, restated, replaced or supplemented, together with all exhibits and ancillary documents referenced therein. This Declaration shall be junior and subordinate to the Master Governing Documents. IN THE EVENT OF ANY CONFLICT BETWEEN THE MASTER GOVERNING DOCUMENTS AND THE GOVERNING DOCUMENTS, THE MASTER GOVERNING DOCUMENTS SHALL CONTROL.

"**Master Plan**" shall mean collectively any full or partial concept plan for the development of SAN FELASCO, as it exists as of the date of recording this Declaration, regardless of whether such plan is currently on file with one or more governmental agencies. The Master Plan is subject to change as set forth herein. The Master Plan is not a representation by the Declarant or Builders as to the development of SAN FELASCO, as the Declarant reserves the right to amend all or part of the Master Plan from time to time.

"**Operating Expenses**" shall mean all actual and estimated costs and expenses of operating the Association, as provided herein. Operating Expenses may include, without limitation, the following: all costs of ownership, maintenance, operation, and administration of the Common Areas, including, without limitation, the Recreational Facilities, the SMS, any Mail Delivery Center(s), any~~the~~ private roadways, and the Wetland Conservation Areas; all amounts payable by the Association under the terms of this Declaration; any amounts (if any) payable by the Association to the Master Association pursuant to the Master Declaration; all costs of community lighting including up-lighting and entrance lighting; all amounts payable in connection with any street lighting agreement between the Association and a utility provider or Private Street Light Provider (as defined herein), if any; all amounts payable in connection with irrigation costs incurred by the Association for Common Area irrigation; costs of utilities; amounts payable to a Telecommunications Provider (as defined herein) for Telecommunications Services (as defined herein) furnished to Owners, if any; any fees due under a bulk service agreement entered into on behalf of the Owners by the Association or the Declarant, if any; taxes; insurance; bonds; salaries; management fees; professional fees; service costs; costs of supplies; maintenance, repair, replacement, and refurbishment costs; all amounts payable in connection with Association sponsored social events; and any and all costs relating to the discharge of the Association's obligations hereunder, or as determined to be part of the Operating Expenses by the Board. By way of example, and not of limitation, Operating Expenses shall include all of the Association's legal expenses and costs relating to or arising from the enforcement and/or interpretation of this Declaration. Notwithstanding anything to the contrary herein, Operating Expenses shall not include Reserves. If any of the foregoing items identified as possible Operating Expenses are included as Master Association Assessments, the same shall not be included as part of the Operating Expenses.

"**Owner**" shall mean the record title owner (whether one or more persons or entities) of fee simple title to any Lot. The term "Owner" shall not include the Declarant or Builders, even after the Turnover Date.

"**Parcel**" shall mean a platted or unplatted lot, tract, unit or other subdivision of real property upon which a Home has been, or will be, constructed. Once improved, the term Parcel shall include all improvements thereon and appurtenances thereto. The term Parcel, as used herein, may include more than one Lot.

"**Permit**" shall collectively mean Permit No. _____ issued by SRWMD (as defined herein), a copy of which is attached hereto as **Exhibit 4**, as amended or modified from time to time.

"**Plat**" shall mean any plat of any portion of SAN FELASCO filed in the Public Records, from time to time. This definition shall be automatically amended to include any replat or the plat of any additional phase of SAN FELASCO, as such phase is added to this Declaration.

"**Public Records**" shall mean the Public Records of Alachua County, Florida.

"**Resale Contribution**" shall have the meaning set forth in Section 17.12 hereof.

"**Reserves**" shall have the meaning set forth in Section 17.2.4 hereof.

"**Rules and Regulations**" shall mean the Rules and Regulations governing SAN FELASCO as adopted from time to time. Amendments to the Rules and Regulations may be adopted separately by the Declarant or the Board, as applicable, pursuant to the requirements for adopting amendments to the Declaration as provided in Section 4 below. Nothing herein shall preclude any Supplemental Declaration or other recorded covenants applicable to any portion of SAN FELASCO from containing additional restrictions or provisions that are more restrictive than the Rules and Regulations. The Board shall have the right to take enforcement action against any Owner to compel compliance with the Rules and Regulations. The Rules and Regulations may be incorporated in the Community Standards or may be adopted separately by the Declarant or the Board, as applicable.

DRAFT

"**SAN FELASCO**" shall have the meaning set forth in the Recitals hereof subject to additions and deletions thereto as permitted pursuant to the terms of this Declaration.

"**Special Assessments**" shall mean those Assessments more particularly described as Special Assessments in Section 17.2.2 hereof.

"**SRWMD**" shall mean the Suwannee River Water Management District.

"**Stormwater Management System**" or "**SMS**" means a system that is designed and constructed or implemented to control discharges that are necessary by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapter 62-330, Florida Administrative Code (2021). The SMS includes those works authorized by SRWMD pursuant to the Permit. The SMS will be part of the Common Areas and will be maintained by the Association.

"**Supplemental Declaration**" shall mean and refer to an instrument filed in the Public Records pursuant to Section 5.1 which subjects additional property to this Declaration, designates neighborhoods or service area(s), creates additional classes of members, and/or imposes, expressly or by reference, additional restrictions and obligations on the land described in such instrument. The Declarant may, by Supplemental Declaration, create additional classes of membership with such rights, privileges and obligations as may be specified in such Supplemental Declaration in recognition of the different character and intended use of the property subject to such Supplemental Declaration. So long as a Builder owns any Lot or other property subject to this Declaration, any Supplemental Declaration shall require the prior written approval of such Builder.

"**Telecommunications Provider**" shall mean any party contracting with the Association to provide Owners with one or more Telecommunications Services. With respect to any particular Telecommunications Services, there may be one or more Telecommunications Providers.

"**Telecommunications Services**" shall mean delivered entertainment services, if provided, or none at all; all services that are typically, and in the future, identified as telecommunication services; cable television services; and data transmission services. Without limiting the foregoing, such Telecommunications Services may include the development, promotion, marketing, advertisement, provision, distribution, maintenance, transmission, and servicing of any of the foregoing services. The term Telecommunications Services is to be construed as broadly as possible.

"**Title Documents**" shall have the meaning set forth in Section 24.8 hereof.

"**Turnover**" shall mean the transfer of operation of the Association by the Declarant to Owners and Builders.

"**Turnover Date**" shall mean the date on which transition of control of the Association from the Declarant to Owners and Builders occurs.

"**Use Fees**" shall have the meaning set forth in Section 17.2.3 hereof.

"**Voting Interest**" shall mean and refer to the appurtenant vote(s) of each Lot and/or Parcel located within SAN FELASCO, which shall include the voting interests of the Declarant and Builders, as provided herein.

"**Wetland Conservation Areas**" shall have the meaning set forth in Section 25.4 herein. The Wetland Conservation Areas will be part of the Common Areas and will be owned and maintained by the Association.

3. Plan of Development.

3.1 Plan. The planning process for SAN FELASCO is an ever-evolving one and must remain flexible in order to be responsible to and accommodate the needs of the community. Subject to the Title Documents, Master Governing Documents, and other Agreements (as defined herein), the Declarant and each Builder may and has the right to develop SAN FELASCO and adjacent property owned by the Declarant into residences, comprised of homes, villas, coach homes, townhomes, patio homes, single-family homes, estate homes, multi-family homes, condominiums, rental apartments, rental homes, and other forms of residential dwellings. The existence at any point in time of walls, fences, landscape screens, or berms is not a guaranty or promise that such items will remain or form part of SAN FELASCO as finally developed.

3.2 Governing Documents. The Governing Documents create a general plan of development for SAN FELASCO which may be supplemented by additional covenants, restrictions and easements applicable to any portion of SAN FELASCO. In the event of a conflict between or among the Governing Documents and the additional covenants or restrictions, and/or the provisions of any other articles of incorporation, bylaws, rules or policies, the Governing Documents shall control. Nothing in this Section shall preclude any Supplemental Declaration or other recorded covenants applicable to any portion of SAN FELASCO from containing additional restrictions or provisions that are more restrictive than the provisions of this Declaration. Except as otherwise expressly set forth herein, all provisions of the Governing Documents shall apply to all Owners, Builders and to all occupants of Homes, as well as their respective Lessees, guests and invitees. Any Lease Agreement (as defined herein) for a Home within SAN FELASCO shall provide that the Lessee and all occupants of the leased Home shall be bound by the terms of the Governing Documents. Specific requirements for Lessees are set forth in this Declaration. If there is any conflict between the Declaration, the Articles, the Bylaws and the provisions of Florida law as it exists as of the date of recording this Declaration, then the provisions of Florida law as it exists as of the date of recording this Declaration, the provisions of the Declaration, the Articles and the Bylaws, in that order, shall prevail.

3.3 Site Plans and Plats. Site plans, construction plans or the Plat may identify some of the Common Areas within SAN FELASCO. The description of the Common Areas on the Plat or any site plan or construction plan is subject to change and the notes on a Plat, site plan, or construction plan is not a guarantee of what improvements will be constructed as Common Areas. Site plans and renderings used by the Declarant or Builders in their marketing efforts may illustrate the types of improvements that may be constructed as Common Areas but such site plans or other depictions are not a guarantee of what improvements will actually be constructed. Each Owner should not rely on the Plat or any site plans or other renderings used for illustration purposes, as this Declaration governs the rights and obligations of the Declarant, Builders, and Owners with respect to the Common Areas. Subject to the prior approval of Builders, the Declarant shall have the unrestricted right, without approval or joinder of any other person or entity, to replat all or any part of SAN FELASCO owned by the Declarant or to reconfigure any Lot or other land owned by the Declarant, for purposes including, without limitation, extending or relocating any right-of-way shown on the Plat or converting any Lot or portion thereof to use as a right-of-way, provided the Declarant owns the lands affected by or subject to such change.

3.4 Rentals. From time to time, the Declarant, Builders and/or their respective affiliates may market and/or sell Homes in SAN FELASCO to investors or to buyers who may not occupy their Homes as their primary residence. In addition, the Declarant, Builders, and/or their respective affiliates may own Homes within SAN FELASCO and may lease such Homes to occupants. Consequently, Homes in SAN FELASCO may be leased to or occupied by persons other than the record title owner of such Home. Notwithstanding anything contained herein to the contrary, there are no restrictions in this Declaration that (i) limit the total number of Homes in SAN FELASCO that can be leased; (ii) require the record title owner of a Home to reside in the Home as a primary or secondary residence; or (iii) require the record title owner of a Home to occupy the Home for a specified period of time before such record title owner can rent it to a third party.

3.5 Master Governing Documents. SAN FELASCO is subject to the Master Governing Documents. Pursuant to the Master Declaration, each Owner shall be a member of the Master Association. Each Owner, by acquiring title to a Lot, will be subject to the terms and conditions of the Master Governing Documents, as amended and supplemented from time to time. The Master Declaration contains certain rules, regulations, standards and restrictions relating to the use of SAN FELASCO (including Lots and Homes). To the extent required by the Master Declaration, each Owner, in addition to ACC approval, must also obtain approval of the Master ARB for any and all improvements, architectural or design changes to the Home and/or Lot. Among the powers of the Master Association is the power to assess and levy assessments and other charges, all as more particularly provided in the Master Declaration, and to impose and foreclose liens upon each Lot in the event such assessments are not paid when due, all in accordance with and as more particularly provided in the Master Declaration. **[SWM COMMENT: subject to confirmation in Master Documents.]**

THE ASSOCIATION AND EACH OWNER SHALL BE BOUND BY AND COMPLY WITH THE MASTER GOVERNING DOCUMENTS. THE GOVERNING DOCUMENTS ARE SUBORDINATE TO THE MASTER GOVERNING DOCUMENTS. IN THE EVENT OF ANY CONFLICT BETWEEN THE MASTER GOVERNING DOCUMENTS AND THE GOVERNING DOCUMENTS, THE MASTER GOVERNING DOCUMENTS SHALL CONTROL. GENERALLY, THE PROVISIONS OF THIS DECLARATION AND THE MASTER DECLARATION WHICH ADDRESS THE SAME SUBJECT MATTER SHALL ALL APPLY TO THE EXTENT SUCH PROVISIONS DO NOT DIRECTLY CONTRADICT ONE ANOTHER. IN THE EVENT THERE IS A DIRECT CONTRADICTION IN THE PROVISIONS OF THIS DECLARATION AND THE MASTER DECLARATION, THE MASTER DECLARATION SHALL CONTROL; PROVIDED, HOWEVER, IT SHALL NOT BE CONSIDERED A CONTRADICTION OR A CONFLICT TO THE EXTENT THIS DECLARATION PROVIDES ADDITIONAL RESTRICTIONS, TERMS, CONDITIONS AND DETAILS ON CONCEPTS OTHERWISE ADDRESSED IN OR CONTEMPLATED BY THE MASTER DECLARATION. TO THE EXTENT ANY PROVISION IN THE MASTER GOVERNING DOCUMENTS EXPRESSLY REQUIRES THE CONSENT AND/OR APPROVAL OF THE "DECLARANT" (AS DEFINED BY THE MASTER DECLARATION) OR THE MASTER ASSOCIATION, SUCH PROVISIONS IN THE MASTER GOVERNING DOCUMENTS SHALL GOVERN. **[SWM COMMENT: subject to confirmation in Master Documents.]**

3.6 Access and Use by Third Parties. ~~The~~Any private roadways and the Recreational Facilities within SAN FELASCO will be owned and maintained by the Association, but shall be available for access and use by individuals who are not members of the Association. Without limitation of the foregoing, owners and/or tenants of those certain townhomes and cottage homes that are members of the Master Association, but located outside of SAN FELASCO (the "**Townhome and Cottage Property**"), shall have the right to access and use ~~the~~any private roadways within SAN FELASCO for purposes of ingress and egress to, and use of, the Recreational Facilities, pursuant to that certain Cost Sharing and Easement Agreement, recorded or to be recorded in the Public Records (as amended and/or supplemented, the "**Cost Sharing Agreement**"). Notwithstanding the foregoing, no other members and/or occupants of property located within the Master Community, other than owners and/or tenants of the Townhome and Cottage Property and Owners and/or their Lessees, family members, guests and invitees, as provided herein, shall have access to, and use rights of, ~~the~~any private roadways and Recreational Facilities within SAN FELSACO. By way of example, and not of limitation, no owners or tenants of any apartment units that may be constructed or located within the Master Community shall have access and/or use rights over ~~the~~any private roadways or to the Recreational Facilities within SAN FELASCO. Any costs or expenses owed by the Townhome and Cottage Property pursuant to the Cost Sharing Agreement shall be collected pursuant to the terms of such Cost Sharing Agreement, as may be amended from time to time. BY ACCEPTANCE OF A DEED TO A LOT, EACH OWNER SHALL BE DEEMED TO UNDERSTAND, ACKNOWLEDGE AND AGREE TO THE TERMS OF THE COST SHARING AGREEMENT, INCLUDING ANY TERMS WHICH PROVIDE THAT ~~THE~~ANY PRIVATE ROADWAYS AND RECREATIONAL FACILITIES WITHIN SAN FELASCO MAY BE USED BY INDIVIDUALS WHO ARE NOT MEMBERS OF THE ASSOCIATION BUT MAY BE MEMBERS OF THE MASTER ASSOCIATION. NEITHER THE DECLARANT, ANY BUILDER, NOR THE ASSOCIATION IS RESPONSIBLE FOR ANY UNAUTHORIZED USE OF ~~THE~~ANY PRIVATE ROADWAYS OR RECREATIONAL FACILITIES WITHIN SAN FELASCO. EACH OWNER, BY ACCEPTANCE OF A DEED TO A LOT, OR ANY PERSON BY USE OR

OCCUPANCY OF A LOT, ACKNOWLEDGES THE FOREGOING NOTICE AND ASSUMES ALL RISKS RELATED TO OR ARISING OUT OF SUCH USE OF ~~THE~~ANY PRIVATE ROADWAYS AND RECREATIONAL FACILITIES WITHIN SAN FELASCO. EACH OWNER BY THE ACCEPTANCE OF A DEED TO THEIR LOT ACKNOWLEDGES AND AGREES THE DECLARANT, BUILDERS, AND THE ASSOCIATION SHALL HAVE NO RESPONSIBILITY FOR MONITORING USE OF ~~THE~~ANY PRIVATE ROADWAYS AND RECREATIONAL FACILITIES WITHIN SAN FELASCO. ANY PERSON USING SUCH PRIVATE ROADWAYS AND RECREATIONAL FACILITIES WITHIN SAN FELASCO, AND EACH OWNER AND HIS OR HER LESSEES, FAMILY MEMBERS, GUESTS AND INVITEES, ARE RESPONSIBLE FOR THEIR OWN SAFETY. THE DECLARANT, BUILDERS, AND THE ASSOCIATION WILL NOT BE RESPONSIBLE OR LIABLE FOR LOSSES OR INJURIES RESULTING FROM THE USE OF SUCH ROADWAYS AND/OR RECREATIONAL FACILITIES. **[SWM COMMENT: WILL NEED A COPY OF THE SAME, ONCE THE MASTER IS FORMED AND SUCH CSA IS NEGOTIATED.]**

4. Amendment.

4.1 General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to this Declaration or the other Governing Documents shall affect the rights of the Declarant or Builders unless such amendment receives the prior written consent of the Declarant or Builders, as applicable, which consent may be withheld for any reason whatsoever. No amendment shall alter the provisions of this Declaration benefiting Lenders without the prior approval of the Lender(s) enjoying the benefit of such provisions. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to this Declaration, then the prior written consent of such entity or agency must also be obtained. All amendments to this Declaration must comply with Section 25.2 which benefits SRWMD. No amendment to this Declaration shall materially and adversely affect the rights of a Builder unless such amendment receives the prior written consent of such affected Builder. No amendment to this Declaration shall be effective until it is recorded in the Public Records.

4.2 No Vested Rights. Each Owner by acceptance of a deed to a Home or Lot irrevocably waives any claim that such Owner has any vested rights pursuant to case law or statute with respect to this Declaration or any of the other Governing Documents. It is expressly intended that the Declarant and the Association have the broad right to amend this Declaration and the other Governing Documents, except as limited by applicable law as it exists on the date this Declaration is recorded in the Public Records or except as expressly set forth herein.

4.3 Amendments Prior to the Turnover. Prior to the Turnover, the Declarant shall have the right to amend this Declaration, the Community Standards, and/or the Rules and Regulations as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except as limited by applicable law as it exists on the date this Declaration is recorded in the Public Records or except as expressly set forth herein. Such amendments may include, without limitation, (i) the creation of easements for telecommunications systems, utility, drainage, ingress and egress and roof overhangs over any portion of SAN FELASCO; (ii) additions or deletions from SAN FELASCO and/or the properties comprising the Common Areas; (iii) changes in the Rules and Regulations; (iv) changes in the Community Standards; (v) changes in maintenance, repair and replacement obligations; and (vi) modifications of the use restrictions for Homes. The Declarant's right to amend under this provision is to be construed as broadly as possible. By way of example, and not as a limitation, the Declarant may create easements over, under and across Lots conveyed to Owners provided that such easements do not prohibit the use of Homes on such Lots as residential dwellings. Notwithstanding any other provision of this Declaration to the contrary, prior to the Turnover, and so long as any Builder shall own any Lot, such Builder's prior written consent to any proposed amendment shall be obtained prior to effectuating any such amendment. In the event the Association shall desire to amend this Declaration, the Community Standards, and/or the Rules and Regulations prior to the Turnover, the Association must first obtain the Declarant's and Builders' prior written consent to any proposed amendment. Thereafter, an amendment identical to that approved by the Declarant and Builders may be adopted by the Association pursuant to the requirements for adopting amendments after the Turnover as provided in Section 4.4 below. The Declarant and Builders shall join in the identical amendment to the Declaration so that their consent to the same will be

reflected in the Public Records. To the extent legally required, each Owner shall be deemed to have granted to the Declarant, and thereafter, the Association, an irrevocable power of attorney, coupled with an interest, for the purposes herein expressed.

4.4 Amendments after the Turnover. After the Turnover, but subject to the general and specific restrictions on amendments set forth herein, this Declaration may be amended with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members of the Association at which there is a quorum. After the Turnover, the Community Standards and the Rules and Regulations may be amended with the approval of a majority of the Board. Notwithstanding any other provision herein to the contrary, after the Turnover, no amendment to the Governing Documents shall affect the rights of Builders unless such amendment receives the prior written consent of such Builders, which consent may be withheld for any reason whatsoever.

4.5 Compliance with HUD, FHA, VA, FNMA, GNMA and SRWMD. Notwithstanding any provision of this Declaration to the contrary, prior to the Turnover, the Declarant shall have the right to amend this Declaration, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SRWMD, or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Association, other Owners, or any other party shall be required or necessary to such amendment. After the Turnover, but subject to Section 4.1 of this Declaration, the Board shall have the right to amend this Declaration, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SRWMD or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Owners, or any other party shall be required or necessary to any such amendments by the Board. Any such amendments by the Board shall require the approval of a majority of the Board.

5. Annexation and Withdrawal.

5.1 Annexation by Declarant. Prior to the Community Completion Date, additional lands may be made part of SAN FELASCO by the Declarant, subject to the approval of Builders, so long as such Builder owns a Lot within SAN FELASCO. Except for the prior written approval of Builders and applicable governmental approvals (if any) and except for the consent of the record title owner of such additional lands if such record title owner is not the Declarant, no consent to such annexation shall be required from any other party (including, but not limited to, the Association, Owners or any Lenders). Such annexed lands shall be brought within the provisions and applicability of this Declaration by the recording of a Supplemental Declaration to this Declaration in the Public Records. The Supplemental Declaration shall subject the annexed lands to the covenants, conditions, and restrictions contained in this Declaration as fully as though the annexed lands were described herein as a portion of SAN FELASCO. Such Supplemental Declaration may contain additions to, modifications of, or omissions from the covenants, conditions, and restrictions contained in this Declaration as deemed appropriate by the Declarant and as may be necessary to reflect the different character, if any, of the annexed lands. Prior to the Community Completion Date, only the Declarant may add additional lands to SAN FELASCO.

5.2 Annexation by the Association. After the Community Completion Date, and subject to applicable governmental approvals (if any), additional lands may be annexed with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members of the Association at which there is a quorum.

5.3 Withdrawal. Prior to the Community Completion Date, any portions of SAN FELASCO (or any additions thereto) may be withdrawn by the Declarant from the provisions and applicability of this Declaration by the recording of an amendment to this Declaration in the Public Records. The right of the Declarant to withdraw portions of SAN FELASCO shall not apply to any Lot that has been conveyed to an

Owner or Builder unless that right is specifically reserved in the instrument of conveyance or the prior written consent of the Owner or Builder is obtained. The withdrawal of any portion of SAN FELASCO by the Declarant shall not require the consent or joinder of any other party (including, without limitation, the Association, Owners, or any Lenders), except Builders, as provided herein. The Association shall have no right to withdraw land from SAN FELASCO. So long as any Builder shall own any Lot, such Builder's prior written consent to any proposed amendment withdrawing portions of SAN FELASCO shall be obtained by the Declarant prior to effectuating any such amendment withdrawing property, except for any withdrawals required by a governmental agency which the Declarant may make without the joinder or consent of any other party.

5.4 Effect of Filing Supplemental Declaration. Any Supplemental Declaration filed pursuant to this Section 5 shall be effective upon recording in the Public Records, unless otherwise specified in such Supplemental Declaration. On the effective date of the Supplemental Declaration, any additional property subjected to this Declaration shall be assigned voting rights in the Association and Assessment liability in accordance with the provisions of the Supplemental Declaration and this Declaration.

6. Dissolution.

6.1 Generally. In the event of the dissolution of the Association without reinstatement within thirty (30) days thereafter, other than incident to a merger or consolidation, any Owner may petition the Circuit Court of the appropriate Judicial Circuit of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Association and to manage the Common Areas in the place and stead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association. In the event the Association is dissolved, other than incident to a merger or consolidation, and the Master Association does not own and operate all the SMS, the SMS shall be conveyed to SRWMD or an appropriate agency of local government and, if not accepted by such agency, the SMS shall be dedicated to a similar non-profit corporation. If the Association ceases to exist, and the Master Association does not own and operate all the SMS, all Owners shall be jointly and severally responsible for the operation and maintenance of the SMS in accordance with the requirements of the Permit, unless and until an alternate entity assumes responsibility.

6.2 Applicability of Declaration after Dissolution. In the event of dissolution of the Association, SAN FELASCO and each Lot therein shall continue to be subject to the provisions of this Declaration, including, without limitation, the provisions respecting Assessments specified in this Declaration. Each Owner shall continue to be personally obligated to the successors or assigns of the Association for Assessments to the extent that Assessments are required to enable the successors or assigns of the Association to properly maintain, operate and preserve the Common Areas. The provisions of this Section only shall apply with regard to the maintenance, operation, and preservation of those portions of SAN FELASCO that had been Common Areas and continue to be so used for the common use and enjoyment of the Declarant, Owners and Builders.

7. Binding Effect and Membership.

7.1 Term. Subject to the Declarant's right to amend this Declaration prior to Turnover and the Association's right to amend this Declaration after Turnover, the covenants, conditions and restrictions of this Declaration shall run with and bind the land and shall inure to the benefit of and be enforceable by the Association, or the owner of any land subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of twenty-five (25) years from the date this Declaration is recorded in the Public Records, after which time the covenants, conditions and restrictions contained in this Declaration shall be automatically extended for successive periods of ten (10) years unless prior to the end of such twenty-five (25) year period, or each successive ten (10) year period, an instrument signed by an officer of the Association on behalf of eighty percent (80%) of the total Voting Interests of the Association agreeing to terminate this Declaration has been recorded in the Public Records. Provided, however, that no such agreement to terminate the covenants, conditions and

restrictions shall be effective unless made and recorded at least ninety (90) days in advance of the effective date of such change.

7.2 Transfer. The transfer of the fee simple title to a Home or Lot, whether voluntary or by operation of law, terminating an Owner's or Builder's title to that Home or Lot, shall terminate the rights to use and enjoy the Common Areas and shall terminate such Owner's or Builder's membership in the Association with respect to such Home or Lot. An Owner's or Builder's rights and privileges under this Declaration are not assignable separately from a Lot. The record title owner of a Lot is entitled to the benefits of, and is burdened with the duties and responsibilities set forth in the provisions of this Declaration. All parties acquiring any right, title and interest in and to any Lot shall be fully bound by the provisions of this Declaration. In no event shall any Owner acquire any rights that are greater than the rights granted to, and limitations placed upon, its predecessor in title pursuant to the provisions of this Declaration. The transferor of any Lot shall remain jointly and severally liable with the transferee for all obligations pursuant to this Declaration with respect to such Lot that accrue prior to the date of such transfer, including, without limitation, payment of any and all Assessments accruing with respect to such Lot prior to the date of transfer.

7.3 Membership and Voting Rights. In addition to the Declarant, upon acceptance of title to a Lot, and as more fully provided in the Articles and Bylaws, each Owner and Builder shall be a member of the Association. Membership rights are governed by the provisions of this Declaration, the Articles and the Bylaws. Membership shall be an appurtenance to, and may not be separated from, the ownership of a Lot. The Declarant's rights with respect to membership in the Association are set forth in this Declaration, the Articles, and the Bylaws. The Association shall have the following two (2) classes of voting membership:

7.3.1 Class A Members. Class A members shall be all Owners and Builders. Each Class A member shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot as an "Owner," all such persons shall be members. The vote for such Lot shall be exercised as such persons determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

7.3.2 Class B Member. The Declarant shall be the Class B member and shall be entitled to nine (9) votes for each Lot owned by the Declarant; provided, however, as to land which is annexed or added pursuant to the terms of this Declaration, the Declarant shall be entitled to fourteen (14) votes per acre or fraction thereof contained within a Parcel, until such time as the Parcel is platted, whereupon the Declarant shall be entitled to nine (9) votes per Lot in lieu of the votes per acre. Notwithstanding the foregoing, from and after the Turnover Date, the Declarant shall be entitled to one (1) vote for each Lot owned. "**Turnover**" shall mean the transfer of operation of the Association by the Declarant to Owners and Builders. The Turnover of the Association by the Declarant shall occur on the Turnover Date at the Turnover meeting. The purpose of the Turnover meeting is to elect a majority of the Board. No more than sixty (60) days and no less than thirty (30) days prior to the Turnover meeting, the Association shall notify in writing all Class A members of the date, location, and purpose of the Turnover meeting. The Turnover shall take place within three (3) months of the occurrence of the following events, whichever occurs earliest:

7.3.2.1 When ninety percent (90%) of the total Lots ultimately planned for SAN FELASCO are conveyed to members other than the Declarant and Builders;

7.3.2.2 When the Declarant makes the election, in its sole and absolute discretion, to give written notice to the Association of its decision to cause the Turnover to occur; provided, however, notwithstanding the foregoing, as long as any Builder owns any Lot or other real property subject to the terms of this Declaration, Declarant may not, without the prior written consent of such Builder, cause the Turnover to occur; or

7.3.2.3 As otherwise required by Section 720.307, Florida Statutes (2021).

7.4 Ownership by Entity. In the event that an Owner is other than a natural person, that Owner shall, prior to occupancy of the Home, designate one or more persons who are to be the occupants of the Home and register such persons with the Association. All provisions of this Declaration and other Governing Documents shall apply to both such Owner and the designated occupants.

7.5 Voting Interests. Voting Interests in the Association are governed by this Declaration, the Articles, and the Bylaws.

7.6 Document Recordation Prohibited. Neither the Association nor any Owner, nor group of Owners, may record any documents that, in any way, affect or restrict the rights of the Declarant, Builders, or conflict with the provisions of this Declaration or the other Governing Documents.

7.7 Conflicts. In the event of any conflict among this Declaration, the Articles, the Bylaws, or any of the other Governing Documents, this Declaration shall control.

8. Paramount Right of Declarant. Notwithstanding anything to the contrary herein, but subject to the rights of Builders set forth herein, prior to the Community Completion Date, the Declarant shall have the paramount right to dedicate, transfer, and/or convey (by absolute conveyance, easement, or otherwise) portions of SAN FELASCO for various public purposes or for the provision of telecommunication systems, or to make any portions of SAN FELASCO part of the Common Areas, or to create and implement a special taxing district which may include all or any portion of SAN FELASCO. SALES BROCHURES, SITE PLANS, AND MARKETING MATERIALS ARE CURRENT CONCEPTUAL REPRESENTATIONS AS TO WHAT IMPROVEMENTS, IF ANY, WILL BE INCLUDED WITHIN THE COMMON AREAS. THE DECLARANT SPECIFICALLY RESERVES THE RIGHT TO CHANGE THE LAYOUT, COMPOSITION, AND DESIGN OF ANY AND ALL COMMON AREAS, AT ANY TIME, WITHOUT NOTICE AND AT ITS SOLE DISCRETION.

9. Common Areas.

9.1 General. The Common Areas shall be operated, maintained, and administered at the sole cost of the Association for all purposes and uses reasonably intended. The Declarant shall be the sole judge of the composition of any Common Area improvements constructed by the Declarant. The Declarant and Builders shall have the right to use and access the Common Areas without interference from any Owner or any other person or entity whatsoever. Owners shall have no right in or to any Common Areas referred to in this Declaration unless and until same are actually constructed, completed, and conveyed or dedicated to the Association. Prior to the Community Completion Date, the Declarant reserves the absolute right, on behalf of itself and its assigns and designees, to add to, delete from, or modify any of the Common Areas referred to herein at its sole discretion without notice, subject to the rights of Builders. Notwithstanding anything contained herein to the contrary, the Declarant shall not add to, delete from, or modify any of the Common Areas without the prior written consent of the Builders for so long as such Builder owns any property subject to the terms of this Declaration. THE COMMON AREAS SHALL NOT INCLUDE ANY MASTER COMMON AREA.

9.2 Construction of Common Areas and Improvements. The Declarant anticipates it will construct certain improvements as part of the Common Areas, as the Declarant determines in its sole discretion. Certain of the Common Area improvements are intended for recreational activities (collectively, the "**Recreational Facilities**"). Prior to the Community Completion Date, the Declarant reserves the absolute right to construct additional Common Area improvements within SAN FELASCO, from time to time, in its sole discretion, and to remove, add to, modify and change the boundaries, facilities and improvements now or then part of the Common Areas. The Declarant is not obligated to, nor has it represented that it will, construct any Common Area improvements. The Declarant is the sole judge of the Common Area improvements constructed by the Declarant or its agents, assigns or designees, including the plans, specifications, design, location, completion schedule, materials, size, and contents of the facilities, improvements, appurtenances, personal property, color, textures, finishes or changes or modifications to any of them.

9.3 Use of Common Areas by Declarant. Until the Community Completion Date, the Declarant and Builders shall have the right to use any portion of the Common Areas, without charge, for any purpose deemed appropriate by the Declarant or Builders, as applicable.

9.4 Conveyance.

9.4.1 Generally. The Common Areas may be designated by the Plat, created by this Declaration or in the form of easements, or conveyed to the Association by Quitclaim Deed or other instrument of conveyance, as determined by the Declarant in its sole and absolute discretion, provided that the Declarant shall obtain any Builder's prior written consent for same for so long as such Builder owns any Lots or other property subject to this Declaration, which consent shall not be unreasonably withheld, conditioned, or delayed. The Association shall pay all costs of the conveyance at the Declarant's request. The designation of Common Areas, creation by easement, or conveyance shall be subject to easements, restrictions, reservations, conditions, limitations, and declarations of record, real estate taxes for the year of conveyance, zoning, land use regulations and survey matters. The Association shall be deemed to have assumed and agreed to pay all continuing obligations and service and similar contracts relating to the ownership, operation, maintenance, and administration of the conveyed portions of Common Areas and other obligations relating to the Common Areas imposed herein. The Association shall, and does hereby, indemnify and hold the Declarant and all Builders harmless on account thereof. The Association, by its joinder to this Declaration, hereby accepts such dedication(s) or conveyance(s) without setoff, condition, or qualification of any nature. The Association shall accept any and all transfer of permits from the Declarant, Builders, or any other permittee, of any permit required by a governmental agency in connection with the development of SAN FELASCO, as modified and/or amended. The Association shall cooperate with the Declarant, Builders or any other permittee of such permits, as modified and/or amended, with any applications, certifications, documents or consents required to effectuate any such transfer of permits to the Association. THE COMMON AREAS, PERSONAL PROPERTY AND EQUIPMENT THEREON AND APPURTENANCES THERETO SHALL BE CONVEYED TO THE ASSOCIATION IN "AS IS, WHERE IS" CONDITION WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, IN FACT OR BY LAW, AS TO THE CONDITION, FITNESS OR MERCHANTABILITY OF THE COMMON AREAS BEING CONVEYED, OR WITH RESPECT TO THE IMPROVEMENTS AND REPAIRS TO BE COMPLETED AFTER THE CONVEYANCE, INCLUDING WITHOUT LIMITATION, REPRESENTATIONS OR WARRANTIES OF MERCHANTABILITY OR FITNESS FOR THE ORDINARY OR ANY PARTICULAR PURPOSES, AND WITHOUT ANY REPRESENTATION OR WARRANTIES REGARDING FUTURE REPAIR OR REGARDING THE CONDITION, CONSTRUCTION, ACCURACY, COMPLETENESS, DESIGN, ADEQUACY OF THE SIZE OR CAPACITY IN RELATION TO THE UTILIZATION, DATE OF COMPLETION OR THE FUTURE ECONOMIC PERFORMANCE OR OPERATIONS OF, OR THE MATERIALS OR FURNITURE WHICH HAS BEEN OR WILL BE USED IN SUCH PROPERTY OR REPAIRS EXCEPT AS SET FORTH HEREIN. Notwithstanding the foregoing, any such conveyance or encumbrance of such Common Areas is subject to an irrevocable ingress and egress easement in favor of the Declarant and each Owner and Builder, as applicable, granting access to their respective Lots.

9.4.2 Common Area Reservations. The Common Areas shall be subject to the following provisions:

9.4.2.1 a perpetual nonexclusive easement in favor of governmental agencies for the maintenance and repair of existing road, speed and directional signs, if any;

9.4.2.2 matters reflected on the Plat;

9.4.2.3 perpetual non-exclusive easements in favor of the Declarant, Builders, and their successors, and assigns in, to, upon and over all of the Common

Areas for the purposes of vehicular and pedestrian ingress and egress, installation of improvements, utilities, landscaping and/or drainage, without charge, including, without limitation, the right to use such Common Areas for construction vehicles and equipment. These easements shall run in favor of the Declarant, Builders and their respective employees, representatives, agents, licensees, guests, invitees, successors and/or assigns;

9.4.2.4 all restrictions, easements, covenants and other matters of record;

9.4.2.5 in the event the Association believes that the Declarant or a Builder has failed in any respect to meet the Declarant's or such respective Builder's obligations under this Declaration or has failed to comply with any of the Declarant's or such Builder's obligations under law, or the Common Areas conveyed herein are defective in any respect, the Association shall give written notice to the Declarant or the respective Builder, as applicable, detailing the alleged failure or defect. Once the Association has given written notice to the Declarant or Builder, as applicable, pursuant to this Section, the Association shall be obligated to permit the Declarant or Builder, as applicable, and their agents to perform inspections of the Common Areas and to perform all tests and make all repairs/replacements deemed necessary by the Declarant or Builder, as applicable, to respond to such notice at all reasonable times. The Association agrees that any inspection, test and/or repair/replacement scheduled on a business day between 9 a.m. and 5 p.m. shall be deemed scheduled at a reasonable time. The rights reserved in this Section include the right of the Declarant and/or Builder, as applicable, to repair or address, in the Declarant's or Builder's, as applicable, sole option and expense, any aspect of the Common Areas deemed defective by the Declarant or Builder, as applicable, during its inspections of the Common Areas. The Association's failure to give the notice and/or otherwise comply with the provisions of this Section will damage the Declarant and/or Builder; and

9.4.2.6 a reservation of right in favor of the Declarant to require that the Association re-convey all or a portion of the Common Areas by Quitclaim Deed in favor of the Declarant in the event that such property is required to be owned by the Declarant for any purpose, including, without limitation, the reconfiguration of any adjacent property by replatting or otherwise. To the extent legally required, each Owner shall be deemed to have granted to the Declarant, and thereafter the Association, an irrevocable power of attorney, coupled with an interest, for the purposes herein expressed.

9.5 Operation After Conveyance. Subject to the Association's right to grant easements and other interests as provided herein, the Association may not convey, abandon, alienate, encumber, or transfer all or a portion of the Common Areas to a third party without (i) if prior to the Turnover, the approval of (a) a majority of the Board; and (b) the consent of the Declarant and Builders, or (ii) from and after the Turnover, approval of (x) a majority of the Board; and (y) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members.

9.6 Paved and Concrete Common Areas. The Common Areas may contain certain paved or concrete areas. Without limiting any other provision of this Declaration, the Association is responsible for the maintenance, repair and/or resurfacing of any paved and concrete surfaces forming a part of the Common Areas, including, but not limited to, ~~the~~any private roadways, any parking areas, pathways, bicycle paths, and community sidewalks. Although pavement appears to be a durable material, it requires maintenance. The Association shall have the right, but not the obligation, to arrange for periodic inspections of all paved and concrete surfaces forming a part of the Common Areas by a licensed contractor and/or engineer. The cost of such inspection shall be a part of the Operating Expenses. The Association shall determine periodically the parameters of the inspection to be performed, if any. Any patching, grading, or other maintenance work should be performed by a company licensed to perform the work. Each Owner agrees to reimburse the Association any expense incurred in repairing any damage to paved or concrete surfaces in the event that such Owner's negligent or willful acts (or the negligent or

willful acts of such Owner's Lessees, family members, guests or invitees) caused such damage to any paved or concrete surfaces. Failure of an Owner to reimburse the Association any costs necessitated by the negligent or willful acts of an Owner (or such Owner's Lessees, family members, guests or invitees) shall subject the Owner to an Individual Assessment for such costs.

9.7 Delegation. Once conveyed or dedicated to the Association, the Common Areas and improvements located thereon shall at all times be under the complete supervision, operation, control, and management of the Association, as applicable. Notwithstanding the foregoing, the Association may delegate all or a portion of its obligations hereunder to a licensed manager or professional management company. The Association specifically shall have the right to pay for management services on any basis approved by the Board (including bonuses or special fee arrangements for meeting financial or other goals). Further, in the event that Common Area is created by easement, the Association's obligations and rights with respect to such Common Area may be limited by the terms of the document creating such easement.

9.8 Use.

9.8.1 Nonexclusive Use. The Common Areas shall be used and enjoyed by the Owners and Builders on a non-exclusive basis in common with other persons, entities and corporations (who may, but are not required to be, members of the Association) entitled to use those portions of the Common Areas. Prior to the Community Completion Date, the Declarant, and thereafter, the Association has the right, at any and all times, and from time to time, to further additionally provide and make the Common Areas available to other individuals, persons, firms, or corporations, as it deems appropriate. The granting of such rights shall not invalidate this Declaration, reduce or abate any Owner's obligations pursuant to this Declaration, or give any Owner the right to avoid any of the covenants, agreements or obligations to be performed hereunder.

9.8.2 Right to Allow Use. The Declarant and/or the Association may enter into easement agreements or other use or possession agreements whereby the Owners, Telecommunications Providers, Private Street Light Providers, the Association and/or others may obtain the use, possession of, or other rights regarding certain property, on an exclusive or non-exclusive basis, for certain specified purposes. The Association may agree to maintain and pay the taxes, insurance, administration, upkeep, repair, and replacement of such property, the expenses of which shall be Operating Expenses. Any such agreement by the Association prior to the Community Completion Date shall require the prior written consent of the Declarant and any Builder, so long as such Builder is the record title owner of a Lot. Thereafter, any such agreement shall require the approval of the majority of the Board, which consent shall not be unreasonably withheld or delayed.

9.8.3 Retention/Detention Areas. NEITHER THE DECLARANT, THE BUILDERS, NOR THE ASSOCIATION MAKE ANY REPRESENTATION CONCERNING THE CURRENT OR FUTURE WATER LEVELS IN ANY OF THE RETENTION/DETENTION AREAS IN SAN FELASCO; PROVIDED, FURTHER, NEITHER THE DECLARANT, THE BUILDERS, NOR THE ASSOCIATION BEAR ANY RESPONSIBILITY TO ATTEMPT TO ADJUST OR MODIFY THE WATER LEVELS SINCE SUCH LEVELS ARE SUBJECT TO SEASONAL GROUNDWATER AND RAINFALL FLUCTUATIONS THAT ARE BEYOND THE CONTROL OF THE DECLARANT, THE BUILDERS, AND THE ASSOCIATION. BY ACCEPTANCE OF A DEED TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THE WATER LEVELS OF ALL RETENTION/DETENTION AREAS MAY VARY. THERE IS NO GUARANTEE BY THE DECLARANT, THE BUILDERS, OR THE ASSOCIATION THAT WATER LEVELS OR RETENTION/DETENTION AREAS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME; AT TIMES, WATER LEVELS MAY BE NONEXISTENT. THE DECLARANT, THE BUILDERS, AND THE ASSOCIATION SHALL NOT BE OBLIGATED TO ERECT FENCES, GATES, OR WALLS AROUND OR ADJACENT TO ANY RETENTION/DETENTION AREAS WITHIN SAN FELASCO.

9.8.4 Obstruction of Common Areas. No portion of the Common Areas may be obstructed, encumbered, or used by Owners for any purpose other than as permitted herein or otherwise permitted by the Association.

9.8.5 Assumption of Risk. Without limiting any other provision herein, each Owner accepts and assumes all risk and responsibility for noise, liability, injury, or damage connected with use or occupancy of any portion of such Common Areas, including, without limitation: (i) noise from maintenance equipment; (ii) use of pesticides, herbicides, and fertilizers; (iii) view restrictions and impairment caused by the construction of any structures and/or the maturation of trees and shrubbery; (iv) reduction in privacy caused by the removal or pruning of shrubbery or trees within SAN FELASCO; and (v) design of any portion of SAN FELASCO. Each Owner also expressly indemnifies and agrees to hold harmless the Declarant, Builders, the Association, and their respective employees, directors, representatives, officers, agents, affiliates, partners, and attorneys (collectively, "**Indemnified Parties**") from any and all damages, whether direct or consequential, arising from or related to the person's use of the Common Areas, including for attorneys' fees, paraprofessional fees and costs at trial and upon appeal. Without limiting the foregoing, all persons using the Common Areas or any improvements within the Master Community, including, without limitation, any retention/detention areas, or areas adjacent to any water body, do so at their own risk. BY ACCEPTANCE OF A DEED TO THEIR LOT, EACH OWNER ACKNOWLEDGES THE COMMON AREAS, AND AREAS IN THE VICINITY OF THE COMMON AREAS, MAY CONTAIN WILDLIFE SUCH AS, BUT NOT LIMITED TO, INSECTS, ALLIGATORS, COYOTES, RACCOONS, SNAKES, DUCKS, DEER, SWINE, TURKEYS, AND FOXES. THE DECLARANT, BUILDERS, THE ASSOCIATION, AND THE MASTER ASSOCIATION SHALL HAVE NO RESPONSIBILITY FOR MONITORING SUCH WILDLIFE OR NOTIFYING OWNERS OR OTHER PERSONS OF THE PRESENCE OF SUCH WILDLIFE. EACH OWNER AND HIS OR HER LESSEES, FAMILY MEMBERS, GUESTS, AND INVITEES ARE RESPONSIBLE FOR THEIR OWN SAFETY.

9.8.6 Owners' Obligation to Indemnify. Each Owner agrees to indemnify and hold harmless the Indemnified Parties against all actions, injury, claims, loss, liability, damages, costs and expenses of any kind or nature whatsoever (collectively, "**Losses**") incurred by or asserted against any of the Indemnified Parties from and after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to the Common Areas within SAN FELASCO or the Master Common Areas, or the Master Community, including, without limitation, use of the Common Areas or Master Common Areas by Owners, their Lessees, guests, family members, invitees, or agents. Should any Owner (or its Lessees, guests, family members, invitees or agents) bring suit against the Declarant, Builders, the Association, or any of the Indemnified Parties for any claim or matter and fail to obtain judgment therein against such Indemnified Parties, such Owner shall be liable to such parties for all Losses, costs and expenses incurred by the Indemnified Parties in the defense of such suit, including attorneys' fees and paraprofessional fees at trial and upon appeal.

9.9 Rules and Regulations.

9.9.1 Generally. Prior to the Turnover, the Declarant, and thereafter the Board, shall have the right to adopt Rules and Regulations governing the use of the Common Areas. The Rules and Regulations and any amendments thereto need not be recorded in the Public Records. The Common Areas shall be used in accordance with this Declaration and Rules and Regulations promulgated hereunder, if any.

9.9.2 Declarant and Builders Not Subject to Rules and Regulations. Notwithstanding any other provision in this Declaration to the contrary, the Rules and Regulations shall not apply to the Declarant, Builders, or to any property owned by the Declarant and/or Builders, and shall not be applied in a manner that would prohibit or restrict the development or operation of SAN FELASCO or adversely affect the interests of the Declarant and/or Builders. Without limiting the foregoing, the Declarant, Builders, and/or their respective agents, Contractors, and assigns shall

have the right to: (i) develop and construct Lots, Homes, Common Areas and related improvements within SAN FELASCO, and make any additions, alterations, improvements, or changes thereto; (ii) maintain sales offices (for the sale and re-sale of (a) Lots and Homes and (b) residences and properties located outside of SAN FELASCO), general offices and construction operations within SAN FELASCO; (iii) place, erect or construct portable, temporary or accessory buildings or structures within SAN FELASCO for sales, construction storage or other purposes; (iv) temporarily deposit, dump or accumulate materials, trash, refuse and rubbish in connection with the development or construction of any portion of SAN FELASCO; (v) post, display, inscribe or affix to the exterior of any portion of the Common Areas or any other portions of SAN FELASCO, signs and other materials used in developing, constructing, selling or promoting the sale of any portion of SAN FELASCO including, without limitation, Lots, Parcels and Homes; (vi) excavate fill from any retention/detention areas or water bodies within and/or contiguous to SAN FELASCO by dredge or dragline, store fill within SAN FELASCO and remove and/or sell excess fill; and grow or store plants and trees within, or contiguous to, SAN FELASCO and use and/or sell excess plants and trees; and (vii) undertake all activities which, in the sole opinion of the Declarant and/or Builder, are necessary or convenient for the development and sale of any lands and improvements comprising SAN FELASCO. Notwithstanding the foregoing or any other provision of this Declaration to the contrary, Builders are permitted to market communities other than SAN FELASCO from models located within SAN FELASCO.

9.10 Public Facilities. SAN FELASCO and the Master Community may include one or more public facilities that may be dedicated to the City ~~or the County~~. All roadways within SAN FELASCO, as designated on the Plat, shall be ~~private~~public roadways owned and maintained by the ~~Association~~City. CERTAIN ROADWAYS WITHIN THE MASTER COMMUNITY WHICH ARE ADJACENT TO OR IN PROXIMITY TO SAN FELASCO MAY BE PART OF THE PUBLIC SYSTEM OF ROADWAYS. EACH OWNER BY THE ACCEPTANCE OF A DEED TO THEIR LOT ACKNOWLEDGES AND AGREES THAT THE ASSOCIATION, THE DECLARANT, AND BUILDERS SHALL HAVE NO CONTROL WITH REGARD TO ACCESS AND USAGE OF SUCH ROADWAYS BY THE GENERAL PUBLIC.

9.11 Default by Owners. No default by any Owner in the performance of the covenants and promises contained in this Declaration shall be construed or considered (i) a breach by the Declarant or the Association of any of their promises or covenants in this Declaration; (ii) an actual, implied or constructive dispossession of another Owner from the Common Areas; or (iii) an excuse, justification, waiver or indulgence of the covenants and promises contained in this Declaration.

9.12 Association's Obligation to Indemnify. The Association and each Owner covenant and agree, jointly and severally, to indemnify, defend and hold harmless the Declarant, Builders, their respective officers, directors, shareholders, and any related persons, companies or corporations and their employees from and against any and all claims, suits, actions, causes of action or damages arising from any personal injury, loss of life, or damage to property, sustained on or about the Common Areas, or other property serving the Association or SAN FELASCO, and improvements thereon, or resulting from or arising out of activities or operations of the Association or Owners within SAN FELASCO or the Master Community, and from and against all costs, expenses, court costs, attorneys' fees and paraprofessional fees (including, but not limited to, all trial and appellate levels and whether or not suit be instituted), expenses and liabilities incurred or arising from any such claim, the investigation thereof, or the defense of any action or proceedings brought thereon, and from and against any orders judgments or decrees which may be entered relating thereto. The costs and expense of fulfilling this covenant of indemnification shall constitute a part of the Operating Expenses to the extent such matters are not covered by insurance maintained by the Association or the Master Association.

9.13 Special Taxing Districts. For as long as the Declarant controls the Association, the Declarant shall have the right, but not the obligation, to dedicate or transfer or cause the dedication or transfer of all or portions of the Common Areas of SAN FELASCO to a special taxing district, or a public agency or authority under such terms as the Declarant deems appropriate in order to create or contract with special taxing districts and community development districts (or others) for lighting, perimeter walls,

fences, entrance features, roads, sidewalks, paths, landscaping, irrigation areas, ponds, surface water management systems, wetlands mitigation areas, parks, recreational or other services, security or communications, or other similar purposes deemed appropriate by the Declarant, including, without limitation, the maintenance and/or operation of any of the foregoing. As hereinafter provided, the Declarant may sign any taxing district petition as attorney-in-fact for each Owner. Each Owner's obligation to pay taxes associated with such district shall be in addition to such Owner's obligation to pay Assessments. Any special taxing district shall be created pursuant to all applicable ordinances of the City ~~and/or the County~~ and all other applicable governing entities having jurisdiction with respect to the same.

9.14 Water Mains and Damage to Common Areas. In the event the City~~, the County~~ or any of their subdivisions, agencies, and/or divisions must remove or damage any portion of a roadway, sidewalk, paved area, landscaping or other improvement located within the Common Areas in connection with the City's ~~or the County's~~ operation, maintenance or repair of a water line or sanitary sewer line or roadway, then the Association shall be responsible for the repair of such Common Areas, if such repair is not conducted by the City ~~or the County~~. The costs associated with any such repair or replacement shall be part of the Operating Expenses and each Owner shall pay an equal share of the expenses, if such expenses are not paid for by the City ~~or the County~~.

9.15 Recreational Facilities.

9.15.1 General Restrictions. Each Owner and its Immediate Family Member, guests, invitees, Lessees, and other persons entitled to use the Recreational Facilities shall comply with the following general restrictions:

9.15.1.1 Minors. Minors are permitted to use the Recreational Facilities; provided, however, parents and guardians are responsible for the actions and safety of such minors and any damages caused by such minors. The Association may adopt reasonable regulations and restrictions from time to time governing minors' use of the Recreational Facilities, including, without limitation, requirements that minors be accompanied by adults while using the Recreational Facilities.

9.15.1.2 Responsibility for Personal Property and Persons. Each Owner and Lessee assumes sole responsibility for the health, safety and welfare of such Owner and/or Lessee, his or her Immediate Family Members and guests, and the personal property of all of the foregoing, and each Owner and Lessee shall not allow any damage to the Recreational Facilities or interfere with the rights of other Owners hereunder. Neither the Declarant, Builders, nor the Association shall be responsible for any loss or damage to any private property used, placed or stored on the Recreational Facilities. Further, any person entering the Recreational Facilities assumes all risk of loss with respect to his or her equipment, jewelry or other possessions, including, without limitation, wallets, books and clothing left in the Recreational Facilities.

9.15.1.3 Activities. Any Owner, Immediate Family Member, Lessee, guest or other person who, in any manner, makes use of the Recreational Facilities, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored either on or off the Recreational Facilities, shall do so at their own risk. Every Owner shall be liable for any property damage and/or personal injury at the Recreational Facilities, caused by any Owner, Lessee, Immediate Family Member or guest. No Owner or Lessee may use the Recreational Facilities for any society, party, religious, political, charitable, fraternal, civil, fund-raising or other purposes without the prior written consent of the Association, which consent may be withheld for any reason. All incontinent individuals are required to wear swim diapers while using any community pool located within the Recreational Facilities, as applicable.

DRAFT

9.15.2 Recreational Facilities Personal Property. Property or furniture used in connection with the Recreational Facilities shall not be removed from the location in which it is placed or from the Recreational Facilities.

9.15.3 Indemnification of Declarant and the Association. By the use of the Recreational Facilities, each Owner, its Lessees, Immediate Family Members, and guest agrees to indemnify and hold harmless the Indemnified Parties against all Losses incurred by or asserted against any of the Indemnified Parties from and after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to use of the Recreational Facilities by Owners or their Lessees, Immediate Family Members and their guests and/or from any act or omission of the any of the Indemnified Parties. Losses shall include the deductible payable under any of the Association's insurance policies.

9.15.4 Attorneys' Fees. Should any Owner, Immediate Family Member, or Lessee bring suit against the Indemnified Parties for any claim or matter and fail to obtain judgment therein against such Indemnified Parties, the Owner, Immediate Family Member, and/or Lessee shall be liable to such parties for all Losses, costs and expenses incurred by the Indemnified Parties in the defense of such suit, including attorneys' fees and paraprofessional fees at trial and upon appeal.

9.15.5 Basis for Suspension. The rights of an Owner or Lessee to use the Recreational Facilities may be suspended by the Association if, in the sole judgment of the Association:

9.15.5.1 such person is not an Owner or a Lessee;

9.15.5.2 the Owner, Lessee, an Immediate Family Member, a guest or other person for whom an Owner is responsible violates one or more of the Association's Rules and Regulations;

9.15.5.3 an Owner, Lessee, Immediate Family Member, and/or guest has injured, harmed or threatened to injure or harm any person within the Recreational Facilities, or harmed, destroyed or stolen any personal property within the Recreational Facilities, whether belonging to an Owner, third party or to the Association; or

9.15.5.4 an Owner fails to pay Assessments due.

9.15.6 Types of Suspension. The Association may restrict or suspend, for cause or causes described herein, any Owner's or Lessee's privileges to use any or all of the Recreational Facilities. By way of example, and not as a limitation, the Association may suspend a Lessee's privileges to use any or all of the Recreational Facilities if such Lessee's Owner fails to pay Assessments due in connection with a leased Home. In addition, the Association may suspend the rights of a particular Owner or Lessee (and/or Immediate Family Member) or prohibit an Owner or Lessee (and/or Immediate Family Member) from using a portion of the Recreational Facilities. No Owner whose privileges have been fully or partially suspended shall, on account of any such restriction or suspension, be entitled to any refund or abatement of Assessments or any other fees. During the restriction or suspension, Assessments shall continue to accrue and be payable as established by the Board. Under no circumstance will an Owner be reinstated until all Assessments and other amounts due to the Association are paid in full. Any suspension of an Owner's or Lessee's rights to use the Recreational Facilities shall be imposed upon delivery of fourteen (14) days prior notice to such Owner or Lessee and an opportunity for a hearing before a committee of the Board which is comprised of three (3) members who are not officers, directors, or employees of the Association, or the spouse, parent child, brother, or sister of an officer, director, or employee of the Association. Such suspension may not be imposed without the approval of a majority of the members of such committee. If the Association imposes a

DRAFT

suspension, the Association must provide written notice of such suspension by mail or hand delivery to the Owner or Lessee.

9.16 Mail Delivery Centers. Individual Lots shall not have mailboxes. Rather, mailboxes shall be grouped together for all or a portion of the Homes as required by the local postmaster (the "**Mail Delivery Centers**"). The Declarant, in its sole discretion, may install one or more Mail Delivery Centers within SAN FELASCO and may consist of freestanding, pedestal-mounted mailboxes commonly referred to by the United States Postal Service as "Cluster Box Units" or a "Neighborhood Delivery Center" which is a freestanding and/or enclosed installation containing a large number of individually locked mailboxes. No mailboxes are permitted except the Mail Delivery Centers originally installed by the Declarant or Mail Delivery Centers substantially similar to the Mail Delivery Centers originally installed by the Declarant. Mail Delivery Centers, if any, shall be maintained by the Association in accordance with the requirements of the United States Postal Service and any other applicable governmental authority. All costs associated with the maintenance, repair, and replacement of the Mail Delivery Centers shall be part of the Operating Expenses, except for the costs of keys or replacement keys which shall be borne solely by the individual Owners. To the extent any Mail Delivery Centers or portion thereof are located on a Lot, the Declarant hereby grants the Association an easement of ingress and egress across such Lot for the purpose of regulating and maintaining such Mail Delivery Centers and the Declarant hereby grants the Owners an easement for access across such Lot for the purpose of accessing and utilizing such Mail Delivery Centers.

10. Maintenance by the Association.

10.1 Common Areas. Except as otherwise specifically provided in this Declaration to the contrary, the Association shall at all times be responsible for providing for local taxes (if any), maintaining, repairing, replacing, and insuring the Common Areas, including all improvements placed thereon, and under no circumstances shall the City provide liability insurance for the Common Areas or any recreational facilities.

10.2 Landscape Maintenance and Irrigation within Lots. Notwithstanding any other provision of this Declaration to the contrary, the Association shall have no responsibility for the maintenance of landscaped areas within any Lot, including, without limitation, sod, irrigation facilities, yards, grass, shrubs, trees, mulch, or any other landscaped areas. The record title owner of each such Lot shall be responsible for the repair, replacement and maintenance of the irrigation facilities and all landscaped areas and other improvements within any portion of such Lot, including, without limitation, sod, irrigation facilities, yards, grass, shrubs, trees, mulch, or any other landscaping. Any such repair, replacement and maintenance by the record title owner of a Lot shall be consistent with the Landscape Maintenance Standards (as defined below) set forth in this Declaration.

10.3 Roadways. All of the roadways within SAN FELASCO, as designated on the Plat, shall be ~~private~~public roadways and shall be owned and maintained by the ~~Association~~City. Without limiting any other provision of this Declaration, the Association is responsible for the maintenance, repair and/or resurfacing of all paved and concrete surfaces forming a part of the Common Areas, including any private roadways. All costs associated with maintenance, repair, replacement, and insurance of any private roadways within SAN FELASCO shall be part of the Operating Expenses. Although pavement appears to be a durable material, it requires maintenance. The Association shall have the right, but not the obligation, to arrange for periodic inspections of all paved and concrete surfaces forming a part of the Common Areas by a licensed contractor and/or engineer. The cost of such inspection shall be a part of the Operating Expenses. The Association shall determine periodically the parameters of the inspection to be performed, if any. Any patching, grading, or other maintenance work should be performed by a company licensed to perform the work. BY ACCEPTANCE OF A DEED TO A LOT, EACH OWNER SHALL BE DEEMED TO UNDERSTAND, ACKNOWLEDGE AND AGREE THE ~~PRIVATE~~ ROADWAYS WITHIN SAN FELASCO MAY BE USED BY INDIVIDUALS WHO ARE NOT MEMBERS OF THE ASSOCIATION. NEITHER THE DECLARANT, BUILDERS, NOR THE ASSOCIATION IS RESPONSIBLE FOR ANY UNAUTHORIZED USE OF THE ~~PRIVATE~~ ROADWAYS WITHIN SAN FELASCO. EACH OWNER, BY ACCEPTANCE OF A DEED TO A LOT, OR ANY PERSON BY USE OR OCCUPANCY OF A LOT, ACKNOWLEDGES THE FOREGOING NOTICE AND ASSUMES ALL RISKS RELATED TO OR ARISING OUT OF SUCH USE OF THE ROADWAYS WITHIN SAN FELASCO. EACH OWNER BY THE ACCEPTANCE OF A DEED TO

THEIR LOT ACKNOWLEDGES AND AGREES THE DECLARANT, BUILDERS, AND THE ASSOCIATION SHALL HAVE NO RESPONSIBILITY FOR MONITORING USE OF THE ROADWAYS WITHIN SAN FELASCO. ANY PERSON USING SUCH ROADWAYS WITHIN SAN FELASCO, AND EACH OWNER AND HIS OR HER LESSEES, FAMILY MEMBERS, GUESTS AND INVITEES, ARE RESPONSIBLE FOR THEIR OWN SAFETY. THE DECLARANT, BUILDERS, AND THE ASSOCIATION WILL NOT BE RESPONSIBLE OR LIABLE FOR LOSSES OR INJURIES RESULTING FROM THE USE OF SUCH ROADWAYS.

10.4 Adjoining Areas. Except as otherwise provided herein or otherwise maintained by the Master Association, the City, and/or ~~the County,~~ the Association shall only maintain those drainage areas, swales, parking areas, retention/detention area slopes and banks, and landscape areas (if any) that are within the Common Areas, and certain Lots only to the extent specifically provided herein, and further provided that such areas shall be readily accessible to the Association. The Association shall have no responsibility for the Master Common Areas except and to the extent provided in any agreement between the Association and the Master Association, if and as applicable. Under no circumstances shall the Association be responsible for maintaining any inaccessible areas within fences or walls that form a part of a Lot.

10.5 Negligent or Willful Acts. The expense of any maintenance, repair, or construction of any portion of the Common Areas or any Lot necessitated by the negligent or willful acts of an Owner, its Lessees, family members, guests, invitees, or other persons utilizing any portion of SAN FELASCO through or under an Owner, shall be borne solely by such Owner of the Lot, and the Lot owned by such Owner shall be subject to an Individual Assessment for that expense. By way of example, and not of limitation, an Owner shall be responsible for the removal of all landscaping and structures placed within easements or Common Areas without the prior written approval of the Association. Further, an Owner shall be responsible for all costs of maintenance, repair, or construction of any portion of the drainage facilities located on such Owner's Lot if such maintenance, repair, or construction is necessitated by the negligent or willful acts of an Owner or such Owner's Lessees, family members, guests, or invitees.

10.6 Maintenance of Property Owned by Others. The Association shall, if designated by the Declarant (or by the Board after the Turnover Date), by amendment to this Declaration or any document of record, maintain vegetation, landscaping, irrigation systems, community identification/features, infrastructure, and/or other areas or elements designated by the Declarant (or by the Board after the Turnover Date) upon areas that are within or outside of SAN FELASCO. Such areas may abut, or be proximate to, SAN FELASCO, and may be owned by, or be dedicated to, others including, but not limited to, a utility, governmental or quasi-governmental entity or a property owners association. These areas may include (for example and not limitation) parks, swale areas, landscape buffer areas, berm areas or median areas within the right-of-way of public streets, roads, sidewalks, paths, drainage areas, community identification or entrance features, community signage or other identification. The Association shall have the right to enter into new agreements or arrangements from time to time for improvements and facilities serving the members of the Association or to amend the foregoing if the Board deems the same reasonable and appropriate for the continued use and benefit of any part of the Common Areas.

10.7 Retention/Detention Area Slopes. The Common Areas and the rear yard of some Lots may contain slopes adjacent to the retention/detention areas (the "**Retention/Detention Area Slopes**"). All Retention/Detention Area Slopes will be regulated and maintained by the Association, except as otherwise provided in the Retention/Detention Area Slopes Maintenance Standards (as defined herein). The Declarant hereby grants the Association an easement of ingress and egress across all Lots that include or are adjacent to Retention/Detention Area Slopes or other portions of the SMS for the purpose of regulating and maintaining such Retention/Detention Area Slopes. The Association may establish from time to time standards for the Retention/Detention Area Slopes maintenance by Owners who own Lots that include or are adjacent to such areas ("**Retention/Detention Area Slopes Maintenance Standards**"). Such Retention/Detention Area Slopes Maintenance Standards may include requirements respecting compaction and strengthening of banks. The Association shall have the right to inspect such Retention/Detention Area Slopes to ensure that each Owner has complied with its obligations hereunder and under the Retention/Detention Area Slopes Maintenance Standards. Each Owner hereby grants to

the Association an easement of ingress and egress across his or her Lot to all retention/detention areas for the purpose of ensuring compliance with the requirements of this provision and the Retention/Detention Area Slopes Maintenance Standards. For the purposes of this Declaration, each day that an Owner fails to comply with the requirements of this paragraph or any Retention/Detention Area Slopes Maintenance Standards shall be deemed a separate and independent violation of this Declaration.

10.8 Drainage Improvements. The Association shall be solely responsible for drainage systems and facilities, which may be comprised of swales, pipes, pumps, retention/detention area slopes, easements, or other improvements (the "**Drainage Improvements**"), and which may be located within Common Areas or Lots; however, neither the Association, the Declarant nor the Master Association shall have any responsibility for landscaping maintenance, and the Owner of any such Lot shall be responsible for the landscaping, repair, replacement and maintenance of the irrigation facilities and all landscaped areas and other improvements within any portion of the Lot, including, landscaping and maintenance within any drainage easements located upon the Lot. The Association shall be responsible for routine maintenance and shall ensure functionality of the approved designed drainage patterns inclusive of all easements, swales, buffers and vegetative areas at all times. Should any area of drainage pattern demonstrate a pooling or flooding effect, the Association shall be responsible to rectify the drainage pattern to its original intended design and any and all costs associated with such repairs shall be Operating Expenses of the Association.

10.9 Paved and Concrete Surfaces. The Association shall be responsible for the costs, charges and expenses incurred in connection with maintenance and repair of all paved and concrete surfaces located within the Common Areas; however, each Owner agrees to reimburse the Association any expense incurred in repairing any damage to such paved or concrete surfaces in the event that such Owner's negligent or willful acts (or the negligent or willful acts of such Owner's Lessees, guests, invitees or family members) caused such damage to any paved or concrete surfaces. Failure of an Owner to reimburse the Association any costs necessitated by the negligent or willful acts of an Owner or its Lessees, guests, invitees or family members, shall subject the Owner to an Individual Assessment for such costs. The Association shall perform routine maintenance and repair of the paved and concrete surfaces located within the Common Areas at the Board's discretion and the costs of any such maintenance or repair shall be part of the Operating Expenses and each Owner shall pay an equal share of such costs.

10.10 Right-of-Way. Except as otherwise maintained by the City, ~~the County~~ and/or the Master Association, as applicable, the Association shall be responsible for the costs, charges and expenses incurred in connection with maintenance of the community sidewalk, irrigation facilities, trees and landscaping located in the right-of-way adjacent to any Common Areas; however, the Association shall have no responsibility or obligation for replacement of any such trees or landscaping. The cost associated with any such maintenance of the right-of-way adjacent to any Common Areas shall be part of the Operating Expenses. Each Owner agrees to reimburse the Association any expense incurred in repairing any damage to trees, landscaping or other improvements caused by such Owner's negligent or willful acts, or the negligent or willful acts of such Owner's Lessees, family members, guests or invitees. Failure of an Owner to reimburse the Association any costs necessitated by the negligent or willful acts of an Owner (or the negligent or willful acts of such Owner's Lessees, family members, guests or invitees) shall subject the Owner to an Individual Assessment for such costs. Notwithstanding anything contained in this Section to the contrary, each Owner shall be responsible for the maintenance of all landscaping, irrigation facilities, paved areas or other such improvements located within the Right-of-Way (as defined herein) adjacent to such Owner's Lot.

10.11 Additional Obligations of Association. The Association may have (or may elect to undertake on behalf of the Owners) certain responsibilities and obligations, including, without limitation, cost-sharing obligations, or obligations to construct, operate, maintain, insure and/or repair certain improvements or share certain facilities within SAN FELASCO or adjacent to the boundaries of SAN FELASCO, as set forth in the Title Documents or other agreements to which the Association is a party or is otherwise subject (collectively, if any, the "**Agreements**"). Each Owner, by acquiring title to a Lot, acknowledges and agrees that SAN FELASCO, or certain portions thereof, is subject to the terms and

conditions of the Agreements, as amended and supplemented from time to time. The Declarant reserves the right without the consent of any other party, subject to the terms and conditions set forth in the Agreements and in this Declaration, to modify any agreement affecting SAN FELASCO, or the obligations and responsibilities of the Association, including, without limitation, obligations for cost-sharing or maintenance of improvements; provided, however, to the extent any such modification affects the rights of a Builder under this Declaration, such modification shall be subject to such Builder's prior written consent. BY ACCEPTANCE OF A DEED TO A LOT, EACH OWNER ACKNOWLEDGES AND AGREES ANY AND ALL COSTS ASSOCIATED WITH THE ASSOCIATION'S OBLIGATIONS UNDER THE AGREEMENTS, INCLUDING ANY OBLIGATION FOR COST-SHARING OR OBLIGATION TO CONSTRUCT, OPERATE, MAINTAIN, INSURE AND/OR REPAIR IMPROVEMENTS, OR SHARE CERTAIN FACILITIES, IF ANY, SHALL BE A PART OF THE OPERATING EXPENSES.

11. Maintenance by Owners. All Lots and Homes, including, without limitation, all lawns, landscaping, irrigation facilities, driveways, walkways and any property, all structural components comprising the Lot or Home, improvements and appurtenances not maintained by the Association, shall be well maintained and kept in first class, good, safe, clean, neat and attractive condition consistent with the general appearance of SAN FELASCO and the Master Community by the record title owner of the applicable Lot. Without limitation of the foregoing, each record title owner of a Lot is specifically responsible for maintaining all grass, landscaping, improvements, and paved surfaces within any portion of the applicable Lot. No tree installed by the Declarant or a Builder on any Lot shall be felled, removed, or cut down unless such tree represents a hazard to the Home or other improvements on the Lot, or to persons occupying or utilizing SAN FELASCO. If any such tree located on an Owner's Lot dies or is otherwise removed in accordance with the foregoing sentence, such tree shall be replaced by the Owner of the Lot upon which the tree was located, at the Owner's expense, by a similar tree of similar size in diameter, unless otherwise approved by the ACC. No other objects or landscaping may be installed in place of any such trees. In the event Lots and Homes are not maintained by the record title owner of the Lot in accordance with the requirements of this Section, the Association may, but shall not be obligated to, perform the maintenance obligations on behalf of the record title owner.

11.1 Right of the Association to Enforce. The Declarant hereby grants the Association an easement over each Lot for the purpose of ensuring compliance with the requirements of this Section. In the event the record title owner of a Lot does not comply with this Section, the Association may perform the necessary maintenance and charge the costs thereof to the non-complying record title owner as an Individual Assessment. The Association shall have the right to enforce this Section by all necessary legal action. In the event the Association is the prevailing party with respect to any litigation respecting the enforcement of compliance with this Section, it shall be entitled to recover all of its attorneys' fees, paraprofessional fees, and costs, at trial and upon appeal.

11.2 Landscape Maintenance Standards. The following maintenance standards (the "**Landscape Maintenance Standards**") apply to landscaping within all Lots:

11.2.1 Trees. Trees are to be pruned as needed and maintained in a safe and appropriate manner, with the canopy no lower than eight feet (8') from the ground at maturity, unless otherwise stipulated by any applicable law, regulation, or local ordinance.

11.2.2 Shrubs. All shrubs are to be trimmed as needed and maintained in a neat and appropriate manner.

11.2.3 Grass.

11.2.3.1 Cutting Schedule. Grass shall be maintained in a neat and appropriate manner. In no event shall any lawn within any Lot be in excess of five inches (5") in height.

11.2.3.2 Edging. Edging of all streets, curbs, beds and borders shall be performed as needed. Chemical edging shall not be permitted.

DRAFT

11.2.3.3 Grass. Each yard shall be improved with the type of grass approved by the local municipality or other applicable governmental authority at the time of installation, which may include St. Augustine grass (i.e. Floratam or a similar variety) in some areas with code required drought tolerant grass in other areas. Any modification to or replacement of sod and/or landscape by an Owner is subject to the Community Standards, Section 373.185, Florida Statutes (2021), and any other applicable law or local ordinance. The Association may enforce Florida friendly landscaping should an Owner plant any high water use grass or prohibited invasive species not in compliance with the Community Standards, local ordinance and/or local landscaping code or Florida Statutes.

11.2.4 Mulch. Mulch shall be replenished as needed on a yearly basis.

11.2.5 Insect Control and Disease Control. Insect control and disease control shall be performed on an as needed basis by the record title owner of each Lot. Failure to do so could result in additional liability if the disease and/or insects spread to neighboring Lots, Common Areas, Master Common Areas, or other property within or around SAN FELASCO. Dead grass and other dead landscaping shall be removed and replaced within thirty (30) days of dying. If the City code~~, the County code~~ or SRWMD regulations require Bahia grass for any portion of yards, it shall remain as Bahia and if it dies, may only be replaced in accordance with the City code~~, the County code~~ or SRWMD regulations.

11.2.6 Fertilization. Fertilization of all turf, trees, shrubs, and palms shall be performed according to Best Management Practices as provided by the County Extension Service (if any) or The University of Florida IFAS Extension.

11.2.7 Irrigation. Every Owner shall be required to irrigate the grass and landscaping located on their Lot in a routine and ordinary manner, as may be permitted by SRWMD, ~~the City~~ and/or ~~County~~City regulations, and shall ensure that sufficient irrigation occurs during all periods when the record title owner is absent from the Lot. Watering and irrigation, including the maintenance, repair and replacement of all irrigation facilities and components, will be the sole responsibility of the record title owner of the respective Lot. Lots shall be consistently irrigated to maintain a green and healthy lawn at all times. Sprinkler heads shall be maintained by the record title owner on a monthly basis. Water spray from sprinklers shall not extend beyond any property line of the respective Lot. Automatic sprinkler systems shall not cause water to run onto neighboring Lots, walkways, streets or the like and shall include a timing system to limit hours of operation. All components of the irrigation system, clock, pump stations and valves shall be checked as needed by an independent contractor to assure proper automatic operation.

11.2.8 Reclaimed Irrigation Water. Reclaimed irrigation water may be used within SAN FELASCO or portions thereof and the Association shall have the right to enter into a Reclaimed Water Use Agreement with ~~the County or~~ the City from time to time to provide reclaimed irrigation water to some or all Lots and/or Common Areas. Reclaimed or reuse water has received a degree of treatment and basic disinfectant at a wastewater treatment facilities but does not qualify as potable water under applicable governmental regulations, so irrigation water should not be consumed by any persons or animals. To the extent any reclaimed water system or similar irrigation system is installed by the Declarant~~, the County,~~ or the City within SAN FELASCO or any portion thereof, then each Owner served by such reclaimed water system shall be required to use the same for irrigation water purposes. EACH OWNER ACKNOWLEDGES RECLAIMED WATER MAY BE USED FOR IRRIGATION PURPOSES WITHIN SAN FELASCO. NEITHER THE DECLARANT, BUILDERS, NOR THE ASSOCIATION MAKE ANY REPRESENTATION CONCERNING THE CURRENT OR FUTURE AVAILABILITY OR QUALITY OF RECLAIMED WATER; PROVIDED, FURTHER, NEITHER THE DECLARANT, BUILDERS, NOR THE ASSOCIATION BEAR ANY RESPONSIBILITY FOR THE REPLACEMENT OF SOD, GRASS, SHRUBS, TREES, OR OTHER LANDSCAPING WITHIN A LOT NECESSITATED BY THE LACK OF RECLAIMED WATER FOR IRRIGATION. FURTHER, NEITHER THE DECLARANT,

DRAFT

BUILDERS, NOR THE ASSOCIATION BEAR ANY RESPONSIBILITY FOR THE REPAIR, REPLACEMENT OR MAINTENANCE OF THE IRRIGATION SYSTEMS DUE TO DAMAGE CAUSED BY THE QUALITY OF THE RECLAIMED WATER.

11.2.9 Weeding. All beds are to be weeded upon every cut. Weeds growing in joints in curbs, driveways, and expansion joints shall be removed as needed. Chemical treatment is permitted.

11.2.10 Trash Removal. Dirt, trash, plant and tree cuttings and debris resulting from all operations shall be removed and all areas left in clean condition before the end of the day.

11.3 Modification of Landscaped Areas. Without the prior written consent of the ACC and the Master ARB, if and as applicable, no sod, topsoil, tree, shrubbery or other landscaping shall be removed from SAN FELASCO and there shall be no change in the plant landscaping, elevation, condition of the soil or the level of the land of such areas which results in any change in the flow and drainage of surface water which the ACC or the Master ARB, in their sole discretion, considers detrimental or potentially detrimental to person or property. Notwithstanding the foregoing, Owners who install improvements to the Lot (including, without limitation, concrete or brick pavers) that result in any change in the flow and/or drainage of surface water shall be responsible for all of the costs of drainage problems resulting from such improvement. Further, in the event that such Owner fails to pay for such required repairs, each Owner agrees to reimburse the Association for all expenses incurred in fixing such drainage problems including, without limitation, removing excess water and/or repairing the SMS. No landscape lighting shall be installed by an Owner without the prior written approval of the ACC and the Master ARB, if and as applicable. **[SWM COMMENT: SUBJECT TO CONFIRMATION IN MASTER DOCUMENTS.]**

11.4 Weeds and Refuse. No weeds, underbrush, or other unsightly growth shall be permitted to be grown or remain upon any Lot. No refuse or unsightly objects shall be allowed to be placed or allowed to remain upon any Lot.

11.5 Exterior Home Maintenance. Each Owner is solely responsible for the proper maintenance and cleaning of the exterior walls of his or her Home. Exterior walls may be improved with a finish material composed of stucco or cementitious coating or fiber cement siding/cement lap siding (stucco or cementitious coating or fiber cement siding/cement lap siding is referred to herein as the "**Exterior Finish**"). While Exterior Finish is high in compressive or impact strength, it is not of sufficient tensile strength to resist building movement. It is the nature of Exterior Finish to experience some cracking and it will expand and contract in response to temperature, sometimes creating minor hairline cracks in the outer layer of the Exterior Finish. This is normal behavior and considered a routine maintenance item for the Owner. Each Owner is responsible for inspecting the Exterior Finish of the exterior walls for cracking and to engage a qualified professional to seal those cracks and repair the affected area. In addition, each Owner is responsible for inspecting the exterior paint and caulk material in the exterior wall system openings (i.e. windows, doors, hose bibs, etc.) for peeling, cracking or separating. If the inspection reveals any such items, the Owner is responsible for engaging a qualified professional to clean, repair, re-caulk and repaint those areas of the Home. Each Owner is responsible for all maintenance and repairs described in this Section, and they should be completed in a timely fashion to prevent any damage to the Home.

11.6 Paved and Concrete Surfaces. Each Owner shall be responsible to timely maintain, pressure/soft wash, repair and/or replace the driveways, walkways, and sidewalks, including, without limitation, any concrete or brick pavers, and other paved and concrete surfaces comprising part of the Lot or located within any Right-of-Way adjacent to such Owner's Lot. In the event the City~~, the County~~ or any of their respective subdivisions, agencies, and/or divisions must remove any portion of the paved or concrete surfaces located within an Owner's Lot or the Right-of-Way located adjacent to such Owner's Lot, for the installation, repair, replacement or maintenance of utilities or water mains, then the Owner of the applicable Lot will be responsible to replace or repair the paved or concrete surfaces at such Owner's expense. In the event an Owner does not comply with this Section, the Association may, but shall not be obligated to, perform the necessary maintenance and/or repair and charge the costs thereof, together

with interest at the highest rate allowed by law, to the non-complying Owner as an Individual Assessment. In the event the Association is the prevailing party with respect to any litigation respecting the enforcement of compliance with this Section, it shall be entitled to recover all of its attorneys' fees and paraprofessional fees, and costs, at trial and upon appeal. Further, each Owner agrees to reimburse the Association for any expense incurred by the Association in connection with any damage to any sidewalk, driveway or walkway caused by such Owner's negligence (or the negligent or willful acts of such Owner's Lessee, Immediate Family Members, guests, or invitees). Each Owner grants the Association an easement over its Lot for the purpose of ensuring compliance with the requirements of this Section.

11.7 Water Intrusion. Florida experiences heavy rainfall and humidity on a regular basis. Each Owner is responsible for making sure his or her Home remains watertight including, without limitation, checking caulking around windows and seals on doors. Each Owner acknowledges that running air conditioning machinery with windows and/or doors open in humid conditions can result in condensation, mold and/or water intrusion. The Declarant, Builders, the Association, and the Master Association shall not have liability under such circumstances for any damage or loss that an Owner may incur in the event an Owner fails to maintain their Home in accordance with this provision. FURTHER, GIVEN THE CLIMATE AND HUMID CONDITIONS IN FLORIDA, MOLDS, MILDEW, TOXINS AND FUNGI MAY EXIST AND/OR DEVELOP WITHIN HOMES. EACH OWNER IS HEREBY ADVISED THAT CERTAIN MOLDS, MILDEW, TOXINS AND/OR FUNGI MAY BE, OR IF ALLOWED TO REMAIN FOR A SUFFICIENT PERIOD MAY BECOME, TOXIC AND POTENTIALLY POSE A HEALTH RISK. BY ACQUIRING TITLE TO A HOME AND/OR LOT, EACH OWNER, SHALL BE DEEMED TO HAVE ASSUMED THE RISKS ASSOCIATED WITH MOLDS, MILDEW, TOXINS AND/OR FUNGI AND TO HAVE RELEASED THE DECLARANT, BUILDERS, THE ASSOCIATION AND THE MASTER ASSOCIATION FROM ANY AND ALL LIABILITY RESULTING FROM SAME.

11.8 Right-of-Way; Right-of-Way Improvements. Each Owner of a Lot shall be responsible for the costs, charges and expenses incurred in connection with maintenance of the irrigation facilities, trees, sidewalk, driveway, other paved and concrete surfaces, and landscaping located in the right-of-way immediately adjacent to such Owner's Lot and located between such Owner's Lot and the roadway the ("**Right-of-Way**"). The Declarant or Builders may install sidewalks, brick paver walkways, driveways and other improvements, including, without limitation, landscaping, yard drains and/or drainage pipes (collectively, the "**ROW Improvements**") within the Right-of-Way adjacent to the Lot. Each Owner shall be responsible for maintaining all ROW Improvements located adjacent to such Owner's Lot and located within the Right-of-Way. The Right-of-Way and ROW Improvements will not be maintained by the Association, ~~the County,~~ the City, or any other governmental entity. Every Owner shall be required to maintain the grass and landscaping located within the Right-of-Way in accordance with the Landscape Maintenance Standards. No tree installed by the Declarant or a Builder within the Right-of-Way shall be felled, removed, or cut down unless such tree represents an immediate hazard to the Home or other improvements on the Lot, or to persons occupying or utilizing SAN FELASCO. If any such tree dies, or is removed in accordance with this Section, then such tree shall be replaced at the expense of and by the Owner of the Lot immediately adjacent to the felled tree with a similar tree approved by the ACC and the Master ACC, if and as applicable. The Declarant, the Association, the Builders, ~~the County,~~ the City, and their respective agents, employees, directors, officers, members, managers, shareholders, affiliates, representatives, receivers, subsidiaries, predecessors, successors and assigns, shall not have any responsibilities for maintaining the Right-of-Way or ROW Improvements, or for any claims, damages, losses, demands, liabilities, obligations, actions or causes of action arising out of or relating to the ROW Improvements, including, without limitation, any claim based on the design, placement, installation, or maintenance of the ROW Improvements. Each Owner hereby assumes all obligations for maintaining the Right-of-Way and ROW Improvements located adjacent to such Owner's Lot and hereby indemnifies and agrees to hold the Declarant, the Association, the City~~,~~ ~~the County~~ or any other governmental entity, harmless from any and all loss arising from claims by an Owner, its Lessees, Immediate Family Members, guests and invitees, or any other persons for any personal injury or property damage in connection with the Right-of-Way or ROW Improvements. **[SWM COMMENT: SUBJECT TO CONFIRMATION IN MASTER DOCUMENTS.]**

11.9 Water Mains and Improvements within Lots. In the event the City, ~~the County,~~ or any of their respective subdivisions, agencies, and/or divisions must remove or damage any portion of a driveway, landscaping, or other improvements located on an Owner's Lot or the Right-of-Way immediately adjacent to such Lot in connection with ~~the County's or~~ the City's operation, maintenance or repair of any water line or sanitary sewer line or other maintenance conducted by ~~the County or~~ the City, if applicable, then the Owner of the Lot upon which such driveway, landscaping, or other improvements are located or adjacent to such Right-of-Way upon which such improvements are located, shall be responsible to replace or repair such driveway, landscaping, or other improvement at such Owner's expense, if such expenses are not paid for by the City ~~or the County~~. In the event an Owner does not comply with this Section, the Association may, but shall not be obligated to, perform the necessary repair and/or replacement and charge the costs thereof to the non-complying Owner as an Individual Assessment. In the event that the Association is the prevailing party with respect to any litigation respecting the enforcement of compliance with this Section, it shall be entitled to recover all of its attorneys' fees and paraprofessional fees, and costs, at trial and upon appeal. Each Owner grants the Association an easement over its Lot for the purpose of ensuring compliance with the requirements of this Section.

11.10 Perimeter Walls/Fences. The Declarant and/or Builders may install perimeter walls or fences within SAN FELASCO (the "**Perimeter Walls/Fences**"). Each Owner shall be responsible at such Owner's expense for the maintenance, routine cleaning, repair and replacement of any Perimeter Walls/Fences, or portion thereof, located on or immediately adjacent to the Owner's Lot. The Association shall maintain, repair, and replace any Perimeter Walls/Fences located within the Common Areas. The Association shall perform any such maintenance, repairs or replacement of the Perimeter Walls/Fences within the Common Areas at the Board's discretion and the costs of such maintenance, repairs, or replacement shall be charged to the Owners as part of the Operating Expenses. Failure of the Association to undertake any such maintenance, replacement, or repair of the Perimeter Walls/Fences shall in no event be deemed a waiver of the right to do so thereafter. Notwithstanding anything contained in this Section to the contrary, the Declarant neither commits to, nor shall hereby be obligated to, construct such Perimeter Walls/Fences. In the event any Perimeter Walls/Fences, or portion thereof, located on or immediately adjacent to a Lot is not properly maintained, repaired and/or replaced by the Owner of the Lot, the Association may, but shall not be obligated to, maintain, repair, or replace such Perimeter Walls/Fences, or portion thereof, on behalf of the Owner, and the costs and expenses of such repairs plus Twenty-Five and No/100 Dollars ($25.00) (or such other amount determined by the Association in its sole and absolute discretion) shall be assessed against the respective Lot as an Individual Assessment.

11.11 Pressure Washing/Soft Washing. Each Owner shall be responsible, at their sole cost and expense, for pressure washing/soft washing the driveways, sidewalks, walkways, roofs and the exterior portions of Homes, including any exterior walls of a garage, garage door, exterior doors, shutters, and fascia. Each Owner shall conduct such pressure washing/soft washing on a routine basis, and in no event later than thirty (30) days after notice by the Board or the ACC to the Owner of the applicable Lot. In the event an Owner does not comply with this Section, the Association may perform the necessary maintenance required by this Section and charge the costs thereof to the non-complying Owner as an Individual Assessment. CLEANING SOME SURFACES WITH HIGH PRESSURE MAY CAUSE DAMAGE TO THE SURFACE OF CERTAIN STRUCTURES AND A SOFT WASH MAY BE REQUIRED. PRIOR TO ANY PRESSURE WASHING/SOFT WASHING, EACH OWNER SHOULD OBTAIN FROM THE MANUFACTURER OF THE AREA TO BE CLEANED, THE PROPER CLEANING INSTRUCTIONS TO ENSURE NO DAMAGE IS CAUSED TO THE SURFACE AND TO ENSURE COMPLIANCE WITH THE MANUFACTURER'S MAINTENANCE REQUIREMENTS FOR WARRANTY PURPOSES, IF ANY.

11.12 Lot Walls/Fences. Each wall or fence, any part of which is placed on a dividing line or platted lot line between separate Lots shall constitute a "**Lot Wall/Fence**." Each adjoining Owner's obligation with respect to Lot Walls/Fences shall be determined by this Declaration, except as otherwise required by Florida law.

11.12.1 Sharing Repair and Maintenance. Each Owner shall maintain the exterior surface of a Lot Wall/Fence facing their Lot. Except as provided in this Section, the cost of reasonable repair shall be shared equally by adjoining Lot Owners.

11.12.2 Damage by One Owner. If a Lot Wall/Fence is damaged or destroyed by the act of one adjoining Owner, or its guests, Lessees, licensees, agents or family members (whether or not such act is negligent or otherwise culpable), then that Owner shall immediately rebuild or repair the Lot Wall/Fence to its prior condition without cost to the adjoining Owner and shall indemnify the adjoining Owner from any consequential damages, loss or liabilities. Notwithstanding anything to the contrary in this Section, the Declarant and the Association have the right to enforce the provisions of this Section; however, neither the Declarant nor the Association shall have any obligation whatsoever to enforce the provisions of this Section or become involved in any dispute between Owners in connection with this Section. No Owner shall violate any of the following restrictions and any damage (whether cosmetic or structural) resulting from violation of any of the following restrictions shall be considered caused by the Owner causing such action or allowing such action to occur on such Owner's Lot:

11.12.2.1 No Owner shall allow any tree to grow within six feet (6') of any Lot Wall/Fence (with such distance measured from the above-ground part of the tree that is nearest to the Lot Wall/Fence within five feet (5') of the ground level of the tree, including any portion of the root system that is not completely covered by soil); and

11.12.2.2 No Owner shall allow attachment of anything, including but not limited to any climbing plant or vine, to any Lot Wall/Fence.

11.12.3 Other Damage. If a Lot Wall/Fence is damaged or destroyed by any cause other than the act of one of the adjoining Owners, its agents, Lessees, licensees, guests or family members (including ordinary wear and tear and deterioration from lapse of time), then the adjoining Owners shall rebuild or repair the Lot Wall/Fence to its prior condition, equally sharing the expense; provided, however, that if a Lot Wall/Fence is damaged or destroyed as a result of an accident or circumstances that originate or occur on a particular Lot (whether or not such accident or circumstance is caused by the action or inaction of the Owner of that Lot, or its agents, Lessees, licensees, guests or family members) then in such event, the Owner of that particular Lot shall be solely responsible for the cost of rebuilding or repairing the Lot Wall/Fence and shall immediately repair the Lot Wall/Fence to its prior condition.

11.12.4 Right of Entry. Each Owner shall permit the Owners of adjoining Lots, or their representatives, to enter its Lot for the purpose of installations, alteration, or repairs to a Lot Wall/Fence on the Lot of such adjoining Owners, provided that other than for emergencies, requests for entry are made in advance and that such entry is at a time reasonably convenient to the Owner of the adjoining Lot. An adjoining Owner making entry pursuant to this Section shall not be deemed guilty of trespassing by reason of such entry. Such entering Owner shall indemnify the adjoining Owner from any consequential damages sustained by reason of such entry.

11.12.5 Right of Contribution. The right of any Owner to contribution from any other Owner under this Section shall be appurtenant to the land and shall pass to such Owner's successors in title.

11.12.6 Consent of Adjoining Owner. In addition to meeting the requirements of this Declaration and of any applicable building code and similar regulations or ordinances, any Owner proposing to modify, alter, make additions to or rebuild (other than rebuilding in a manner materially consistent with the previously existing Lot Wall/Fence) the Lot Wall/Fence, shall first obtain the written consent of the adjoining Owner, which shall not be unreasonably withheld, delayed or conditioned.

DRAFT

12. Use Restrictions. The following use restrictions shall apply to all Lots within SAN FELASCO, except for any Lots owned by the Declarant and Builders. The Master Governing Documents may include additional restrictions or provisions that are also applicable to all Lots within SAN FELASCO. To the extent of a conflict between the following use restrictions and additional restrictions or provisions contained in the Master Governing Documents, the more restrictive provisions shall control. Each Owner must comply with the following:

12.1 Alterations and Additions. Except as otherwise provided in Section 19 of this Declaration with respect to Builders, no material alteration, addition or modification to a Lot or Home, or material change in the appearance thereof, shall be made without the prior written approval thereof being first had and obtained from the ACC and the Master ARB, as required by this Declaration and the Master Declaration, as applicable.

12.2 Animals and Pets. No animals, livestock, reptiles, pets or poultry of any kind may be kept in and/or on any Lot and/or Home or brought onto the property by an Owner, or its guests, Lessees, licensees, agents or family members other than domesticated dogs, domesticated cats, fish and/or caged birds, all of which are usually and commonly kept as household pets (collectively "**Pets**").

Pets only may be kept, maintained and/or allowed to reside in and/or on a Lot and/or Home provided such Pets are: (a) in full compliance with the applicable law, ordinance and the Governing Documents; (b) under the control of the applicable Owner, or its guests, Lessees, licensees, agents or family members at all times when the pet is on any Common Area and/or the Pet is outside of that Owner's Home; (c) not left unattended on any balconies, terraces, lanais, garages and/or covered patios, (d) quiet, inoffensive and generally not a nuisance and/or safely concern to any other Owners, Lessees and/or occupants of another Lot; (e) not kept or raised for commercial purposes; and (f) not being boarded in exchange for compensation of any type. The Owner, or its guests, Lessees, licensees, agents or family members, shall promptly pick up all solid waste material from their Pet and dispose of that solid waste material appropriately. No solid waste material from any Pet shall remain on any Common Area or any portion of SAN FELASCO. Solid waste material from Pets shall not be placed in trash containers maintained by the Association. Each Owner and/or its guests, Lessees, licensees, agents or family members agree to fully pay for, and/or reimburse the Association for, all extermination costs necessitated by any Pet. The Declarant, the Association, the Board and the Association's property management company (if any) shall not be liable for any personal injury, death and/or property damage resulting from a violation of the restrictions on Pets and animals. Any Owner, or its guests, Lessees, licensees, agents or family members, committing any violation of the restrictions on Pets and animals shall fully indemnify and hold harmless the Declarant, the Association, the Board, each other Owner and the Association's property management company in such regard. A violation of any rule or restriction on Pets and animals shall entitle the Association to all of the Association's rights and remedies, including, but not limited to, the right to fine the applicable Owner and/or to require any Pet or animal to be permanently removed from SAN FELASCO. No Owner, or its guests, Lessees, licensees, agents or family members may keep more than three (3) of the permitted pets in and/or on any Lot. No reptiles, insects, livestock, poultry, swine or wildlife of any type shall be kept anywhere in and/or within SAN FELASCO, including any Lot, Home and any garage. Notwithstanding anything to the contrary contained herein, all restrictions set forth in this Section are subject to the Americans with Disabilities Act and the Federal Fair Housing Act.

No Pet shall be permitted to remain within SAN FELASCO if that Pet disturbs the tranquility of SAN FELASCO, other Owners, Lessees or occupants of any Lot, if a Pet is unlawful, dangerous, aggressive, annoying, and/or a nuisance to or destructive of wildlife, or if that Pet has been specifically excluded from SAN FELASCO by the Board after notice. The Board may, in its sole discretion, have any Pet removed and/or banned from SAN FELASCO.

12.3 Artificial Vegetation. Except as otherwise permitted by Florida law, no artificial grass, plants or other artificial vegetation, or rocks or other landscape devices, shall be placed or maintained upon the exterior portion of any Lot, unless approved by the ACC.

DRAFT

12.4 Automobiles and other Vehicles. Notwithstanding any other provision in this Declaration to the contrary, the following restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by the Declarant, Builders or their subcontractors, suppliers, consultants, agents, employees or invitees.

12.4.1 Parking. Except as otherwise expressly provided herein with respect to Government Vehicles (as defined below) Owners' vehicles shall be parked in the garage or driveway of the respective Owner's Lot. No vehicles of any nature shall be parked on any portion of SAN FELASCO or a Lot except on the surfaced parking area thereof. Vehicles shall not park on the paved or concrete surfaces comprising the Common Area (including, without limitation, any private roadways), except in designated parking areas, if any. The Association shall have the right, but not the obligation, to promulgate Rules and Regulations regarding parking on Common Areas, including ~~the~~any private roadways. To the extent SAN FELASCO has any guest parking (if applicable), Owners are prohibited from parking in such guest parking spaces. Each Owner, by acceptance of a deed to a Lot, acknowledges there may be no guest parking areas within SAN FELASCO. No vehicles used in business for the purpose of transporting goods, equipment and the like, shall be parked in SAN FELASCO except during the period of a delivery of goods or during the provision of services. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to law enforcement vehicles or vehicles issued by a governmental entity, so long as such vehicles are used for normal transportation and there are no ladders, racks, and hooks or such other commercial equipment attached to such vehicles ("**Government Vehicles**"). Except as otherwise set forth herein or on the Plat, roadways within SAN FELASCO shall be ~~private~~public roadways and shall be maintained and regulated by the City~~Association~~.

12.4.2 Repairs and Maintenance of Vehicles. No vehicle which cannot operate on its own power shall remain within SAN FELASCO for more than twelve (12) hours, except in the garage of a Home. No repair or maintenance, except emergency repair, of vehicles shall be made within SAN FELASCO, except in the garage of a Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view. Vehicles may be washed only in the driveway of the Home.

12.4.3 Prohibited Vehicles. No commercial vehicle, limousine, recreational vehicle, all-terrain vehicles (ATV), boat (or other watercraft), trailer, including, without limitation, boat trailers, house trailers, mobile homes, and trailers of every other type, kind or description, or camper, may be kept within SAN FELASCO except in the garage of a Home. The term "commercial vehicle" shall not be deemed to include law enforcement vehicles, utility vehicles (e.g., Broncos, Blazers, Explorers, Navigators, etc.) or clean "non-working" vehicles such as pick-up trucks, vans, or cars if they are used by the Owner on a daily basis for normal transportation; provided, however, vehicles with ladders, racks, and hooks or such other equipment attached to such vehicles shall be "commercial vehicles" prohibited by this Section. No vehicles displaying commercial advertising shall be parked within the public view. No vehicles bearing a "for sale" sign shall be parked within the public view anywhere within SAN FELASCO. For any Owner who drives an automobile issued by ~~the County,~~ the City, or other governmental entity (e.g., police cars), such automobile shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Lot. No vehicle shall be used as a domicile or residence either temporarily or permanently. No all-terrain vehicles, scooters or mini motorcycles are permitted at any time on any paved surfaces forming a part of the Common Areas. Additionally, no all-terrain vehicles (ATVs) or mini motorcycle may be parked or stored within SAN FELASCO, including on any Lot, except in the garage of a Home. Golf carts shall only be permitted on the paved or concrete surfaces and/or trails (if any) forming a part of the Common Areas which are designated by the Board for such use. The Association shall have the right, but not the obligation, to promulgate Rules and Regulations regarding the usage of golf carts within SAN FELASCO. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to construction vehicles utilized in connection

with construction, improvement, installation, or repair by the Declarant, Builders, or their subcontractors, supplies, consultants, or agents.

12.4.4 Towing. Subject to applicable laws and ordinances, and subject to the terms and conditions of this Section, any vehicle parked in violation of these or other restrictions contained herein or in the Rules and Regulations may be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such vehicle or owner of such vehicle was ever previously cited for such violation. Each Owner by acceptance of title to a Home irrevocably grants the Association and its designated towing service the right to enter a Lot and tow vehicles that are in violation of this Declaration. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. An affidavit of the person posting the foresaid notice stating it was properly posted shall be conclusive evidence of proper posting. For purposes of this paragraph, "vehicle" shall also mean motorcycles, campers, mobile homes, trailers, etc. By accepting title to a Home, the Owner provides to the Association the irrevocable right to tow or remove vehicles parked on the Owner's Lot or Common Areas that are in violation of this Declaration.

12.5 Casualty Destruction to Improvements. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or repair the damaged Home or improvement in accordance with Section 14 of this Declaration. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the ACC.

12.6 Commercial Activity. Except for normal construction activity, sale, and re-sale of a Home, sale or re-sale of other property owned by the Declarant and/or Builders, and administrative offices of the Declarant and/or Builders, no commercial or business activity shall be conducted within SAN FELASCO, including, without limitation, within any Home. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, business invitees, customers, and clients shall not be permitted to meet with Owners in Homes unless the Board provides otherwise in the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within SAN FELASCO. No solicitors of a commercial nature shall be allowed within SAN FELASCO without the prior written consent of the Association. No day care center, "half-way house," or assisted living facility may be operated out of a Home. No garage sales are permitted, except as permitted by the Association. Prior to the Community Completion Date, the Association shall not permit any garage sales without the prior written consent of the Declarant.

12.7 Completion and Sale of Homes. No person or entity shall interfere with the completion and sale of Homes and/or Lots within SAN FELASCO by the Declarant and/or Builders. WITHOUT LIMITING THE FOREGOING, EACH OWNER, BY ACCEPTANCE OF A DEED, AGREES THAT ACTIONS OF OWNERS MAY IMPACT THE VALUE OF HOMES AND/OR LOTS; THEREFORE EACH OWNER IS BENEFITED BY THE FOLLOWING RESTRICTIONS: PICKETING AND POSTING OF NEGATIVE SIGNS IS STRICTLY PROHIBITED IN ORDER TO PRESERVE THE VALUE OF THE HOMES AND/OR LOTS IN SAN FELASCO AND THE RESIDENTIAL ATMOSPHERE THEREOF.

12.8 Control of Contractors. Except for direct services which may be offered to Owners (and then only according to the Rules and Regulations relating thereto, as adopted or amended from time to time), no person other than an Association officer shall direct, supervise, or in any manner attempt to assert any control over any Contractor of the Association.

12.9 Cooking. No cooking shall be permitted nor shall any foods or beverages be consumed on the Common Areas, except in areas designated for those purposes by the Association, if any. The

Board shall have the right to prohibit or restrict the use of grills or barbecue facilities throughout SAN FELASCO.

12.10 Decorations. No decorative objects including, but not limited to, birdbaths, light fixtures, sculptures, statues, weather vanes, or flagpoles shall be installed or placed within or upon any portion of SAN FELASCO without the prior written approval of the ACC. Notwithstanding the foregoing, holiday lighting and decorations shall be permitted to be placed upon the exterior portions of the Home and upon the Lot in the manner permitted hereunder commencing the week before Thanksgiving and shall be removed not later than January 15th of the following year. The ACC may establish standards for holiday lights and decorations in its sole discretion. The ACC may require the removal of any lighting or decoration that creates a nuisance (e.g., unacceptable spillover to adjacent Home or excessive travel through SAN FELASCO). Except as otherwise provided in Section 720.304(2)(b), Florida Statutes (2021), and subject to the requirements of such provision, no flag poles are permitted without the prior written approval of the ACC.

12.11 Disputes as to Use. If there is any dispute as to whether the use of any portion of SAN FELASCO complies with this Declaration, such dispute shall, prior to the Community Completion Date, be decided by the Declarant in the Declarant's sole and absolute discretion, and thereafter by the Board. A determination rendered by such party with respect to such dispute shall be final and binding on all persons concerned.

12.12 Drainage System. Drainage Improvements may be part of the Common Areas and/or Lots. After Drainage Improvements are installed by the Declarant and/or Builders, the maintenance of Drainage Improvements within the boundary of a Lot shall be the responsibility of the Association; however, the Association shall have no responsibility for grass and landscape maintenance which shall be maintained in accordance with the provisions of Section 11 of this Declaration. In the event Drainage Improvements are adversely affected by landscaping, fences, structures, or any other improvements (including, without limitation, pavers), the cost to correct, repair, or maintain such Drainage Improvements shall be the responsibility of the record title owner of the Lot that includes such improvements. By way of example, and not of limitation, if the Owner of one Lot plants a tree (pursuant to ACC approval) and the roots of such tree subsequently affect Drainage Improvements within another Lot, the Owner that planted the tree shall be solely responsible for the removal of the roots which adversely affects the adjacent Lot. No Home, structure, building, landscaping, fence, wall or other improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, interfere with the SMS or change the direction or flow of water in accordance with the SMS for SAN FELASCO, for any part thereof, or for any Lot as shown on the approved drainage plans on file with the ~~County,~~ City, SRWMD or other governing body having jurisdiction over SAN FELASCO. In addition, no Owner shall change the grade or elevation of a Lot in any manner that would obstruct, interfere with, or change the direction or flow of water in accordance with the approved drainage plans. NOTWITHSTANDING THE FOREGOING, THE ASSOCIATION, THE BUILDERS AND THE DECLARANT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR DRAINAGE PROBLEMS OF ANY TYPE WHATSOEVER.

12.13 Extended Vacation and Absences. In the event a Home will be unoccupied for an extended period, the Home must be prepared prior to departure by: (i) removing all removable furniture, plants and other objects from outside the Home; and (ii) designating a responsible firm or individual to care for the Home, should the Home suffer damage or require attention, and providing a key to that firm or individual. Neither the Association, the Declarant nor any Builder shall have any responsibility of any nature relating to any unoccupied Home.

12.14 Fences and Walls. Except for walls or fences erected or installed by the Declarant or a Builder, no walls or fences shall be erected or installed without prior written consent of the ACC. No chain link fencing of any kind shall be allowed. Fences shall not be installed flush to the ground so that drainage will be blocked in any way. All fences installed by an Owner must be in compliance with the Community Standards. Due to the Association's maintenance requirements and responsibilities, the installation of fences within a drainage easement area is not expected to be approved by the ACC. However, in the event a fence is installed within a drainage easement area, with prior written ACC

approval, the Owner is solely responsible for fence repair or replacement if the drainage easement area needs to be accessed for repairs or as otherwise provided herein.

12.15 Fuel Storage. No fuel storage shall be permitted within SAN FELASCO, except as may be necessary or reasonably used for swimming pools, spas, barbecues, fireplaces, lawn maintenance equipment, or similar devices.

12.16 Garages. No garage shall be converted into a general living area. Garage doors shall remain closed at all times except when vehicular or pedestrian access is required.

12.17 Garbage Cans. Trash collection and disposal procedures established by the Association shall be observed. No outside burning of trash or garbage is permitted. No garbage cans, supplies or other similar articles shall be maintained on any Lot so as to be visible from the street. Each Owner shall be responsible for properly depositing his or her garbage and trash in garbage cans and trash containers sufficient for pick-up by the appropriate collection agencies in accordance with the requirements of any such agency. All such trash receptacles shall be maintained in a sanitary condition and shall be shielded from the view of adjacent properties and streets. Garbage cans and trash containers shall not be placed outside the Home for pick-up earlier than 7:00 p.m. on the day preceding the pick-up and shall be removed the day of pick-up. Except for normal construction debris on a Lot during the course of construction of a Home, no garbage, refuse or debris of any kind shall be placed or permitted to accumulate upon any portion of SAN FELASCO.

12.18 Hurricane Shutters. Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved in writing by the ACC. Panel, accordion and roll-up style hurricane shutters may not be left closed during hurricane season (or at any other time). Any such approved hurricane shutters may be installed or closed up to forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed or opened within seventy-two (72) hours after the end of a hurricane watch or warning or as the Board may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than a storm event. Any approval by the ACC shall not be deemed an endorsement of the effectiveness of hurricane shutters. Notwithstanding the foregoing, in the event of an emergency and issued storm warning, Owners may install temporary emergency storm protective window coverings up to seventy-two (72) hours prior to the expected arrival of a storm, which must be removed within seventy-two (72) hours after the end of such storm.

12.19 Irrigation; Reclaimed Water. Due to water quality, irrigation systems may cause staining on Homes, other structures or paved areas. It is each Owner's responsibility to treat and remove any such staining within an Owner's Lot. The Declarant may, at its sole discretion, utilize a computerized loop system to irrigate the Common Areas. Any computerized loop irrigation system that is not the maintenance obligation of an Owner pursuant to the terms of this Declaration shall be the maintenance obligation of the Association. The Association may use reclaimed or reuse water for irrigation purposes. Reclaimed or reuse water has received a degree of treatment and basic disinfectant at a wastewater treatment facilities but does not qualify as potable water under applicable governmental regulations, so irrigation water should not be consumed by any persons or animals.

12.20 Laundry; Renewable Energy Devices. Subject to the provisions of Section 163.04, Florida Statutes (2021), to the extent applicable, no rugs, mops, or laundry of any kind, or any other similar type article, shall be shaken, hung or exposed so as to be visible outside the Home or Lot. Clotheslines may be installed in the rear of a Lot so long as not visible from the front of the Lot; provided, that, any such clothesline shall be removed when it is not in use as a clothesline. Nothing in this Declaration shall be deemed to prohibit the installation of energy devices based on renewable resources (e.g., solar collector panels); provided, however, such devices shall be installed only as approved by the ACC and in accordance with the Community Standards.

12.21 Lawful Use. No immoral, improper, offensive, unlawful or obnoxious use shall be made in any portion of SAN FELASCO as determined by the Board in its sole discretion. All laws, zoning ordinances and regulations of all governmental entities having jurisdiction thereof shall be observed. The

responsibility of meeting the requirements of governmental entities for maintenance, modification or repair of a portion of SAN FELASCO shall be the same as the responsibility for maintenance and repair of the property concerned.

12.22 Leases. Homes may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented. No bed and breakfast facility may be operated out of a Home. Individual rooms of a Home may not be leased on any basis. No transient tenants may be accommodated in a Home. All leases or occupancy agreements of Homes (collectively, "**Lease Agreements**") are subject to the provisions of this Section. All Lease Agreements shall be in writing. A copy of all Lease Agreements shall be provided by the Owner to the Association. No Lease Agreement may be for a term of less than six (6) months. The Lessee, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by the Association. By acceptance of a deed to a Home, the Owner hereby agrees to remove, at the Owner's sole expense, by legal means including eviction, his or her Lessee should the Lessee refuse or fail to abide by and adhere to this Declaration, the Rules and Regulations and any other policies adopted by the Association. All Lease Agreements shall require the Home to be used solely as a private single family residence. Each leased Home shall be occupied by the Lessee, members of the Lessee's family, overnight guests and professional caregivers as a residence and for no other purpose. During such time as a Home is leased, the Owner of such Home shall not enjoy the use privileges of the Common Areas appurtenant to such Home.

12.23 Mailboxes and Lampposts. No mailboxes or lampposts shall be installed on any Lot.

12.24 Minor's and Guest's Use of Commonly Shared Facilities. Adults shall be responsible for all actions of their minor children and guests at all times in and about SAN FELASCO. Neither the Declarant, Builders, nor the Association shall be responsible for any use of the Common Areas by anyone, including minors and guests.

12.25 Nuisances. No nuisance or any use or practice that is the source of unreasonable annoyance to others or which interferes with the peaceful possession and proper use of SAN FELASCO, as determined by the Board in its sole discretion, is permitted. No firearms shall be discharged within SAN FELASCO. Nothing shall be done or kept within the Common Areas, or any other portion of SAN FELASCO, including a Home or Lot which will increase the rate of insurance to be paid by the Association. As stated above, this Section shall not apply to sales, marketing, construction and development activities by Builders.

12.26 Oil and Mining Operations. No oil, drilling development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or on any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or on any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any Lot.

12.27 Paint. The exterior of Homes shall be re-painted by the record title owner of the applicable Lot within forty-five (45) days of notice by the Board or the ACC to the record title owner of the applicable Lot.

12.28 Personal Property; Patio and Lawn Furniture. All personal property of Owners or other occupants of Homes shall be stored within the Homes. No personal property, except usual patio furniture, may be stored on, nor any use made of the Common Areas, any Lot or Home, or any other portion of SAN FELASCO, which is unsightly or which interferes with the comfort and convenience of others. No patio furniture or swings shall be installed or placed within or upon any portion of the front of a Home or Lot so as to be visible outside the Home or Lot, without the prior written approval of the ACC. The ACC may establish standards for patio furniture and patio swings at its sole discretion. Swings and patio furniture will not be approved by the ACC for placement in front of the Home unless a front porch is part of the architectural design of the Home. Except as otherwise approved by the ACC in accordance with the foregoing, all other outdoor furniture and lawn furniture must be used and stored only in the rear of the Home and shall not be visible from the street in front of the Home. The Board may require the removal of

DRAFT

any patio furniture or lawn furniture that is unsightly or creates a nuisance in the Board's sole discretion. In the event a Home will be unoccupied for a period of seven (7) or more days, prior to departure by the Owner, such Owner must remove all patio furniture and lawn furniture from outside the Home and Lot. In addition, all patio furniture, lawn furniture and lawn ornaments shall be removed from outside and stored within the Home upon issuance of any storm warnings of a Tropical Storm Warning or higher storm warning.

12.29 Removal of Soil and Additional Landscaping. Without the prior consent of the ACC, no Owner shall remove soil from any portion of SAN FELASCO, change the level of the land within SAN FELASCO, or plant landscaping which results in any permanent change in the flow and drainage of surface water within SAN FELASCO. Owners may place additional plants, shrubs, or trees within any portion of their respective Lots with the prior written approval of the ACC.

12.30 Roofs, Driveways and Pressure Washing/Soft Washing. Roofs, exterior surfaces and/or pavement, including, but not limited to, walkways and driveways, shall be pressure washed/soft washed by the Owner of the Lot within thirty (30) days of notice by the Board or the ACC to the Owner of the applicable Lot. No surface applications to driveways shall be permitted without the prior written approval of the ACC as to material, color and pattern. Such applications shall not extend beyond the front Lot line or include the sidewalk. PRIOR TO ANY PRESSURE WASHING/SOFT WASHING, EACH OWNER SHOULD OBTAIN FROM THE MANUFACTURER OF THE AREA TO BE CLEANED, THE PROPER CLEANING INSTRUCTIONS TO ENSURE NO DAMAGE IS CAUSED TO THE SURFACE AND TO ENSURE COMPLIANCE WITH THE MANUFACTURER'S MAINTENANCE REQUIREMENTS FOR WARRANTY PURPOSES, IF ANY.

12.31 Satellite Dishes and Antennae. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first obtained from the ACC as required by this Declaration. Each Owner agrees that the location of such items must be first approved by the ACC in order to address the safety and welfare of the residents of SAN FELASCO. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ("**FCC**") rules are prohibited. Installation, maintenance, and use of all antennas shall comply with the Community Standards adopted by the Board and shall be governed by the then current rules of the FCC.

12.32 Screened Enclosures and Decks/Patios/Lanais. Except as otherwise installed by the Declarant or Builders, all screening and screened enclosures shall have the prior written approval of the ACC and shall be in accordance with the Community Standards. All enclosures of balconies or patios, including addition of vinyl windows, shall be approved by the ACC, and shall comply with the Community Standards. Except as otherwise installed by the Declarant or Builders, all decks, patios, and lanais shall have the prior written approval of the ACC and shall be in compliance with the Community Standards.

12.33 Signs and Flags. No sign, flag, banner, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of SAN FELASCO, including, without limitation, any Home, Lot or vehicle, that is visible from the outside, except an Owner may install one (1) ornamental flag approved by the ACC and in compliance with the Community Standards. Notwithstanding the foregoing, any Owner may display in a respectful manner one (1) portable, removable United States flag or official flag of the State of Florida and one (1) portable, removable official flag of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Flags permitted by this Section may not exceed four and one-half feet (4 ½') by six feet (6'). Each Owner may erect one (1) freestanding flag pole that is no more than twenty feet (20') high on any portion of such Owner's Lot if the flag pole does not obstruct sightlines at intersections and is not erected within or upon any easement. The flag pole may not be installed any closer than ten feet (10') from the back of curb, or within ten feet (10') of any Lot boundary line. Any Owner may further display from the flagpole, one (1) official United States flag, not larger than four and one-half feet (4 ½') by six feet (6'), and may additionally display one (1) official flag of the State of Florida or the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or

smaller than the United States flag. Further, Owners who are actively marketing the sale or rental of their Home are permitted to display one (1) "For Sale" or "For Rent" sign advertising that the property is for sale or rent, in accordance with the Community Standards. Any flag pole installed in accordance with this Section is subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, without limitation, noise and lighting ordinances in ~~the County or~~ the City and all setback and location criteria contained in this Declaration and in the Community Standards.

The Declarant, Builders, and the Association are exempt from this Section; provided, further, the Declarant specifically reserves the right, for itself and its agents, employees, nominees and assigns the right, privilege and easement to construct, place and maintain upon any property within SAN FELASCO such signs and flags as it deems appropriate in connection with the development, improvement, construction, marketing and sale of any of the Lots and Homes. The prohibitions and restrictions on signs displayed on or within vehicles contained above in this Section shall not apply to commercial vehicles such as for construction use or providing pick-up and delivery services and other commercial services.

12.34 Social Media. The Association may create an official social media page, forum or website for SAN FELASCO. If created by the Association, such social media pages shall be for Owners only, not for public participation by non-Owners, and such page(s) may be used as a communication instrument by and for the Association. The Association shall have the right to impose conditions or standards in connection with the use of any social media page(s) for SAN FELASCO and by acceptance of a deed to a Lot and by participating on such social media page(s), each Owner acknowledges and agrees that it has voluntarily subjected itself to such conditions and standards and shall comply with such conditions and standards. By acceptance of a deed to a Lot, each Owner who actively participates on such social media page(s) for SAN FELASCO agrees to the following conditions and standards: (i) Owners shall not engage in any immoral, improper, offensive, unlawful or obnoxious use or posts; (ii) all posts and comments by Owners must generally be positive and respectful and shall in no way be malicious or disparaging to any person or business, including, without limitation, the Association, Builders, the Declarant or any other Owner(s); and (iii) Owners shall not use such social media page(s) to report or discuss any violations of the Governing Documents, any property or Home issues, or any other issues or problems with SAN FELASCO, the Declarant, Builders, the ACC or the Association, and such Owner shall report all such issues directly to the Association and/or Declarant (as applicable) rather than reporting or discussing such issues on any social media page(s). Each Owner acknowledges and agrees that neither the Declarant nor any Manager is responsible for monitoring any social media page(s) for SAN FELASCO. IF AN OWNER WITNESSES A FIRE, ACCIDENT, THEFT OR OTHER SERIOUS EVENT, SUCH OWNER SHALL CALL 911 AND NOTIFY THE ASSOCIATION BEFORE POSTING ON ANY SOCIAL MEDIA PAGE.

12.35 Sports Equipment. No recreational, playground or sports equipment shall be installed or placed within or about any portion of SAN FELASCO without prior written consent of the ACC. No basketball backboards, skateboard ramps, or play structures will be permitted without the prior written approval by the ACC. Such approved equipment shall be located at the rear of the Lots or on the inside portion of corner Lots within the setback lines. Tree houses or platforms of a similar nature shall not be constructed on any part of a Lot. Rules and Regulations governing basketball hoops may be adopted by the Association from time to time.

12.36 Storage. No temporary or permanent utility or storage shed, storage building, tent, or other structure or improvement shall be permitted and no other structure or improvement shall be constructed, erected, altered, modified or maintained, except for temporary storage facilities which shall be permitted for no more than one (1) week from the time of an Owner's or Lessee's initial occupancy of a Home. Any such temporary storage facilities may not be kept in the roadway and shall be kept wholly within the applicable Owner's Lot. Water softeners, trash containers, propane tanks, and other similar devices shall be properly screened from roadways in a manner approved by the ACC. As stated above, this Section shall not apply to temporary structures and storage facilities utilized by Builders.

12.37 Subdivision and Regulation of Land. No portion of any Lot shall be divided or subdivided or its boundaries changed without the prior written approval of the Declarant prior to the Community

Completion Date, and thereafter, by the Association. No Owner shall inaugurate or implement any variation from, modification to, or amendment of governmental regulations, land use plans, land development regulations, zoning, or any other development orders or development permits applicable to SAN FELASCO, without the prior written approval of the Declarant, which may be granted or denied in its sole discretion. As stated above, this Section shall not apply to Builders.

12.38 Substances. No flammable, combustible or explosive fuel, fluid, chemical, hazardous waste, or substance shall be kept on any portion of SAN FELASCO or within any Home or Lot, except those which are required for normal household use. All propane tanks and bottled gas for household and/or pool purposes (excluding barbecue grill tanks) must be installed underground or in a manner to be screened from view by landscaping or other materials approved by the ACC.

12.39 Surveillance Equipment and Security Systems. Except for video monitoring doorbells, no Owner shall install any security and/or surveillance systems or related equipment on the exterior portion of a Home or Lot without first obtaining prior written approval of the ACC. Except for video monitoring doorbells, all exterior components of any security system or surveillance equipment require prior written approval from the ACC. Notwithstanding the foregoing, Owners may install compact video-equipped doorbells on the exterior of the Home in accordance with the Community Standards. No security and/or surveillance systems shall be installed in a manner that is unsightly or which interferes with the comfort and convenience of other Owners. All conduits and wiring on the exterior portion of a Home shall be encased and painted to match the adjacent exterior surface of the Home. Security cameras and other surveillance equipment shall not be directed onto a neighboring Home or installed directly across from the window of an adjacent Home. Security alarms audible outside of the Home must be connected to a monitoring service that is able to remotely turn off the alarm, or the security alarm must automatically turn off after no more than fifteen (15) minutes of noise production audible outside of the Home.

12.40 Swimming, Fishing, Boating and Docks. Swimming, wading and fishing are prohibited within any of the retention/detention areas or water bodies within the boundaries of SAN FELASCO. Boating and personal watercraft (e.g., water skis) are prohibited. No private docks may be erected within any water body or retention/detention areas.

12.41 Swimming Pools. No above-ground pools shall be permitted. All in-ground pools, hot tubs, spas and appurtenances installed shall require the prior written approval of the ACC as set forth in this Declaration. The design must incorporate, at a minimum, the following: (i) the composition of the material must be thoroughly tested and accepted by the industry for such construction; (ii) any swimming pool constructed on any Lot shall have an elevation at the top of the pool of not over two feet (2') above the natural grade unless approved by the ACC; (iii) pool enclosures must be of a design, color and material approved by the ACC and shall be no higher than twelve feet (12') unless otherwise approved by the ACC; and (iv) pool enclosures shall in no event be higher than the roof line of the Home. Pool enclosures shall not extend beyond the sides of the Home without express approval by the ACC. All pools shall be adequately maintained and chlorinated (or cleaned with similar treatment) by the respective Owner. Unless installed by the Declarant, no diving boards, slides, or platforms shall be permitted without the ACC's approval. Under no circumstances may chlorinated water be discharged onto other Owners' lawns, the community streets, or into any retention/detention areas within SAN FELASCO or adjoining properties.

12.42 Use of Homes. Each Home is restricted to residential use as a residence by the Owner or permitted occupant thereof, its guests, Lessees and invitees. As stated above, this Section shall not apply to Builders.

12.43 Visibility on Corners. Notwithstanding anything to the contrary in this Declaration, no obstruction to visibility at street intersections shall be permitted and such visibility clearances shall be maintained as required by the Board and governmental agencies. No vehicles, objects, fences, walls, hedges, shrubs or other planting shall be placed or permitted on a corner Lot where such obstruction would create a traffic problem.

12.44 Wells and Septic Tanks. No individual wells or septic tanks will be permitted on any Lot.

12.45 Wetlands and Mitigation Areas. If the Common Areas include one or more preserves, wetlands, and/or mitigation areas, no Owner or other person shall take any action or enter onto such areas so as to adversely affect the same without ACC approval and approval from any governmental agencies having jurisdiction. Such areas, if any, are to be maintained by the Association in their natural state.

12.46 Window Treatments. Within thirty (30) days of the conveyance of title of a Home to an Owner, such Owner shall install drapes, curtains, blinds or other window coverings. Window treatments shall consist of drapery, blinds, decorative panels, or other window coverings, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted. No security bars shall be placed on the windows of any Home without prior written approval of the ACC. No awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the ACC. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the ACC. Owners are responsible for caulking or re-caulking all windows to insure water tightness. As used herein, the term "Window Treatment" is limited to traditional window coverings, and excludes, without limitation, sheets, toweling, newspaper, aluminum foil, cardboard or other similar temporary covering.

12.47 Windows or Wall Units. No window or wall air conditioning unit may be installed in any window or wall of a Home.

13. Easement for Unintentional and Non-Negligent Encroachments. If any building or improvement upon a Lot shall encroach upon another Lot or upon the Common Areas by reason of original construction by the Declarant or any Builder, then an easement for such encroachment shall exist so long as the encroachment exists, with no further action required by the Declarant, any Builder, or any Owner to establish such easement. Lots may contain improvements such as balconies, HVAC systems or other improvements that may pass over or underneath an adjacent Lot or over or underneath the Common Areas. A perpetual nonexclusive easement is herein granted to allow such improvement and to permit any natural water runoff from roof overhangs, eaves and other protrusions onto an adjacent Lot.

14. Responsibility for Insurance, Repair and Replacement.

14.1 Association Insurance.

14.1.1 Flood Insurance. If the Common Areas are located within an area which has special flood hazards and for which flood insurance has been made available under the National Flood Insurance Program ("**NFIP**"), the Association shall maintain insurance coverage in appropriate amounts, available under NFIP for all buildings and other insurable property within any portion of the Common Areas located within a designated flood hazard area.

14.1.2 Liability Insurance. The Association shall procure for the Common Areas only commercial general liability insurance coverage providing coverage and limits deemed appropriate by the Board. Such policies must provide that they may not be cancelled or substantially modified by any party without at least thirty (30) days' prior written notice to the Declarant (until the Community Completion Date) and the Association.

14.1.3 Directors and Officers Liability Insurance. Each member of the Board shall be covered by directors and officers liability insurance in such amounts and with such provisions as approved by the Board.

14.1.4 Other Insurance. The Association shall maintain such other insurance coverage as appropriate from time to time. All coverage obtained by the Association shall cover all activities of the Association and all properties maintained by the Association, whether or not the Association owns title thereto.

14.1.5 Declarant. Prior to the Turnover, the Declarant shall have the right, but not the obligation, at the Association's expense, to provide insurance coverage under its master insurance policy in lieu of any of the foregoing.

14.2 Homes.

14.2.1 Requirement to Maintain Insurance. Each Owner shall be required to obtain and maintain adequate insurance on his or her Home. Such insurance shall be sufficient for necessary repair or reconstruction work, and/or shall cover the costs to demolish a damaged Home as applicable, remove the debris, and to re-sod and landscape land comprising the Lot. Upon the request of the Association, each Owner shall be required to supply the Board with evidence of insurance coverage on its Home which complies with the provisions of this Section. Without limiting any other provision of this Declaration or the powers of the Association, the Association shall specifically have the right to bring an action to require an Owner to comply with his or her obligations hereunder.

14.2.2 Requirement to Reconstruct or Demolish. In the event that any Home on a Lot is destroyed by fire or other casualty, the Owner of such Home shall do one of the following: (i) the Owner shall commence reconstruction and/or repair of the Home ("**Required Repair**"), or (ii) the Owner shall tear the Home down, remove all the debris, and resod and landscape the property comprising the Home as required by the ACC ("**Required Demolition**") to the extent permitted under law. If an Owner elects to perform the Required Repair, such work must be commenced within thirty (30) days of the Owner's receipt of the insurance proceeds respecting such Home and the Required Repair must be completed within six (6) months from the date of the casualty or such longer period of time established by the Board in its sole and absolute discretion subject to extension if required by law. If an Owner elects to perform the Required Repair, such reconstruction and/or repair must be completed in a continuous, diligent, and timely manner. If an Owner elects to perform the Required Demolition, the Required Demolition must be completed within six (6) months from the date of the casualty or such longer period of time established by the Board in its sole and absolute discretion subject to extension if required by law. Notwithstanding anything contained herein to the contrary, in the event an Owner elects to perform the Required Demolition, the Association shall have the right to require such Owner to thereafter commence to rebuild the Home, and such reconstruction/rebuilding of the Home must be completed within one (1) year from the date such Required Demolition is completed, or such longer period of time established by the Board in its sole and absolute discretion subject to extension if required by law. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the ACC. The Association shall have the right to inspect the progress of all reconstruction and/or repair work. Without limiting any other provision of this Declaration or the powers of the Association, the Association shall have a right to bring an action against an Owner who fails to comply with the foregoing requirements. By way of example, the Association may bring an action against an Owner who fails to either perform the Required Repair or Required Demolition on his or her Home within the time periods and in the manner provided herein. Each Owner acknowledges that the issuance of a building permit or a demolition permit in no way shall be deemed to satisfy the requirements set forth herein, which are independent of, and in addition to, any requirements for completion of work or progress requirements set forth in applicable statutes, zoning codes and/or building codes.

14.2.3 Standard of Work. The standard for all demolition, reconstruction, and other work performed as required by this Section shall be in accordance with the Community Standards and any other standards established by the Association with respect to any casualty that affects all or a portion of SAN FELASCO.

14.2.4 Additional Rights of the Association. If an Owner of any Lot refuses or fails, for any reason, to perform the Required Repair or Required Demolition or such other reconstruction or repair as herein provided, then the Association, in its sole and absolute discretion, by and through its Board is hereby irrevocably authorized by such Owner to perform

the Required Repair or Required Demolition or such other reconstruction or repair. All Required Repair performed by the Association pursuant to this Section shall be in conformance with the original plans and specifications for the Home. The Association shall have the absolute right to perform the Required Demolition to a Home pursuant to this Section if any contractor certifies in writing to the Association that such Home cannot be rebuilt or repaired. The Board may levy an Individual Assessment against the Owner in whatever amount sufficient to adequately pay for Required Repair or Required Demolition performed by the Association, including any costs incurred with the management and oversight of any such Required Repair or Required Demolition performed by the Association.

14.2.5 Association Has No Liability. Notwithstanding anything to the contrary in this Section, the Association, its directors, and officers, shall not be liable to any Owner should an Owner fail for any reason whatsoever to obtain insurance coverage on a Home. Moreover, the Association, its directors, and officers, shall not be liable to any person if the Association does not enforce the rights given to the Association in this Section.

14.3 Compliance Monitoring. Notwithstanding any provision to the contrary contained herein or in any other Governing Document, neither the Association, the Declarant, nor any Builder shall be responsible for ensuring or confirming compliance with the insurance provisions contained herein, it being acknowledged by all Owners that such monitoring would be unnecessarily expensive and difficult. Moreover, neither the Association, the Declarant, nor any Builder shall be liable in any manner whatsoever for failure of an Owner to comply with this Section.

14.4 Fidelity Bonds. If available, the Association shall procure a blanket fidelity bond for all officers, directors, trustees and employees of the Association, and all other persons handling or responsible for funds of, or administered by, the Association. In the event the Association delegates some or all of the responsibility for the handling of the funds to a professional management company or licensed manager, such bonds shall be required for its officers, employees and agents, handling or responsible for funds of, or administered on behalf of the Association. The amount of the fidelity bond shall be based upon the Board's reasonable business judgment.

14.5 Association as Agent. The Association is irrevocably appointed agent for each Owner of any interest relating to the Common Areas to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon the payment of claims.

14.6 Casualty to Common Areas. In the event of damage to the Common Areas, or any portion thereof, the Association shall be responsible for reconstruction after casualty.

14.7 Nature of Reconstruction. Any reconstruction of improvements hereunder shall be substantially in accordance with the plans and specifications of the original improvement, or as the improvement was last constructed, subject to modification to conform to the then current governmental regulation(s).

14.8 Cost of Payment of Premiums. The costs of all insurance maintained by the Association hereunder, and any other fees or expenses incurred that may be necessary or incidental to carry out the provisions hereof are Operating Expenses.

14.9 Declarant and Builders have No Liability. Notwithstanding anything to the contrary in this Section, the Declarant, the Builders and their respective officers, directors, shareholders, and any related persons or corporations and their employees, attorneys, agents, officers and directors shall not be liable to any Owner or any other person should the Association fail for any reason whatsoever to obtain insurance coverage required by this Section or should the Owner fail for any reason whatsoever to obtain insurance coverage for their Home.

DRAFT

14.10 Additional Insured. Prior to the Community Completion Date, the Declarant shall be named as additional insured on all policies obtained by the Association, as their interests may appear.

15. Property Rights.

15.1 Owners' Easement of Enjoyment. Every Builder, Owner and permitted occupant, such Owner's Lessees, family members, guests and invitees, and every owner of an interest in SAN FELASCO, shall have a non-exclusive right and easement of enjoyment in and to those portions of the Common Areas that it is entitled to use for their intended purpose, subject to the following provisions:

15.1.1 Easements, restrictions, reservations, conditions, limitations and declarations of record, now or hereafter existing, and the provisions of this Declaration, as amended or supplemented from time to time;

15.1.2 Rules and Regulations governing use and enjoyment of the Common Areas;

15.1.3 The right of the Association to suspend rights hereunder, including, without limitation, voting rights, or to impose fines in accordance with Section 720.305, Florida Statutes (2021);

15.1.4 The right of the Association to suspend an Owner's or Lessee's or guest's right to use (except vehicular and pedestrian ingress and egress and necessary utilities) all or a portion of the Common Areas for any period during which any Assessment levied against that Owner remains unpaid;

15.1.5 The right of the Declarant and/or the Association to dedicate or transfer all or any part of the Common Areas. No such dedication or transfer by the Association shall be effective prior to the Community Completion Date without prior written consent of the Declarant;

15.1.6 The right of the Declarant and/or the Association to modify the Common Areas as set forth in this Declaration;

15.1.7 The perpetual right of the Declarant or Builders, as applicable, to access and enter the Common Areas at any time, even after the Community Completion Date, for the purposes of inspection and testing of the Common Areas. The Association and each Owner shall give the Declarant and Builders unfettered access, ingress and egress to the Common Areas so that the Declarant and such Builders, as applicable, and/or their agents can perform all tests and inspections deemed necessary by the Declarant and/or Builders, as applicable. The Declarant and Builders shall have the right to make all repairs and replacements deemed necessary by the Declarant and/or the applicable Builders. At no time shall the Association or any Owner prevent, prohibit and/or interfere with any testing, repair or replacement deemed necessary by the Declarant and/or such Builders relative to any portion of the Common Areas;

15.1.8 The rights of the Declarant, Builders and/or the Association regarding SAN FELASCO as reserved in this Declaration, including the right to utilize the same and to grant use rights to others; and

15.1.9 An Owner relinquishes his or her right to use of the Common Areas during the time that a Home is leased to a Lessee.

15.2 Ingress and Egress. An ingress and egress easement is hereby created and reserved by the Declarant for the Builders, Owners, their Lessees, guests and invitees, for pedestrian traffic over, through and across sidewalks, paths, walks, driveways, passageways, and lanes as the same, from time to time, may exist upon, or be designed as part of, the Common Areas, and for vehicular traffic over,

through and across such portions of the Common Areas, as may be paved and intended for such purposes.

15.3 Development Easement. In addition to the rights reserved elsewhere herein, the Declarant reserves an easement for itself and for Builders and their nominees, over, upon, across, and under SAN FELASCO as may be required in connection with the development of SAN FELASCO, and/or other lands designated by the Declarant and/or Builders, and to promote or otherwise facilitate the development, construction and sale and/or leasing of Lots, Homes, or any portion of SAN FELASCO, and/or other lands designated by the Declarant and/or Builders. Without limiting the foregoing, the Declarant specifically reserves for itself and for Builders, and their subcontractors, suppliers and consultants, the right to use all paved roads and rights of way within SAN FELASCO for vehicular and pedestrian ingress and egress to and from construction sites. Specifically, each Owner acknowledges that construction vehicles and trucks may use portions of the Common Areas. The Declarant and Builders shall have no liability or obligation to repave, restore, or repair any portion of the Common Areas as a result of the use of the same by construction traffic, and all maintenance and repair of such Common Areas shall be deemed ordinary maintenance of the Association payable by all Owners as part of the Operating Expenses. Without limiting the foregoing, at no time shall the Declarant and/or Builders be obligated to pay any amount to the Association on account of the Declarant's and/or Builders' use of the Common Areas. The Declarant and Builders intend to use the Common Areas for sales of Lots and Homes. Further, the Declarant, Builders, and their affiliates may market other residences and commercial properties located outside of SAN FELASCO from the Declarant's and/or Builders' sales facilities located within SAN FELASCO. The Declarant and Builders have the right to use all portions of the Common Areas in connection with their marketing activities, including, without limitation, allowing members of the general public to inspect model homes, installing signs and displays, holding promotional parties and outings, and using the Common Areas for every other type of promotional or sales activity that may be employed in the marketing of residential homes. The easements created by this Section, and the rights reserved herein in favor of the Declarant and Builders, shall be construed as broadly as possible and supplement the other rights of the Declarant and Builders set forth in this Declaration. At no time shall the Declarant and/or Builders incur any expense whatsoever in connection with its use and enjoyment of such rights and easements.

15.4 Public Easements. Fire, police, school transportation, health, sanitation and other public service and utility company personnel and vehicles shall have a permanent and perpetual easement for ingress and egress over and across the Common Areas. In addition, Telecommunications Providers shall also have the right to use all paved roadways for ingress and egress to and from telecommunications systems within SAN FELASCO. Furthermore, Private Street Light Providers shall also have the right to use all paved roadways for ingress and egress to and from any street lights and any related equipment or facilities located within SAN FELASCO.

15.5 Delegation of Use. Every Owner shall be deemed to have delegated its right of enjoyment to the Common Areas to the occupants or Lessees of such Owner's Home, subject to the provisions of this Declaration and the Rules and Regulations, as may be promulgated from time to time. Any such delegation shall not relieve any Owner from its responsibilities and obligations provided herein.

15.6 Easement for Encroachments. In the event that any improvement upon Common Areas as originally constructed, shall encroach upon any other property or improvements thereon, or for any reason, then an easement appurtenant to the encroachment shall exist for so long as the encroachment shall naturally exist.

15.7 Permits, Licenses and Easements. Prior to the Community Completion Date, the Declarant, and thereafter the Association, shall, in addition to the specific rights reserved to the Declarant herein, have the right to grant, modify, amend and terminate permits, licenses and easements over, upon, across, under and through SAN FELASCO (including Lots, Parcels and/or Homes) for telecommunications systems, utilities, roads and other purposes reasonably necessary or useful as it determines, in its sole discretion. To the extent legally required, each Owner shall be deemed to have

granted to the Declarant, and thereafter the Association, an irrevocable power of attorney, coupled with an interest, for the purposes herein expressed.

15.8 Support Easement and Maintenance Easement. An easement is hereby created for the existence and maintenance of supporting structures (and the replacement thereof) in favor of the entity required to maintain the same. An easement is hereby created for maintenance purposes (including access to perform such maintenance) over and across SAN FELASCO (including Lots, Parcels, and Homes) for the reasonable and necessary maintenance of Common Areas, retaining walls, utilities, cables, wires, lateral supports or other supporting structures, tie backs deadman anchors, and other similar facilities.

15.9 Drainage. A non-exclusive easement shall exist in favor of the Declarant, the Association and their designees, SRWMD, ~~the County,~~ the City, and/or any governmental agency having jurisdiction over SAN FELASCO over, across and upon SAN FELASCO for drainage, irrigation and water management purposes. Any such drainage easement shall not contain permanent improvements, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, irrigation systems, trees, shrubs, hedges or landscaping plants other than grass, except for (i) any improvements installed by the Declarant or Builders, (ii) landscaping of the SMS, (iii) any improvements as required by ~~the County,~~ the City, or the Permit, and/or (iv) any improvements approved by the ACC. A non-exclusive easement for ingress and egress and access exists over, across and upon SAN FELASCO for such parties in order to construct, maintain, inspect, record data on, monitor, test, or repair, as necessary, any water management areas, conservation areas, mitigation areas, irrigation systems and facilities thereon and appurtenances thereto. No structure, landscaping, or other material shall be placed or be permitted to remain which may damage or interfere with the drainage or irrigation of SAN FELASCO and/or installation or maintenance of utilities or which may obstruct or retard the flow of water through SAN FELASCO and/or water management areas and facilities or otherwise interfere with any drainage, irrigation and/or easement provided for in this Section or the use rights set forth elsewhere in this Declaration.

15.10 Utility Easements. Except as provided herein, no Owner may install any improvements within the utility easement(s) depicted on any Plat, Title Documents, or other Agreements of SAN FELASCO (collectively, the "**Utility Easements**"). Further, and except as provided herein, no Owner may make any changes to the improvements installed by the Declarant or Builders within the Utility Easement(s). No fences shall be erected or installed within the Utility Easements without the prior written consent of the ACC, except for fences installed by the Declarant or a Builder. All fences must be in compliance with the Community Standards. In the event a fence is installed within any Utility Easement, with prior written ACC approval, the Owner is solely responsible for fence repair and/or replacement if the utility easement area needs to be accessed for installation, service, and/or repairs. Prior to digging, each Owner is responsible for calling 811, so all utility companies may locate and mark their underground facilities within the area, as required by Chapter 556, Florida Statutes (2021).

15.11 Right of Entry. The Declarant, Builders, and the Association are granted a perpetual and irrevocable easement over, under and across all of SAN FELASCO for the purposes herein expressed, including, without limitation, for inspections to ascertain compliance with the provisions of this Declaration, and for the performance of any maintenance, alteration or repair which they are entitled to perform. Without limiting the foregoing, the Declarant, for itself and on behalf of any Builders, specifically reserves easements for all purposes necessary to comply with any governmental requirement or to satisfy any condition that is a prerequisite for a governmental approval. By way of example, and not of limitation, the Declarant or a Builder, as applicable, may construct, maintain, repair, alter, replace and/or remove improvements, install landscaping, install utilities, and/or remove structures on any portion of SAN FELASCO if the Declarant or such Builder, as applicable, is required to do so in order to obtain the release of any bond posted with any governmental agency.

15.12 Blanket Easement in favor of the Association. The Association is hereby granted an easement over all of SAN FELASCO, including all Lots, for the purposes of: (i) constructing, maintaining, replacing and operating all Common Areas; (ii) performing any obligation the Association is obligated to

perform under this Declaration; and (iii) performing any obligation of an Owner for which the Association intends to impose an Individual Assessment.

15.13 Duration. All easements created herein or pursuant to the provisions hereof shall be perpetual unless stated to the contrary.

16. [Intentionally Deleted].

17. Assessments.

17.1 General. Each Owner, by acceptance of a deed or instrument of conveyance for the acquisition of title in any manner (whether or not so expressed in the deed), including any purchaser at a judicial sale, shall be deemed to have covenanted and agreed to pay to the Association at the time and in the manner required by the Board, assessments or charges as are fixed, established and collected from time to time by the Association (collectively, the "**Assessments**"). As Vacant Lots (as defined herein) and Spec Lots (as defined herein) may not receive certain services, all Lots shall not be assessed uniformly.

17.2 Purpose of Assessments. The Assessments levied by the Association shall be used for, among other things, the purpose of operating and maintaining the Association and SAN FELASCO. Assessments shall include the following categories of charges as and when levied and deemed payable by the Board:

17.2.1 Installment Assessments. Any periodic assessment (on such frequency as determined by the Board) or charge for the purpose of operating the Association and accomplishing any and all of its purposes, as determined in accordance herewith, including without limitation, payment of Operating Expenses and collection of amounts necessary to pay any deficits from prior years' operation ("**Installment Assessments**");

17.2.2 Special Assessments. Any special assessments for capital improvements, major repairs, emergencies, or nonrecurring expenses ("**Special Assessments**");

17.2.3 Use Fees. Any specific fees, dues or charges to be paid for any special services, for any special or personal use of the Common Areas, or to reimburse the Association for the expenses incurred in connection with such service or use ("**Use Fees**");

17.2.4 Reserves. Assessments of any kind for the creation of reasonable reserves for any of the aforesaid purposes. Reserves may be created by the approval of a majority of the total Voting Interest of the Association either at a duly called meeting or by written consent of the members. Once approved by a majority of the total Voting Interest of the Association, the Board shall create a "Reserve for Replacement" in order to establish and maintain an adequate reserve fund for the periodic maintenance, repair, and replacement of improvements comprising a portion of the Common Areas (the "**Reserves**"), including, without limitation, Reserves for maintenance, repair and replacement of Recreational Facilities and ~~the~~any private roadways. Notwithstanding the foregoing, Reserves may be adopted by the Declarant, as the sole member of the Association, by written consent; provided, however, in no event shall the Declarant be obligated to create such Reserves. In the event the member(s) of the Association approve the establishment of Reserves, such Reserves shall be included in the budget for the following fiscal year and each year thereafter, unless otherwise waived for such particular year pursuant to Section 720.303, Florida Statutes (2021), and be payable in such manner and at such times as determined by the Association; and

17.2.5 Individual Assessments. Any specific assessment for costs incurred by the Association, or charges, fees or fines levied against a specific Lot or Lots, or the record title owner(s) thereof, which amounts are by their nature applicable only to one or more Lots, but less

than all Lots ("**Individual Assessments**"). By way of example and not limitation, in the event an Owner fails to maintain their Lot or the exterior of their Home in a manner required by the Governing Documents, the Association shall have the right (but not the obligation), through its agents and employees, to enter upon the Lot and to repair, restore, and maintain the Lot and/or Home as required by the Governing Documents. The costs of any such repair, restoration and/or maintenance, plus the reasonable administrative expenses of the Association and any costs incurred in bringing a Lot and/or Home into compliance with the Governing Documents shall be an Individual Assessment. The lien for an Individual Assessment may be foreclosed in the same manner as any other Assessment.

17.3 Designation. The designation of Assessment type and amount shall be made by the Association. Prior to Turnover, any such designation must be approved by the Declarant and any Builders, for so long as such Builder owns a Lot within SAN FELASCO. Such designation may be made on the budget prepared by the Association. The designation shall be binding upon all Owners.

17.4 Allocation of Operating Expenses.

17.4.1 Commencing on the first day of the period covered by the annual budget, and until the adoption of the next annual budget, the Assessments for Operating Expenses and Reserves (if any) shall be allocated so that each Owner shall pay Operating Expenses, Special Assessments and Reserves based upon a fraction, the numerator of which is one (1) and the denominator of which is the total number of all Lots in SAN FELASCO conveyed to Owners or any greater number determined by the Declarant from time to time. The Declarant, in its sole and absolute discretion may change such denominator from time to time; provided, however, under no circumstances will the denominator be less than the number of Lots owned by Owners. In addition, any Lot that does not have a Home constructed thereon as evidenced by a Certificate of Occupancy (a "**Vacant Lot**") and any Lot that has a Home constructed thereon but is owned by the Declarant or a Builder (a "**Spec Lot**") shall not be assessed until such time as the Lot is conveyed by the Declarant or a Builder to an Owner. Vacant Lots and Spec Lots are not subject to Assessments due to their state of completion and the level of services provided by the Association for such Lots. At such time as a Vacant Lot owned by an Owner is improved with a Home or a Spec Lot is conveyed by the Declarant or a Builder to an Owner, then the Vacant Lot and/or Spec Lot shall be deemed a fully assessed Lot and shall be responsible for one- hundred percent (100%) of Installment Assessments. Vacant Lots and Spec Lots shall not be included in the denominator used to determine each Owner's pro rata share of the Operating Expenses and Reserves (if any), unless otherwise determined by the Declarant in its sole and absolute discretion. In no event, however, shall the Declarant or any Builder pay Special Assessments.

17.4.2 In the event the Operating Expenses as estimated in the budget for a particular fiscal year are, after the actual Operating Expenses for that period is known, less than the actual costs, then the difference shall, at the election of the Association: (i) be added to the calculation of Installment Assessments, as applicable, for the next ensuing fiscal year; or (ii) be immediately collected from the Owners as a Special Assessment. The Association shall have the unequivocal right to specially assess Owners retroactively on January 1st of any year for any shortfall in Installment Assessments, which Special Assessment shall relate back to the date that the Installment Assessments could have been made. After the Turnover Date, no vote of the Owners shall be required for such Special Assessment (or for any other Assessment) except to the extent specifically provided herein. Prior to the Turnover, a Special Assessment may be levied by the Association with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Owners' Voting Interests present (in person or by proxy) at a duly noticed meeting of the members.

17.4.3 Each Owner agrees that so long as it does not pay more than the required amount it shall have no grounds upon which to object to either the method of payment or non-payment by other Owners, Builders, or the Declarant of any sums due.

17.5 General Assessments Allocation. Installment Assessments and Reserves (if any) shall be uniform for all Lots improved with a Home, except as provided herein. Special Assessments and Reserves shall be allocated equally to each Owner, except as provided herein. Notwithstanding anything to the contrary contained in the Governing Documents, but subject to the rights of the Declarant pursuant to Section 17.8 of this Declaration, Vacant Lots and Spec Lots shall not be assessed until such Lots are conveyed to an Owner by the Declarant or a Builder. Notwithstanding any other provision to the contrary, Vacant Lots and Spec Lots shall not be responsible for Reserves.

17.6 Use Fees and Individual Assessment. Except as hereinafter specified to the contrary, Use Fees and Individual Assessments shall be made against the record title owner of a Lot benefiting from, or subject to, the special service or cost as specified by the Association. The Declarant and Builders shall not be required to pay Use Fees or Individual Assessments.

17.7 Commencement of First Assessment. Assessments shall commence as to each Owner on the day of the conveyance of title of a Home to such Owner. The record title owner of a Lot is jointly and severally liable with the previous record title owner of the Lot for all unpaid Assessments that came due up to the time of transfer of title. A record title owner of a Lot, regardless of how title to the Lot has been acquired, including by purchase at a foreclosure sale or by deed in lieu of foreclosure, is liable for all Assessments that come due while such person or entity was the record title owner of the Lot. An Owner's liability for Assessments may not be avoided by waiver or suspension of the use or enjoyment of any Common Areas or by abandonment of the Lot upon which the Assessments are made.

17.8 Shortfalls and Surpluses. Each Owner acknowledges that because Installment Assessments, Special Assessments, and Reserves are allocated based on the formula provided herein, or upon the number of Lots conveyed to Owners in the prior fiscal year, it is possible the Association may collect more or less than the amount budgeted for Operating Expenses. Prior to the Turnover, the Declarant shall have the option to (i) pay any Operating Expenses incurred by the Association that exceed the Assessments receivable from Owners and other income of the Association, including, without limitation, the Initial Contributions and Resale Contributions, late fees and interest (the "**Deficit**"), or (ii) pay Installment Assessments on Homes or Lots owned by the Declarant at the applicable rate of Installment Assessments established for such Lots and Homes, including Vacant Lots and Spec Lots. Notwithstanding any other provision of this Declaration to the contrary, the Declarant shall never be required to (i) pay Assessments if the Declarant has elected to fund the Deficit instead of paying Assessments on Homes or Lots owned by the Declarant, (ii) pay Special Assessments, Individual Assessments or Reserves, or (iii) fund deficits due to delinquent Owners. Any surplus Assessments collected by the Association may be allocated towards the next year's Operating Expenses or, in the Board's sole and absolute discretion, to the funding of budgeted Reserves, if applicable. Under no circumstances shall the Association be required to pay surplus Assessments to Owners. The Declarant may, at any time, give thirty (30) days' prior written notice to the Association terminating its responsibility for funding the Deficit, and waiving its right to exclusion from Assessments. Upon giving such notice, or upon Turnover, whichever is sooner, each Lot owned by the Declarant shall thereafter be assessed at the applicable rate of Installment Assessments established for such Lots and Homes owned by the Declarant, including Vacant Lots and Spec Lots. The Declarant and Builders shall not be responsible for any Reserves, Individual Assessments or Special Assessments, even after the Turnover. The Declarant shall be assessed only for Lots which are subject to the operation of this Declaration. Except as provided herein, upon transfer of title of a Lot owned by the Declarant or a Builder, the Lot shall be assessed in the amount established for Lots owned by Owners other than the Declarant, or at the amount established for Vacant Lots or Spec Lots, as applicable, prorated as of and commencing with, the month following the date of transfer of title.

THE DECLARANT DOES NOT PROVIDE A GUARANTEE OF THE LEVEL OF ASSESSMENTS. AS SUCH, THERE IS NO MAXIMUM GUARANTEED LEVEL OF ASSESSMENTS DUE FROM OWNERS AND BUILDERS. IN THE EVENT THE DECLARANT ELECTS TO DEFICIT FUND IN LIEU OF PAYING ASSESSMENTS ON THE SAME BASIS AS OTHER OWNERS, THE DECLARANT SHALL SPECIFICALLY ELECT TO FUND THE DEFICIT AS PROVIDED IN SECTION 720.308(1)(B), FLORIDA STATUTES (2021). AS SUCH, THE PROVISIONS OF SECTIONS 720.308(2) THROUGH 720.308(6),

FLORIDA STATUTES (2021), ARE NOT APPLICABLE TO THE DECLARANT OR THE CALCULATION OF THE DEFICIT OR OTHER AMOUNTS DUE FROM THE DECLARANT.

17.9 Budgets. The initial budget prepared by the Declarant is adopted as the budget for the period of operation until adoption of the first annual Association budget. Thereafter, annual budgets shall be prepared and adopted by the Board. Assessments shall be payable by each Owner and Builder as provided in this Declaration. THE INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON HISTORICAL OPERATING FIGURES). THEREFORE, IT IS POSSIBLE THAT ACTUAL ASSESSMENTS MAY BE LESS OR GREATER THAN PROJECTED.

17.10 Establishment of Assessments. Assessments shall be established in accordance with the following procedures:

17.10.1 Installment Assessments shall be established by the adoption of a twelve (12) month operating budget by the Board. The budget shall be in the form required by Section 720.303(6), Florida Statutes (2021). The Board may from time to time determine when the Installment Assessments will be collected by the Association (i.e. monthly, quarterly, or annually). Unless otherwise established by the Board, Installment Assessments shall be collected in advance on a _____basis.

17.10.2 Special Assessments and Individual Assessments may be established by the Association, from time to time, and shall be payable at such time or time(s) as determined by the Board. Until the Community Completion Date, no Special Assessment shall be imposed without the consent of the Declarant.

17.10.3 The Association may establish, from time to time, by resolution, rule or regulation, or by delegation to an officer or agent, including, a professional management company, Use Fees. The sums established shall be payable by the Owner utilizing the service or facility as determined by the Association.

17.11 Initial Contribution. The first purchaser of each Lot or Home from the Declarant or a Builder, at the time of closing of the conveyance from the Declarant or Builder to the purchaser, shall pay to the Association an initial contribution in the amount of One Thousand and No/100 Dollars ($1,000.00) payable to the Association (the "**Initial Contribution**"). The Initial Contribution shall not be applicable to conveyances from the Declarant to a Builder. The funds derived from the Initial Contributions are income to the Association and shall be used by the Board exclusively for purposes which provide a direct benefit (as defined in 77 Fed. Reg. 15574 (Mar. 16, 2012)) to SAN FELASCO, including, without limitation, future and existing capital improvements, Operating Expenses, support costs and start-up costs. Notwithstanding any other provision of this Declaration to the contrary, any Builder purchasing a Lot from the Declarant is not obligated to pay the Initial Contribution to the Association. Such Initial Contributions paid to the Association pursuant to this Section 17.11 shall be in addition to any capital contribution required to be paid to the Master Association by an Owner who purchases a Lot or Home from the Declarant or a Builder pursuant to the Master Declaration, if applicable.

17.12 Resale Contribution. After the Home has been conveyed to the first purchaser by the Declarant or a Builder, there shall be collected from each subsequent purchaser upon every subsequent conveyance of an ownership interest in a Home by an Owner a resale contribution in the amount of One Thousand and No/100 Dollars ($1,000.00) (the "**Resale Contribution**") payable to the Association. The Resale Contribution shall not be applicable to conveyances from the Declarant or a Builder. The funds derived from the Resale Contributions are income to the Association and shall be used by the Board exclusively for purposes which provide a direct benefit (as defined in 77 Fed. Reg. 15574 (Mar. 16, 2012)) to SAN FELASCO, including, without limitation, future and existing capital improvements, Operating Expenses, support costs and start-up costs. Notwithstanding any other provision of this Declaration to the contrary, a Builder purchasing a Lot from the Declarant shall not be obligated to pay the Resale Contribution to the Association. Such Resale Contributions paid to the Association pursuant to this

Section 17.12 shall be in addition to any capital contribution required to be paid to the Master Association by a subsequent purchaser of a Lot or Home pursuant to the Master Declaration, if applicable.

17.13 Assessment Estoppel Certificates. No Owner shall sell or convey its interest in a Lot or Home unless all sums due to the Association have been paid in full and an estoppel certificate shall have been received from the Association by such Owner. The Association shall prepare and maintain a ledger noting Assessments due from each Owner. The ledger shall be kept in the office of the Association, or its designees, and shall be open to inspection by any Owner. Within fourteen (14) days of receipt of a written request therefor from an Owner, there shall be furnished to an Owner an estoppel certificate in writing setting forth whether the Assessments have been paid and/or the amount that is due as of any date. As to parties other than Owners who, without knowledge of error, rely on the certificate, the certificate shall be conclusive evidence of the amount of any Assessment therein stated. The Owner requesting the estoppel certificate shall be required to pay the Association, or its Manager (as defined below), as applicable, a reasonable sum to cover the costs of examining records and preparing such estoppel certificate.

17.14 Payment of Home Real Estate Taxes. Each Owner and Builder shall pay all taxes and obligations relating to its Lot which, if not paid, could become a lien against the Lot that is superior to the lien for Assessments created by this Declaration.

17.15 Creation of the Lien and Personal Obligation. Each Owner, by acceptance of a deed or instrument of conveyance for the acquisition of title to a Lot, shall be deemed to have covenanted and agreed that the Assessments, and/or other charges and fees set forth herein, together with interest, late fees, costs and reasonable attorneys' fees and paraprofessional fees at all levels of proceedings including appeals, collections and bankruptcy, shall be a charge and continuing lien in favor of the Association encumbering the Lot and all personal property located thereon owned by the Owner against whom each such Assessment is made. The lien is effective from and after recording a Claim of Lien in the Public Records stating the legal description of the Lot, name of the Owner, and the amounts due as of that date, but shall relate back to the date that this Declaration is recorded. The Claim of Lien shall also cover any additional amounts which accrue thereafter until satisfied. Each Assessment, together with interest, late fees, costs and reasonable attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy, and other costs and expenses provided for herein, shall be the personal obligation of the person or entity that was the record title owner of the Lot at the time when the Assessment became due, as well as the record title owner's heirs, devisees, personal representatives, successors or assigns.

17.16 Subordination of the Lien to Mortgages. The lien for Assessments shall be subordinate to (i) the lien for Master Association Assessments, as provided in the Master Governing Documents, (ii) the liens of all taxes, bonds, assessments, and other governmental levies which by law would be superior, and (iii) the lien or charge of a bona fide first mortgage held by a Lender on any Lot, if the mortgage is recorded in the Public Records prior to the Claim of Lien. The lien for Assessments shall not be affected by any sale or transfer of a Lot, except in the event of a sale or transfer of a Lot pursuant to a foreclosure (or by deed in lieu of foreclosure or otherwise) of a bona fide first mortgage held by a Lender, in which event, the acquirer of title, its successors and assigns, shall be liable for Assessments which became due prior to such sale or transfer to the extent provided in Section 720.3085, Florida Statutes (2021). Any such unpaid Assessments for which such acquirer of title is not liable may be reallocated and assessed to all Owners (including such acquirer of title) as a part of the Operating Expenses. Any sale or transfer pursuant to a foreclosure (or by deed in lieu of foreclosure or otherwise pursuant to a foreclosure) shall not relieve the record title owner from liability for, nor the Lot from, the lien of any Assessments made thereafter. Nothing herein contained shall be construed as releasing the party liable for any delinquent Assessments from the payment thereof, or the enforcement of collection by means other than foreclosure. A Lender shall give written notice to the Association if the mortgage held by such Lender is in default. The Association shall have the right, but not the obligation, to cure such default within the time periods provided in the mortgage held by such Lender. In the event the Association makes such payment on behalf of a record title owner, the Association shall, in addition to all other rights reserved herein, be subrogated to all of the rights of the Lender. All amounts advanced on behalf of a record title owner

pursuant to this Section shall be added to Assessments payable by such record title owner with appropriate interest.

17.17 Acceleration. In the event of a default in the payment of any Assessment, the Association may accelerate the Assessments then due for up to the next ensuing twelve (12) month period.

17.18 Non-Payment of Assessments. If any Assessment is not paid within ten (10) days (or such other period of time established by the Board) after the due date, a late fee of Twenty-Five and No/100 Dollars ($25.00) per month (or such greater amount established by the Board), together with interest in an amount equal to the maximum rate allowable by law (or such lesser rate established by the Board), per annum, beginning from the due date until paid in full, may be levied. The late fee shall compensate the Association for administrative costs, loss of use of money, and accounting expenses. The Association may, at any time thereafter, bring an action at law against the record title owner personally obligated to pay the same, and/or foreclose the lien against the Lot, or both. The Association shall not be required to bring such an action if it believes that the best interests of the Association would not be served by doing so. There shall be added to the Assessment all costs expended in preserving the priority of the lien and all costs and expenses of collection, including attorneys' fees and paraprofessional fees, at all levels of proceedings, including appeals, collection and bankruptcy. No Owner may waive or otherwise escape liability for Assessments provided for herein by non-use of, or the waiver of the right to use the Common Areas or by abandonment of a Lot or Home. All payments on accounts shall be first applied to fines levied in accordance with the terms of this Declaration, then to interest accrued by the Association, then to any administrative late fee, then to costs and attorneys' fees, and then to the delinquent Assessment payment first due. The allocation of payment described in the previous sentence shall apply notwithstanding any restrictive endorsement, designation, or instruction placed on or accompanying a payment.

17.19 Exemption. Notwithstanding anything to the contrary herein, the Declarant and the Association shall not be responsible for any Assessments of any nature or any portion of the Operating Expenses, except as the record title owner of a Lot, if applicable. Further, and notwithstanding anything to the contrary herein, the Declarant and Builders shall not be responsible for Special Assessments or Reserves. The Declarant, at the Declarant's sole option, may pay Assessments on Lots owned by it, or fund the Deficit, if any, as set forth in Section 17.8 herein. In addition, the Board shall have the right to exempt any portion of SAN FELASCO subject to this Declaration from the Assessments, provided that such part of SAN FELASCO exempted is used (and as long as it is used) for any of the following purposes:

17.19.1 Any easement or other interest therein dedicated and accepted by the local public authority and devoted to public use; or

17.19.2 Any of SAN FELASCO exempted from ad valorem taxation by the laws of the State of Florida or exempted from Assessments by other provisions of this Declaration.

17.20 Collection by Declarant. If for any reason the Association shall fail or be unable to levy or collect Assessments, then in that event, the Declarant shall at all times have the right, but not the obligation: (i) to advance such sums as a loan to the Association to bear interest and to be repaid as hereinafter set forth; and/or (ii) to levy and collect such Assessments by using the remedies available as set forth above, including, but not limited to, recovery of attorneys' fees, paraprofessional fees, and costs at all levels including appeals, collections and bankruptcy. Such remedies shall be deemed assigned to the Declarant for such purposes. If the Declarant advances sums, it shall be entitled to immediate reimbursement, on demand, from the Association for such amounts so paid, plus interest thereon at the Wall Street Journal Prime Rate plus two percent (2%), plus any costs of collection including, but not limited to, reasonable attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy.

17.21 Rights to Pay Assessments and Receive Reimbursement. The Association, the Declarant and any Lender shall have the right, but not the obligation, jointly and severally, and at their sole option,

to pay any Assessments or other charges which are in default and which may or have become a lien or charge against any Lot or Home. If so paid, the party paying the same shall be subrogated to the enforcement rights of the Association with regard to the amounts due.

17.22 Mortgagee Right. Each Lender may request to the Association in writing that the Association notify such Lender of any default of the Owner of the Home subject to the Lender's mortgage which default is not cured within thirty (30) days after the Association learns of such default. A failure by the Association to furnish notice to any Lender shall not result in liability of the Association because such notice is given as a courtesy to a Lender and the furnishing of such notice is not an obligation of the Association to Lender.

17.23 Collection from Lessees. If a Home is occupied by a Lessee and the Owner is delinquent in the payment of Assessments, the Association may demand from the Lessee payment to the Association of all monetary obligations, including, without limitation, Assessments due from the Owner to the Association. So long as the Owner remains delinquent, future rent payments due to the Owner must be paid to the Association and shall be credited to the monetary obligations of the Owner to the Association; provided, however, if within fourteen (14) days from the receipt of written demand of the Association, the Lessee provides the Association with written evidence of making prepaid rent payments, the Lessee shall receive a credit for the prepaid rent for the applicable period of such prepaid rent.

17.24 Master Association Assessments. Pursuant to the Master Governing Documents, each Owner is obligated to pay assessments to the Master Association. NOTWITHSTANDING ANY PROVISION IN THIS DECLARATION OR THE MASTER DECLARATION TO THE CONTRARY, THE ASSOCIATION SHALL NOT IN ANY WAY WHATSOEVER BE LIABLE FOR PAYMENT OF THE MASTER ASSOCIATION ASSESSMENTS. THE FOREGOING IS NOT INTENDED TO LIMIT ANY REMEDIES OF THE ASSOCIATION OR THE MASTER ASSOCIATION CONCERNING AN OWNER'S FAILURE TO PAY ANY SUCH ASSESSMENT. NOTWITHSTANDING ANY PROVISION OF THE MASTER DECLARATION TO THE CONTRARY, THE MASTER ASSOCIATION ASSESSMENTS ARE NOT OPERATING EXPENSES OF THE ASSOCIATION AND NEITHER DECLARANT NOR THE ASSOCIATION SHALL HAVE ANY OBLIGATION TO DEFICIT FUND NON-PAYMENT OF THE MASTER ASSOCIATION ASSESSMENTS BY THE ASSOCIATION'S MEMBERS. **[SWM COMMENT: TO BE CONFIRMED IN THE MASTER DOCUMENTS.]**

18. Information to Lenders, Builders and Owners.

18.1 Availability. There shall be available for inspections upon request, during normal business hours or under other reasonable circumstances, to Owners, Builders and Lenders current copies of the Governing Documents.

18.2 Copying. Any Owner, Builder and/or Lender shall be entitled, upon written request, and at its cost, to a copy of the documents referred to above.

18.3 Notice. Upon written request by a Lender (identifying the name and address of the Lender and the name and address of the applicable Owner), the Lender will be entitled to timely written notice of:

18.3.1 Any condemnation loss or casualty loss which affects a material portion of a Home to the extent the Association is notified of the same;

18.3.2 Any delinquency in the payment of Assessments owed by an Owner of a Home subject to a first mortgage held by the Lender, which remains uncured for a period of sixty (60) days;

18.3.3 Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained hereunder; and

18.3.4 Any proposed action that specifically requires the consent of a Lender.

18.4 Failure of Lender to Respond. Any Lender who receives a written request to respond to proposed amendment(s) to the Governing Documents shall be deemed to have approved such amendment(s) if the Lender does not submit a response to any such request within sixty (60) days after it receives proper notice of the proposed amendment(s); provided such request is delivered to the Lender by certified or registered mail, return receipt requested.

19. Architectural Control.

19.1 Architectural Control Committee. The ACC shall be a permanent committee of the Association and shall administer and perform the architectural and landscape review and control functions relating to SAN FELASCO. The ACC shall consist of a minimum of two (2) members who shall initially be named by the Declarant and who shall hold office at the pleasure of the Declarant. Until the Community Completion Date, the Declarant shall have the right to change the number of members on the ACC, and to appoint, remove, and replace all members of the ACC. The Declarant shall determine which members of the ACC shall serve as its chairman and co-chairman. In the event of the failure, refusal, or inability to act of any of the members appointed by the Declarant, the Declarant shall have the right to replace any such members within thirty (30) days of such occurrence. If the Declarant fails to replace that member, the remaining members of the ACC shall fill the vacancy by appointment. From and after the Community Completion Date, the Board shall have the same rights as the Declarant with respect to the ACC.

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS DECLARATION, EACH OWNER, BY ACCEPTANCE OF A DEED TO A LOT, ACKNOWLEDGES AND AGREES THAT SUCH LOT IS SUBJECT TO THE MASTER GOVERNING DOCUMENTS, WHICH CONTAIN CERTAIN RULES, REGULATIONS AND RESTRICTIONS RELATING TO IMPROVEMENTS LOCATED WITHIN SUCH LOT, INCLUDING THE RIGHT OF THE MASTER ARB TO EXERCISE ARCHITECTURAL CONTROL OVER IMPROVEMENTS AND ALTERATIONS AND MODIFICATIONS THERETO IN ACCORDANCE WITH THE MASTER DECLARATION. EACH OWNER SHALL COMPLY WITH THE TERMS OF THE MASTER GOVERNING DOCUMENTS, INCLUDING OBTAINING ANY APPROVAL(S) OF THE MASTER ARB AS REQUIRED BY THE MASTER DECLARATION. **[SWM COMMENT: TO BE CONFIRMED IN THE MASTER DOCUMENTS.]**

19.2 Membership. There is no requirement that any member of the ACC be a member of the Association.

19.3 General Plan. It is the intent of this Declaration to create a general plan and scheme of development of SAN FELASCO. Accordingly, the ACC shall have the right to approve or disapprove all architectural, landscaping, and improvements within SAN FELASCO by Owners. The ACC shall have the right to evaluate all plans and specifications as to harmony of exterior design, landscaping, location of any proposed improvements, relationship to surrounding structures, topography and conformity with such other reasonable requirements as shall be adopted by the ACC. The ACC may impose standards for design, construction and development which may be greater or more stringent than standards prescribed in applicable building, zoning, or other local governmental codes. Prior to the Community Completion Date, any additional standards or modification of existing standards shall require the consent of the Declarant and Builders, which may be granted or denied in their sole discretion.

19.4 Master Plan. The Declarant has established an overall Master Plan. However, notwithstanding the above, or any other document, brochures or plans, the Declarant reserves the right to modify the Master Plan or any site plan at any time as it deems desirable in its sole discretion and in accordance with applicable laws and ordinances. WITHOUT LIMITING THE FOREGOING, THE DECLARANT AND/OR BUILDERS MAY PRESENT TO THE PUBLIC OR TO OWNERS RENDERINGS, PLANS, MODELS, GRAPHICS, TOPOGRAPHICAL TABLES, SALES BROCHURES, OR OTHER PAPERS RESPECTING SAN FELASCO. SUCH RENDERINGS, PLANS, MODELS, GRAPHICS, TOPOGRAPHICAL TABLES, SALES BROCHURES, OR OTHER PAPERS ARE NOT A GUARANTEE

OF HOW SAN FELASCO WILL APPEAR UPON COMPLETION AND THE DECLARANT RESERVES THE RIGHT TO CHANGE ANY AND ALL OF THE FOREGOING AT ANY TIME AS THE DECLARANT DEEMS NECESSARY IN ITS SOLE AND ABSOLUTE DISCRETION.

19.5 Community Standards. Each Owner and its Contractors and employees shall observe, and comply with, the Community Standards or any other standards that now or may hereafter be adopted by the Declarant or the Board. Prior to the Community Completion Date, the Declarant, and thereafter the Board, shall have the right to adopt Community Standards. The Community Standards, as amended from time to time, (i) shall be effective from the date of adoption; (ii) shall be specifically enforceable by injunction or otherwise; and (iii) shall have the effect of covenants as if set forth herein verbatim. To the extent the Community Standards are more restrictive as to any matter set forth in this Declaration or the Master Governing Documents, then the provisions of the Community Standards shall control. The Community Standards shall not require any Owner or Builder to alter the improvements approved by the ACC and previously constructed. Until the Community Completion Date, the Declarant and Builders shall have the right to approve the Community Standards, which approval, may be granted or denied in their sole discretion.

19.6 Quorum. A majority of the ACC shall constitute a quorum to transact business at any meeting. The action of a majority present at a meeting at which a quorum is present shall constitute the action of the ACC. In lieu of a meeting, the ACC may act in writing.

19.7 Power and Duties of the ACC. No improvements shall be constructed on a Lot, no exterior of a Home shall be repainted, no landscaping, sign, or improvements erected, removed, planted, or installed upon a Lot, nor shall any material addition to or any change, replacement, or alteration of the improvements as originally constructed by the Declarant or Builders (visible from the exterior of the Home) be made until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, color scheme, and the location of same shall have been submitted to and approved in writing by the ACC.

19.8 Procedure. In order to obtain the approval of the ACC, each Owner shall observe the following:

19.8.1 Each applicant shall submit an application to the ACC with respect to any proposed improvement or material change in an improvement, together with the required application(s) and other fee(s) as established by the ACC. The applications shall include such information as may be required by the application form adopted by the ACC. The ACC may also require submission of samples of building materials and colors proposed to be used. At the time of such submissions, the applicant shall, if requested, submit to the ACC, such site plans, plans and specifications for the proposed improvement, prepared and stamped by a registered Florida architect or residential designer, and landscaping and irrigation plans, prepared by a registered landscape architect or designer showing all existing trees and major vegetation stands and surface water drainage plan showing existing and proposed design grades, contours relating to the predetermined ground floor finish elevation, pool plans and specifications and the times scheduled for completion, all as reasonably specified by the ACC.

19.8.2 In the event the information submitted to the ACC is, in the ACC's opinion, incomplete or insufficient in any manner, the ACC may request and require the submission of additional or supplemental information. The applicant shall, within fifteen (15) days thereafter, comply with the request.

19.8.3 No later than thirty (30) days after receipt of all information required by the ACC for final review, the ACC shall approve or deny the application in writing. The ACC shall have the right to refuse to approve any plans and specifications which are not suitable or desirable, in the ACC's sole discretion, for aesthetic or any other reasons or to impose qualifications and conditions thereon. In approving or disapproving such plans and specifications, the ACC shall consider the suitability of the proposed improvements, the

materials of which the improvements are to be built, the site upon which the improvements are proposed to be erected, the harmony thereof with the surrounding area and the effect thereof on adjacent or neighboring property. In the event the ACC fails to respond within said thirty (30) day period, the plans and specifications shall be deemed disapproved by the ACC.

19.8.4 Construction of all improvements shall be completed within the time period set forth in the application and approved by the ACC.

19.8.5 In the event that the ACC disapproves any plans and specifications, the applicant may request a rehearing by the ACC for additional review of the disapproved plans and specifications. The meeting shall take place no later than thirty (30) days after written request for such meeting is received by the ACC, unless applicant waives this time requirement in writing. The ACC shall make a final written decision no later than thirty (30) days after such meeting. In the event the ACC fails to provide the applicant such written decision within said thirty (30) days, the plans and specifications shall be deemed disapproved.

19.8.6 Upon final disapproval (even if the members of the Board and the ACC are the same), the applicant may appeal the decision of the ACC to the Board within thirty (30) days of the applicant's receipt of the ACC's written review and disapproval. Review by the Board shall take place no later than thirty (30) days subsequent to the receipt by the Board of the applicant's request therefor. If the Board fails to hold such a meeting within thirty (30) days after receipt of request for such meeting, then the plans and specifications shall be deemed disapproved. The Board shall make a final decision no later than sixty (60) days after such meeting. In the event the Board fails to provide such written decision within said sixty (60) days after such meeting, such plans and specifications shall be deemed disapproved. The decision of the ACC, or, if appealed, the Board, shall be final and binding upon the applicant, its heirs, legal representatives, successors and assigns.

19.9 Alterations. Any and all alterations, deletions, additions and changes of any type or nature whatsoever to then existing improvements or the plans or specifications previously approved by the ACC shall be subject to the approval of the ACC in the same manner as required for approval of original plans and specifications.

19.10 Variances. The Association or the ACC shall have the power to grant variances from any requirements set forth in this Declaration or from the Community Standards, on a case by case basis, provided that the variance sought is reasonable and results from a hardship upon the applicant. The granting of a variance shall not nullify or otherwise affect the right to require strict compliance with the requirements set forth herein or in the Community Standards on any other occasion.

19.11 Permits. Each Owner is solely responsible to obtain all required building and other permits from all governmental authorities having jurisdiction.

19.12 Construction Activities. The following provisions govern construction activities by Owners after consent of the ACC has been obtained:

19.12.1 Each Owner shall deliver to the ACC, if requested, copies of all construction and building permits as and when received by the Owner. Each construction site in SAN FELASCO shall be maintained in a neat and orderly condition throughout construction. Construction activities shall be performed on a diligent, workmanlike and continuous basis. Roadways, easements, swales, Common Areas, and other such areas in SAN FELASCO shall be kept clear of construction vehicles, construction materials and debris at all times. No construction office or trailer shall be kept in SAN FELASCO and no construction materials shall be stored in SAN FELASCO, subject, however, to such conditions and requirements as may be promulgated by the ACC. All refuse and debris shall be removed or deposited in a dumpster on a daily basis. No materials shall be deposited or permitted to be deposited in any Common Areas or other Lots or be placed anywhere outside of the Lot upon which the construction is

taking place. No hazardous waste or toxic materials shall be stored, handled and used, including, without limitation, gasoline and petroleum products, except in compliance with all applicable federal, state and local statutes, regulations and ordinances, and shall not be deposited in any manner on, in or within the construction or adjacent property. All construction activities shall comply with the Community Standards. If an Owner (or any of its respective contractors and employees) shall fail to comply in any regard with the requirements of this Section, the ACC may require that such Owner post security with the Association in such form and such amount deemed appropriate by the ACC in its sole discretion.

19.12.2 There shall be provided to the ACC, if requested, a list (name, address, telephone number and identity of contact person), of all contractors, subcontractors, materialmen and suppliers (collectively, "**Contractors**") and changes to the list as they occur relating to construction. The ACC shall have the right to require that Contractors' employees check in at the designated construction entrances and to refuse entrance to persons and parties whose names are not registered with the ACC.

19.12.3 Each Owner is responsible for ensuring compliance with all terms and conditions of these provisions and of the Community Standards by all of its employees and Contractors. In the event of any violation of any such terms or conditions by any employee or Contractor, or, in the opinion of the ACC, the continued refusal of any employee or Contractor to comply with such terms and conditions, after five (5) days' notice and right to cure, the ACC shall have, in addition to the other rights hereunder, the right to prohibit the violating employee or Contractor from performing any further services in SAN FELASCO.

19.12.4 The ACC may, from time to time, adopt standards governing the performance or conduct of Owners, Contractors and their respective employees within SAN FELASCO. Each Owner shall comply with such standards and cause its respective employees to also comply with same. The ACC may also promulgate requirements to be inserted in all contracts relating to construction within SAN FELASCO and each Owner shall include the same therein.

19.13 Inspection. There is specifically reserved to the Association and ACC and to any agent or member of either of them, the right of entry and inspection upon any portion of SAN FELASCO at any time within reasonable daytime hours, for the purpose of determining whether there exists any violation of the terms of any approval or the terms of this Declaration or the Community Standards.

19.14 Violation. Without limiting any other provision herein, if any improvement shall be constructed or altered without prior written approval, or in a manner which fails to conform with the approval granted, the Owner shall, upon demand of the Association or the ACC, cause such improvement to be removed, or restored until approval is obtained or in order to comply with the plans and specifications originally approved. The applicable Owner shall be liable for the payment of all costs of removal or restoration, including all costs and attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy, incurred by the Association or ACC. The costs shall be deemed an Individual Assessment and enforceable pursuant to the provisions of this Declaration. The ACC and/or the Association are specifically empowered to enforce the architectural and landscaping provisions of this Declaration and the Community Standards, by any legal or equitable remedy.

19.15 Court Costs. In the event that it becomes necessary to resort to litigation to determine the propriety of any constructed improvement or to cause the removal of any unapproved improvement, the prevailing party shall be entitled to recover court costs, expenses and attorneys' fees and paraprofessional fees at all levels, including appeals, collections and bankruptcy, in connection therewith.

19.16 Certificate. In the event that any Owner fails to comply with the provisions contained herein, the Community Standards, or other guidelines or standards promulgated by the ACC, the Association and/or ACC may, in addition to all other remedies contained herein, record a Certificate of Non-Compliance against the Lot stating that the improvements on the Lot fail to meet the requirements of this Declaration and that the Lot is subject to further enforcement remedies.

19.17 Certificate of Compliance. If requested by an Owner, prior to the occupancy of any improvement constructed or erected on any Lot by an entity other than the Declarant, or its designees, the Owner shall obtain a Certificate of Compliance from the ACC, certifying that the Owner has complied with the requirements set forth herein. The ACC may, from time to time, delegate to a member or members of the ACC the responsibility for issuing the Certificate of Compliance. The issuance of a Certificate of Compliance does not abrogate the ACC's rights set forth in this Section 19.

19.18 Exemption. Notwithstanding anything to the contrary contained in the Governing Documents, including, without limitation, the Community Standards, any improvements of any nature made or to be made by the Declarant, a Builder, or their respective agents, assigns or Contractors, including, without limitation, improvements made or to be made to the Common Areas or any Lot or Home, shall not be subject to the Community Standards and/or review and approval by the ACC or the Association.

19.19 Exculpation. The Declarant, the Association, the directors or officers of the Association, the ACC, the members of the ACC, the Builders, or any person acting on behalf of any of them, shall not be liable for any cost or damages incurred by any Owner or any other party whatsoever, due to any mistakes in judgment, negligence, or any action of the Declarant, Builders, the Association, the ACC or their members, officers, or directors, in connection with the approval or disapproval of plans and specifications. Each Owner agrees, individually and on behalf of its heirs, successors and assigns by acquiring title to a Lot, that it shall not bring any action or suit against the Declarant, the Association, Builders, or their respective directors or officers, the ACC or the members of the ACC, or their respective agents, in order to recover any damages caused by the actions of the Declarant, Builders, the Association, or the ACC or their respective members, officers, or directors in connection with the provisions of this Section 19. The Association does hereby indemnify, defend and hold the Declarant, Builders and the ACC, and each of their respective members, officers, directors, shareholders, and any related persons or corporations and their employees, harmless from all costs, expenses, and liabilities, including attorneys' fees and paraprofessional fees at all levels, including appeals, of all nature resulting by virtue of the acts of the Owners, the Association, the ACC or their members, officers and directors. The Declarant, Builders, the Association, its directors or officers, the ACC or its members, or any person acting on behalf of any of them, shall not be responsible for any defects in any plans or specifications or the failure of same to comply with applicable laws or code nor for any defects in any improvements constructed pursuant thereto. Each party submitting plans and specifications for approval shall be solely responsible for the sufficiency thereof and for the quality of construction performed pursuant thereto.

20. Enforcement.

20.1 Right to Cure. Should any Owner do any of the following:

20.1.1 Fail to perform its responsibilities as set forth herein or otherwise breach the provisions of the Declaration including, without limitation, any provision herein benefiting SRWMD;

20.1.2 Cause any damage to any improvement or Common Areas;

20.1.3 Impede the Declarant, any Builder, or the Association from exercising its rights or performing its responsibilities hereunder;

20.1.4 Undertake unauthorized improvements or modifications to any Lot, Home, or the Common Areas; or

20.1.5 Impede the Declarant or any Builder from proceeding with the construction of Homes or completing the development of SAN FELASCO; then the Declarant, any affected Builder, and/or the Association, where applicable, after reasonable prior written notice, shall have the right, but not the obligation, through its agents and employees, to cure the breach,

including, but not limited to, entering upon the Lot and causing the default to be remedied and/or the required repairs or maintenance to be performed, or as the case may be, remove unauthorized improvements or modifications. The cost thereof, plus reasonable overhead costs and attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy, incurred shall be (i) assessed against the Owner as an Individual Assessment if such costs are incurred by the Association, or (ii) promptly paid by the Owner to the Declarant or Builder, as applicable, immediately upon such Owner's receipt of an invoice of same, if such costs are incurred by the Declarant or a Builder.

20.2 Non-Monetary Defaults. In the event of a violation by any Owner, other than the nonpayment of any Assessment or other monies, of any of the provisions of this Declaration, the Declarant or the Association shall notify the Owner of the violation, by delivering written notice. If such violation is not cured as soon as practicable and in any event within seven (7) days after receipt of such written notice, the party entitled to enforce same may, at its option:

20.2.1 Commence an action to enforce the performance on the part of the Owner, or to enjoin the violation or breach or for equitable relief as may be necessary under the circumstances, including injunctive relief; and/or

20.2.2 Commence an action to recover damages; and/or

20.2.3 Take any and all action reasonably necessary to correct the violation or breach.

All expenses incurred in connection with the violation or breach, or the commencement of any action against any Owner, including reasonable attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy shall be assessed against the Owner, as an Individual Assessment, and shall be immediately due and payable without further notice.

20.3 No Waiver. The election not to enforce any right, provision, covenant or condition in this Declaration, shall not constitute a waiver of the right to enforce such right, provision, covenant or condition in the future.

20.4 Rights Cumulative. All rights, remedies, and privileges granted to the Declarant, Builders, the Master Association, the Association and/or the ACC pursuant to any terms, provisions, covenants or conditions of this Declaration, or the Community Standards, shall be deemed to be cumulative, and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude any of them from pursuing such additional remedies, rights or privileges as may be granted or as it might have by law.

20.5 Enforcement By or Against Other Persons. In addition to the foregoing, this Declaration and the Community Standards may be enforced by the Declarant and/or, where applicable, Owners, Builders, and/or the Association by any procedure at law or in equity against any person violating or attempting to violate any provision herein, to restrain such violation, to require compliance with the provisions contained herein, to recover damages, or to enforce any lien created herein. The Association has the right, but not the obligation, to enforce the provisions of this Declaration and the Community Standards. Further, neither the Association nor the Declarant nor any Builder has any obligation whatsoever to become involved in any dispute between Owners in connection with this Declaration. The expense of any litigation to enforce this Declaration or the Community Standards shall be borne by the person against whom enforcement is sought, provided such proceeding results in a finding that such person was in violation of this Declaration or the Community Standards. SRWMD and the Association shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in the Declaration which relate to the maintenance, operation and repair of SMS.

20.6 Fines and Suspensions. The Board may suspend, for reasonable periods of time, the rights of an Owner or an Owner's Lessees, guests and invitees, or any of the foregoing, to use the Common Areas and may levy reasonable fines, not to exceed the maximum amounts permitted by Section 720.305(2), Florida Statutes (2021), against an Owner, Lessee, guest or invitee, for failure to comply with any provision of this Declaration, including, without limitation, those provisions benefiting SRWMD.

20.6.1 A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing. Fines in the aggregate are not capped to any amount.

20.6.2 A fine or suspension may not be imposed without delivery of a notice of at least fourteen (14) days to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three (3) persons (the "**Violations Committee**") appointed by the Board who are not officers, directors or employees of the Association, or the spouse, parent, child, brother, sister of an officer, director or employee. If the Violations Committee does not by a majority vote approve a fine or suspension the same may not be imposed. The written notice of violation shall be in writing delivered to the Owner, Lessee, guest or invitee and detail the infraction or infractions. Included in the notice shall be the date and time of the hearing of the Violations Committee. If the Association imposes a fine or suspension, the Association must provide written notice of such suspension by mail or hand delivery to the Owner or Lessee. Notwithstanding anything to the contrary herein, the notice and hearing requirements under this Section 20.6.2 do not apply to suspensions imposed due to an Owner's failure to pay monetary obligations due to the Association; however, any such suspension must be approved at a properly noticed meeting of the Board.

20.6.3 The non-compliance shall be presented to the Violations Committee acting as a tribunal, after which the Violations Committee shall hear reasons why a fine should not be imposed. The hearing shall be conducted in accordance with the procedures adopted by the Violations Committee from time to time. A written decision of the Violations Committee shall be submitted to the Owner, Lessee, guest or invitee, as applicable, by not later than twenty-one (21) days after the meeting of the Violations Committee. The Owner, Lessee, guest or invitee shall have a right to be represented by counsel and to cross-examine witnesses.

20.6.4 The Violations Committee may approve a fine imposed by the Board against the Owner in the amount of One Hundred and No/100 Dollars ($100.00) (or any greater amount permitted by law from time to time) for each violation. Each day of non-compliance shall be treated as a separate violation and there is no cap on the aggregate amount the Violations Committee may fine an Owner, Lessee, guest or invitee. Fines shall be paid not later than five (5) days after receipt of notice of the imposition of the fine. All monies received from fines shall be allocated as directed by the Board. Any fine in excess of One Thousand and No/100 Dollars ($1,000.00) shall constitute a lien against the applicable Lot, and a fine shall further be lienable to the extent otherwise permitted under Florida law.

21. Additional Rights of Declarant and Builders.

21.1 Sales and Administrative Offices. The Declarant and Builders shall have the perpetual right to take such action reasonably necessary to transact any business necessary to consummate the development of SAN FELASCO and sales and re-sales of Lots, Homes and/or other properties owned by the Declarant, Builders, or others outside of SAN FELASCO. This right shall include, but not be limited to, the right to maintain models, sales offices and parking associated therewith, have signs on any portion of SAN FELASCO, including Common Areas, as applicable, employees in the models and offices without the payment of rent or any other fee, maintain offices in models and use of the Common Areas, as applicable, to show Lots or Homes. Builders shall have the right to maintain models, sales offices and parking associated therewith, on such portions of SAN FELASCO designated by the Declarant, without the payment of rent or any other fee for the purposes of development, marketing and sales of Lots or Homes within SAN FELASCO. The sales offices, models, signs and all items pertaining to development

and sales remain the property of the Declarant and/or Builders, as applicable. The Declarant and Builders shall have all of the foregoing rights without charge or expense. The rights reserved hereunder shall extend beyond the Turnover Date.

21.2 Modification. The development and marketing of SAN FELASCO will continue as deemed appropriate in the Declarant's sole discretion, and nothing in this Declaration or Community Standards, or otherwise, shall be construed to limit or restrict such development and marketing. It may be necessary or convenient for the development of SAN FELASCO to, as an example and not a limitation, amend the Master Plan, modify the boundary lines of the Common Areas, grant easements, dedications, agreements, licenses, restrictions, reservations, covenants, rights-of-way, and to take such other actions which the Declarant, or its agents, affiliates, or assignees may deem necessary or appropriate. The Declarant shall have the unrestricted right, without approval or joinder of any other person or entity: (i) to designate the use of, alienate, release, or otherwise assign the easements shown on the Plat or described herein, (ii) to plat or replat all or any part of SAN FELASCO owned by the Declarant or reconfigure any Lot owned by the Declarant, and (iii) to widen, extend or relocate any right of way shown on any Plat or convert a Lot to use as a right of way, provided that the Declarant owns the lands affected by or subject to such change. Any modification of the development plans for SAN FELASCO, including, without limitation, amendments to the Master Plan, modification of the boundary lines of the Common Areas, granting easements, dedications, agreements, licenses, restrictions reservations, covenants, and/or rights-of-way, shall require the prior written consent of the Builders, which may be withheld for any reason. The Association and Owners shall, at the request of the Declarant, execute and deliver any and all documents and instruments which the Declarant deems necessary or convenient, in its sole and absolute discretion, to accomplish the same.

21.3 Promotional Events. Prior to the Community Completion Date, the Declarant, Builders and their assigns, shall have the right, at any time or location within SAN FELASCO, to hold marketing, special and/or promotional events within SAN FELASCO and/or on the Common Areas without any charge for use. The Declarant, Builders, and their agents, affiliates, or assignees shall have the right to market SAN FELASCO in advertisements and other media by making reference to SAN FELASCO, including, but not limited to, pictures or drawings of SAN FELASCO, Common Areas, Lots, Parcels, and Homes constructed in SAN FELASCO. All logos, trademarks, and designs used in connection with SAN FELASCO are the property of the Declarant, and the Association shall have no right to use the same after the Community Completion Date except with the express written permission of the Declarant.

21.4 Use by Prospective Purchasers. Prior to the Community Completion Date, the Declarant and Builders shall have the right, without charge, to use the Common Areas for the purpose of entertaining prospective purchasers of Lots or Homes within SAN FELASCO, or other properties owned by the Declarant or Builders outside of SAN FELASCO.

21.5 Franchises. The Declarant may grant franchises or concessions to commercial concerns on all or part of the Common Areas and shall be entitled to all income derived therefrom.

21.6 Management. The Association may contract with a third party ("**Manager**") for management of the Association and the Common Areas.

21.7 Easements. Until the Community Completion Date, the Declarant reserves the exclusive right to grant, in its sole discretion, easements, permits and/or licenses for ingress and egress, drainage, utilities, maintenance, Telecommunications Services, and other purposes over, under, upon and across SAN FELASCO so long as any said easements do not materially and adversely interfere with the intended use of Homes previously conveyed to Owners or Builders. By way of example, and not of limitation, the Declarant may be required to take certain action, or make additions or modifications to the Common Areas in connection with an environmental program. All easements necessary for such purposes are reserved in favor of the Declarant, in perpetuity, for such purposes. Without limiting the foregoing, the Declarant may relocate any easement affecting a Lot, or grant new easements over a Lot, after conveyance to an Owner, without the joinder or consent of such Owner, so long as the grant of easement or relocation of easement does not materially and adversely affect the Owner's use of the Lot.

As an illustration, the Declarant may grant an easement for telecommunications systems, irrigation facilities, drainage lines or electrical lines over any portion of a Lot so long as such easement is outside the footprint of the foundation of any residential improvement constructed on such Lot. The Declarant shall have the sole right to any fees of any nature associated therewith, including, but not limited to, license or similar fees on account thereof. The Association and Owners will, without charge, if requested by the Declarant or any Builder: (i) join in the creation of such easements, etc. and cooperate in the operation thereof; and (ii) collect and remit fees associated therewith, if any, to the appropriate party. The Association will not grant any easements, permits or licenses to any other entity providing the same services as those granted by the Declarant, nor will it grant any such easement, permit or license prior to the Community Completion Date without the prior written consent of the Declarant which may be granted or denied in its sole discretion. Notwithstanding the foregoing, the Declarant is required to obtain the prior written consent of any Builder whose Lot shall be affected by new or relocated easements before such easements affect such Builder's Lot.

21.8 No Failure of Easements. Notwithstanding anything contained in the Governing Documents to the contrary, should the intended creation of any easement provided for in the Governing Documents fail by reason of the fact that at the time of creation there may be no grantee in being having the capacity to take and hold such easement or no separate ownership of the dominant and servient estates, then any such grant of easement deemed not to have been so created shall nevertheless be considered as having been granted directly to the Declarant and/or the Association, as applicable, as agent for such intended grantees, or to be a "springing easement" for the purpose of allowing the original party to whom, or the original party to which, the easements were originally intended to have been granted the benefit of such easement, and the Owners hereby designate the Declarant and the Association (or either of them) as their lawful attorney-in-fact to execute any instrument on such Owners' behalf as may hereafter be required or deemed necessary for the purpose of later creating such easement as it was intended to have been created herein. Formal language of grant or reservation with respect to such easements, as appropriate, is hereby incorporated in the easement provisions hereof to the extent not so recited in some or all of such provisions.

21.9 Right to Enforce. The Declarant and Builders have the right, but not the obligation, to enforce the provisions of this Declaration and the Community Standards and to recover all costs relating thereto, including attorneys' fees and paraprofessional fees at all levels of proceeding, including appeals, collections and bankruptcy. Such right shall include the right to perform the obligations of the Association and to recover all costs incurred in doing so.

21.10 Additional Development. If the Declarant withdraws portions of SAN FELASCO from the operation of this Declaration, the Declarant may, but is not required to, subject to governmental approvals, create other forms of residential property ownership or other improvements of any nature on the property not subjected to or withdrawn from the operation of this Declaration. The Declarant shall not be liable or responsible to any person or entity on account of its decision to do so or to provide, or fail to provide, the improvements and/or facilities which were originally planned to be included in such areas. If so designated by the Declarant, owners or tenants of such other forms of housing or improvements upon their creation may share in the use of all or some of the Common Areas and other facilities and/or roadways that remain subject to this Declaration. The expense of the operation of such facilities shall be allocated to the various users thereof, if at all, as determined by the Declarant.

21.11 Representations. Neither the Declarant nor any Builder make any representations concerning development both within and outside the boundaries of SAN FELASCO, including, but not limited to, the number, design, boundaries, configuration and arrangements, prices of all Parcels or Homes and buildings in all other proposed forms of ownership and/or other improvements on SAN FELASCO or adjacent to or near SAN FELASCO, including, but not limited to, the size, location, configuration, elevations, design, building materials, height, view, airspace, number of Homes, number of buildings, location of easements, parking and landscaped areas, services and amenities offered.

21.12 Rights of Builders. Notwithstanding any other provision contained in this Declaration, Declarant shall not, without the prior written consent of such Builder, exercise any of the "Declarant" rights

under this Declaration in any manner which will have a material or adverse impact on the Lots owned by such Builder.

21.13 Non-Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THE GOVERNING DOCUMENTS, NEITHER THE DECLARANT, ANY BUILDER, NOR THE ASSOCIATION SHALL BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OCCUPANT OR USER OF ANY PORTION OF SAN FELASCO INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, GUESTS, LESSEES, LICENSEES, INVITEES, AGENTS, CONTRACTORS, AND/OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH PARTY WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

21.13.1 IT IS THE EXPRESS INTENT OF GOVERNING DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE THE USES OF SAN FELASCO HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF SAN FELASCO AND THE VALUE THEREOF;

21.13.2 THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN AGENCY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE STATE OF FLORIDA AND/OR ~~ALACHUA COUNTY~~THE CITY OR PREVENTS TORTIOUS ACTIVITIES;

21.13.3 THE PROVISIONS OF GOVERNING DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS SHALL BE APPLIED ONLY AS LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY, OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON; AND

21.13.4 EACH OWNER (BY VIRTUE OF ITS ACCEPTANCE OF TITLE TO A HOME) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING A USE OF, ANY PORTION OF SAN FELASCO (BY VIRTUE OF ACCEPTING SUCH INTEREST OR LIEN OR MAKING SUCH USE) SHALL BE BOUND BY THIS SECTION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS SECTION OR OTHERWISE. AS USED IN THIS SECTION, THE "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, AND CONTRACTORS (INCLUDING MANAGEMENT COMPANIES, SUBCONTRACTORS, SUCCESSORS AND ASSIGNS).

21.14 Resolution of Disputes. BY ACCEPTANCE OF A DEED, EACH OWNER AGREES THAT THE GOVERNING DOCUMENTS ARE VERY COMPLEX; THEREFORE, UNLESS OTHERWISE REQUIRED TO SUBMIT A DISPUTE (AS DEFINED HEREIN) TO MEDIATION AND/OR BINDING ARBITRATION PURSUANT TO SECTION 26 HEREIN, ANY CLAIM, DEMAND ACTION, OR CAUSE OF ACTION, WITH RESPECT TO ANY ACTION, PROCEEDING, CLAIM COUNTERCLAIM, OR CROSS CLAIM, WHETHER IN CONTRACT AND/OR IN TORT (REGARDLESS IF THE TORT ACTION IS PRESENTLY RECOGNIZED OR NOT), BASED ON, ARISING OUT OF, IN CONNECTION WITH, OR IN ANY WAY RELATED TO, THE GOVERNING DOCUMENTS, INCLUDING ANY COURSE OF CONDUCT, COURSE OF DEALING, VERBAL OR WRITTEN STATEMENT, VALIDATION, PROTECTION, ENFORCEMENT ACTION OR OMISSION OF ANY PARTY, SHOULD BE HEARD IN A COURT PROCEEDING BY A JUDGE AND NOT A JURY IN ORDER TO BEST SERVE JUSTICE. THE

DECLARANT HEREBY SUGGESTS THAT EACH OWNER UNDERSTAND THE LEGAL CONSEQUENCES OF ACCEPTING A DEED TO A HOME.

21.15 Venue. EACH OWNER ACKNOWLEDGES REGARDLESS OF WHERE SUCH OWNER (i) EXECUTED A PURCHASE AND SALE AGREEMENT, (ii) RESIDES, (iii) OBTAINS FINANCING OR (iv) CLOSED ON A HOME, EACH HOME IS LOCATED IN ALACHUA COUNTY, FLORIDA. ACCORDINGLY, AN IRREBUTTABLE PRESUMPTION EXISTS THAT THE APPROPRIATE VENUE FOR THE RESOLUTION OF ANY DISPUTE LIES IN ALACHUA COUNTY, FLORIDA. IN ADDITION TO THE FOREGOING, EACH OWNER AND DECLARANT AGREES THAT THE VENUE FOR RESOLUTION OF ANY DISPUTE LIES IN ALACHUA COUNTY, FLORIDA.

21.16 Reliance. BEFORE ACCEPTING A DEED TO A HOME, EACH OWNER HAS AN OBLIGATION TO RETAIN AN ATTORNEY IN ORDER TO CONFIRM THE VALIDITY OF THIS DECLARATION. BY ACCEPTANCE OF A DEED TO A HOME, EACH OWNER ACKNOWLEDGES THAT HE OR SHE HAS SOUGHT AND RECEIVED SUCH AN OPINION OR HAS MADE AN AFFIRMATIVE DECISION NOT TO SEEK SUCH AN OPINION. THE DECLARANT AND BUILDERS ARE RELYING ON EACH OWNER CONFIRMING IN ADVANCE OF ACQUIRING A HOME THAT THIS DECLARATION IS VALID, FAIR AND ENFORCEABLE. SUCH RELIANCE IS DETRIMENTAL TO THE DECLARANT AND BUILDERS; ACCORDINGLY, AN ESTOPPEL AND WAIVER EXISTS PROHIBITING EACH OWNER FROM TAKING THE POSITION THAT ANY PROVISION OF THIS DECLARATION IS INVALID IN ANY RESPECT. AS A FURTHER MATERIAL INDUCEMENT FOR THE DECLARANT TO SUBJECT SAN FELASCO TO THIS DECLARATION, EACH OWNER DOES HEREBY RELEASE, WAIVE, DISCHARGE, COVENANT NOT TO SUE, ACQUIT, SATISFY AND FOREVER DISCHARGE THE DECLARANT, BUILDERS, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AFFILIATES, AND ASSIGNS FROM ANY AND ALL LIABILITY, CLAIMS, COUNTERCLAIMS, DEFENSES, ACTIONS, CAUSES OF ACTION, SUITS, CONTROVERSIES, AGREEMENTS, PROMISES AND DEMANDS WHATSOEVER, IN LAW OR IN EQUITY, WHICH AN OWNER MAY HAVE IN THE FUTURE, OR WHICH ANY PERSONAL REPRESENTATIVE, SUCCESSOR, HEIR OR ASSIGN OF OWNER HEREAFTER CAN, SHALL OR MAY HAVE AGAINST THE DECLARANT, BUILDERS, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AFFILIATES, AND ASSIGNS, FOR, UPON OR BY REASON OF ANY MATTER, CAUSE OR THING WHATSOEVER RESPECTING THIS DECLARATION, OR THE EXHIBITS HERETO. THIS RELEASE AND WAIVER IS INTENDED TO BE AS BROAD AND INCLUSIVE AS PERMITTED BY THE LAWS OF THE STATE OF FLORIDA.

21.17 Duration of Rights. The rights of the Declarant and Builders, as applicable, set forth in this Declaration shall, unless specifically provided to the contrary herein, extend for a period of time ending upon the earlier of: (i) the Community Completion Date; or (ii) a relinquishment of such rights by the Declarant or such Builder, as applicable, in an amendment to the Declaration recorded in the Public Records.

21.18 Additional Covenants. The Declarant may record additional covenants, conditions, restrictions, and easements applicable to portions of SAN FELASCO, and may form condominium associations, sub-associations, or cooperatives governing such property. Any such instrument shall be consistent with the provisions of Section 5 of this Declaration, and no person or entity shall record any declaration of covenants, conditions and restrictions, or declaration of condominium or similar instrument affecting any portion of SAN FELASCO without the Declarant's prior review and prior written consent, or without the prior written consent of any Builder for so long as such Builder owns a Lot within SAN FELASCO. Evidence of the Declarant's and Builder's prior written consent, as applicable, shall be obtained in the form of a joinder executed by the Declarant and/or Builder, as applicable. Any attempted recordation without such consent shall result in such instrument being void and of no force and effect unless subsequently approved by written consent signed by the Declarant and Builder, as applicable, and recorded in the Public Records.

21.19 Right to Approve Sales Materials. All sales, promotional, and advertising materials for any sale of property in SAN FELASCO by any party shall be subject to the prior written approval of the Declarant. The Declarant shall deliver notice of the Declarant's approval or disapproval of all such

materials and documents within thirty (30) days of receipt of such materials and documents, and, if disapproved, set forth the specific changes requested. If the Declarant fails to deliver notice of the Declarant's approval or disapproval within such thirty (30) day period, the Declarant shall be deemed to have waived any objections to such materials and documents and to have approved the foregoing. Upon disapproval, the foregoing procedure shall be repeated until approval is obtained or deemed to be obtained. This Section shall not apply to Builders.

21.20 Use Name of "SAN FELASCO". No person or entity shall use the name "SAN FELASCO," its logo, or any derivative of such name or logo in any printed or promotional material without the Declarant's prior written approval. Until the Turnover Date, the Declarant shall have the sole right to approve the use of the SAN FELASCO name and logo, and such right shall automatically pass to the Association after the Turnover Date. However, Owners may use the name "SAN FELASCO" in printed or promotional matter where such term is used solely to specify that particular property is located within SAN FELASCO. This Section shall not apply to Builders.

21.21 Density Transfers. If the record title owner of a Parcel develops the Parcel so that the number of Lots contained in such Parcel is less than the allowable number of Lots allocated by governmental authorities to that particular Parcel, the excess allowable Lots not used by such party (with respect to that Parcel) shall inure to the benefit of the Declarant.

22. Refund of Taxes and Other Charges. Unless otherwise provided herein, the Association agrees that any taxes, fees or other charges paid by the Declarant or any Builder to any governmental authority, utility company or any other entity which at a later date are refunded in whole or in part, shall be returned to the Declarant or such Builder, as applicable, in the event such refund is received by the Association.

23. Assignment of Powers. All or any part of the rights, exemptions, powers and reservations of the Declarant herein contained may be conveyed or assigned, in whole or in part, to other persons or entities by an instrument in writing duly executed, acknowledged and, at the Declarant's option, recorded in the Public Records. Any successor Declarant shall not be liable for any default, obligations, actions, inactions, or liabilities of any prior Declarant, except as may be expressly assumed by such successor Declarant. Any prior Declarant shall expressly indemnify and hold any such successor Declarant harmless from any default, obligations, actions, inactions, or liabilities of such prior Declarant. Notwithstanding the forgoing, so long as any Builder owns a Lot and is (i) actively constructing a Home thereon; or (ii) actively marketing a completed Home for sale to an end user, the Declarant's right to make any such assignments is subject to such Builder's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed.

24. General Provisions.

24.1 Authority of Board. Except when a vote of the membership of the Association is specifically required, all decisions, duties, and obligations of the Association hereunder may be made by a majority of the Board. The Association and Owners shall be bound thereby.

24.2 Severability. Invalidation of any of the provisions of this Declaration by judgment or court order shall in no way affect any other provision, and the remainder of this Declaration shall remain in full force and effect.

24.3 Execution of Documents. The Declarant's plan of development for SAN FELASCO, including, without limitation, the creation of one (1) or more special taxing districts may necessitate from time to time the execution of certain documents as required by governmental agencies. To the extent that said documents require the joinder of Owners, the Declarant, by its duly authorized officers, may, as the agent or the attorney-in-fact for the Owners, execute, acknowledge and deliver such documents (including, without limitation, any consents or other documents required by any governmental agencies in connection with the creation of any special taxing district); and the Owners, by virtue of their acceptance of deeds, irrevocably nominate, constitute and appoint the Declarant, through its duly authorized officers, as their proper and legal attorneys-in-fact, for such purpose. Said appointment is coupled with an interest

and is therefore irrevocable. Any such documents executed pursuant to this Section may recite that it is made pursuant to this Section. Notwithstanding the foregoing, each Owner agrees, by its acceptance of a deed to a Lot or any other portion of SAN FELASCO, to execute or otherwise join in any petition and/or other documents required in connection with the creation of any special taxing district relating to SAN FELASCO or any portion(s) thereof.

24.4 Affirmative Obligation of the Association. In the event the Association believes that the Declarant has failed in any respect to meet the Declarant's obligations under this Declaration or has failed to comply with any of the Declarant's obligations under law or the Common Areas constructed by such Declarant are defective in any respect, the Association shall give written notice to the Declarant detailing the alleged failure or defect. The Association agrees that once the Association has given written notice to the Declarant pursuant to this Section, the Association shall be obligated to permit the Declarant and its agents to perform inspections of the Common Areas and to perform all tests and make all repairs/replacements deemed necessary by the Declarant to respond to such notice at all reasonable times. The Association agrees that any inspection, test and/or repair/replacement scheduled on a business day between 9 a.m. and 5 p.m. shall be deemed scheduled at a reasonable time. The rights reserved in this Section include the right of the Declarant to repair or address, in the Declarant's sole option and expense, any aspect of the Common Areas deemed defective by the Declarant during its inspections of the Common Areas. The Association's failure to give the notice and/or otherwise comply with the provisions of this Section will damage the Declarant.

24.5 Notices. Any notice required to be sent to any person, firm, or entity under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address at the time of such mailing, or when transmitted by any form of Electronic Transmission in accordance with Section 24.12 below.

24.6 Florida Statutes. Whenever this Declaration refers to the Florida Statutes, it shall be deemed to refer to the Florida Statutes as they exist and are effective on the date this Declaration is recorded in the Public Records, except to the extent provided otherwise in the Governing Documents as to any particular provision of the Florida Statutes.

24.7 Construction Activities. ALL OWNERS, LESSEES, OCCUPANTS AND USERS OF SAN FELASCO ARE HEREBY PLACED ON NOTICE THAT (1) THE DECLARANT, BUILDERS, AND/OR THEIR RESPECTIVE AGENTS, CONTRACTORS, SUBCONTRACTORS, LICENSEES AND OTHER DESIGNEES AND/OR (2) ANY OTHER PARTIES WILL BE, FROM TIME TO TIME, CONDUCTING CONSTRUCTION ACTIVITIES, BLASTING, EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO SAN FELASCO WHICH MAY CAUSE NOISE, DUST OR OTHER TEMPORARY DISTURBANCE. BY THE ACCEPTANCE OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, AND BY USING ANY PORTION OF SAN FELASCO, EACH SUCH OWNER, OCCUPANT AND USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES (i) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES, HEREUNDER OR AT LAW GENERALLY, (ii) NOT TO ENTER UPON, OR ALLOW THEIR CHILDREN OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY PROPERTY WITHIN OR IN PROXIMITY TO SAN FELASCO WHERE SUCH ACTIVITY IS BEING CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON- WORKING HOURS), (iii) THE DECLARANT, BUILDERS AND THE OTHER AFORESAID RELATED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, EXCEPT RESULTING DIRECTLY FROM THE DECLARANT'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, AND (iv) ANY PURCHASE OR USE OF ANY PORTION OF SAN FELASCO HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING.

24.8 Title Documents. Each Owner by acceptance of a deed to a Lot acknowledges that such Lot is subject to certain land use and title documents recorded in the Public Records (collectively, the "**Title Documents**"). The Declarant's plan of development for SAN FELASCO may necessitate from time to time the further amendment, modification and/or termination of the Title Documents. THE DECLARANT RESERVES THE UNCONDITIONAL RIGHT TO SEEK AMENDMENTS AND MODIFICATIONS OF THE TITLE DOCUMENTS. It is possible that a governmental subdivision or agency may require the execution of one or more documents in connection with an amendment, modification, and/or termination of the Title Documents. To the extent that such documents require the joinder of Owners, the Declarant, by any one of its duly authorized officers, may, as the agent and/or the attorney-in-fact for the Owners, execute, acknowledge and deliver any documents required by applicable governmental subdivision or agency; and the Owners, by virtue of their acceptance of deeds, irrevocably nominate, constitute and appoint the Declarant, through any one of its duly authorized officers, as their proper and legal attorney-in-fact for such purpose. This appointment is coupled with an interest and is therefore irrevocable. Any such documents executed pursuant to this Section may recite that it is made pursuant to this Section. Notwithstanding the foregoing, each Owner agrees, by its acceptance of a deed to a Lot: (i) to execute or otherwise join in any documents required in connection with the amendment, modification, or termination of the Title Documents; (ii) that such Owner has waived its right to object to or comment on the form or substance of any amendment, modification, or termination of the Title Documents; (iii) THE DECLARANT AND THE OTHER AFORESAID RELATED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE, OR OTHERWISE), INJURIES, OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, EXCEPT RESULTING DIRECTLY FROM THE DECLARANT'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT; AND (iv) ANY PURCHASE OR USE OF ANY PORTION OF SAN FELASCO HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING. Without limiting the foregoing, upon the Community Completion Date, the Association shall assume all of the obligations of the Declarant under the Title Documents unless otherwise provided by the Declarant by amendment to this Declaration recorded by the Declarant in the Public Records, from time to time, and in the sole and absolute discretion of the Declarant.

24.9 Right to Contract for Telecommunications Services. The Declarant or the Association shall have the right, but not the obligation, to enter into one or more contracts for the provision of one or more Telecommunications Services for all or any part of SAN FELASCO. Prior to the Community Completion Date, all contracts between a Telecommunications Provider and the Association shall be subject to the prior written approval of the Declarant. If any such contract is established, the fees for the Telecommunications Services payable to the Telecommunications Provider shall be Operating Expenses and shall be included within the annual budget of the Association.

24.10 Enforcement of Governing Documents. Enforcement of the Governing Documents, including, without limitation, this Declaration, may be by proceeding at law for damages or in equity to compel compliance with the terms hereof or to prevent violation or breach of any of the covenants or terms herein. The Declarant, the Association, Builders, or any Owner may, but shall not be required to, seek enforcement of the Governing Documents.

24.11 Electronic or Video Communication. Wherever the Governing Documents require members' attendance at a meeting either "in person or by proxy," members may attend and participate at such meetings via telephone, real-time videoconferencing, or similar real-time electronic or video communication; provided, however, members may attend and participate in this manner only if a majority of the Board approved use of telephone, real-time videoconferencing, or similar real-time electronic or video communication for participation and attendance at meetings.

24.12 Electronic Transmission as Substitute for Writing. Wherever the Governing Documents require action by the Association to be taken in writing, such action may be taken by Electronic Transmission, with the exception of the following: (i) giving notice of a meeting called in whole or in part for the purpose of recalling and removing a member of the Board; and (ii) when levying fines, suspending use rights, requesting dispute resolution, or collecting payments for assessments and providing notice of lien claims.

24.13 Right to Contract. Prior to the Turnover Date, the Declarant, and thereafter, the Association, shall have the right, to make the Common Areas available to individuals, persons, firms or corporations other than the Owners. The granting of such rights shall not invalidate this Declaration, reduce or abate any Owner's obligations to pay Assessments pursuant to this Declaration, or give any Owner the right to avoid any of the provisions of this Declaration. Prior to the Turnover Date, the Declarant shall have the right to determine from time to time, and at any time, in the Declarant's sole absolute discretion, the manner in which the Common Areas will be made available to individuals, persons, firms or corporations other than the Owners and the fees and charges that may be charged for such use. In addition, prior to the Turnover Date, the Declarant, and thereafter, the Association, shall have the right to enter into agreements for maintenance, lease, use, license, or easements with any other homeowners association, property owners association, governmental or quasi-governmental agency or other entity. The Declarant or the Board may enter into such agreement on behalf of the Association without the prior written consent or joinder of any other party; provided, however, prior to the Turnover Date, all such agreements entered into by the Association require the prior written consent of the Declarant. Such agreements may obligate the Association to maintain certain real property or improvements not owned by the Declarant or the Association, or such agreements may obligate the Association to pay a contribution for maintenance costs or use fees for certain real property or improvements not owned by the Declarant or the Association. Any expense incurred by the Association, or payment required to be made by the Association, in connection with any such agreement shall constitute an Operating Expense of the Association. Prior to the Turnover Date, the Declarant's right, and thereafter, the Association's right, to enter into any of the foregoing agreements referenced in this Section, is subject to the Builder's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed.

24.14 Declarant's Disclaimer of Representations. NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, THE DECLARANT AND BUILDERS MAKE NO WARRANTIES OR REPRESENTATIONS WHATSOEVER EITHER EXPRESS OR IMPLIED, THAT ANY PLANS PRESENTLY ENVISIONED FOR THE COMPLETE DEVELOPMENT OF SAN FELASCO OR SURROUNDING LAND CAN OR WILL BE CARRIED OUT, OR THAT ANY REAL PROPERTY NOW OR HEREAFTER ACQUIRED BY THE DECLARANT OR ANY BUILDER IS OR WILL BE SUBJECT TO THIS DECLARATION, OR THAT ANY SUCH REAL PROPERTY (WHETHER OR NOT IT HAS BEEN SUBJECTED TO THIS DECLARATION) IS OR WILL BE COMMITTED TO OR DEVELOPED FOR A PARTICULAR (OR ANY) USE OR PURPOSE, OR THAT SUCH REAL PROPERTY IS ONCE USED FOR A PARTICULAR USE, WILL CONTINUE IN EFFECT OR WILL BE SUFFICIENT FOR SUCH PURPOSE. While the Declarant and Builders have no reason to believe that any of the covenants, restrictions and other provisions contained in this Declaration are or may be invalid or unenforceable for any reason or to any extent, the Declarant and Builders make no warranty or representation as to the present or future validity or enforceability of any such covenants, restrictions and other provisions. Any Owner acquiring a Lot in reliance on or more of such restrictive covenants and other provisions herein shall assume all risks of the validity and enforceability thereof and by accepting a deed to the Lot agrees to hold the Declarant and Builders harmless therefrom.

24.15 Additional Right of the Association to Enter into Agreements. The Association may enter into agreements to acquire leaseholds, memberships, and other possessory or use interests in other lands or facilities outside of SAN FELASCO, including, but not limited to, country clubs, golf courses, marinas, submerged land, parking areas, conservation areas, recreational amenities facilities, and other facilities. Pursuant to Section 720.31(6), Florida Statutes (2021), the Association is hereby expressly authorized to enter into such agreements upon the approval of a majority of the Board, and without any vote of the members of the Association, regardless of when the Association enters into such agreement. Notwithstanding the foregoing, prior to the Community Completion Date, any such agreement entered into by the Association shall require the prior written approval of the Declarant. The purpose of this Section is to confirm the Board's express authority to enter into such agreements on behalf of the Association without a vote of the members, pursuant to Section 720.31(6), Florida Statutes (2021). Nothing in this Section shall limit the Declarant's right and authority to approve and enter into any such agreements for leaseholds, memberships or other possessory or use interests with respect to SAN FELASCO or any lands or facilities outside of SAN FELASCO prior to the Turnover Date.

24.16 Right to Contract for Street Light Services. The Declarant and/or the Association shall have the right, but not the obligation, to enter into one or more contracts with any private provider or third party entity (a "**Private Street Light Provider**") for the provision of street lighting services, including, but not limited to, solar power street lights, within all or any part of SAN FELASCO. Prior to the Community Completion Date, all contracts between a Private Street Light Provider and the Association shall be subject to the prior written approval of the Declarant. If any such contract is established, any fees for such street light services payable to the Private Street Light Provider shall be Operating Expenses and shall be included within the annual budget of the Association.

25. Stormwater Management System.

25.1 General. The Association shall be responsible for maintenance, operation, and repair of the SMS in SAN FELASCO. Maintenance of the SMS shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance, or other stormwater management capabilities as permits by SRWMD. Any repair or reconstruction of the SMS shall be as permitted, or if modified as approved by the SRWMD. NOTWITHSTANDING THE FOREGOING, THE DECLARANT AND THE BUILDERS SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR DRAINAGE PROBLEMS OF ANY TYPE WHATSOEVER.

25.1.1 Except as permitted by the Permit, no construction activities may be conducted relative to any portion of the SMS without the prior written consent of SRWMD. Prohibited activities include, but are not limited to: digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the SMS. To the extent there exists within SAN FELASCO any wetland mitigation areas or retention/detention areas, no vegetation in these areas shall be removed, cut, trimmed or sprayed with herbicide without specific written approval from SRWMD. Construction and maintenance activities which are consistent with the design and permit conditions approved by SRWMD in the Permit may be conducted without specific written approval from SRWMD.

25.1.2 No Owner, Builder or other person or entity shall unreasonably deny or prevent access to water management areas for maintenance, repair, or landscaping purposes by the Declarant, the Association or any appropriate governmental agency that may reasonably require access. Nonexclusive easements therefor are hereby specifically reserved and created.

25.1.3 No Lot, Parcel or Common Area shall be increased in size by filling in any retention/detention area that it abuts. No person shall fill, dike, rip-rap, block, divert or change the established retention/detention areas that have been or may be created without the prior written consent of the Association. No person other than the Declarant or the Association may draw water for irrigation or other purposes from any retention/detention areas, nor is any boating, wading, or swimming in such retention/detention areas allowed.

25.1.4 All SMS, excluding those areas (if any) maintained by ~~the County,~~ the City, or another governmental agency, will be the ultimate responsibility of the Association. The Association may enter any Lot, Parcel or Common Area and make whatever alterations, improvements or repairs are deemed necessary to provide, maintain, or restore proper SMS. The cost of such alterations, improvements or repairs shall be part of the Operating Expenses. NO PERSON MAY REMOVE NATIVE VEGETATION THAT MAY BECOME ESTABLISHED WITHIN THE CONSERVATION AREAS. "REMOVAL" INCLUDES DREDGING, APPLICATION OF HERBICIDE, PULLING AND CUTTING.

25.1.5 Nothing in this Section shall be construed to allow any person to construct any new water management facility, or to alter any SMS, without first obtaining the necessary permits from all governmental agencies having jurisdiction, including SRWMD, the Association and the Declarant, its successors and assigns.

25.1.6 SRWMD shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation, and repair of the SMS.

25.1.7 Any amendment to the Declaration that alters the SMS, beyond maintenance in its original condition, including mitigation or preservation areas and the water management portions of the Common Areas, must have the prior approval of SRWMD.

25.1.8 If the Association shall cease to exist, and the Master Association does not own and operate all SMS, all Owners shall be jointly and severally responsible for the operation and maintenance of the SMS in accordance with the requirements of the Permit, unless and until an alternate entity assumes responsibility as explained in the Permit.

25.1.9 No Owner may construct or maintain any building, residence or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas and drainage easements described in the Permit and/or Plat of SAN FELASCO, unless prior approval is received from the SRWMD Regulation Department.

25.1.10 Each property owner within SAN FELASCO at the time of the construction of a building, residence, or structure shall comply with the construction plans for the SMS approved and on file with SRWMD.

25.1.11 Owners shall not remove native vegetation (including cattails) that becomes established within the retention/detention areas abutting their property. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Owners shall address any questions regarding authorized activities within the retention/detention areas to SRWMD.

25.2 Proviso. Notwithstanding any other provision in this Declaration, no amendment of the Governing Documents by any person, and no termination or amendment of this Declaration, will be effective to change the Association's responsibilities for the SMS, unless the amendment has been consented to in writing by SRWMD. Any proposed amendment to the Declaration that alters the SMS beyond its original condition, including the mitigation or preservation areas and the water management portions of the Common Areas must be submitted to SRWMD for a determination of whether the amendment necessitates a modification of the Permit.

25.3 Mitigation Area Monitoring. In the event SAN FELASCO has onsite wetland mitigation (as defined in the regulations) that requires monitoring and maintenance by the Association, the Association shall include in its budget an appropriate allocation of funds for monitoring and maintenance of the wetland mitigation area(s) each year until SRWMD and/or any applicable governmental agencies having jurisdiction determine that the area(s) is successful in accordance with the Permit and all other applicable permits or regulatory requirements. The Association shall perform all wetland mitigation monitoring in accordance with all Permit conditions associated with such wetland mitigation, monitoring, and maintenance.

25.4 Wetland Conservation Areas. Parcels may contain or be adjacent to wetlands, wetland mitigation or preservation areas, upland conservation areas and drainage easements, which may be dedicated by Plat and/or protected by a conservation easement ("**Wetland Conservation Areas**"). The Wetland Conservation Areas must be permanently retained in a natural state, and may not be altered from their present state, except as may be specifically authorized in writing by the ~~County~~City, SRWMD or any governmental agencies having jurisdiction. Owners of Lots abutting Wetland Conservation Areas shall not remove native vegetation (including cattails) that becomes established within the Wetland Conservation Areas abutting their Lot. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Owners and Builders shall address any questions regarding authorized activities within the Wetland Conservation Areas to the SRWMD Surface Water Regulation Manager. NEITHER THE DECLARANT, BUILDERS, NOR THE ASSOCIATION MAKE ANY REPRESENTATION

CONCERNING THE CURRENT OR FUTURE WATER LEVELS IN ANY OF THE WATERBODIES IN SAN FELASCO; PROVIDED, FURTHER, NEITHER THE DECLARANT, BUILDERS, NOR THE ASSOCIATION BEAR ANY RESPONSIBILITY TO ATTEMPT TO ADJUST OR MODIFY THE WATER LEVELS SINCE SUCH LEVELS ARE SUBJECT TO SEASONAL GROUNDWATER AND RAINFALL FLUCTUATIONS THAT ARE BEYOND THE CONTROL OF THE DECLARANT, BUILDERS, AND THE ASSOCIATION. BY ACCEPTANCE OF A DEED TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THAT THE WATER LEVELS OF ALL WATERBODIES MAY VARY. THERE IS NO GUARANTEE BY THE DECLARANT, BUILDERS, OR THE ASSOCIATION THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME; AT TIMES, WATER LEVELS MAY BE NONEXISTENT.

25.5 Use Restrictions for Wetland Conservation Areas. The Wetland Conservation Areas may in no way be altered from their natural or permitted state. These use restrictions may be defined on the Permit, and the Plats associated with SAN FELASCO. Activities prohibited within the conservation areas include, but are not limited to, the following:

25.5.1 No structures or construction of any kind may be erected;

25.5.2 No filling, excavation, dredging, prop-dredging, grading, paving, clearing, timbering, ditching, draining, contamination, or other development shall be permitted;

25.5.3 No activity may be done or performed which would adversely affect or impair (i) endangered or threatened species of special concern as to nesting, reproduction, food source, habitat or cover or affect the vegetation itself; (ii) available habitat for fish and aquatic life or result in emigration from adjacent or associated ecosystems and macro habitats; (iii) existing biosystems or ecosystems; or (iv) recovery of an impaired system;

25.5.4 No organic or inorganic matter or deleterious substances or chemical compounds may be discharged or placed in the Wetland Conservation Areas;

25.5.5 Surface use except for purposes that permit the land or water area to remain predominately in its natural condition;

25.5.6 Activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat preservation or conservation;

25.5.7 Acts or uses detrimental to such aforementioned retention and maintenance of land or water areas;

25.5.8 Acts or uses detrimental to the preservation of any features or aspects of the property having historical, archeological or cultural significance;

25.5.9 No Owner or Builder within SAN FELASCO may construct or maintain any building, residence, or structure, or undertake or perform any activity in the Wetland Conservation Areas described in the Permit and Plat, including the wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s) and drainage easement(s), unless prior approval is received from SRWMD; and

25.5.10 Each Owner and Builder within SAN FELASCO at the time of construction of a building, residence, or structure shall comply with the construction plans for the SMS approved and on file with SRWMD.

LOTS MAY CONTAIN OR ABUT WETLAND CONSERVATION AREAS THAT ARE PROTECTED UNDER RECORDED CONSERVATION EASEMENTS. THESE AREAS MAY NOT BE ALTERED FROM THEIR PRESENT CONDITIONS EXCEPT IN ACCORDANCE WITH THE

DRAFT

RESTORATION PROGRAM INCLUDED IN THE CONSERVATION EASEMENT, OR EXCEPT TO REMOVE EXOTIC OR NUISANCE VEGETATION, INCLUDING, WITHOUT LIMITATION, MELALEUCA, BRAZILIAN PEPPER, AUSTRALIAN PINE, JAPANESE CLIMBING FERN, CATTAILS, PRIMROSE WILLOW, AND GRAPE VINE. THE ASSOCIATION IS RESPONSIBLE FOR PERPETUAL MAINTENANCE OF SIGNAGE REQUIRED BY THE PERMIT ISSUED BY SRWMD, WHICH MAINTENANCE SHALL BE PERFORMED TO THE GREATEST DEGREE LAWFUL BY THE ASSOCIATION.

26. Resolution of Disputes.

26.1 By acceptance of a deed to a Lot, each Owner specifically agrees that the purchase of a Lot involves interstate commerce and that any Dispute (as hereinafter defined) shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §§1 et seq.) and not by or in a court of law or equity. "**Disputes**" (whether contract, warranty, tort, statutory or otherwise), shall include, but are not limited to, any and all controversies, disputes or claims (1) arising under, or related to, this Declaration or any dealings between the Lot Owner and the Declarant or any Builder; (2) arising by virtue of any representations, promises or warranties alleged to have been made by the Declarant or the Declarant's representatives, any Builder, or any Builder's representatives; (3) relating to personal injury or property damage alleged to have been sustained by the Owner, the Owner's children or other occupants of the Lot; or (4) issues of formation, validity or enforceability of this Section 26. Each Owner agrees to the foregoing on behalf of his or her children and other occupants of the Lot with the intent that all such parties be bound hereby. Any Dispute shall be submitted for binding arbitration within a reasonable time after such Dispute has arisen. Nothing herein shall extend the time period by which a claim or cause of action may be asserted under the applicable statute of limitations or statute of repose, and in no event shall the Dispute be submitted for arbitration after the date when institution of a legal or equitable proceeding based on the underlying claims in such Dispute would be barred by the applicable statute of limitations or statute of repose.

26.2 Any and all mediations commenced by any Owner, the Declarant, or a Builder shall be filed with and administered by the American Arbitration Association or any successor thereto ("**AAA**") in accordance with the AAA's Home Construction Mediation Procedures in effect on the date of the request. If there are no Home Construction Mediation Procedures currently in effect, then the AAA's Construction Industry Mediation Rules in effect on the date of such request shall be utilized. Any party who will be relying upon an expert report or repair estimate at the mediation shall provide the mediator and the other parties with a copy of the reports. If one or more issues directly or indirectly relate to alleged deficiencies in design, materials or construction, all parties and their experts shall be allowed to inspect, document (by photograph, videotape or otherwise) and test the alleged deficiencies prior to mediation. Unless mutually waived in writing by the parties, submission to mediation is a condition precedent to either party taking further action with regard to any matter covered hereunder.

26.3 If the Dispute is not fully resolved by mediation, the Dispute shall be submitted to binding arbitration and administered by the AAA in accordance with the AAA's Home Construction Arbitration Rules in effect on the date of the request. If there are no Home Construction Arbitration Rules currently in effect, then the AAA's Construction Industry Arbitration Rules in effect on the date of such request shall be utilized. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Dispute. If the claimed amount exceeds Two Hundred Fifty Thousand and No/100 Dollars ($250,000.00) or includes a demand for punitive damages, the Dispute shall be heard and determined by three (3) arbitrators; however, if mutually agreed to by the Lot Owner and the Declarant, then the Dispute shall be heard and determined by one arbitrator. Arbitrators shall have expertise in the area(s) of Dispute, which may include legal expertise if legal issues are involved. All decisions respecting the arbitrability of any Dispute shall be decided by the arbitrator(s). At the request of any party, the award of the arbitrator(s) shall be accompanied by detailed written findings of fact and conclusions of law. Except as may be required by law or for confirmation of an award, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both parties.

26.4 The waiver or invalidity of any portion of this Section shall not affect the validity or enforceability of the remaining portions of this Section. By acceptance of a deed to a Lot, each Owner specifically agrees (i) that any Dispute involving the Declarant's affiliates, directors, officers, employees and agents and/or any Builder's affiliates, directors, officers, employees, and/or agents shall also be subject to mediation and arbitration as set forth herein, and shall not be pursued in a court of law or equity; (ii) that the Declarant or Builder, as applicable, may, at their sole election, include the Declarant's and/or Builder's contractors, subcontractors and suppliers, as well as any warranty company and insurer as parties in the mediation and arbitration; and (iii) that the mediation and arbitration will be limited to the parties specified herein.

26.5 To the fullest extent permitted by applicable law, by acceptance of a deed to a Lot, each Owner specifically agrees that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any other arbitration, judicial, or similar proceeding shall be given preclusive or collateral estoppel effect in any arbitration hereunder unless there is mutuality of parties. In addition, by acceptance of a deed to a Lot, each Owner agrees that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any arbitration hereunder shall be given preclusive or collateral estoppel effect in any other arbitration, judicial, or similar proceeding unless there is mutuality of parties.

26.6 Unless otherwise recoverable by law or statute, each party shall bear its own costs and expenses, including attorneys' fees and paraprofessional fees, for any mediation and arbitration. Notwithstanding the foregoing, if a party unsuccessfully contests the validity or scope of arbitration in a court of law or equity, the non-contesting party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in defending such contest, including such fees and costs associated with any appellate proceedings. In addition, if a party fails to abide by the terms of a mediation settlement or arbitration award, the other party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in enforcing such settlement or award.

26.7 An Owner may obtain additional information concerning the rules of the AAA by visiting its website at www.adr.org or by writing the AAA at 335 Madison Avenue, New York, New York 10017.

26.8 The Declarant and Builders support the principles set forth in the Consumer Due Process Protocol developed by the National Consumer Dispute Advisory Committee and agrees to the following:

26.8.1 Notwithstanding the requirements of arbitration stated in this Section 26, each Owner shall have the option, after pursuing mediation as provided herein, to seek relief in a small claims court for disputes or claims within the scope of the court's jurisdiction in lieu of proceeding to arbitration. This option does not apply to any appeal from a decision by a small claims court.

26.8.2 Prior to Turnover, the Declarant and Builders, as applicable, agree to pay for one (1) day of mediation (mediator fees plus any administrative fees relating to the mediation). Any mediator and associated administrative fees incurred thereafter shall be shared equally by the parties.

26.8.3 The fees for any claim pursued via arbitration in an amount of Ten Thousand and No/100 Dollars ($10,000.00) or less shall be apportioned as provided in the Home Construction Arbitration Rules of the AAA or other applicable rules.

26.9 Notwithstanding the foregoing, if either the Declarant, a Builder, or an Owner seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before mediation or arbitration could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to mediate or arbitrate. The right to mediate and arbitrate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.

26.10 THE DECLARANT, EACH BUILDER, AND EACH OWNER BY ACCEPTANCE OF A DEED TO A LOT SPECIFICALLY AGREE THAT THE PARTIES MAY BRING CLAIMS AGAINST THE OTHER ONLY ON AN INDIVIDUAL BASIS AND NOT AS A MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE ACTION OR COLLECTIVE PROCEEDING. THE ARBITRATOR(S) MAY NOT CONSOLIDATE OR JOIN CLAIMS REGARDING MORE THAN ONE PROPERTY AND MAY NOT OTHERWISE PRESIDE OVER ANY FORM OF A CONSOLIDATED, REPRESENTATIVE, OR CLASS PROCEEDING. ALSO, THE ARBITRATOR(S) MAY AWARD RELIEF (INCLUDING MONETARY, INJUNCTIVE, AND DECLARATORY RELIEF) ONLY IN FAVOR OF THE INDIVIDUAL PARTY SEEKING RELIEF AND ONLY TO THE EXTENT NECESSARY TO PROVIDE RELIEF NECESSITATED BY THAT PARTY'S INDIVIDUAL CLAIM(S). ANY RELIEF AWARDED CANNOT BE AWARDED ON CLASS-WIDE OR MASS-PARTY BASIS OR OTHERWISE AFFECT PARTIES WHO ARE NOT A PARTY TO THE ARBITRATION. NOTHING IN THE FOREGOING PREVENTS THE DECLARANT OR A BUILDER FROM EXERCISING ITS RIGHT TO INCLUDE IN THE MEDIATION AND ARBITRATION THOSE PERSONS OR ENTITIES REFERRED TO IN SECTION 26.4 ABOVE.

[Signatures on the Following Page]

DRAFT

IN WITNESS WHEREOF, the undersigned, being the Declarant hereunder, has hereunto set its hand and seal this _____day of _____, 2022.

WITNESSES:

_____
Print Name: _____

_____
Print Name: _____

"DECLARANT"

SAN FELASCO RESEARCH VENTURES, LLC, a Florida limited liability company

By:_____
Name: _____
Title: _____

[Company Seal]

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2022, by _____, as _____ of SAN FELASCO RESEARCH VENTURES, LLC, a Florida limited liability company, on behalf of the company. He/She ☐ is personally known to me or ☐ has produced _____ as identification.

My commission expires:

_____
NOTARY PUBLIC, State of Florida at Large

Print Name _____

DRAFT

JOINDER

SAN FELASCO HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation (the "**Association**") does hereby join in the COMMUNITY DECLARATION FOR SAN FELASCO (the "**Declaration**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. The Association agrees this Joinder is for the purpose of evidencing the Association's acceptance of the rights and obligations provided in the Declaration and does not affect the validity of this Declaration as the Association has no right to approve this Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this ____day of _____, 2022.

WITNESSES:

_____
Print Name: _____

_____
Print Name: _____

SAN FELASCO HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

By: _____
Name: Zenzi Rogers
Title: President

[Corporate Seal]

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this __ day of _____, 2022, by Zenzi Rogers, as President of SAN FELASCO HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. She ☐ is personally known to me or ☐ has produced _____as identification.

My commission expires:

_____
NOTARY PUBLIC, State of Florida at Large

Print Name: _____

DRAFT

EXHIBIT 1

LEGAL DESCRIPTION

DRAFT

EXHIBIT 2

ARTICLES OF INCORPORATION

DRAFT

EXHIBIT 3

BYLAWS

DRAFT

EXHIBIT 4

PERMIT

DRAFT

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

From: Seth Wood, Project Planner

Date: ~~July 29, 2021~~ RESUBMITTED March 29, 2022

RE: Convergence Park, Residential Phases 1 – Comp. Plan Consistency Analysis

This application is for an 86-lot single-family detached subdivision on portions of Alachua County Tax Parcels 03970-000-000 and 03929-000-000. The site is located on NW 140th Street, just south of the San Felasco Parkway. 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 86 single-family dwelling units, which are part of a larger master plan for the area. Additional uses 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 86-lot single family residential subdivision is permitted within the Corporate Park FLU.

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 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471
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.

This application is part of a multi-phase subdivision. The project site for the subdivision as a whole is greater than 50 acres of contiguous land. Proposed overall 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 connecting to San Felasco Parkway and associated sidewalks. A combination of sidewalks, multi-use paths, and walking trails will allow pedestrian and bicycle connectivity both within the residential subdivision as well as throughout Convergence Park.

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 retain existing trees to the maximum extent practicable. Detailed landscaping plans will be submitted with site plan applications.

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

Convergence Park is a master planned corporate park development with ample open space that exceed City requirements. The design intent is a mixed-use community that respects nature features. Detailed landscaping plans will be submitted with subsequent site 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 Convergence 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 site 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;

Unique site features, including existing vegetation, are 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 to this residential subdivision.

12. Complementary residential uses.

This application seeks to permit an 86-lot single family residential subdivision. The resulting residential development complements nonresidential uses in nearby Progress Park and future nonresidential uses in the Convergence 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 Park is a master planned corporate park development with ample open space that exceeds City requirements. The design intent is a mixed-use community that respects nature features. Detailed landscaping plans will be submitted with subsequent site plan applications.

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.

Convergence Park is bound by residential subdivisions and City- or State-owned lands. Therefore, this development is considered infill. 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 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 eight types of soils located on the site as a whole:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Kendrick Sand, 2-5% Slopes (Hydro Group: B)**
- **Gainesville Sand, 0-5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 to 8% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand, 5-8% Slopes (Hydro Group: B)**
- **Kendrick Sand: 5-8% Slopes (Hydro Group: B)**
- **Blichton Sand, 5-8% Slopes (Hydro Group: C/D)**

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.

An inventory of listed species will be conducted for the project site if necessary as part of the development review process.

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.

Transportation Element

Policy 1.2.b: New ingress / egress connections to arterial and collector roadways shall be designed to conform with the Florida Department of Transportation Access Management Guidebook, as amended. The City shall establish the following access point requirements for local roads:

1. Permitting 1 access point for ingress and egress purposes along a single local road to a single property or development;
2. Permitting 2 access points for ingress and egress along a single local road to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. Permitting 3 access points for ingress and egress along a single local road to a single property or development if the minimum distance between each access point is at least 100 feet for a single residential lot or 250 feet for nonresidential development and new residential subdivision; or
4. Permitting more than 3 access points for ingress and egress along a single local road to a single property or development where a minimum distance of 1,000 feet is maintained between each access point.

The site directly accesses San Felasco Parkway, a local road that connects NW 140th St / CR 241 to US 441, a major collector and a principal arterial, respectively. This subdivision will have two (2) access points for ingress and egress.

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 eight types of soils located on the site as a whole:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Kendrick Sand, 2-5% Slopes (Hydro Group: B)**
- **Gainesville Sand, 0-5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 to 8% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand, 5-8% Slopes (Hydro Group: B)**
- **Kendrick Sand: 5-8% Slopes (Hydro Group: B)**
- **Blichton Sand, 5-8% Slopes (Hydro Group: C/D)**

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.

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

From: Seth Wood, Project Planner

Date: ~~July 29, 2021 RESUBMITTED August 16, 2021 RESUBMITTED August 31, 2021~~ RESUBMITTED March 29, 2022

RE: Convergence Research Park, Residential Phases 1 – Concurrency Impact Analysis

This application is for an 86-lot single-family detached subdivision on portions of Alachua County Tax Parcels 03970-000-000 and 03929-000-000. The site is located on NW 140th Street, just south of the San Felasco Parkway. 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 March 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 LU Code	Variable (Dwelling units)	Daily Total	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out
Single Family Detached Housing	210	86	905	66	17	50	88	55	33

ITE Trip Generation Manual, 10th Edition

Conclusion: Approval of this application may generate **905** 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 fewer than 1,000 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 intersecting major street, whichever is greater*. Based on this code, the only affected roadway segment is Segment 13, County Road (CR) 241, from CR 235 to southern city limits (SCL).

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 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471
www.chw-inc.com

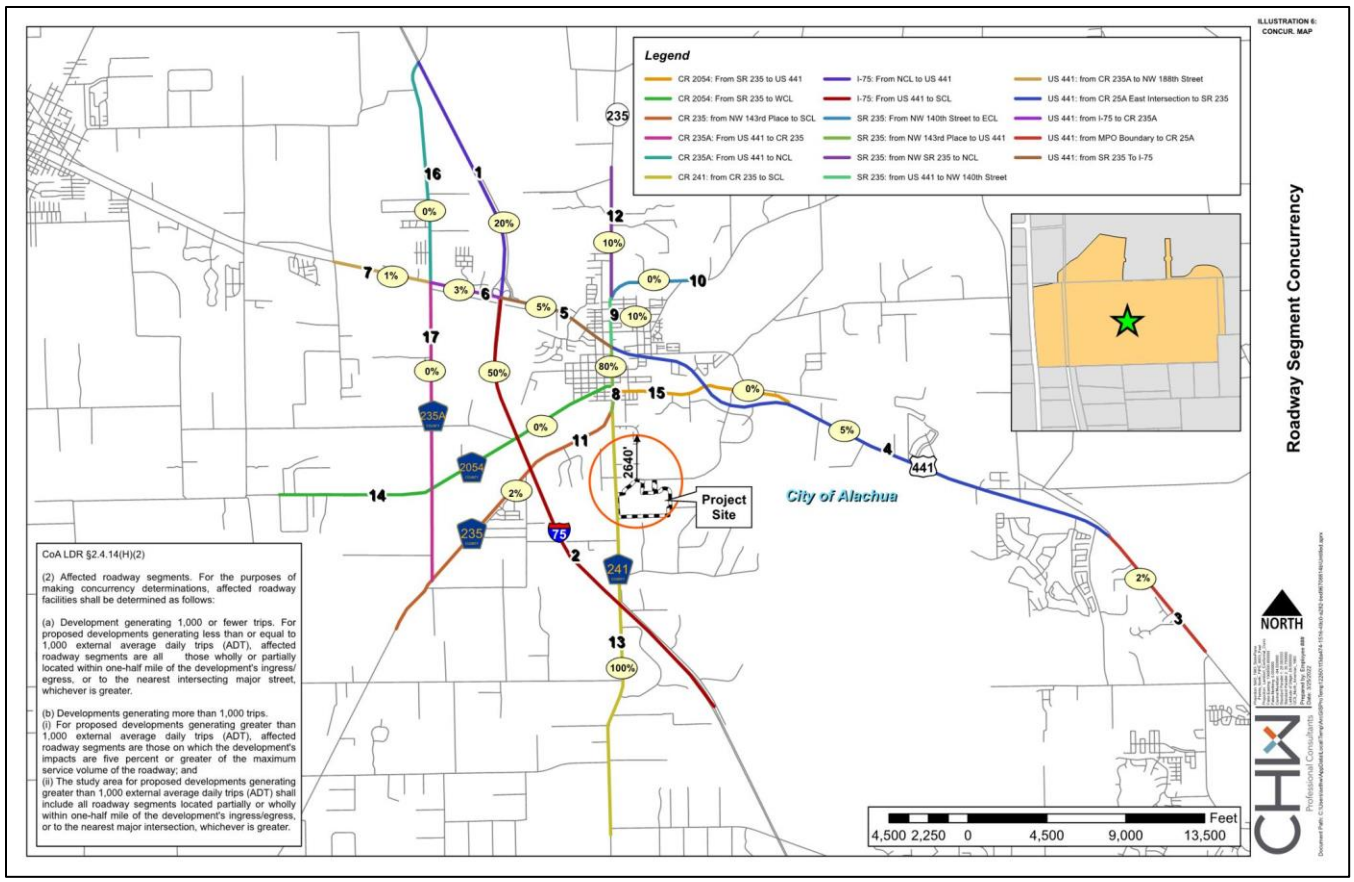


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is near the intersection of County Road 241 and the San Felasco Parkway, south of US 441. The center point used for the one-half mile radius measurement is the approximate ingress/egress to the subdivision. This ingress/egress will not be on County Road 241, but rather, on the San Felasco Parkway. Trips to and from the subdivision are anticipated to be generated predominately by residents.

Table 2: Projected Impacts on Roadways

	AADT	PM
Traffic System Category	Segment 13 CR 241 From CR 235 to SCL	
Maximum service volume[1]	20,880	1,881
Existing Traffic[1]	6,025	572
Reserved Trips[1]	765	43
Available Capacity	14,090	1,266
Projected Trip Generation[2]	905	88
Available Capacity with Application Approval	13,185	1,178

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Projected trip distribution percentage is estimated to be 100% for Segment 13.*

Conclusion: There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall j 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]	214,194
Residual Capacity[1]	785,556
Percentage of Permitted Design Capacity Utilized[1]	65.85%
Projected Potable Water Demand from Proposed Project[2]	23,650
Residual Capacity after Proposed Project	761,906

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   *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]	193,280
Residual Capacity[1]	629,720
Percentage of Permitted Design Capacity Utilized[1]	58.02%
Projected Sanitary Sewer Demand from Proposed Project[2]	21,500
Residual Capacity after Proposed Project	608,220

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   *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]	**18,329.99**	**3,345.22**
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**163.23**

1. *Source: City of Alachua March 2022 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
   *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	86	0.14	**12**	0.06	**5**	0.08	**7**

1. *Source: City of Alachua March 2022 Development Monitoring Report.*
   a. ***Please note**, the rates included in the March 2022 Development Monitoring Report differ from those included in the City of Alachua Public School Student Generation Calculation Form, which are listed as 0.12, 0.06, and 0.09 for the elementary, middle, and high school multiplier, respectively. For the sake of consistency, the rates included in the March 2022 Development Monitoring Report were utilized for calculation in this document, and the rates included in the Public School Student Generation Calculation Form were utilized for calculation in that document.*

Conclusion: This submittal would generate an additional demand of 12 elementary, 5 middle, and 7 high school-age student stations to the system.

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]	3.94
Available Recreation Acreage	78.67
Proposed Recreational Impact[2]	1.12
Residual Capacity After Proposed Project	**77.55**

1. *Source: City of Alachua March 2022 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. Therefore, the proposed development *will not* cause the City's recreational facilities to fall below LOS standards.

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	22.0463
Acreage	174.170
Homestead	N

View Map

Owner Information

SAN FELASCO RESEARCH VENTURES LLC
PO BOX 238
LAKE BUTLER, FL 32054

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	$48,768	$48,768	$52,100	$52,100	$52,100
Agricultural (Market) Value	$313,506	$313,506	$340,776	$340,800	$340,800
Just (Market) Value	**$313,506**	**$313,506**	**$340,776**	**$340,800**	**$340,800**
Assessed Value	$48,768	$48,768	$52,100	$52,100	$52,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$48,768	$48,768	$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

2021 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
12/22/2021	$8,257,800	MS	4964	1044	18 - GOVERNMENT AGENCY	Vacant	U OF F FOUNDATION INC	SAN FELASCO RESEARCH VENTURES	Link (Clerk)
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.

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: 2/10/2022, 5:25:06 AM

Version 2.3.176

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

Parcel Summary

Parcel ID	03970-000-000
Prop ID	15896
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	N1/2 OF NW1/4 LESS R/W (LESS THE E 30 FT OF THE S 429.50 FT PER OR 1967/1017)(LESS COM NW COR LOT 11 POB S 430.89 FT W 130 FT N 429.50 FT E 130 FT POB PER OR 1967/1017) OR 4964/1044 (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	86.710
Homestead	N

View Map

Owner Information

SAN FELASCO RESEARCH VENTURES LLC
PO BOX 238
LAKE BUTLER, FL 32054

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	$21,700	$21,700	$21,700	$21,700	$13,000
Agricultural (Market) Value	$156,078	$156,078	$156,078	$156,100	$156,100
Just (Market) Value	**$156,078**	**$156,078**	**$156,078**	**$156,100**	**$156,100**
Assessed Value	$21,700	$21,700	$21,700	$21,700	$13,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$21,700	$21,700	$21,700	$21,700	$13,000
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	86.71	3777087.6	0	0	CP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/22/2021	$8,257,800	MS	4964	1044	18 - GOVERNMENT AGENCY	Vacant	U OF F FOUNDATION INC	SAN FELASCO RESEARCH VENTURES	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: 2/10/2022, 5:25:06 AM

Version 2.3.176

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15528

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03929 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
COUNTY GENERAL	7.8662	48,768	0	48,768	383.62
LIBRARY GENERAL	1.0856	48,768	0	48,768	52.94
SCHOOL CAP36 PROJECT	1.5000	48,768	0	48,768	73.15
SCHOOL DISCRNRY & CN	0.7480	48,768	0	48,768	36.48
SCHOOL GENERAL	3.5950	48,768	0	48,768	175.32
SCHOOL VOTED	1.0000	48,768	0	48,768	48.77
CHILDREN'S TRUST	0.5000	48,768	0	48,768	24.38
SUWANNEE RIVER WATER MGT DIST	0.3615	48,768	0	48,768	17.63
CITY OF ALACHUA	5.3900	48,768	0	48,768	262.86

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $1,075.15

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

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
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $1,075.15

IF PAID/POSTMARKED BY PLEASE PAY	Dec 31, 2021 $0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15528

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
03929 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, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0074226 $1,042.90 Paid 12/29/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15896

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03970 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
COUNTY GENERAL	7.8662	21,700	0	21,700	170.70
LIBRARY GENERAL	1.0856	21,700	0	21,700	23.56
SCHOOL CAP36 PROJECT	1.5000	21,700	0	21,700	32.55
SCHOOL DISCRNRY & CN	0.7480	21,700	0	21,700	16.23
SCHOOL GENERAL	3.5950	21,700	0	21,700	78.01
SCHOOL VOTED	1.0000	21,700	0	21,700	21.70
CHILDREN'S TRUST	0.5000	21,700	0	21,700	10.85
SUWANNEE RIVER WATER MGT DIST	0.3615	21,700	0	21,700	7.84
CITY OF ALACHUA	5.3900	21,700	0	21,700	116.96

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $478.40

LEGAL DESCRIPTION

N1/2 OF NW1/4 LESS R/W (LESS THE E 30 FT OF THE S 429.50 FT PER OR 1967/1017)(LE
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$478.40

IF PAID/POSTMARKED BY PLEASE PAY	Dec 31, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15896

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
03970 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, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0074237 $464.05 Paid 12/29/2021

LEGAL DESCRIPTION

DATE: April 28, 2022
CLIENT: San Felasco Research Ventures, LLC
PROJECT NO: 21-0105
DESCRIPTION FOR: Convergence Research Parcel – Residential Phase 1

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 NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26; THENCE NORTH 88°11'56" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 40.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE SOUTH 02°05'16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 327.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11419.16 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 3°39'24" EAST, 630.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC LENGTH OF 630.26 FEET TO THE END OF SAID CURVE; THENCE SOUTH 5°14'16" EAST, A DISTANCE OF 370.10 FEET TO THE SOUTH LINE OF SAID LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88°16'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 435.44 FEET; THENCE NORTH 88°20'20" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1092.95 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE SAID SOUTH LINE, NORTH 15°55'58" WEST, A DISTANCE OF 293.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1595.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 88°17'10" EAST, 404.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°33'44", AN ARC LENGTH OF 405.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 8°59'43" EAST, A DISTANCE OF 125.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1720.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 82°48'07" WEST, 107.88 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°35'39", AN ARC LENGTH OF 107.90 FEET TO THE END OF SAID CURVE; THENCE NORTH 5°24'03" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 896.43 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 285.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 255.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" WEST, 28.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 273.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°41'56" EAST, A DISTANCE OF 273.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING

SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°18'04" WEST, 28.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 167.06 FEET; THENCE NORTH 80°31'37" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 64°58'42" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 49°25'47" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 37°28'24" EAST, A DISTANCE OF 26.98 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 195.94 FEET; THENCE NORTH 83°06'52" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 69°15'52" EAST, A DISTANCE OF 27.85 FEET; THENCE NORTH 54°49'12" EAST, A DISTANCE OF 85.03 FEET; THENCE NORTH 61°41'40" EAST, A DISTANCE OF 69.77 FEET; THENCE NORTH 82°34'14" EAST, A DISTANCE OF 82.70 FEET; THENCE SOUTH 74°44'59" EAST, A DISTANCE OF 95.78 FEET; THENCE SOUTH 40°51'48" EAST, A DISTANCE OF 42.14 FEET; THENCE SOUTH 32°47'35" EAST, A DISTANCE OF 131.03 FEET; THENCE SOUTH 62°07'47" EAST, A DISTANCE OF 95.02 FEET; THENCE SOUTH 71°52'40" EAST, A DISTANCE OF 99.51 FEET; THENCE SOUTH 82°31'05" EAST, A DISTANCE OF 64.66 FEET; THENCE SOUTH 0°17'52" EAST, A DISTANCE OF 143.74 FEET TO THE NORTH LINE OF LOT 22, SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°11'56" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 202.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 2°05'34" EAST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 903.47 FEET TO 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 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 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 AFOREMENTIONED LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 1322.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.418 ACRES, MORE OR LESS.

May 4, 2022

Matt Cason
President
Concept Development, Inc
1449 SW 74th Drive
Suite 200
Gainesville, FL 32607

RE: Convergence Research Park Residential Phase 1 (±43.5 acres)
Alachua County, Florida
Listed Species Survey

Dear Mr. Brown:

On May 3, 2022, Flatwoods Consulting Group Inc. (Flatwoods) conducted a 100 percent listed species survey including a 100 percent gopher tortoise (*Gopherus polyphemus*) survey at the approximate 43.5-acre Convergence Research Park Residential Phase 1 project site (Aerial Map). The is located within a portion of Parcel ID No. 03970-000-000 according to the Alachua County Property Appraiser's Website and in Sections 36 and 26, Township 8 South, Range 18 East (Quad Map). More specifically, the site is located 0.3-miles east of the Progress Boulevard and Northwest 140th Street intersection in Alachua, Florida (Location Map). Flatwoods previously conducted a 100 percent listed species survey on May 19 and 21, 2021. The purpose of this survey was to provide updated site information and to satisfy City of Alachua requirements outlined in correspondence dated April 19, 2022.

LISTED SPECIES SURVEY

Flatwoods conducted a listed species survey in accordance with the Florida Fish and Wildlife Conservation Commission (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 U.S. Fish and Wildlife Service (FWS) under 50 CFR 11-12 and the FWC under Chapter 68A-27, F.A.C. In addition, Flatwoods conducted a 100 percent survey to locate gopher tortoise (*Gopherus polyphemus*) burrows and estimate the density of gopher tortoises on the project site. The tortoise survey was conducted in accordance with the FWC methodology as outlined in the Gopher Tortoise Permitting Guidelines April 2008 (revised July 2020). An Authorized Gopher Tortoise Agent conducted the gopher tortoise survey.

No listed species were observed utilizing the project site, and no tortoises were found during the 100 percent gopher tortoise survey (Listed Species Map). No known bald eagle (*Haliaeetus leucocephalus*) nests occur within one mile of the project area according to the Audubon Florida EagleWatch Program (Florida Natural Areas Inventory [FNAI]/FWC Map). The project area is not located within a wood

stork (*Mycteria americana*) Core Foraging Area (CFA). According to the 1999 FWC wading bird colony database, no active wading bird colonies are located within one mile of the project site. Based on the site's available habitats and location, other listed species have the potential to occur. Table 1 attached to this letter describes the potentially occurring species' habitat preferences, preferred survey window, their likelihood of occurrence and whether they were observed in the site, and their FWS and FWC listing status. The species that have a moderate or high probability of occurrence are described in the sections below.

Florida Sandhill Crane

The Florida sandhill crane is listed as Threatened by the FWC and not listed by the FWS. Florida sandhill cranes are long-legged, long-necked, gray birds with a patch of bald, red skin on top of their heads. Florida sandhill cranes are omnivorous, eating a variety of plant and animal matter. Habitats preferred by sandhill cranes include prairies, freshwater marshes, and pasture lands and they typically avoid forests and deep marshes but uses transition zones and edges between these and prairies or pasture lands. Their nest is a mound of herbaceous plant material in shallow water or on the ground in marshy areas and they often favor wetlands dominated by pickerelweed (*Pontederia cordata*) and maidencane (*Panicum hemitomon*). No Florida sandhill cranes were observed in the project site, and no suitable nesting habitat occurs on the project site.

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 on the project site, and no suitable nesting habitat occurs on the project site.

SUMMARY

Listed Species: No listed species were observed within the project area during the 100 percent listed species survey and 100 percent gopher tortoise survey; therefore, no permitting through the FWC and FWS is required.

Please call our office (813) 600-5747 with any questions or comments regarding this Listed Species Survey.

Sincerely,

M. Camille Knight
Ecologist II

Brittany A. Banko
Senior Ecologist I

Enclosures:

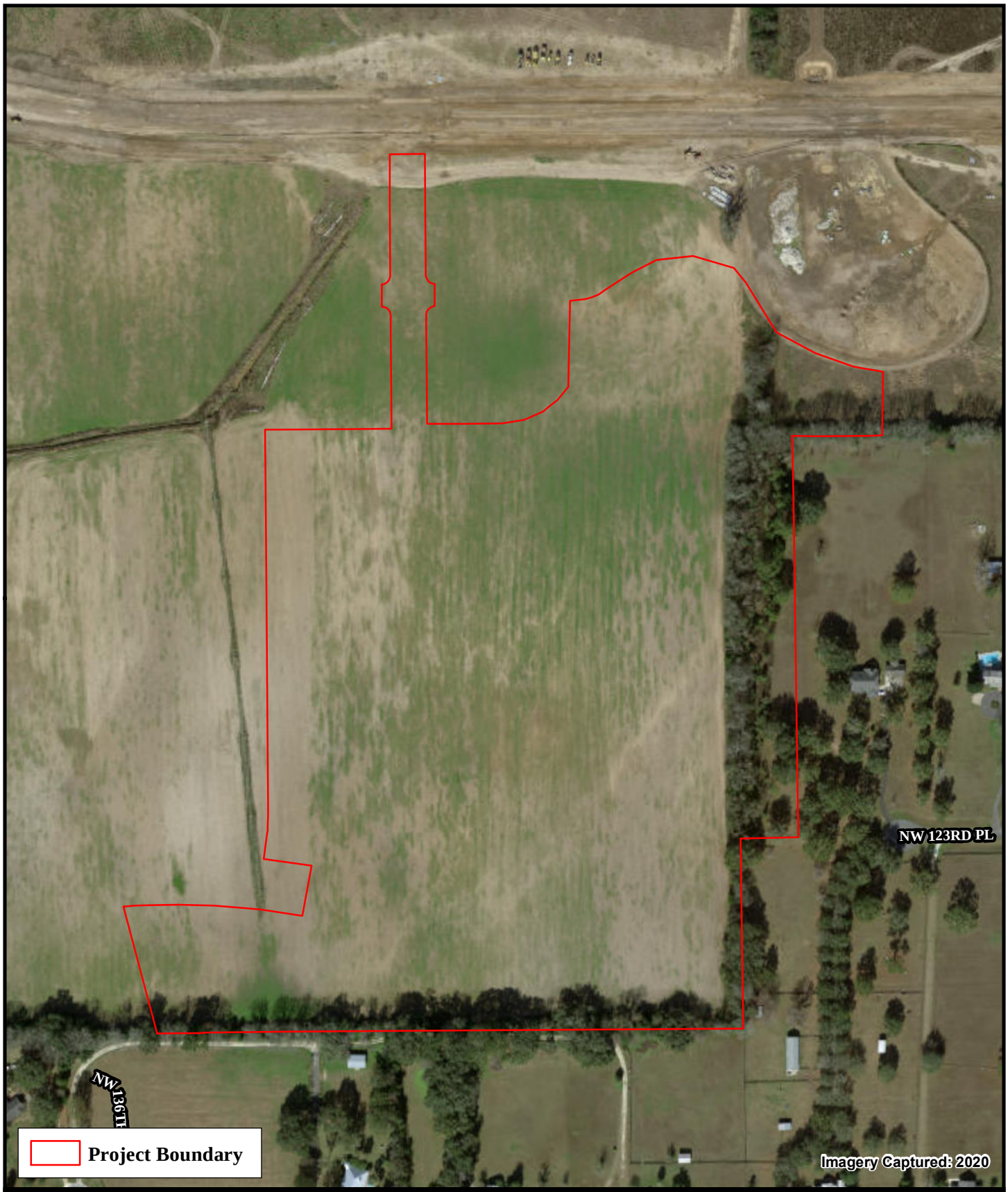
1. Table 1 Protected Animals Potentially Occurring on the Convergence Research Park Residential Phase 1 Project in Alachua County, Florida
2. Aerial Map
3. Quad Map
4. Location Map
5. Listed Species Map
6. FNAI/FWC Map

Table 1 Protected Animals Potentially Occurring on the Convergence Research Park Residential Phase 1 Project in Alachua County, Florida

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence on Project Area	Status[2]	
				Federal[3]	State[4]
BIRDS					
Antigone canadensis pratensis Florida sandhill crane	Prairies, freshwater marshes, and pasture lands. Avoids forests and deep marshes but uses transition zones and edges between these and prairies or pasture lands.	S – January-June B – December-June	Moderate: Suitable foraging, nesting unlikely	---	T
Egretta caerulea Little blue heron	Shallow freshwater, brackish water and saltwater habitats.	S - Year round B - March-July	Low: Lack of suitable foraging and nesting habitat	---	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	Low: Lack of suitable foraging and nesting habitat	---	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: Suitable habitat present, nesting unlikely	---	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: Lack of suitable foraging and nesting habitat	---[5]	---[5]
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: Lack of suitable foraging and nesting habitat	T	---
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 foraging and nesting habitat	E	---

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence on Project Area	Status[2]	
				Federal[3]	State[4]
Platalea ajaja Roseate spoonbill	Occur in coastal marshes, lagoons, mudflats, and mangroves. Forages in shallow water with muddy bottom in both salt and fresh water.	S - Year round B - April-July	Low: Lack of suitable foraging and nesting habitat	---	T
REPTILES					
Alligator mississippiensis American alligator	Permanent bodies of fresh water, including marshes, swamps, lakes, and rivers. Occasionally wanders into brackish and salt water but rarely remains there.	S - Year round B - April-August	Low: Lack of suitable habitat	T(SA)	T(SA)
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 suitable habitat present	T	T
Gopherus polyphemus Gopher tortoise	Found in dry upland habitats, including sandhill, 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	Low: No burrows observed during the 100 percent tortoise survey	---	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	Low: Lack of suitable habitat	---	T
PLANTS					
Rhus michauxii False poison sumac	Dry, open, rocky, or sandy woodlands over mafic bedrock. Often found on ridges and river bluffs.	S - Year round F - June	Low: Lack of suitable habitat	E	E

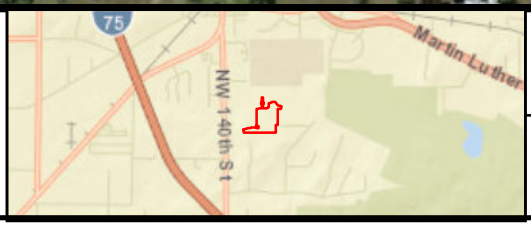
1 - S = Survey Window, B = Breeding Season, F = Flowering Season
2 - E = Endangered, T = Threatened, FE = Federally Endangered, FT = Federally Threatened, S/A = Similarity of Appearance
3 - U.S. Fish and Wildlife Service
4 - Florida Fish and Wildlife Conservation Commission or Florida Department of Agriculture and Consumer Services
5 - Protected under the Bald and Golden Eagle Protection Act
Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, FWS iPAC, and Florida Natural Areas Inventory



Feet
0 300
1 in = 300 feet

CONVERGENCE RESEARCH PARK
RESIDENTIAL PHASE I
CONCEPT DEVELOPMENT

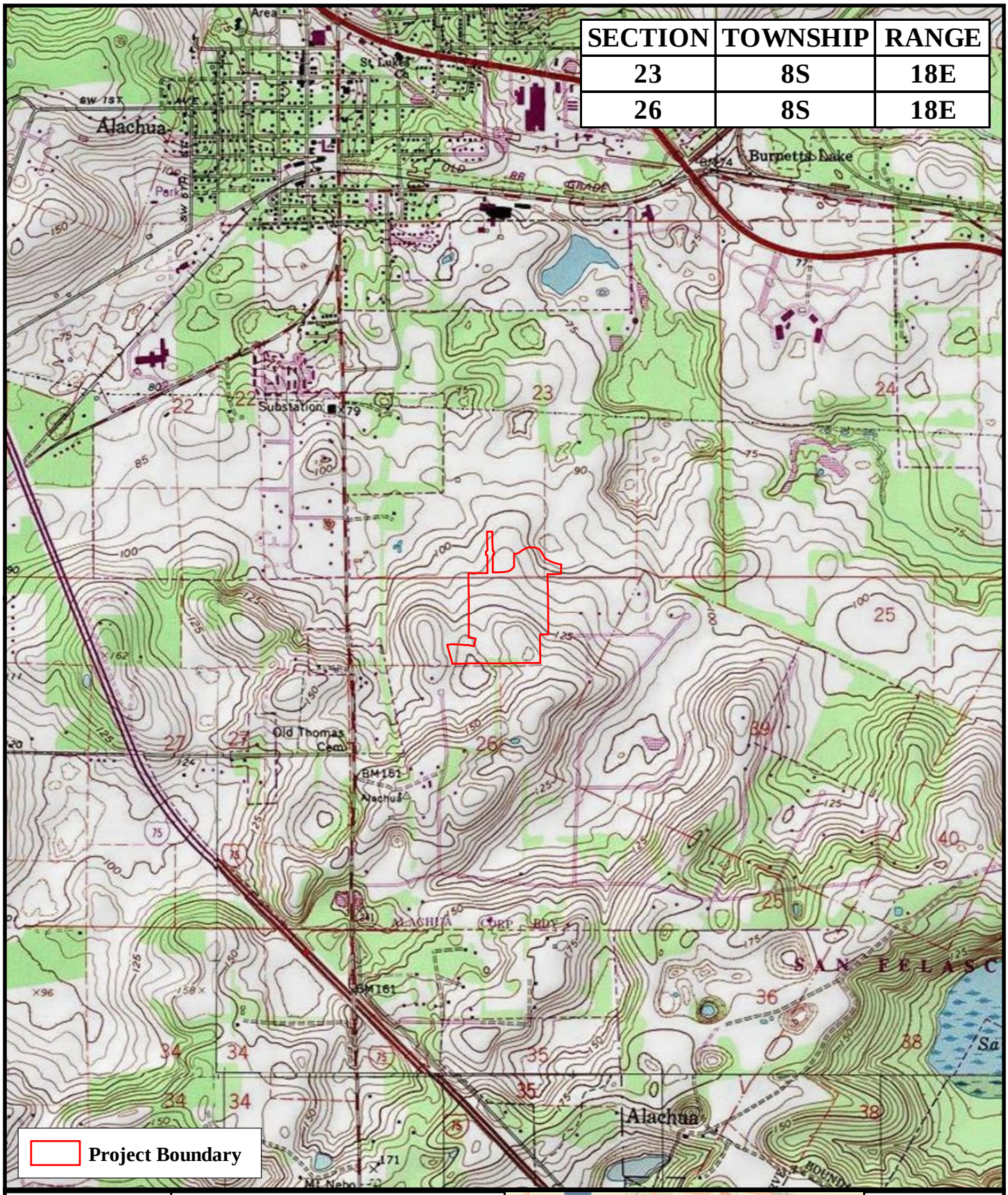
ALACHUA COUNTY, FLORIDA



N
W E
S

AERIAL MAP

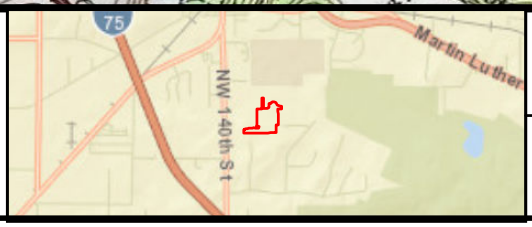
P:\0053CC\052-Convergence Research Park Residential Phase 1\GIS\AERIAL 05042022.mxd



Feet
0 2,000
1 in = 2,000 feet

CONVERGENCE RESEARCH PARK
RESIDENTIAL PHASE I
CONCEPT DEVELOPMENT

ALACHUA COUNTY, FLORIDA

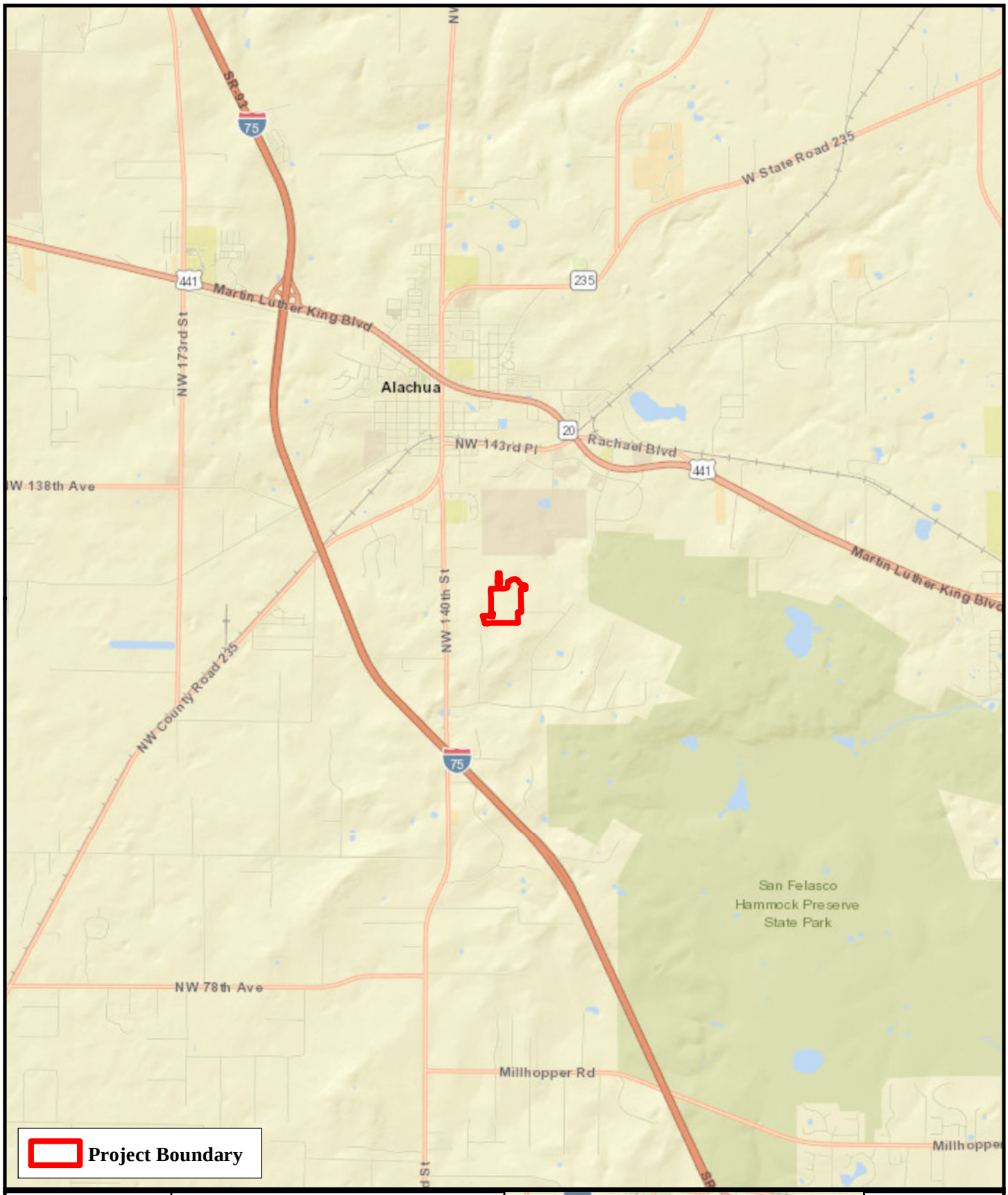


N
W E
S

QUAD MAP

FLATWOODS Consulting Group

P:\0053CC\052-Convergence Research Park Residential Phase 1\GIS\QUAD 05042022.mxd



Miles

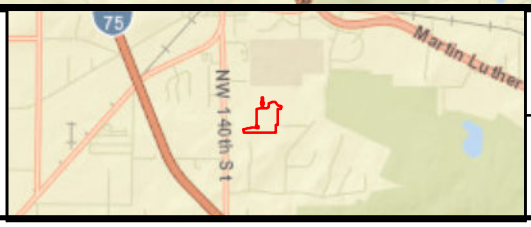
0 1.1

1 in = 1 miles

FLATWOODS Consulting Group

CONVERGENCE RESEARCH PARK
RESIDENTIAL PHASE I
CONCEPT DEVELOPMENT

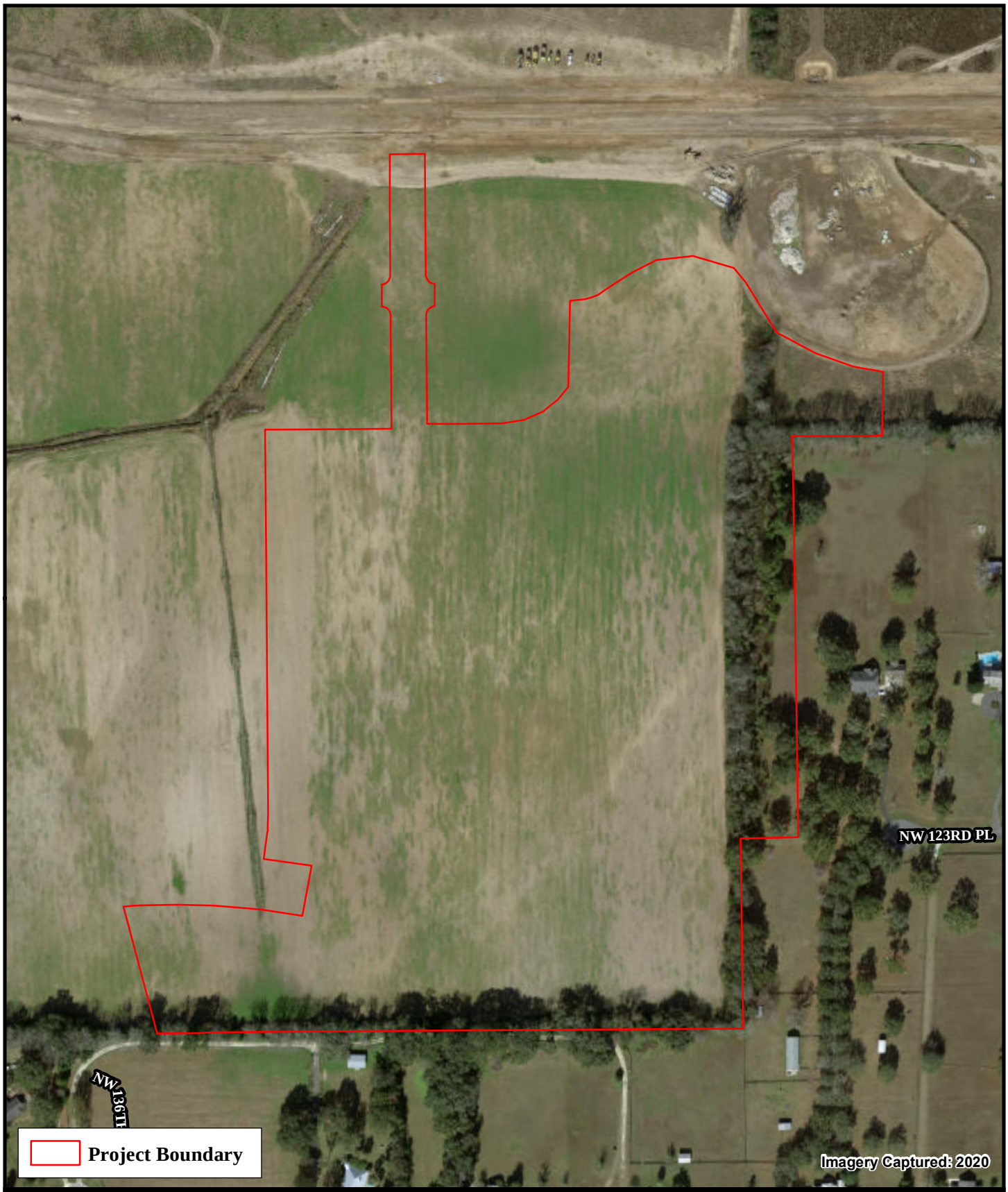
ALACHUA COUNTY, FLORIDA



N
W E
S

LOCATION MAP

P:\0053CC\052-Convergence Research Park Residential Phase 1\GIS\LOCATION 05042022.mxd

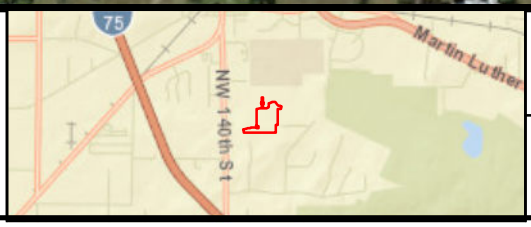


Feet
0 300
1 in = 300 feet

FLATWOODS Consulting Group

CONVERGENCE RESEARCH PARK
RESIDENTIAL PHASE I
CONCEPT DEVELOPMENT

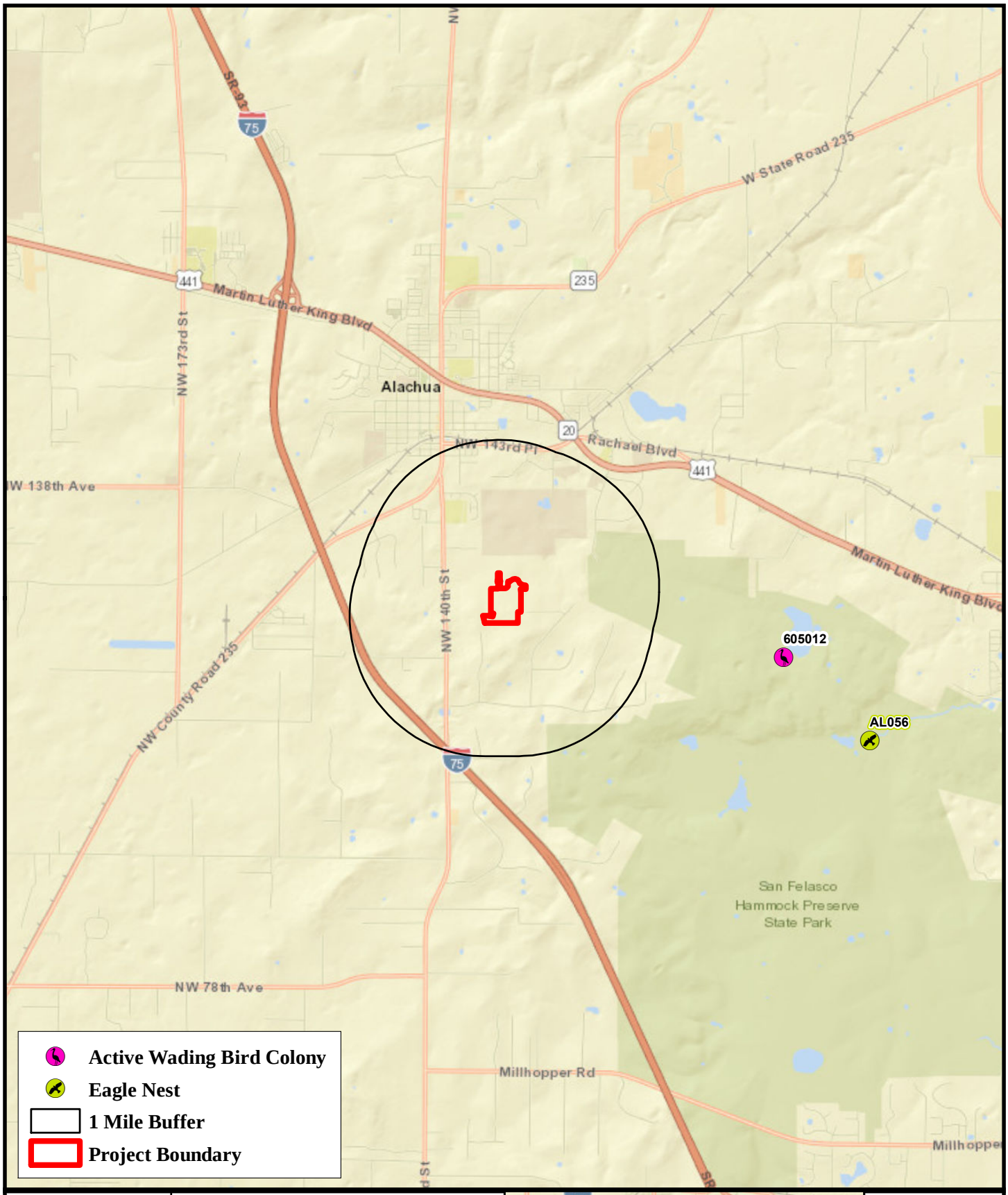
ALACHUA COUNTY, FLORIDA



N
W E
S

LISTED SPECIES MAP

P:\0053CC\052-Convergence Research Park Residential Phase 1\GIS\LISTED SPECIES 05042022.mxd



Miles
0 1.1
1 in = 1 miles

CONVERGENCE RESEARCH PARK
RESIDENTIAL PHASE I
CONCEPT DEVELOPMENT

ALACHUA COUNTY, FLORIDA

N
W E
S

FNAI/FWC MAP

P:\0053CC\052-Convergence Research Park Residential Phase 1\GIS\FNAI FWC 05042022.mxd

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

March 1, 2022

Brian Crawford
San Felasco Research Ventures, LLC.
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

SUBJECT: Permit Number ERP-001-205889-5
Convergence Research Park Residential Subdivision Phase 1

Dear Brian Crawford:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on February 28, 2022. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Compliance with Other Permitting Programs:
This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit.

The Suwannee River Water Management District did not issue a National Pollutant Discharge Elimination System (NPDES) permit for this project. If this project meets the thresholds such that a NPDES permit is required, you must apply to the Florida Department of Environmental Protection directly. More information about NPDES permits may be found online at

https://floridadep.gov/water/stormwater. **Failure to obtain a NPDES permit prior to construction could subject you to enforcement action by that agency.**

For projects which involve wetlands or surface waters, the Suwannee River Water Management District did not issue a federal authorization for use or impacts to wetlands under federal jurisdiction, this project. Therefore, you must apply directly to the US Army Corps of Engineers (USACE). More information about USACE permitting may be found online at https://www.saj.usace.army.mil/. **Failure to obtain USACE authorization prior to construction could subject you to federal enforcement action by that agency.**

Transferring Your Permit:

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,

Hugh Thomas
Executive Director

Enclosures: Permit

cc: District Permit File

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

ERP Individual Permit

PERMITTEE:
Brian Crawford
San Felasco Research Ventures, LLC.
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

PERMIT NUMBER: ERP-001-205889-5
DATE ISSUED: February 28, 2022
DATE EXPIRES: February 28, 2027
COUNTY: Alachua
TRS: S23 T8S R18E, S26 T8S R18E, S23 T8S R19E, S26 T8S R19E

PROJECT: Convergence Research Park Residential Subdivision Phase 1

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Brian Crawford
San Felasco Research Ventures, LLC.
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

The previous permit was a major modification for the construction of 3.67 acres of impervious surfaces and the construction, operation, and maintenance of a stormwater management system to serve a total of 3.67 acres of impervious surfaces on a total project area of 8.34 acres. This major modification authorizes the construction of 17.93 acres of impervious area and the construction, operation, and maintenance of a stormwater management system to serve a total of 21.0 acres of impervious area on a total project area of 43.44 acres. The project shall be constructed in a manner consistent with the application package, plans, and calculations submitted and certified by Robert Walpole, P.E., of CHW on or before February 24, 2022.

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or

    b. For all other activities — “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].

    c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;

    b. Convey to the permittee or create in the permittee any interest in real property;

    c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

    d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the

Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the

permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with section 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

20. Operation and maintenance of the surface water management system shall be the responsibility of the permittee until such time as those responsibilities are transferred to the approved association. Prior to the association assuming operation and maintenance responsibilities, permittee shall request transfer to operation and maintenance entity.

21. Prior to a dedication or transfer of all or any part of the common properties which is directly or indirectly related to the surface water management system, the dedication or approval of the transfer must be authorized by the District through modification of any and all permits or authorizations issued by the District. Such modifications shall be made under the lawfully adopted rules of the District in effect at the time of application for modification.

22. Permittee shall submit to the District within 30 days of issuance of permit, proof that the Articles of Incorporation have been filed with the Secretary of State and that the corporation is in good standing.

23. Permittee shall submit to the District within 30 days of issuance of permit, proof that all surface water management systems are located on the common areas and that the common areas are owned or controlled by the homeowner's association.

24. Prior to the sale of any lot or parcel, the permittee must record Declarations of Covenants and Restrictions which include a restriction on the real property pursuant to section 704.06, F.S.; prohibiting all construction including clearing, dredging, or filling, except that which is specifically authorized by Environmental Resource permit, within the conservation areas delineated on the final plans and/or mitigation proposal approved by the District.

25. Prior to the Permittee seeking to transfer the operation and maintenance to a Homeowner's Association, the Permittee must demonstrate to the reasonable satisfaction of the Suwannee River Water Management District that over twenty-four (24) consecutive months have passed since the active operation of the Homeowner's Association commenced and the Permittee shall demonstrate to the Suwannee River Water Management District's satisfaction that the Homeowner's Association is an active, ongoing concern which the Permittee shall establish by submitting copies of all minutes

of meetings of members of the Association, the board of directors, copies of all operation and maintenance expenses incurred and documentation showing that all assessments that were levied have been collected and such other documentation as the Suwannee River Water Management District may reasonably deem necessary to establish that the Homeowner's Association is an active, functioning and ongoing concern.

26. The permittee shall include the finished floor elevations for the lots and the wetland delineation lines on the final subdivision plat and shall submit a copy of the final, approved plat to the District following recordation.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By:

Hugh Thomas
Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the pe1mit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 3 73, F. S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental

Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Brian Crawford
San Felasco Research Ventures, LLC.
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607
(352) 333-3233

This March 01, 2022

_____

Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-205889-5

NOTICING INFORMATION

Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at *tjm@srwmd.org* (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,

Tilda Musgrove

Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST
Gilchrist County Journal
207 N Main St
Trenton, FL 32693
352.463.7135

HAMILTON
Jasper News
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

JEFFERSON
Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE
Mayo Free Press
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

LEVY
Levy County Journal
PO Box 159
Bronson, FL 32621
352.486.2312

MADISON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE
Suwannee Democrat
521 Demorest Street SE
Live Oak, FL 32064
386.364.1734

TAYLOR
Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION
Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261

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

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

Contents

Executive Summary 2
Traffic Forecast 3
Trip Generation 3
Project Trip Distribution 5
Data Collection 7
Diverted Trips 7
Background Trips 7
Analysis 13
Conclusion and Recommendations 18

List of Figures

- Figure 1: Project Trip Distribution
- Figure 2: Diverted Trips
- Figure 3: Opening Year 2020 Build-out
- Figure 4: Year 2030 Build-out
- Figure 5: Design Year 2040 Build-out

List of Tables

- Table 1: Trip Generation
- Table 2: Daily Distributed Trip Generation
- Table 3: Intersection Operational Analysis Summary

List of Appendices

- Appendix A: Project Trip Distribution
- 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

Figure 1 - Project Trip Distribution

CHW Professional Consultants

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.

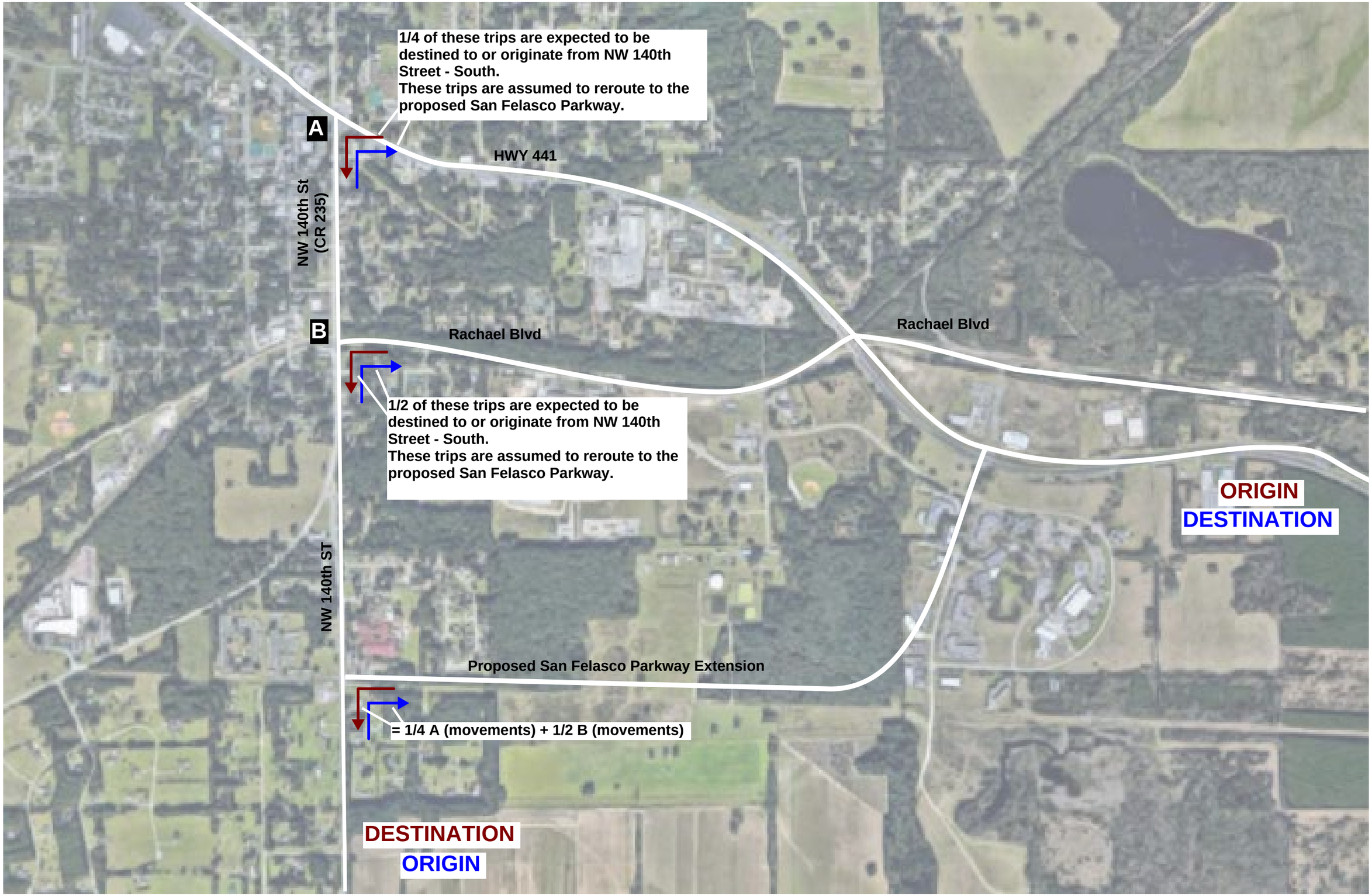


Figure 2 - Diverted Trips

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

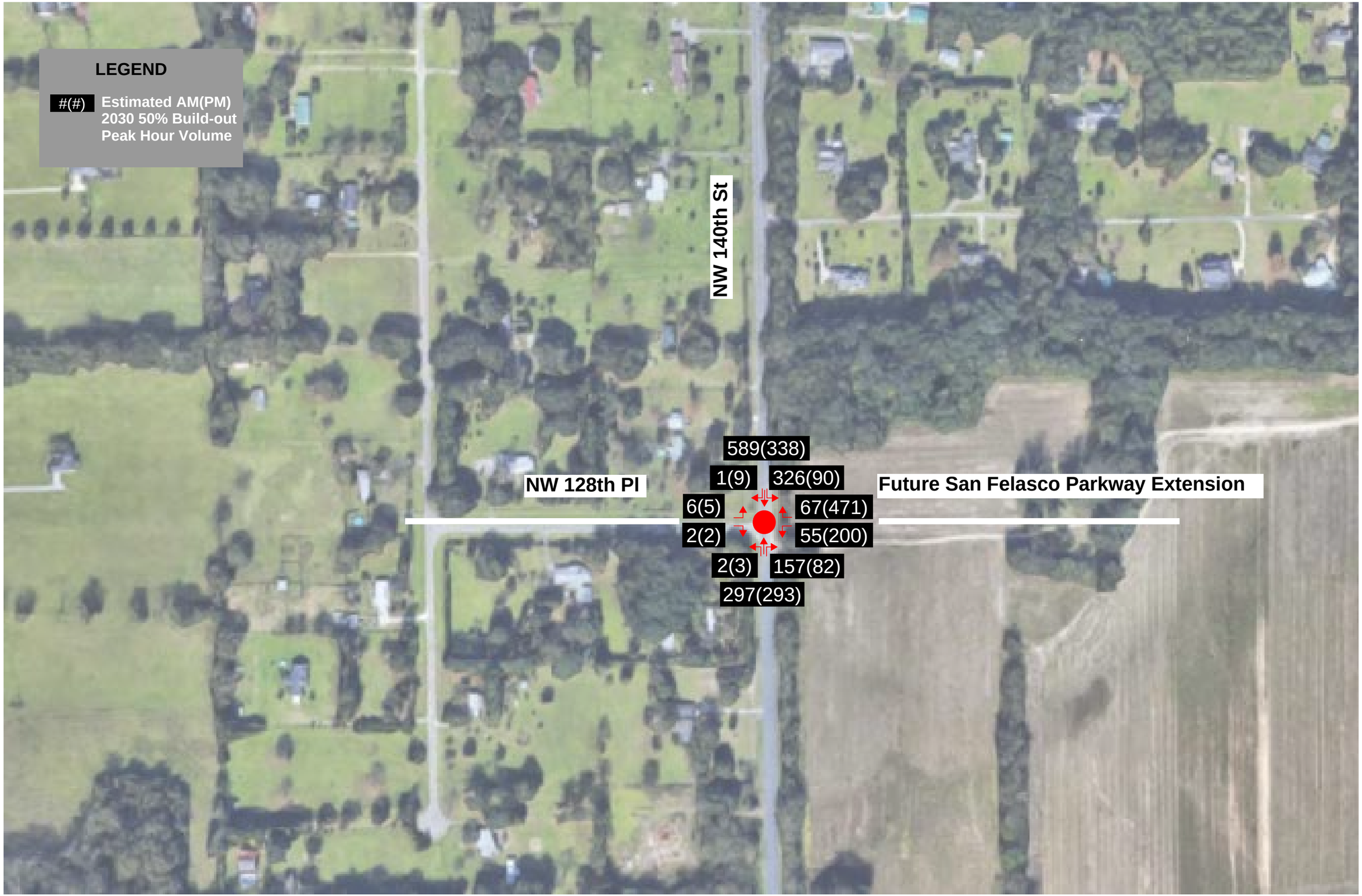


Figure 4 - Year 2030 Build-out

NORTH

CHM 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

CHM 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
(888) 247-8602

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

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- 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	

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 : 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 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

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- 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	

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 : 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	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

Peggy Malone & Associates
(888) 247-8602

File Name : 3-CR 235 and NW 140th St AM
Site Code :
Start Date : 10/3/2018
Page No : 1

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

Peggy Malone & Associates
(888) 247-8602

File Name : 3-CR 235 and NW 140th St AM
Site Code :
Start Date : 10/3/2018
Page No : 1

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

Peggy Malone & Associates
(888) 247-8602

File Name : 3-CR 235 and NW 140th St AM
Site Code :
Start Date : 10/3/2018
Page No : 1

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

Peggy Malone & Associates
(888) 247-8602

File Name : 3-CR 235 and NW 140th St PM
Site Code :
Start Date : 10/3/2018
Page No : 1

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

Peggy Malone & Associates
(888) 247-8602

File Name : 3-CR 235 and NW 140th St PM
Site Code :
Start Date : 10/3/2018
Page No : 1

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

Peggy Malone & Associates
(888) 247-8602

File Name : 3-CR 235 and NW 140th St PM
Site Code :
Start Date : 10/3/2018
Page No : 1

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

Peggy Malone & Associates
(888) 247-8602

File Name : 5-NW 140th St and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

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

Peggy Malone & Associates
(888) 247-8602

File Name : 5-NW 140th St and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

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

Peggy Malone & Associates
(888) 247-8602

File Name : 5-NW 140th St and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

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

Peggy Malone & Associates
(888) 247-8602

File Name : 5-NW 140th St and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

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

Peggy Malone & Associates
(888) 247-8602

File Name : 5-NW 140th St and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

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

Peggy Malone & Associates
(888) 247-8602

File Name : 5-NW 140th St and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

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
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

Peggy Malone & Associates
(888) 247-8602

File Name : 1-Progress Blvd and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

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
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

Peggy Malone & Associates
(888) 247-8602

File Name : 1-Progress Blvd and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

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

Peggy Malone & Associates
(888) 247-8602

File Name : 1-Progress Blvd and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

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

Peggy Malone & Associates
(888) 247-8602

File Name : 1-Progress Blvd and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

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

Peggy Malone & Associates
(888) 247-8602

File Name : 1-Progress Blvd and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

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

Peggy Malone & Associates
(888) 247-8602

File Name : 1-Progress Blvd and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

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

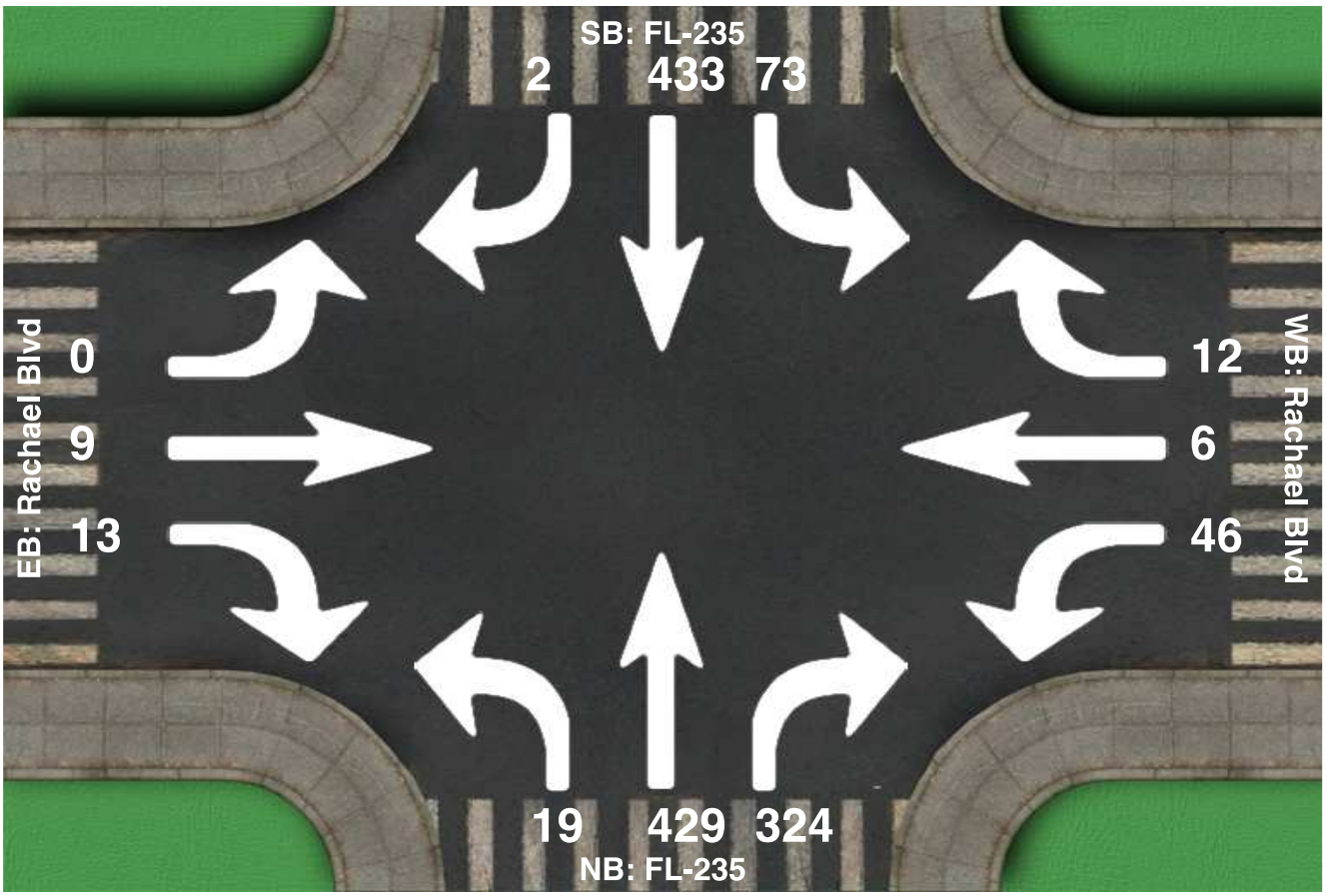
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	73	351	2	43	6	11	18	381	303	0	9	13	1210
Truck	0	80	0	2	0	1	1	48	19	0	0	0	151
Bicycle	0	2	0	1	0	0	0	0	2	0	0	0	5

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

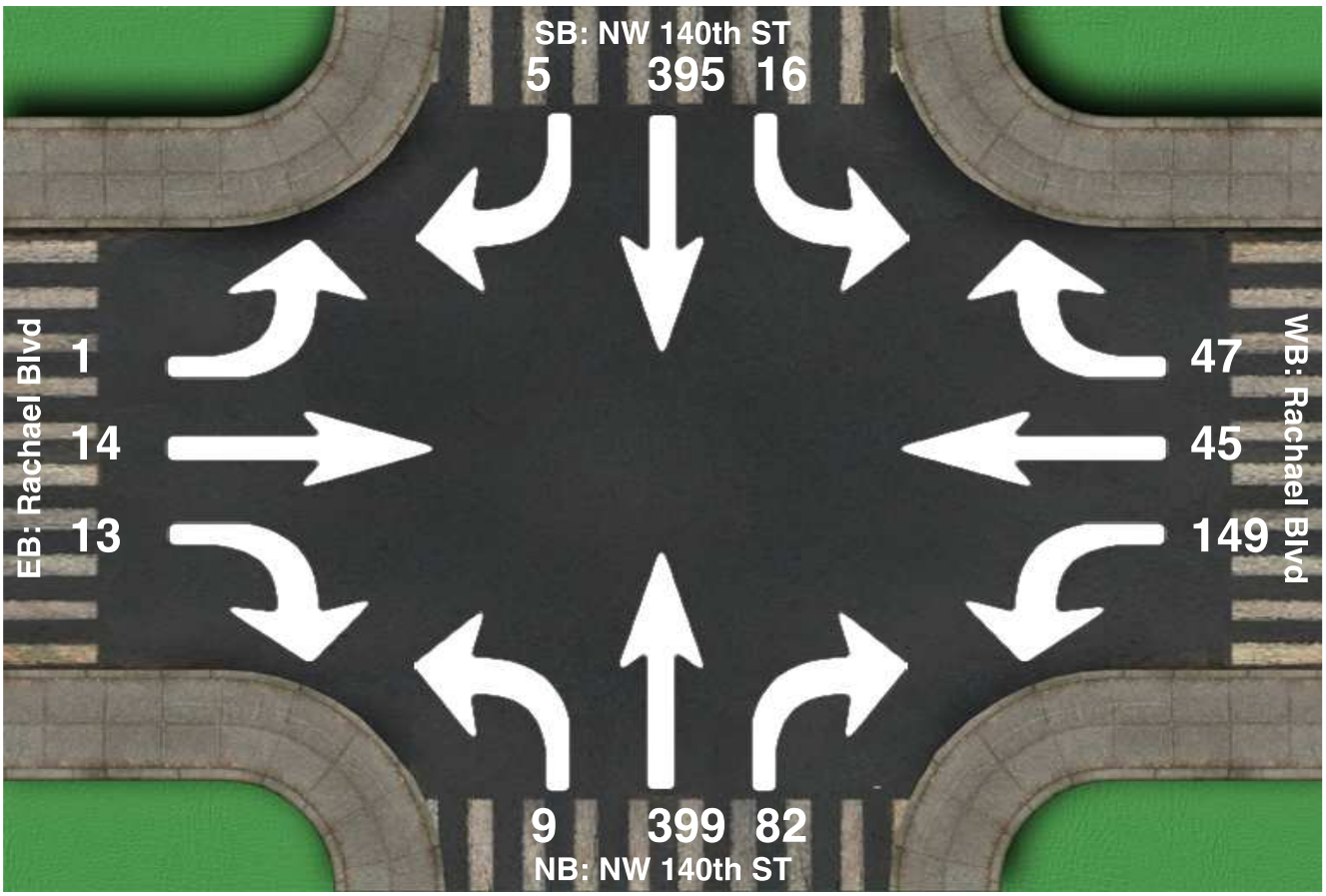
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	16	385	5	149	45	47	9	381	80	1	14	13	1145
Truck	0	10	0	0	0	0	0	18	2	0	0	0	30
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

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

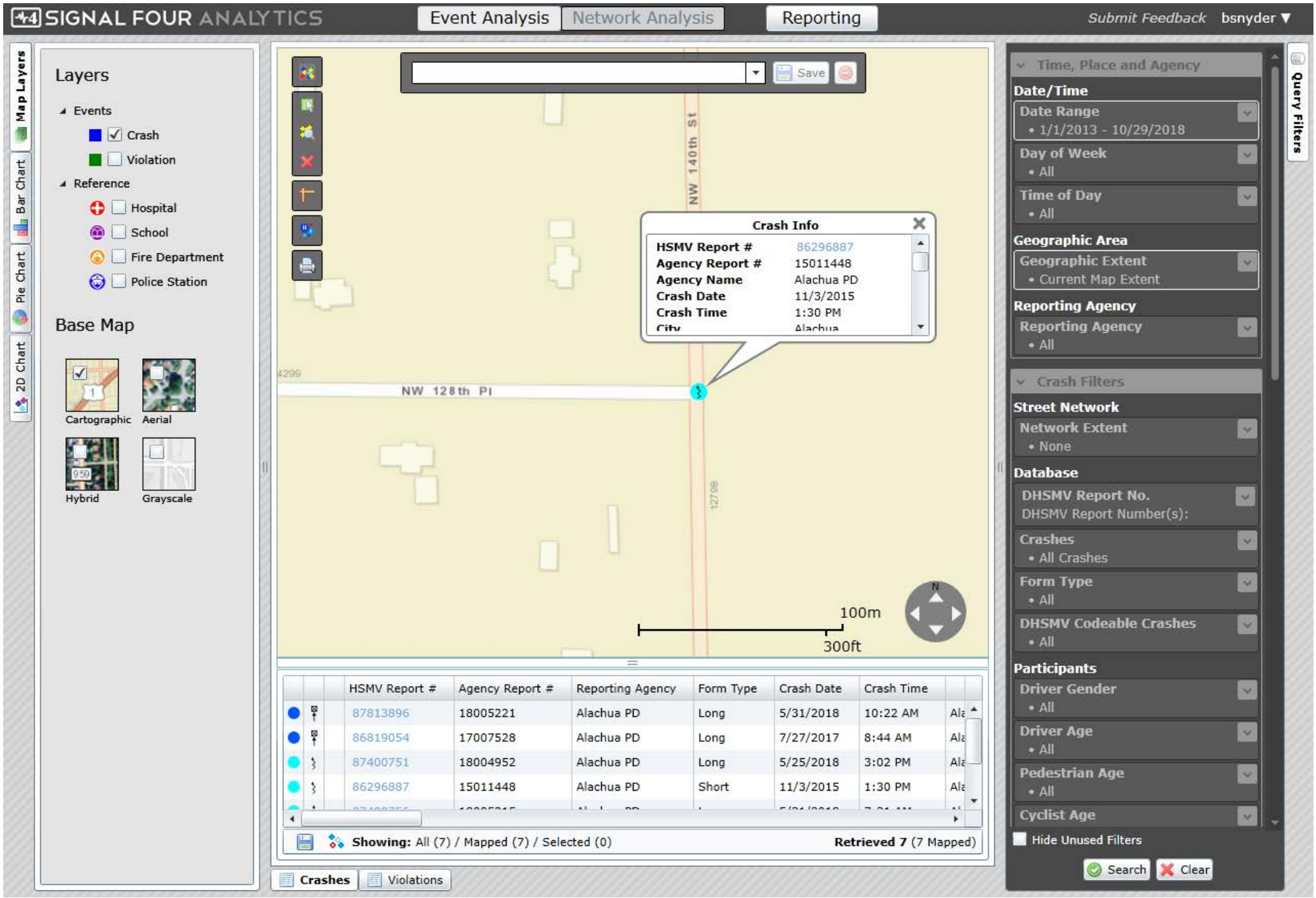
59% Project Entering Traffic

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

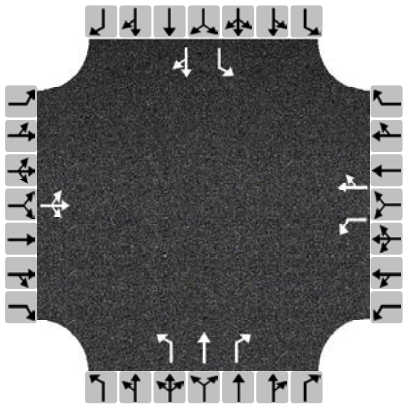
Project Information

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

Copyright © 2018 University of Florida. All Rights Reserved.

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	

Copyright © 2018 University of Florida. All Rights Reserved.

HCS7 Warrants Report

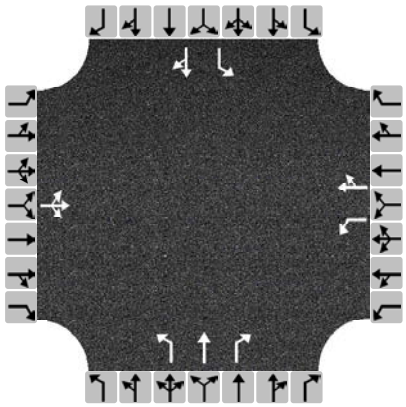
Project Information

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

Copyright © 2018 University of Florida. All Rights Reserved.

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	

Copyright © 2018 University of Florida. All Rights Reserved.

HCS7 Warrants Report

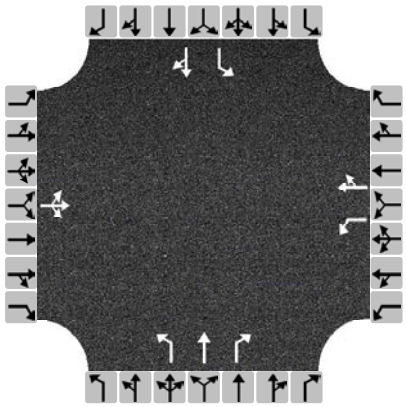
Project Information

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

Copyright © 2018 University of Florida. All Rights Reserved.

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	

Copyright © 2018 University of Florida. All Rights Reserved.

Appendix F:
Operational Analysis Results

Opening Year 2020

HCS7 Two-Way Stop-Control Report

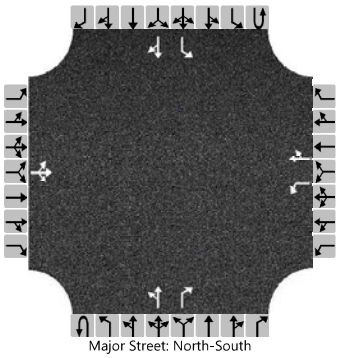
General Information

Analyst	Brian Snyder
Agency/Co.	CHW Consultants
Date Performed	11/26/2018
Analysis Year	2020
Time Analyzed	AM 2020 Opening Year
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		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											

Copyright © 2018 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

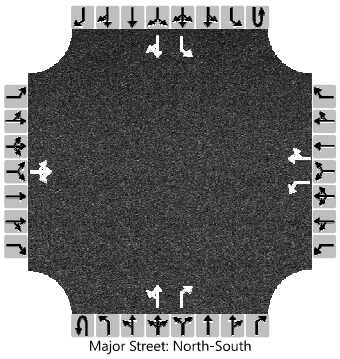
General Information

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											

Copyright © 2018 University of Florida. All Rights Reserved.

Year 2030

HCS7 Two-Way Stop-Control Report

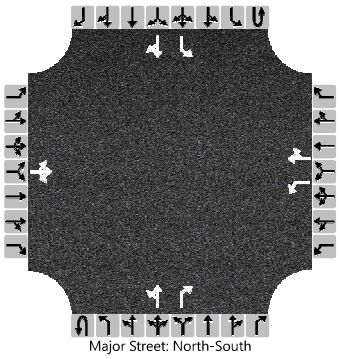
General Information

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											

Copyright © 2018 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

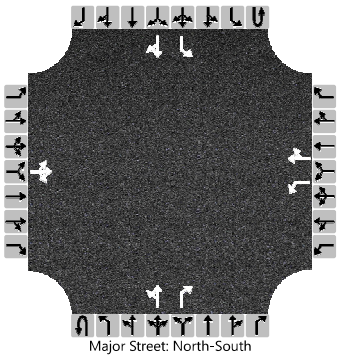
General Information

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											

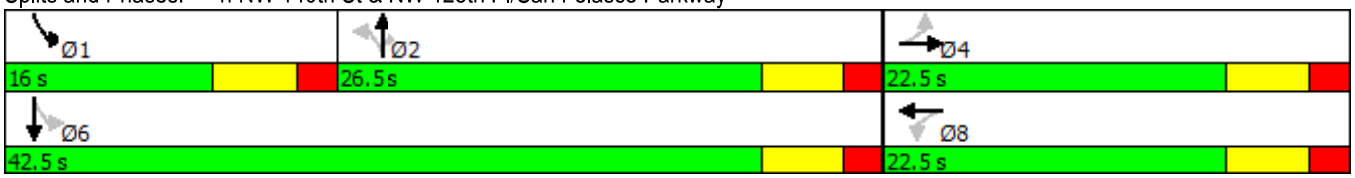
Copyright © 2018 University of Florida. All Rights Reserved.

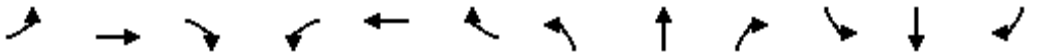
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	0	2	55	0	67	2	297	157	326	589	1
Future Volume (vph)	6	0	2	55	0	67	2	297	157	326	589	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		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

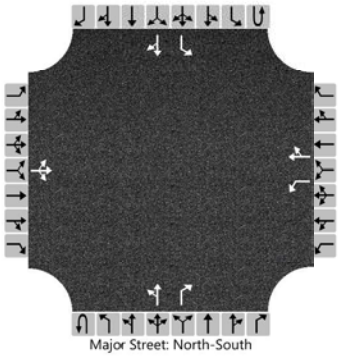
General Information

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											

Copyright © 2018 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

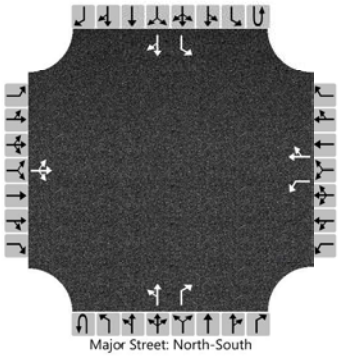
General Information

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											

Copyright © 2018 University of Florida. All Rights Reserved.

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	

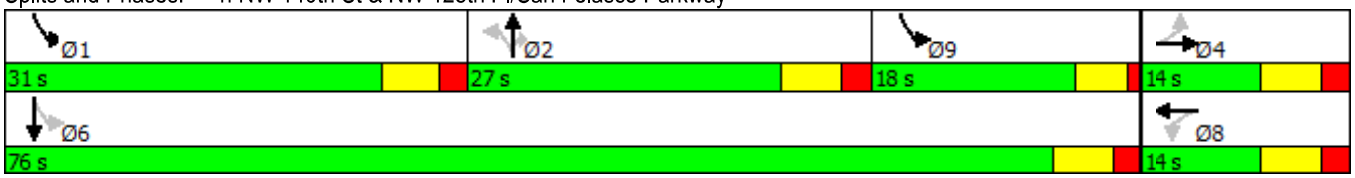
Lane Group	Ø1	Ø9
Lane Configurations		
Traffic Volume (vph)		
Future Volume (vph)		
Ideal Flow (vphpl)		
Storage Length (ft)		
Storage Lanes		
Taper Length (ft)		
Lane Util. Factor		
Frt		
Flt Protected		
Satd. Flow (prot)		
Flt Permitted		
Satd. Flow (perm)		
Right Turn on Red		
Satd. Flow (RTOR)		
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			

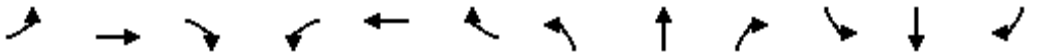
\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

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



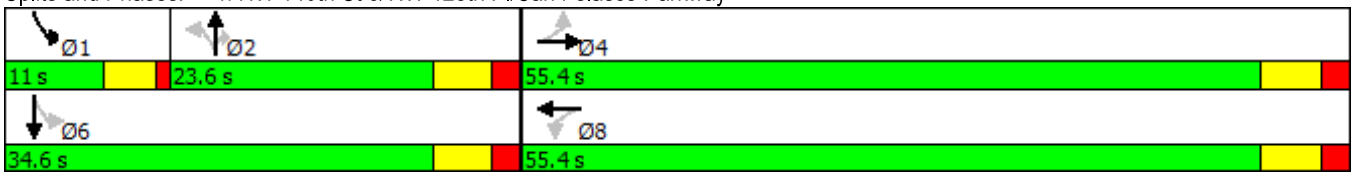
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	0	2	279	0	941	4	324	101	179	373	10
Future Volume (vph)	5	0	2	279	0	941	4	324	101	179	373	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	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					

Copyright © 2018 University of Florida. All Rights Reserved.

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	

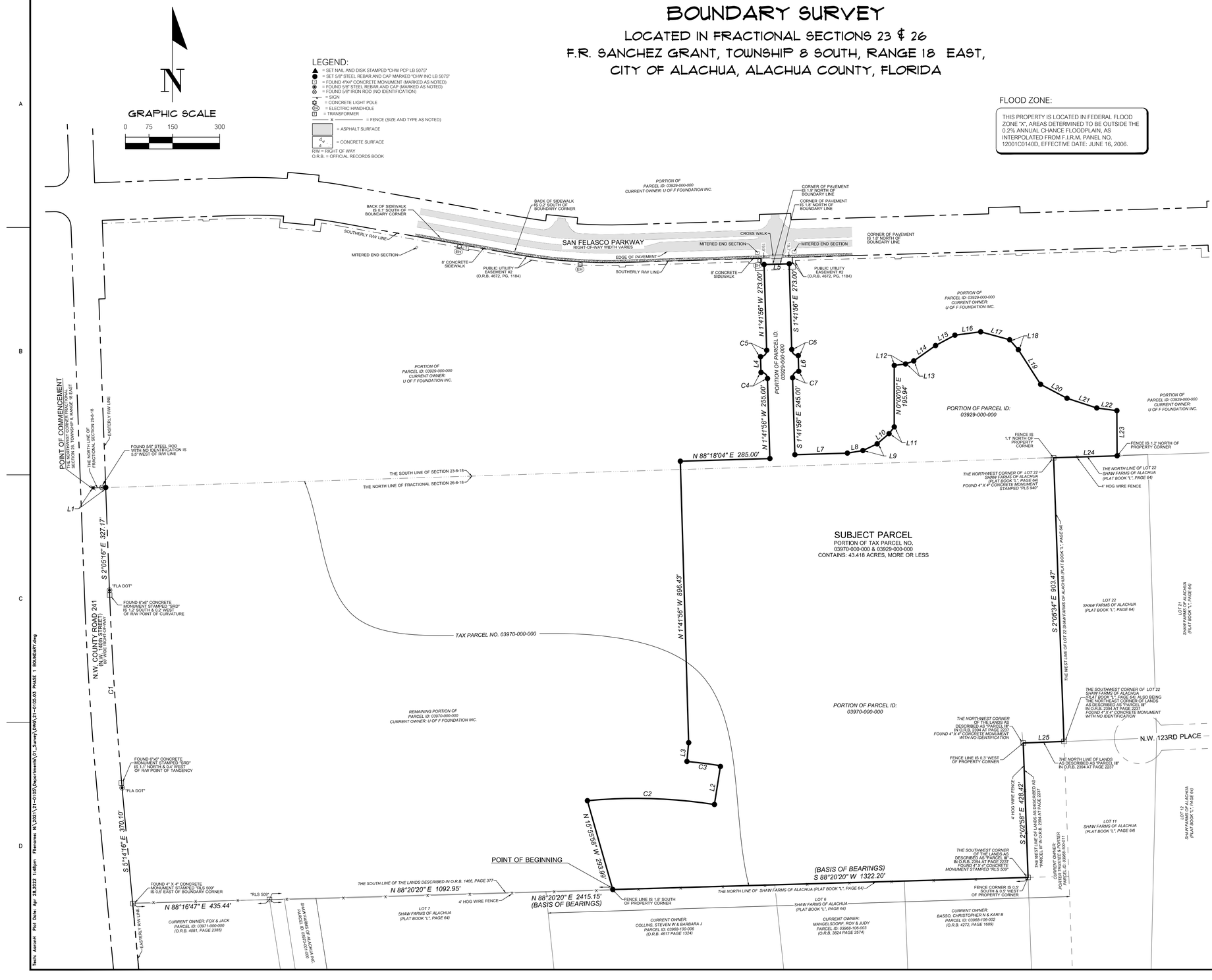
Delay and Level of Service

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					

Copyright © 2018 University of Florida. All Rights Reserved.

BOUNDARY SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



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:

COMMENCE AT THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26; THENCE NORTH 88°11'56" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 40.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE SOUTH 02°05'16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 327.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11419.16 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 3°39'24" EAST, 630.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC LENGTH OF 630.26 FEET TO THE END OF SAID CURVE; THENCE SOUTH 5°14'16" EAST, A DISTANCE OF 370.10 FEET TO THE SOUTH LINE OF SAID LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88°16'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 435.44 FEET; THENCE NORTH 88°20'20" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1092.95 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE SAID SOUTH LINE, NORTH 15°55'58" WEST, A DISTANCE OF 293.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1595.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 88°17'10" EAST, 404.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°33'44", AN ARC LENGTH OF 405.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 8°59'43" EAST, A DISTANCE OF 125.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1720.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 82°48'07" WEST, 107.88 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°35'39", AN ARC LENGTH OF 107.90 FEET TO THE END OF SAID CURVE; THENCE NORTH 5°24'03" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 896.43 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 285.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 255.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" WEST, 28.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 273.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°41'56" EAST, A DISTANCE OF 273.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°18'04" WEST, 28.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 167.06 FEET; THENCE NORTH 80°31'37" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 64°58'42" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 49°25'47" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 37°28'24" EAST, A DISTANCE OF 26.98 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 195.94 FEET; THENCE NORTH 83°06'52" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 69°15'52" EAST, A DISTANCE OF 27.85 FEET; THENCE NORTH 54°49'12" EAST, A DISTANCE OF 85.03 FEET; THENCE NORTH 61°41'40" EAST, A DISTANCE OF 69.77 FEET; THENCE NORTH 82°34'14" EAST, A DISTANCE OF 82.70 FEET; THENCE SOUTH 74°44'59" EAST, A DISTANCE OF 95.78 FEET; THENCE SOUTH 40°51'48" EAST, A DISTANCE OF 42.14 FEET; THENCE SOUTH 32°47'35" EAST, A DISTANCE OF 131.03 FEET; THENCE SOUTH 62°07'47" EAST, A DISTANCE OF 95.02 FEET; THENCE SOUTH 71°52'40" EAST, A DISTANCE OF 99.51 FEET; THENCE SOUTH 82°31'05" EAST, A DISTANCE OF 64.66 FEET; THENCE SOUTH 0°17'52" EAST, A DISTANCE OF 143.74 FEET TO THE NORTH LINE OF LOT 22, SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°11'56" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 202.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 2°05'34" EAST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 903.47 FEET TO 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 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 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 AFOREMENTIONED LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 1322.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.418 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 SOUTHERLY LINE OF SUBJECT PARCEL YIELDING A BEARING OF S 88°20'20" 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.

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	630.26'	11419.16'	3°09'44"	315.21'	630.18'	S 3°39'24" E
C2	405.39'	1595.00'	14°33'44"	203.79'	404.30'	S 88°17'10" E
C3	107.90'	1720.00'	3°35'39"	53.97'	107.88'	N 82°48'07" W
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 46°41'56" W
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 43°18'04" E
C6	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 46°41'56" E
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 88°11'56" E	40.45'
L2	N 8°59'43" E	125.00'
L3	N 5°24'03" E	60.00'
L4	N 1°41'56" W	50.00'
L5	N 88°18'04" E	80.00'
L6	S 1°41'56" E	50.00'
L7	N 88°18'04" E	167.06'
L8	N 80°31'37" E	50.05'
L9	N 64°58'42" E	50.05'
L10	N 49°25'47" E	50.05'
L11	N 37°28'24" E	26.98'
L12	N 83°06'52" E	36.23'
L13	N 69°15'52" E	27.85'

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L14	N 54°49'12" E	85.03'
L15	N 61°41'40" E	69.77'
L16	N 82°34'14" E	82.70'
L17	S 74°44'59" E	95.78'
L18	S 40°51'48" E	42.14'
L19	S 32°47'35" E	131.03'
L20	S 62°07'47" E	95.02'
L21	S 71°52'40" E	99.51'
L22	S 82°31'05" E	64.66'
L23	S 0°17'52" E	143.74'
L24	S 88°11'56" W	202.23'
L25	S 87°47'59" W	129.63'

18601 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" = 150'
VERIFY SCALE BAR IS CORRECT ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY. 0 1"

CERTIFIED TO:

SURVEY DATE: 01/25/2022
REVISION DATE: 04/26/2022
PROJECT NUMBER: 21-0105.06

TECHNICIAN: KWM
CREW CHIEF: N/A
CHECKED BY: AHH
FIELD BOOK & PAGE: FILE

SAN FELASCO RESEARCH VENTURES, LLC

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

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOTICE: ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. ELECTRONIC SIGNATURE AND SEAL: THE ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

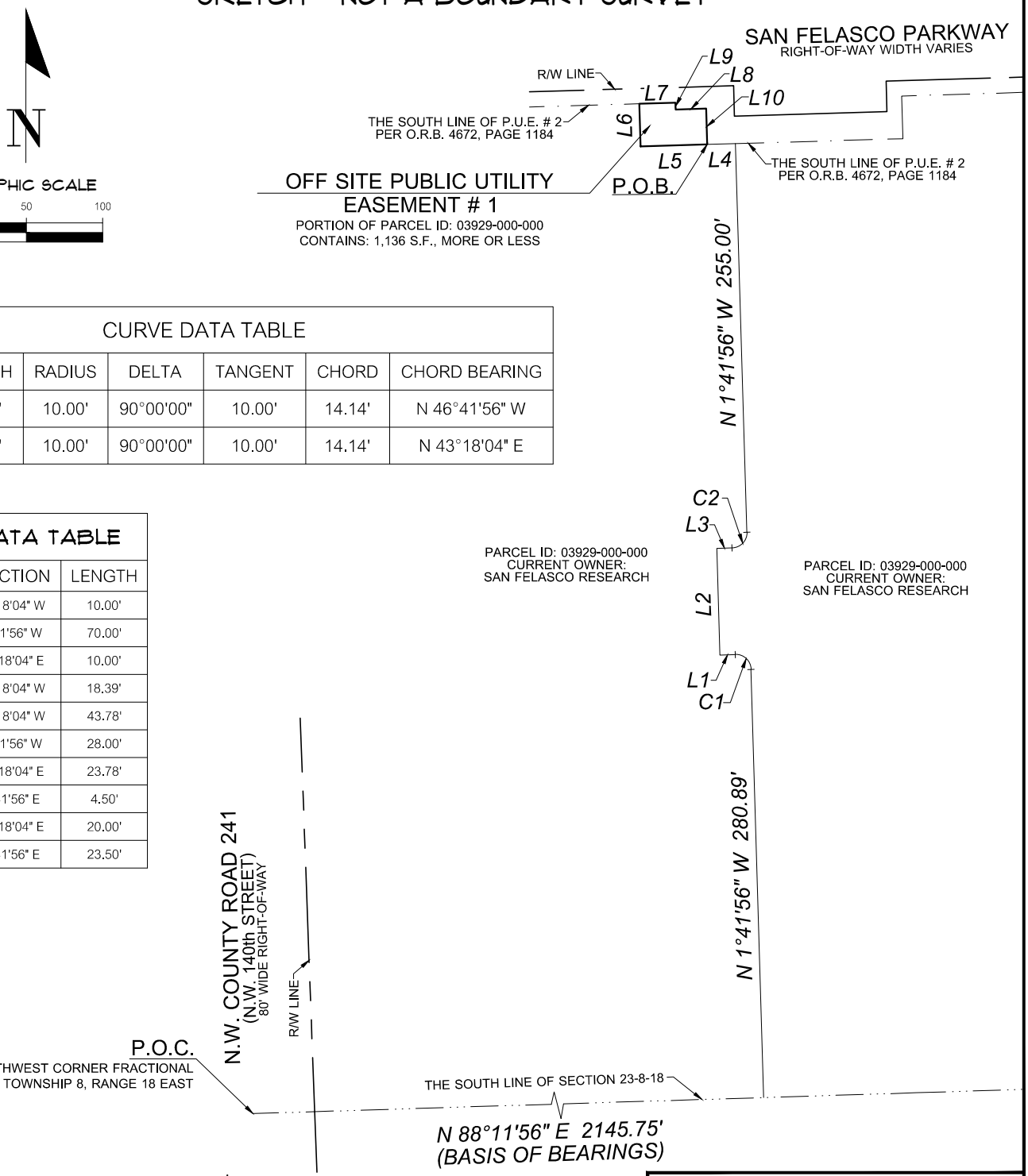
REVISED 04/28/2022, UPDATED GEOMETRY FOR LINES 2, 3, & CURVE 3

Tech: kgrant Plot Date: Apr 28,2022 1:48pm Filename: M:\2021\21-0105\Deliverables\01_Survey\Dwg\21-0105.03 PHASE 1 BOUNDARY.dwg

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	15.71'	10.00'	90°00'00"	10.00'	14.14'	N 46°41'56" W
C2	15.71'	10.00'	90°00'00"	10.00'	14.14'	N 43°18'04" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 88°18'04" W	10.00'
L2	N 1°41'56" W	70.00'
L3	N 88°18'04" E	10.00'
L4	S 88°18'04" W	18.39'
L5	S 88°18'04" W	43.78'
L6	N 1°41'56" W	28.00'
L7	N 88°18'04" E	23.78'
L8	S 1°41'56" E	4.50'
L9	N 88°18'04" E	20.00'
L10	S 1°41'56" E	23.50'

LEGEND:

S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 88°11'56" E FOR THE SOUTH LINE OF FRACTIONAL SECTION 23 , TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE SHEET 2 OF 2)

CERTIFIED TO:

SAN FELASCO RESEARCH VENTURES, LLC.

SHEET NO: 1 OF 2

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

A. KEVIN SMITH License Number 7132 STATE OF FLORIDA Professional Surveyor and Mapper

ANDREW K. SMITH

Professional Surveyor & Mapper Fla. License No. 7132

DATE: 04/27/2022
TECHNICIAN: KWM
CHECKED BY: AKS
PROJECT NUMBER: 21-0105.03

SCALE: 1" = 100'

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

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

EASEMENT DESCRIPTION

A PUBLIC UTILITY EASEMENT SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 23, THENCE NORTH 88°11'56" EAST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 2145.75 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID FRACTIONAL SECTION 23, NORTH 1°41'56" WEST, A DISTANCE OF 280.89 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" WEST, 14.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 10.00 FEET; TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 14.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 255.00 FEET TO THE SOUTH LINE OF PUBLIC UTILITY EASEMENT # 2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4672, PAGE 1184 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88°18'04" WEST, ALONG THE SOUTH LINE OF SAID PUBLIC UTILITY EASEMENT # 2, A DISTANCE OF 18.39 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE SOUTH LINE OF SAID PUBLIC UTILITY EASEMENT # 2, CONTINUE SOUTH 88°18'04" WEST, A DISTANCE OF 43.78 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 28.00 FEET TO THE SOUTH LINE OF SAID PUBLIC UTILITY EASEMENT # 2; THENCE ALONG THE SOUTH LINE OF SAID PUBLIC UTILITY EASEMENT # 2 THROUGH THE FOLLOWING FOUR (4) COURSES: 1) NORTH 88°18'04" EAST, A DISTANCE OF 23.78 FEET; 2) THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 4.50 FEET; 3) THENCE NORTH 88°18'04" EAST, A DISTANCE OF 20.00 FEET; 4) THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 23.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS: 1,136 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON THE MAP
ATTACHED HEREWITH AND MADE
A PART HEREOF

CERTIFIED TO:

SAN FELASCO RESEARCH VENTURES, LLC.

SHEET NO: 2 OF 2

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

ANDREW K. SMITH

SEE SHEET ONE OF TWO

Professional Surveyor & Mapper Fla. License No. 7132

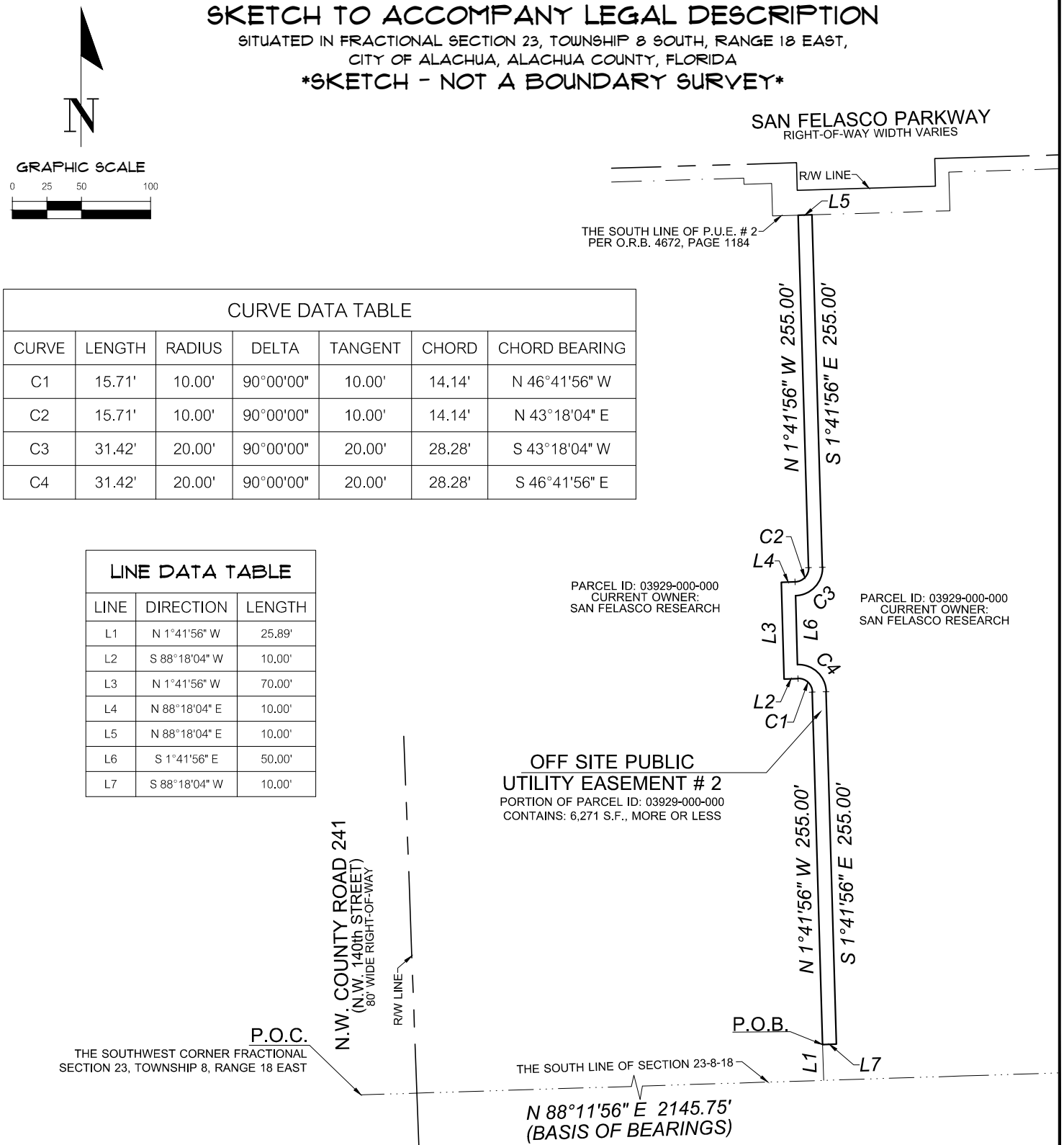
DATE: 04/27/2022
TECHNICIAN: KWM
CHECKED BY: AKS
PROJECT NUMBER: 21-0105.03

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	15.71'	10.00'	90°00'00"	10.00'	14.14'	N 46°41'56" W
C2	15.71'	10.00'	90°00'00"	10.00'	14.14'	N 43°18'04" E
C3	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 46°41'56" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 1°41'56" W	25.89'
L2	S 88°18'04" W	10.00'
L3	N 1°41'56" W	70.00'
L4	N 88°18'04" E	10.00'
L5	N 88°18'04" E	10.00'
L6	S 1°41'56" E	50.00'
L7	S 88°18'04" W	10.00'

LEGEND:

S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 88°11'56" E FOR THE SOUTH LINE OF FRACTIONAL SECTION 23 , TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE SHEET 2 OF 2)

CERTIFIED TO:

SAN FELASCO RESEARCH VENTURES, LLC.

SHEET NO. 1 OF 2

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

A. KEVIN SMITH License Number 7132 STATE OF FLORIDA Professional Surveyor and Mapper

ANDREW K. SMITH

Professional Surveyor & Mapper Fla. License No. 7132

DATE: 04/27/2022
TECHNICIAN: KWM
CHECKED BY: AKS
PROJECT NUMBER: 21-0105.03

SCALE: 1" = 100'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING

0 1/2"

IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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

EASEMENT DESCRIPTION

A PUBLIC UTILITY EASEMENT SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 23, THENCE NORTH 88°11'56" EAST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 2145.75 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID FRACTIONAL SECTION 23, THENCE NORTH 1°41'56" WEST, A DISTANCE OF 25.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 1°41'56" WEST, A DISTANCE OF 255.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" WEST, 14.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 10.00 FEET; TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 14.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 255.00 FEET TO THE SOUTH LINE OF PUBLIC UTILITY EASEMENT # 2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4672, PAGE 1184 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°18'04" EAST, ALONG THE SOUTH LINE OF SAID PUBLIC UTILITY EASEMENT # 2, A DISTANCE OF 10.00 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID PUBLIC UTILITY EASEMENT # 2, SOUTH 1°41'56" EAST, A DISTANCE OF 255.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°18'04" WEST, 28.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 255.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS: 6,271 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON THE MAP
ATTACHED HEREWITH AND MADE
A PART HEREOF

CERTIFIED TO:

SAN FELASCO RESEARCH VENTURES, LLC.

SHEET NO: 2 OF 2

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

ANDREW K. SMITH

SEE SHEET ONE OF TWO

Professional Surveyor & Mapper Fla. License No. 7132

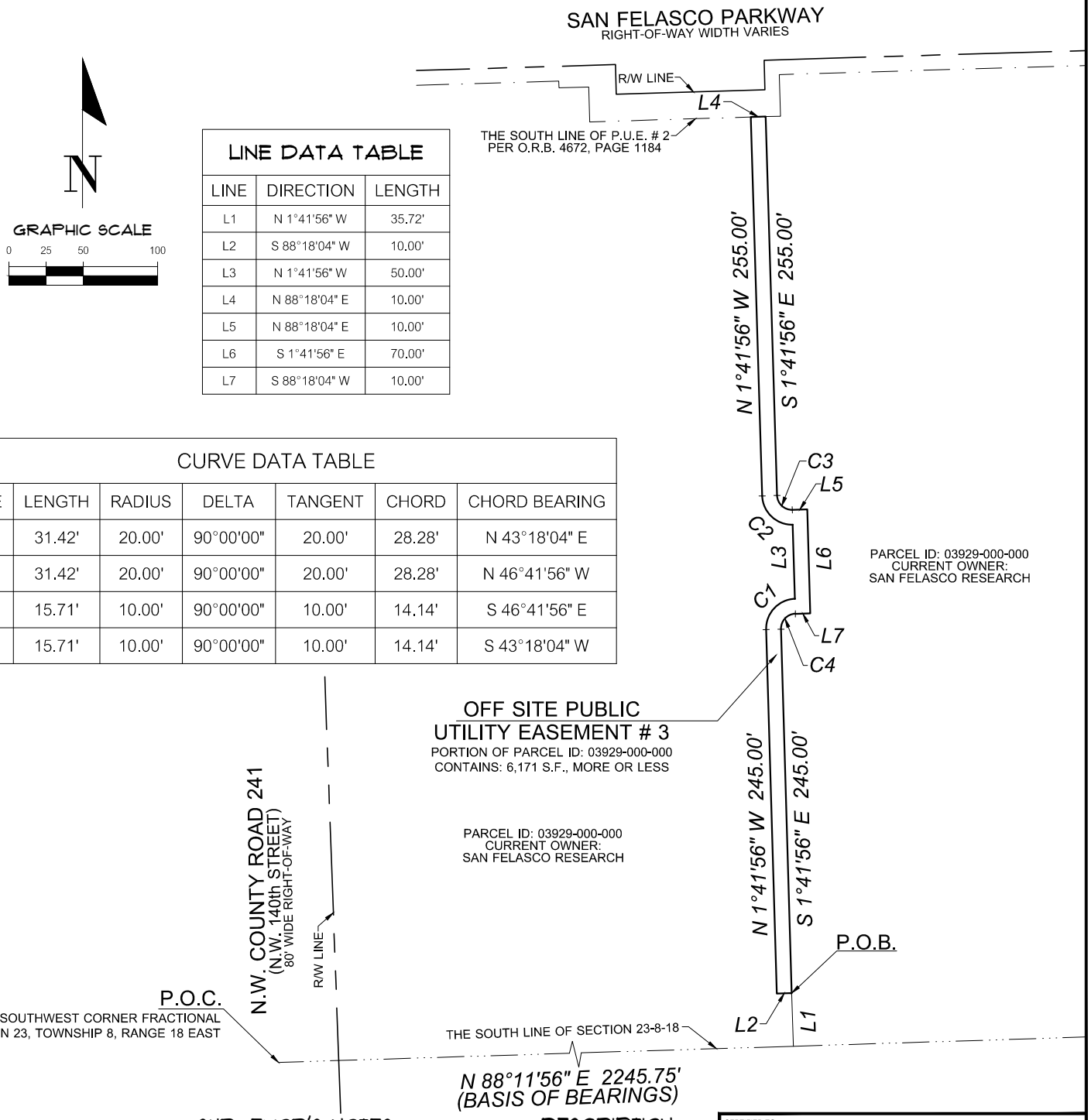
DATE: 04/27/2022
TECHNICIAN: KWM
CHECKED BY: AKS
PROJECT NUMBER: 21-0105.03

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1999 FLORIDA CA-5075

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



N

GRAPHIC SCALE

0 25 50 100

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 1°41'56" W	35.72'
L2	S 88°18'04" W	10.00'
L3	N 1°41'56" W	50.00'
L4	N 88°18'04" E	10.00'
L5	N 88°18'04" E	10.00'
L6	S 1°41'56" E	70.00'
L7	S 88°18'04" W	10.00'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 43°18'04" E
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 46°41'56" W
C3	15.71'	10.00'	90°00'00"	10.00'	14.14'	S 46°41'56" E
C4	15.71'	10.00'	90°00'00"	10.00'	14.14'	S 43°18'04" W

LEGEND:

S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 88°11'56" E FOR THE SOUTH LINE OF FRACTIONAL SECTION 23 , TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE SHEET 2 OF 2)

CERTIFIED TO:

SAN FELASCO RESEARCH VENTURES, LLC.

SHEET NO: 1 OF 2

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

A. KEVIN SMITH License Number 7132 STATE OF FLORIDA Professional Surveyor and Mapper

ANDREW K. SMITH

Professional Surveyor & Mapper Fla. License No. 7132

DATE: 04/27/2022
TECHNICIAN: KWM
CHECKED BY: AKS
PROJECT NUMBER: 21-0105.03

SCALE: 1" = 100'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING

0 1/2"

IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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

EASEMENT DESCRIPTION

A PUBLIC UTILITY EASEMENT SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 23, THENCE NORTH 88°11'56" EAST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 2245.75 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID FRACTIONAL SECTION 23, NORTH 1°41'56" WEST, A DISTANCE OF 35.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 245.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET TO THE END OF SAID CURE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" WEST, 28.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 255.00 FEET TO THE SOUTH LINE OF PUBLIC UTILITY EASEMENT # 2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4672, PAGE 1184 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°18'04" EAST, ALONG THE SOUTH LINE OF SAID PUBLIC UTILITY EASEMENT # 2, A DISTANCE OF 10.00 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID PUBLIC UTILITY EASEMENT # 2, SOUTH 1°41'56" EAST, A DISTANCE OF 255.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" EAST, 14.14 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°18'04" WEST, 14.14 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 245.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS: 6,171 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON THE MAP
ATTACHED HEREWITH AND MADE
A PART HEREOF

CERTIFIED TO:

SAN FELASCO RESEARCH VENTURES, LLC.

SHEET NO: 2 OF 2

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

ANDREW K. SMITH

SEE SHEET ONE OF TWO

Professional Surveyor & Mapper Fla. License No. 7132

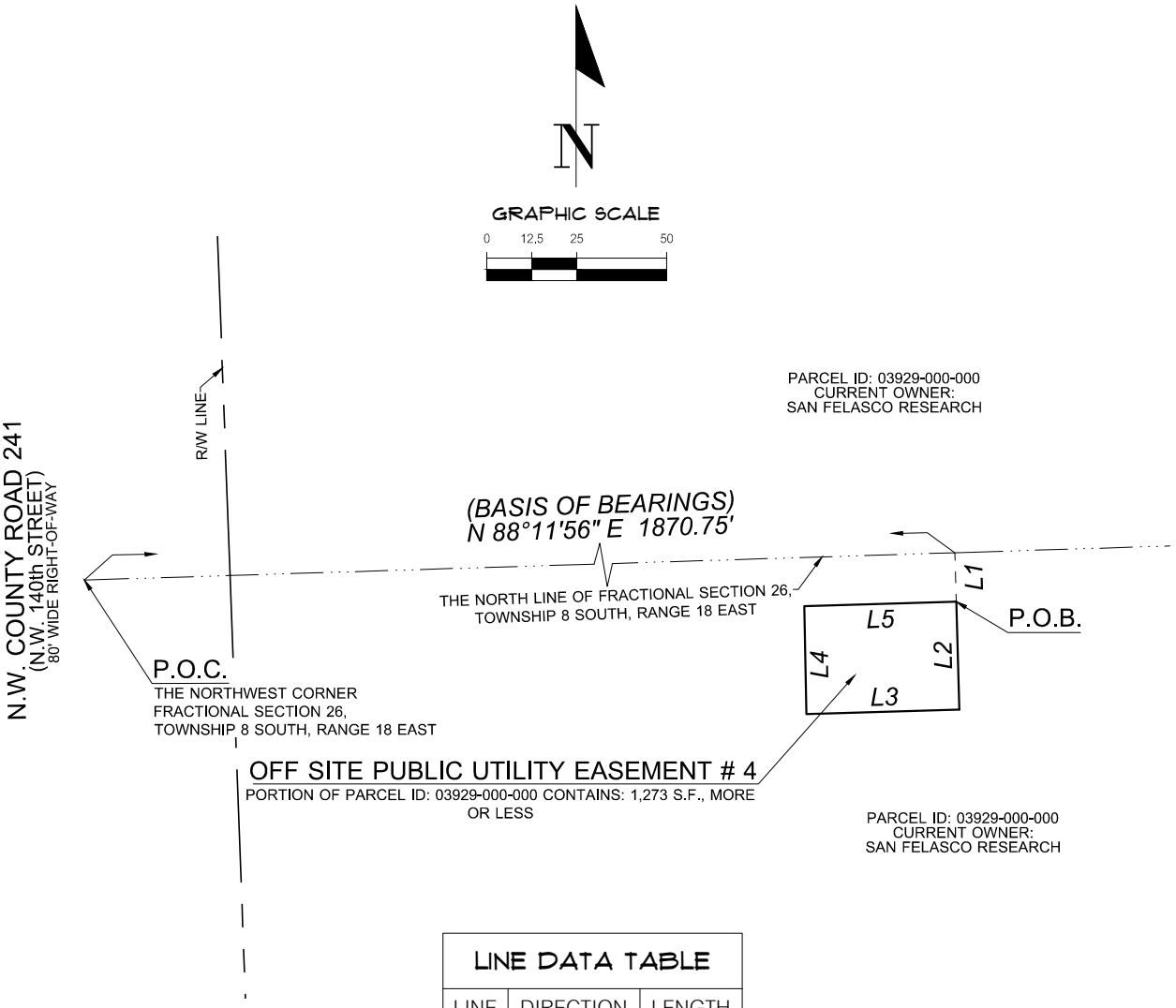
DATE: 04/27/2022
TECHNICIAN: KWM
CHECKED BY: AKS
PROJECT NUMBER: 21-0105.03

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FRACTIONAL SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 1°41'56" E	13.61'
L2	S 1°41'56" E	30.00'
L3	S 88°18'04" W	42.58'
L4	N 1°03'41" W	30.00'
L5	N 88°18'04" E	42.25'

LEGEND:
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:
1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 88°11'56" E FOR THE NORTH LINE OF FRACTIONAL SECTION 26 , TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:
(SEE SHEET 2 OF 2)

CERTIFIED TO:
SAN FELASCO RESEARCH VENTURES, LLC.

SHEET NO. 1 OF 2

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

A. KEVIN SMITH License Number 7132 STATE OF FLORIDA Professional Surveyor and Mapper

ANDREW K. SMITH
Professional Surveyor & Mapper Fla. License No. 7132

DATE:	04/27/2022
TECHNICIAN:	KWM
CHECKED BY:	AKS
PROJECT NUMBER:	21-0105.03

SCALE: 1" = 50'
VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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

EASEMENT DESCRIPTION

A PUBLIC UTILITY EASEMENT SITUATED IN FRACTIONAL SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26, THENCE NORTH 88°11'56" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 1870.75 FEET; THENCE DEPARTING THE NORTH LINE OF SAID FRACTIONAL SECTION 26, SOUTH 1°41'56" EAST, A DISTANCE OF 13.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 1°41'56" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 42.58 FEET; THENCE NORTH 1°03'41" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 42.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS: 1,273 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON THE MAP
ATTACHED HEREWITH AND MADE
A PART HEREOF

CERTIFIED TO:

SAN FELASCO RESEARCH VENTURES, LLC.

SHEET NO.
2 OF 2

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

ANDREW K. SMITH

SEE SHEET ONE OF TWO

Professional Surveyor & Mapper Fla. License No. 7132

DATE: 04/27/2022
TECHNICIAN: KWM
CHECKED BY: AKS
PROJECT NUMBER: 21-0105.03

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

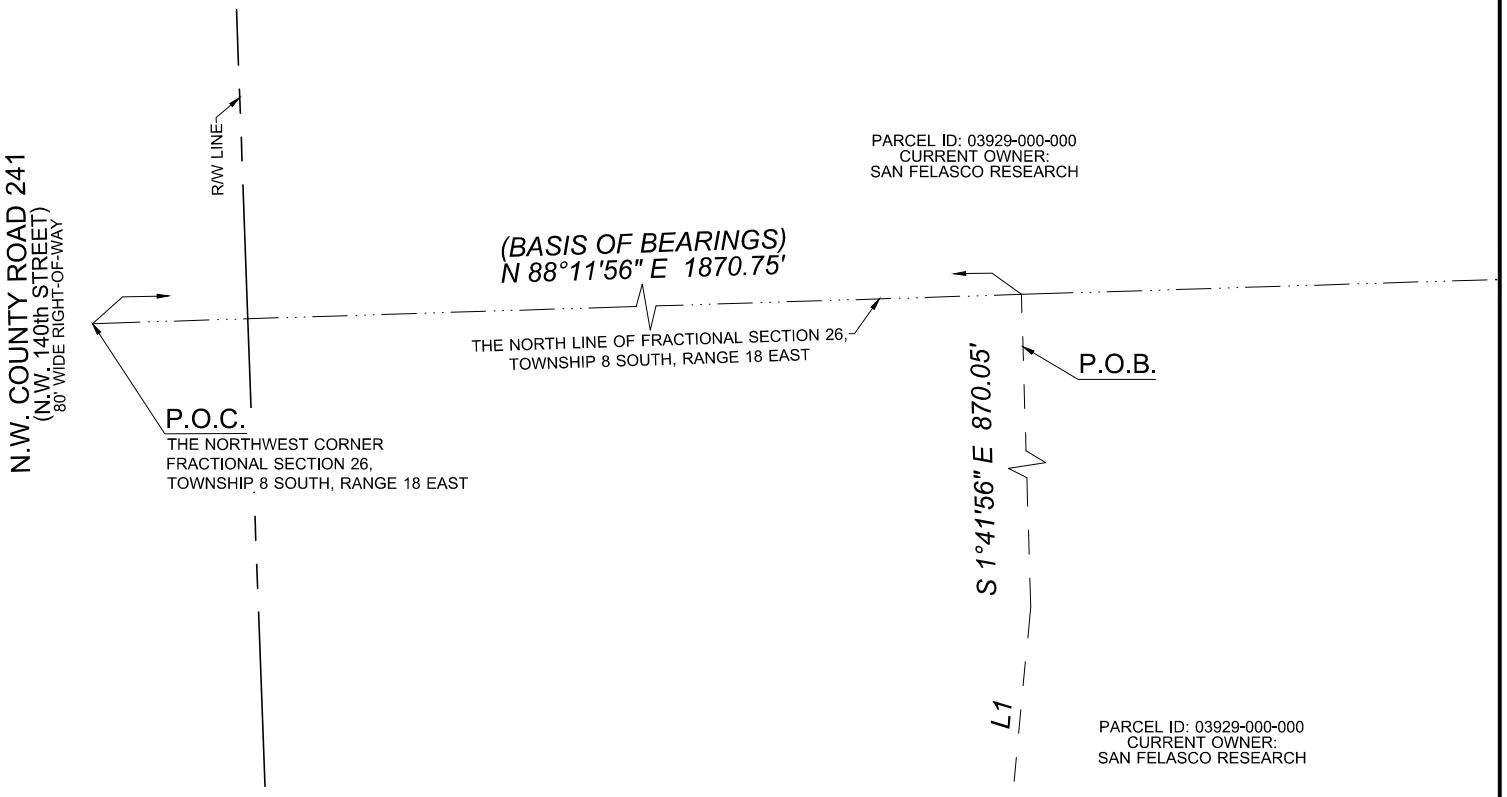
SITUATED IN FRACTIONAL SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

N

GRAPHIC SCALE
0 12.5 25 50

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	107.90'	1720.00'	3°35'39"	53.97'	107.88'	S 82°48'07" E
C2	107.27'	1710.00'	3°35'39"	53.65'	107.25'	N 82°48'07" W



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 5°24'03" W	60.00'
L2	S 8°59'43" W	10.00'
L3	N 5°24'03" E	10.00'

LEGEND:
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 88°11'56" E FOR THE NORTH LINE OF FRACTIONAL SECTION 26 , TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:
(SEE SHEET 2 OF 2)

CERTIFIED TO:
SAN FELASCO RESEARCH VENTURES, LLC.

SHEET NO.
1 OF 2

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

A. KEVIN SMITH License Number 7132 STATE OF FLORIDA Professional Surveyor and Mapper

ANDREW K. SMITH
Professional Surveyor & Mapper Fla. License No. 7132

DATE: 04/28/2022
TECHNICIAN: KWM
CHECKED BY: AKS
PROJECT NUMBER: 21-0105.03

SCALE: 1" = 50'
VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1999 FLORIDA CA-5075

EASEMENT DESCRIPTION

A PUBLIC UTILITY EASEMENT SITUATED IN FRACTIONAL SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26, THENCE NORTH 88°11'56" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 1870.75 FEET; THENCE DEPARTING THE NORTH LINE OF SAID FRACTIONAL SECTION 26, SOUTH 1°41'56" EAST, A DISTANCE OF 870.05 FEET; THENCE SOUTH 5°24'03" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1720.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 82°48'07" EAST, 107.88 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°35'39", AN ARC LENGTH OF 107.90 FEET; THENCE SOUTH 8°59'43" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1710.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 82°48'07" WEST, 107.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°35'39", AN ARC LENGTH OF 107.27 FEET; THENCE NORTH 5°24'03" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS: 1,076 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON THE MAP
ATTACHED HEREWITH AND MADE
A PART HEREOF

CERTIFIED TO:

SAN FELASCO RESEARCH VENTURES, LLC.

SHEET NO: 2 OF 2

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

ANDREW K. SMITH

SEE SHEET ONE OF TWO

Professional Surveyor & Mapper Fla. License No. 7132

DATE: 04/28/2022
TECHNICIAN: KWM
CHECKED BY: AKS
PROJECT NUMBER: 21-0105.03

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

SUBDIVIDERS AGREEMENT FOR CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

This SUBDIVIDERS AGREEMENT for Convergence Research Park Residential Phase 1 (the "Agreement") is made this 13th day of June, 2022.

BETWEEN

DEVELOPER: San Felasco Research Ventures, LLC,
a Florida limited liability Company ("Developer")
Whose address is: P.O Box 238
Lake Butler, FL 32054

AND

CITY: CITY OF ALACHUA, a municipality in Alachua County, FL ("City")
Whose Address is: P.O. Box 9
Alachua, FL 32616

RECITALS:

WHEREAS, the DEVELOPER is developing a residential subdivision in the City known as Convergence Research Park Residential Phase 1 (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land") and further described in the Plat for Convergence Research Park Residential Phase 1 as set forth in Plat Book _____ page _____ of the Public Records of Alachua County, Florida (the "Plat"), a copy of which is attached hereto as Exhibit "B";

WHEREAS, the Property or Land which is described in the Plat for the Project is owned by San Felasco Research Ventures, LLC, a Florida limited liability Company ("San Felasco") whose mailing address is P.O. Box 238, Lake Butler, FL 32054.

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.*, Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City hereby agree to and specify the following:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the public and private improvements [including, but not limited to, roadways, streetlights, water facilities, wastewater facilities, electric system facilities, right of ways, easements, stormwater conveyance systems, and drainage facilities as reflected on the Plat which will be recorded for the Project] for the Project according to the specifications for MAJOR SUBDIVISIONS as set forth in the City's LDRs and in accordance with the design documents, including, but not limited to the Construction Plans prepared by the Developer's design engineer (the "Plans"), which were filed with the City by the Developer, and have been reviewed and approved by the City in accordance with the LDRs (all of the foregoing shall be jointly referred to as the "Improvements"). Developer agrees to proceed with the construction of the Improvements for the Project, with the exception of the sidewalks depicted on the Construction Plans which sidewalks abut or are immediately adjacent to a residential house lot depicted on the Plat (herein referred as "House Sidewalk" or "House Sidewalks" which are further addressed in paragraph 15 below), in a diligent manner, and Developer shall complete these Improvements on or before July 30, 2023.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and

buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** All of the required public Improvements shall be conveyed to the City, however, the public Improvements shall not be accepted by the City until the public Improvements have been completed, approved by the City, a one-year warranty period as described below has concluded, and the City Commission of the City of Alachua (the "Commission") officially accepts the public Improvements. Acceptance of the House Sidewalks shall be as set forth in paragraph 15 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and Plat for the Project, City's LDRs, and all applicable regulations, ordinances, laws, and rules.

8. **Recording:** The Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, immediately after its approval by the Commission. The Developer shall record the Plat and provide the City with a certified copy of the recorded Plat within two (2) business days of the recording of the Plat. The City shall record this Agreement within five (5) business days of receiving the certified copy of the recorded Plat. The Developer shall pay all costs associated with the recording of this Agreement. The failure to record the Plat within one hundred and eighty (180) days of its approval by the Commission shall render the Plat null and void.

9. **Surety Devices:** With the exception of the construction of the House Sidewalks, and in order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer further warrants and agrees, as follows:

   a. Upon the approval of this Agreement and prior to the recordation of the Plat for the Project, Developer shall provide the City with a Common Law Performance Bond ("Bond") in a form acceptable to the City in the amount of $3,998,293.00 (120% of the $3,331,911.00 estimated construction costs as set forth in the Certification in attached Exhibit "D") as the surety instrument and guarantee of the satisfactory construction of all of the Improvements required for the Project in accordance with this Agreement. The Bond shall remain in full force and effect until the terms of this Agreement have been fulfilled.
   b. Upon Developer's timely and satisfactory completion of the Improvements and the City's approval (but not acceptance) of these Improvement, and the Developer providing an acceptable maintenance surety instrument to the City in the amount of 10 percent of the certified value of the complete Improvements (approximately $331,191.10 as set forth in the Certification in attached Exhibit "D"), the City will return the $3,988,293.00 Original Common Law Performance Bond to the Developer, less any drawdowns received by the City for the completion of any Improvements.

10. **Inspections:** Upon the City's approval of the Plans, the Plat, and the Developer's compliance with the terms of this Agreement, including surety instruments, the Developer may commence construction of the Improvements. Construction shall be completed on or before July 30, 2023 (with the exception of House Sidewalks – see paragraph 15 below). During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction Inspection Services ("CIS") and shall prepare and provide to the City inspection reports at the following benchmarks:

    a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
    b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
    c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.
    d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
    e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
    f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

    The Project's Engineer of Record or the Professional Engineer performing the inspection services as set forth in this paragraph shall submit to the City the inspection reports. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three business days of each inspection. City may, in its sole discretion, demand in writing, the correction of any discrepancies contained on any of the inspection reports within a reasonable period, not less than forty-five (45) days from the date on the written demand notice to Developer. If the correction is not completed in the timeframe in the demand, the City is authorized and has the right, but not the obligation, to make a demand on the Bond to obtain the funds required to correct the discrepancy and if such demand is made by the City, to correct the discrepancy promptly.

    Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record or the Professional Engineer performing the inspection services conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record

or the Professional Engineer performing the inspection services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide a list specifying all defects, deficiencies, and necessary repairs to the Developer within sixty (60) days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the inspection services as set forth in this section that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the Project's Engineer of Record or the Professional Engineer performing the inspection services shall submit a certified cost of construction for the completed Improvements. The Developer shall then provide a Maintenance Common Law Performance Bond in the amount of 10% of the certified cost of construction as the one-year maintenance surety to the City as set forth in Paragraphs 9.b. above and 12 below.

11. **No Final Inspections or Occupancy**: In the event the Developer conveys any interest, legal or equitable, to any property in the Project, notice hereby given to the Developer that the City shall not conduct a final inspection on any house nor will the City provide permanent City utility services to any house in the Project until the Improvements required in this Agreement have been completed and approved in accordance with this Agreement. The Developer is responsible for the repair of any Improvements damaged as a result of the construction of any single-family homes. Developer agrees that there is no reasonable business backed expectation that any purchasers of lots or houses will be able to occupy or inhabit houses in the Project until this approval of the Improvements has occurred.

12. **Warranty Period**: The Developer warrants all Improvements for the Project for a period of one year from the City's approval, ("Warranty Period") other than routine maintenance. Should the City, in the City's sole and reasonable discretion, deem repairs are needed to the Improvements, the City shall provide written notice to the Developer and the repairs shall be made within forty-five (45 days) from the date of the written notice. In the event the Project's Engineer of Record determines that a requested repair will take more than thirty (30) days to complete, the repair shall be completed in the additional time determined in the sole and reasonable discretion of the City's Public Services Director. The Developer shall be responsible for making all repairs so long as notice is sent or delivered to the Developer within the one-year warranty period. The Warranty Period shall be automatically extended until the completion of all requested repairs including any additional time for repairs determined by the City's Public Services Director. If the Developer does not complete the repairs within forty-five (45) days from the date of the City's notice or the date which includes any additional time to be allowed by the City's Public Services Director, it shall constitute a breach of this Agreement.

13. **Inspections Following Warranty Period**: After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the

plans and applicable regulations and are functional and in good working order. The installation of the public Improvements shall in no case bind the City to accept the public Improvements for public maintenance or operation until the Public Services Director has approved that the public Improvements to be constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable requirements and regulations and the Commission has accepted the public Improvements. Within sixty (60) days of the Public Services Director's approval, the Commission will formally accept maintenance of the public Improvements and release the Maintenance Common Law Performance Bond. The maintenance of the stormwater management system shall be the responsibility of the Developer and its successors.

14. **Maintenance of Landscape Improvements within City Rights-of-Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Construction Plans for the Project at its sole cost and expense. Should the Developer or successor fail to install or maintain the landscape improvements in accordance with the approved Construction Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within thirty (30) days following receipt of such notice, the Developer or successor homeowner's association shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor or assigns for such costs. The City will promptly bill the Developer, its successors or assigns. If the bill is not paid within thirty (30) days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the Bond.

15. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, deadlines and surety devices for the House Sidewalks shall be as follows:

    a. Construction Deadline: The Developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans and attached Exhibit E, including the dimensions set forth on the second page of Exhibit E. The construction of all of the House Sidewalks shall be completed on or before July 30, 2025. If Developer has not completed all of the House Sidewalks by July 30, 2025, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described in paragraph b. below, for completing as many of the remaining sidewalks as possible with this money. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.
    b. Surety Devices: In order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer shall provide the City with a Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond

shall be $251,964.00 ($209,970.00 x 120% of the certified estimated cost of completion in attached Exhibit E). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer shall provide the City with a House Sidewalk Maintenance Common Law Performance Bond in the amount of $20,977.00 ($209,970.00 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer in writing of any deficiencies, in the City's sole discretion. The Developer shall have forty-five (45) days to cure these deficiencies. If the Developer does not cure these deficiencies within forty-five (45) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Maintenance Common Law Performance Bond to pay for the remedial work. Once the remedial work is complete, the House Sidewalks will be submitted to the Commission for acceptance. After the Commission's acceptance of the House Sidewalks, the House Sidewalks Maintenance Common Law Performance Bond will be released and returned to the Developer.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to, claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the Commission has officially accepted the House Sidewalks.

16. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

17. **No Inordinate Burden on Land:** The Developer further agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Land or vested right to specific use of the Land described in Exhibit "A" and set forth in the Plat to be recorded for the Project, attached hereto as Exhibit "B".

18. **Withholding Permits:** The City may, in its sole and reasonable discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

19. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

20. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

21. **Indemnity:** The Developer shall indemnify and hold harmless the City, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City ("City Indemnitees"), from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City Indemnitee for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City Indemnitees notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contractor, subcontractors, or other agent or employee. Developer's liability to the City Indemnitees shall be limited to any claim for which a City Indemnitee provides written notice to Developer within one (1) year from the date of City's acceptance of the Improvements which are the subject of the claim.

22. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address in Paragraph 25 below.

23. **Agreement Runs with Land:** This Agreement shall be recorded in the Official Public Records of Alachua County, Florida and shall run with the Land.

24. **Default by Developer:** Should Developer fail to complete the Improvements in accordance with this Agreement, the City shall be entitled to make immediate demand on the Bond provided by Developer hereunder, and also be entitled to any other remedies allowed by law. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

25. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to

have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City: City of Alachua
Attn: City Manager / LDR Administrator

Via Hand Delivery: 15100 NW 142nd Terrace
Alachua, FL 32615

Via U.S. Mail: Post Office Box 9
Alachua, FL 32616

Developer/Owners: To: San Felasco Research Ventures, LLC
c/o Roberts Capital Ventures, LLC
Attn: C. Austen Roberts, Manager

Via Hand Delivery: 12469 W State Road 100
Lake Butler, FL 32054

Via U.S. Mail: P.O. Box 238
Lake Butler, FL 32054

Copy to: SMITH HULSEY & BUSEY
Attn: Bryan L. Putnal, Esq.
One Independent Drive, Suite 3300
Jacksonville, FL 32202

26. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

27. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

28. **Not Assignable Without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the Commission.

29. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

30. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

31. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the Commission.

32. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

33. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

34. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

35. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

36. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

37. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

38. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

39. **No Future Representations:** The City's approval of this Subdividers Agreement for Convergence Research Residential Park Phase 1 does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of Convergence Research Residential Park.

40. **Effective Date:** This Agreement shall be effective on the date the last Party signs it.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year first above written.

Attest: CITY OF ALACHUA

_____ By:_____
Mike DaRoza, City Manager/Clerk Gib Coerper, Mayor

Approved as to form:

_____
Marian B. Rush, City Attorney

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING SUBDIVIDERS AGREEMENT FOR CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1 was acknowledged before me this _____ day of June 2022, by GIB COERPER, who is personally known to me or who produced as identification.

_____
Notary Public, State of Florida at large
Commission No.:
Expiration: *[SEAL]*

[signatures continue on next page]

Witnesses:

(sign) Gabrielle Pastor

(print) Gabrielle Pastor

DEVELOPERS/OWNERS

San Felasco Research Ventures, LLC,
a Florida Limited Liability Company
By: Roberts Capital Ventures, LLC, a manager
By: _____
C. Austen Roberts, a Manager

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING SUBDIVIDERS AGREEMENT FOR CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1 was acknowledged before me this 6th day of June 2022, by C. Austen Robert, who is personally known to me or who produced _____ as identification.

Teresa Ann Lloyd

Notary Public, State of Florida at large
Commission No.:
Expiration: *[SEAL]*

TERESA ANN LLOYD
MY COMMISSION # HH 074963
EXPIRES: January 4, 2025
Bonded Thru Notary Public Underwriters

LEGAL DESCRIPTION

DATE: February 16, 2022
CLIENT: San Felasco Research Ventures, LLC
PROJECT NO: 21-0105
DESCRIPTION FOR: Convergence Research Parcel – Residential Phase 1

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 NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26; THENCE NORTH 88°11'56" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 40.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE SOUTH 02°05'16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 327.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11419.16 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 3°39'24" EAST, 630.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC LENGTH OF 630.26 FEET TO THE END OF SAID CURVE; THENCE SOUTH 5°14'16" EAST, A DISTANCE OF 370.10 FEET TO THE SOUTH LINE OF SAID LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88°16'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 435.44 FEET; THENCE NORTH 88°20'20" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1092.95 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE SAID SOUTH LINE, NORTH 15°55'58" WEST, A DISTANCE OF 293.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1595.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 88°17'10" EAST, 404.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°33'44", AN ARC LENGTH OF 405.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 8°59'43" EAST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1710.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 82°48'07" WEST, 107.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°35'39", AN ARC LENGTH OF 107.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 5°24'03" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 896.43 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 285.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 255.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" WEST, 28.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 273.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°41'56" EAST, A DISTANCE OF 273.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42

FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°18'04" WEST, 28.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 167.06 FEET; THENCE NORTH 80°31'37" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 64°58'42" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 49°25'47" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 37°28'24" EAST, A DISTANCE OF 26.98 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 195.94 FEET; THENCE NORTH 83°06'52" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 69°15'52" EAST, A DISTANCE OF 27.85 FEET; THENCE NORTH 54°49'12" EAST, A DISTANCE OF 85.03 FEET; THENCE NORTH 61°41'40" EAST, A DISTANCE OF 69.77 FEET; THENCE NORTH 82°34'14" EAST, A DISTANCE OF 82.70 FEET; THENCE SOUTH 74°44'59" EAST, A DISTANCE OF 95.78 FEET; THENCE SOUTH 40°51'48" EAST, A DISTANCE OF 42.14 FEET; THENCE SOUTH 32°47'35" EAST, A DISTANCE OF 131.03 FEET; THENCE SOUTH 62°07'47" EAST, A DISTANCE OF 95.02 FEET; THENCE SOUTH 71°52'40" EAST, A DISTANCE OF 99.51 FEET; THENCE SOUTH 82°31'05" EAST, A DISTANCE OF 64.66 FEET; THENCE SOUTH 0°17'52" EAST, A DISTANCE OF 143.74 FEET TO THE NORTH LINE OF LOT 22, SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°11'56" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 202.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 2°05'34" EAST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 903.47 FEET TO 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 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 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 AFOREMENTIONED LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 1322.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.418 ACRES, MORE OR LESS.

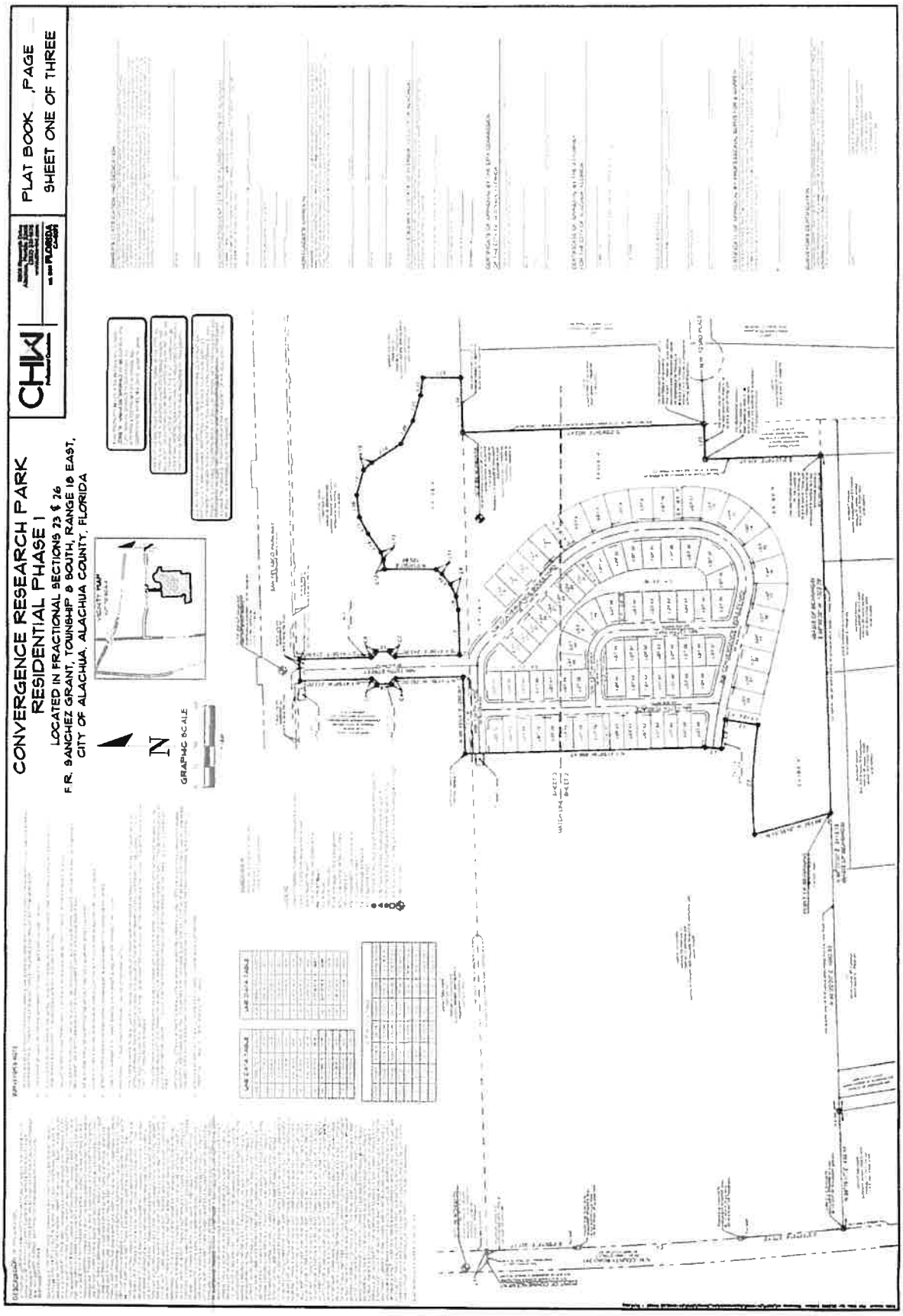


Exhibit B to Subdividers Agreement
for Convergence Research Park
Residential Phase 1

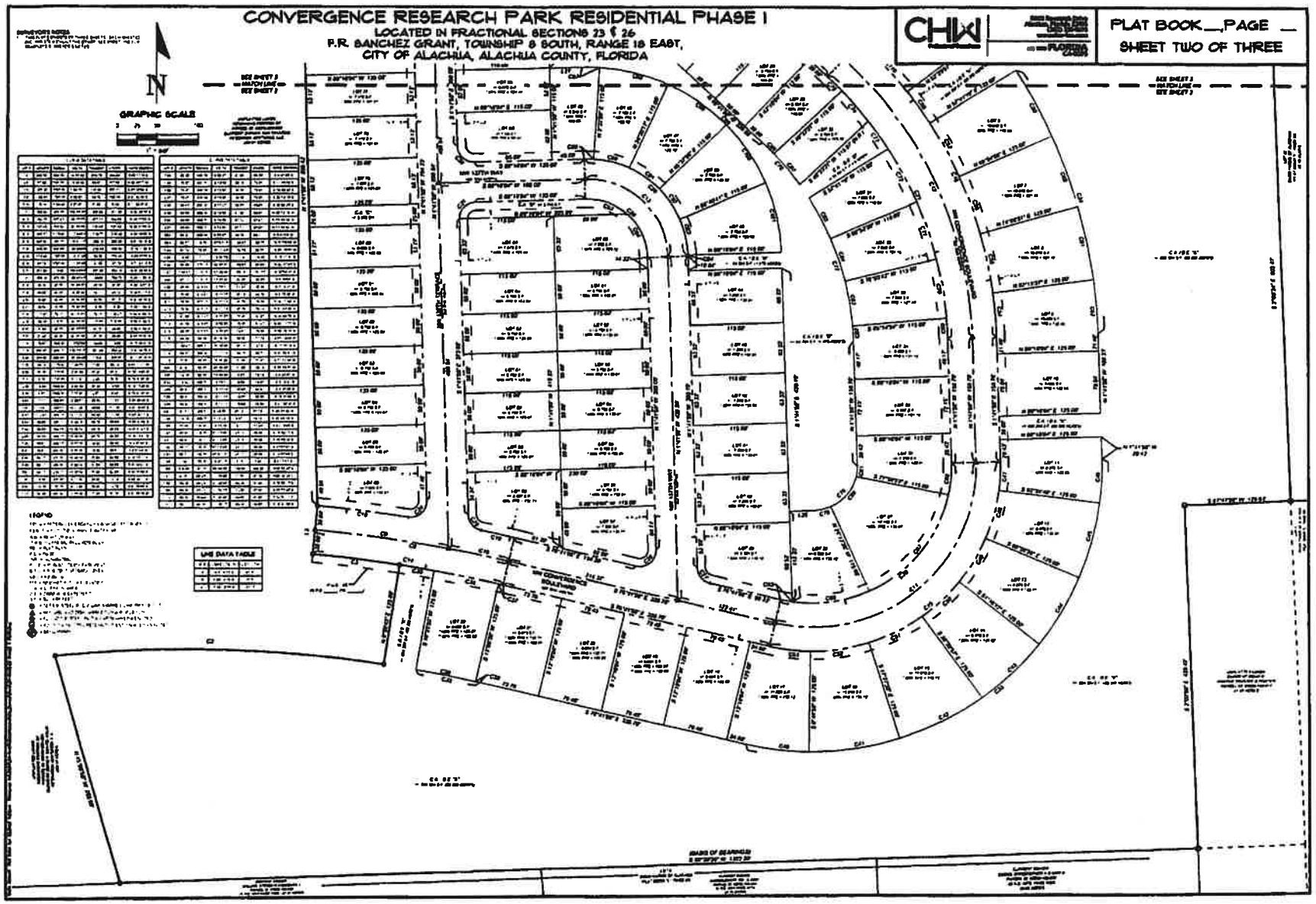
Recorded Plat will be substituted before recording

CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE I

LOCATED IN FRACTIONAL SECTIONS 23 & 26
P.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW

PLAT BOOK__,PAGE __
SHEET TWO OF THREE

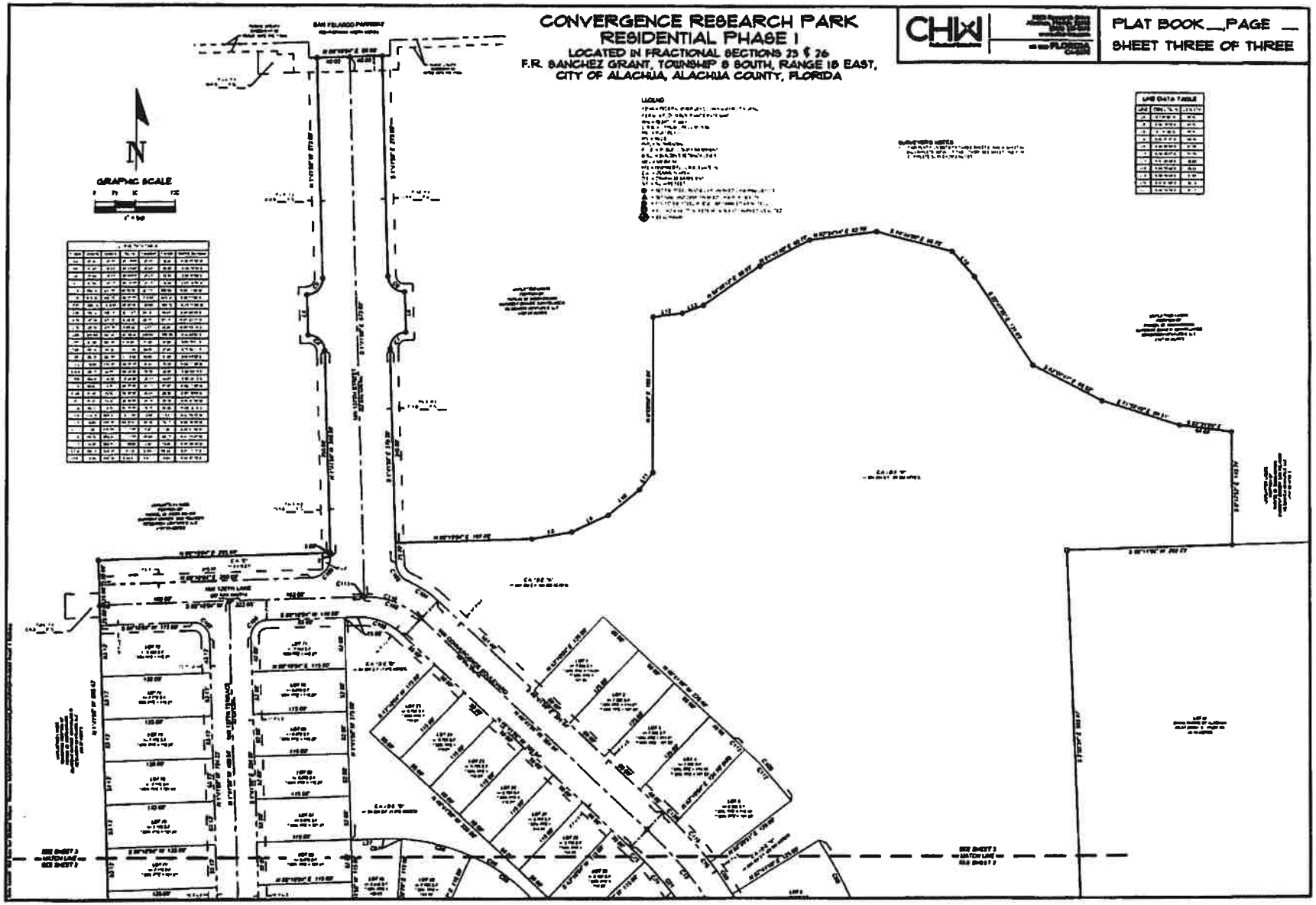


CONVERGENCE RESEARCH PARK
RESIDENTIAL PHASE I

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW

PLAT BOOK__,PAGE __
SHEET THREE OF THREE



CERTIFICATE OF CONCURRENCY COMPLIANCE FOR CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

This Certificate of Concurrency Compliance (also referred to as "Certificate") is hereby issued to San Felasco Research Ventures, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida, and the ("Developer") of the Project as identified and defined below by City of Alachua, Florida ("City") this 13th day of June, 2022.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the City known as Convergence Research Park Residential Phase 1 (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land");

WHEREAS, the Property or Land for the Project is owned by San Felasco Research Ventures, LLC, a Florida Limited Liability Company;

WHEREAS, the Developer has secured a Subdivider Agreement for the Project from the City dated the 13th day of June, 2022, (herein "Subdivider Agreement") as part of the City's site-specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that the Project have a subdivision final plat in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Corporate Park ("CP");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 86 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.*, Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of development permits for the Project and, as such, Developer has no claim for monetary damages against the City. In the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING INFORMATION AND RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals and information are true and correct and are incorporated as material portions of this Certificate of Concurrency Compliance by reference.

2. The City will reserve 21,500 gallons per day (86 lots x 250 gallons per day) of wastewater capacity for the 86 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 23,650 gallons per day (86 lots x 275 gallons per day) of water capacity for the 86 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 86 units proposed in the Project as defined by applicable development permits, including construction plans and Subdividers Agreement, on file with the City: Segment 13 (CR 241 from CR 235 to the South City Limit): 905 Average Annual Daily Trips ("AADT") and 88 Peak Hour Trips.

5. The City will reserve 1.10 acres (2.55 persons per household x 86 units x 5 acres per 1,000 persons) of recreation capacity for the 86 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 160.09 tons per year (0.73 tons per capita per year x 2.55 persons per household x 86 units) of solid waste capacity for the 86 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

7. The City will reserve 10 student stations in the Northwest Elementary School Concurrency Service Area (SCSA), five (5) student stations in the Mebane Middle SCSA, and eight (8) student stations in the Santa Fe High SCSA, for the 86 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between Developer/Owner and the City.

9. This Certificate of Concurrency Compliance shall be incorporated into and considered a part of the Subdividers Agreement for the Project. The failure of the Developer to comply with the term of the Subdivider Agreement shall be a default under the Subdividers Agreement and shall result in the termination of the reservations in this Certificate.

10. If either Developer or City cannot perform any of its obligations under this Agreement due to events beyond either of their control, the time provided for

performing such obligations shall be extended by a period of time equal to the duration of such events. Events beyond the control of either the Developer or City fault include, but are not limited to, Acts of God, war, civil commotion or riot, labor disputes, terrorism, internet service interruption or cyber-attacks or vandalism, or other casualty.

11. The City's issuance of this Certificate does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of Convergence Research Park Residential. Approval of this Certificate of Concurrency Compliance for the Project does not in any way infer, imply or otherwise represent that a Certificate of Concurrency Compliance will be granted for any other phase of Convergence Research Park Residential.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this ____ day of June, 2022, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____
Mike DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

Approved as to form:

_____
Marian B. Rush, City Attorney

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR CONVERGENCE RESEARCH PARK RESDIENTIAL PHASE 1 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of June, 2022, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

[SIGNATURES CONTINUE ON NEXT PAGE]

Witnesses:

(sign) Gabrielle Pastor

(print) Gabrielle Pastor

DEVELOPERS/OWNERS

San Felasco Ventures, LLC,
a Florida Limited Liability Company
By: Roberts Capital Ventures, LLC, a manager
By: _____
C. Austen Roberts, a Manager

STATE OF FLORIDA

COUNTY OF Alachua

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1 was acknowledged before me, **by means of ☐ physical presence or ☐ online notarization,** on this 6th day of June, 2022, by C. AUSTEN ROBERTS, who is (personally known to me) OR (who has produced _____ as identification).

Teresa Ann Lloyd
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

TERESA ANN LLOYD
MY COMMISSION # HH 074963
EXPIRES: January 4, 2025
Bonded Thru Notary Public Underwriters

LEGAL DESCRIPTION

DATE: February 16, 2022
CLIENT: San Felasco Research Ventures, LLC
PROJECT NO: 21-0105
DESCRIPTION FOR: Convergence Research Parcel – Residential Phase 1

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 NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26; THENCE NORTH 88°11'56" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 40.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE SOUTH 02°05'16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 327.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11419.16 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 3°39'24" EAST, 630.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC LENGTH OF 630.26 FEET TO THE END OF SAID CURVE; THENCE SOUTH 5°14'16" EAST, A DISTANCE OF 370.10 FEET TO THE SOUTH LINE OF SAID LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88°16'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 435.44 FEET; THENCE NORTH 88°20'20" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1092.95 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE SAID SOUTH LINE, NORTH 15°55'58" WEST, A DISTANCE OF 293.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1595.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 88°17'10" EAST, 404.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°33'44", AN ARC LENGTH OF 405.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 8°59'43" EAST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1710.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 82°48'07" WEST, 107.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°35'39", AN ARC LENGTH OF 107.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 5°24'03" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 896.43 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 285.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 255.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" WEST, 28.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 273.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°41'56" EAST, A DISTANCE OF 273.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42

FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°18'04" WEST, 28.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 167.06 FEET; THENCE NORTH 80°31'37" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 64°58'42" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 49°25'47" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 37°28'24" EAST, A DISTANCE OF 26.98 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 195.94 FEET; THENCE NORTH 83°06'52" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 69°15'52" EAST, A DISTANCE OF 27.85 FEET; THENCE NORTH 54°49'12" EAST, A DISTANCE OF 85.03 FEET; THENCE NORTH 61°41'40" EAST, A DISTANCE OF 69.77 FEET; THENCE NORTH 82°34'14" EAST, A DISTANCE OF 82.70 FEET; THENCE SOUTH 74°44'59" EAST, A DISTANCE OF 95.78 FEET; THENCE SOUTH 40°51'48" EAST, A DISTANCE OF 42.14 FEET; THENCE SOUTH 32°47'35" EAST, A DISTANCE OF 131.03 FEET; THENCE SOUTH 62°07'47" EAST, A DISTANCE OF 95.02 FEET; THENCE SOUTH 71°52'40" EAST, A DISTANCE OF 99.51 FEET; THENCE SOUTH 82°31'05" EAST, A DISTANCE OF 64.66 FEET; THENCE SOUTH 0°17'52" EAST, A DISTANCE OF 143.74 FEET TO THE NORTH LINE OF LOT 22, SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°11'56" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 202.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 2°05'34" EAST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 903.47 FEET TO 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 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 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 AFOREMENTIONED LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 1322.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.418 ACRES, MORE OR LESS.

CHW
Professional Consultants

April 27, 2022

City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Convergence Research Park Residential Phase 1
Engineer's Certification

To Whom it May Concern:

This letter shall serve as the Engineer's Certification of Costs for the referenced project.

I hereby certify that the cost of construction applicable to surety left to build is as follows:

Infrastructure	$3,306,911.00 (with 10% contingency)
+ Survey Monumentation	$25,000.00
Total:	**$3,331,911.00**

The above costs are itemized in the attachments to this letter.

The surety value per City of Alachua ULDC requirements is as follows:

Construction Value x 120%

($3,006,283 + 10% contingency) x 120%	=	$3,968,293.00
+ 25,000 x 120%	=	$30,000.00
Total	=	**$3,998,293.00**

If you or staff should have any questions or concerns, please do not hesitate to contact me.

Sincerely,
CHW, Inc.

ROBERT JUSTIN WALPOLE LICENSE No. 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER

Robert Walpole, P.E.
President/CEO

Exhibit D to Subdividers Agreement
for Convergence Research Park
Residential Phase 1

CHW
Professional Consultants

PLANNING DESIGN SURVEYING ENGINEERING CONSTRUC

March 16, 2022

City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Convergence Research Park Residential Phase 1 Sidewalk
Engineer's Certification

To Whom it May Concern:

This letter shall serve as the Engineer's Certification of Costs for the referenced sidewalk project.

I hereby certify that the cost of construction applicable to surety left to build is as follows:

Sidewalk Construction $209,970.00

The surety value per City of Alachua ULDC requirements is as follows:

Construction Value x 120%
$209,970.00 x 120% = **$251,964.00**

If you or staff should have any questions or concerns, please do not hesitate to contact me.

Sincerely,
CHW, Inc.

ROBERT JUSTIN WALPOLE ★ LICENSE No. 58206 ★ 3/16/22 STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

Robert Walpole, P.E.
President/CEO

Exhibit E to Subdividers Agreement
for Convergence Research Park
Residential Phase 1 (2 pages)

RE: Second Completeness Review - Convergence Research Park Residential Phase 1 Final Plat

From : Robert Walpole <walpole@chw-inc.com> Mon, Apr 04, 2022 12:14 PM

Subject : RE: Second Completeness Review - Convergence Research Park Residential Phase 1 Final Plat

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : Aaron Hickman <AaronH@chw-inc.com>, Kelly Bishop <KellyB@chw-inc.com>, Brian Crawford <brian@conceptcompanies.net>

Yes

For sidewalks to be built with the homes.

6' wide = 3,275 (6' x 3,275' = 19,650 SF)
5' wide = 3,069 (5' x 3,069' = 15,345 SF)
Total Cost: 34,995 SF x $6.00 per SF = $209,970.00

ROBERT J. WALPOLE, PE | CEO/President
d: (386) 518-5164 | **c:** (352) 339-2859
e: walpole@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, April 4, 2022 12:13 PM
To: Robert Walpole <walpole@chw-inc.com>
Cc: Aaron Hickman <AaronH@chw-inc.com>; Kelly Bishop <KellyB@chw-inc.com>; Brian Crawford <brian@conceptcompanies.net>
Subject: Re: Second Completeness Review - Convergence Research Park Residential Phase 1 Final Plat

Robert,

I should have asked, do you have a report for the sidewalks, or can you provide the linear feet/total area of sidewalks?

Sincerely,

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

MILLER · TROIANO
Attorneys at Law

ROBERT T. MILLER (1918-2007)
RICHARD A. MILLER
Board Certified Real Estate Lawyer
VICTOR J. TROIANO
PHILIP H. BUSH
NICHOLAS J. TROIANO
LAURIANE CICCARELLI
THEODORE R. M. MILLER
WILLIAM H. HARRELL

Post Office Box 8169
Lakeland, Florida 33802-8169

2323 South Florida Avenue
Lakeland, Florida 33803

317 South Tennessee Avenue
Lakeland, Florida 33801

Telephone: 863-688-7038

Facsimile: 863-688-2619

www.millerlawfl.com

May 2, 2022

City of Alachua

RE: Title Opinion – San Felasco Research Ventures, LLC
Our File # 4-30051
Fund File # 1261148/1229636

Dear Sir or Madam:

Pursuant to your request, we have examined the title on the following described property:

See Exhibit "A" attached hereto

The plat search by Attorneys' Title Fund Services, LLC covers the period of time 01/01/1974 through April 22, 2022 at 11:00 p.m. which search purports to reflect the status of title up to said effective date.

In searching these records, we find fee simple title to be vested in the name of San Felasco Research Ventures, LLC, a Florida limited liability company by Special Warranty Deed recorded in O.R. Book 4964, Page 1044, Public Records of Alachua County, Florida.

The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:

1. Mortgage to AGAMERICA LENDING LLC, mortgagee(s), recorded in O.R. Book 4964, Page 1053, Corrected in O.R. Book 4968, Page 2370 and Assignment of Mortgage recorded in O.R. Book 4964, Page 1782, Public Records of Alachua County, Florida.
2. Mortgage to AGAMERICA LENDING LLC, mortgagee(s), recorded in O.R. Book 4964, Page 1086, Assignment of Mortgage , Assignment of Leases and Rents, and Security

Agreement recorded in O.R. Book 4964, Page 1785, Public Records of Alachua County, Florida.

3. UCC Financing Statement between San Felasco Research Ventures, LLC and AGAMERICA LENDING LLC as recorded in O.R. Book 4964, Page 1078, and Assignment recorded in O.R. Book 4964, Page 1784, Public Records of Alachua County, Florida.
4. UCC Financing Statement between San Felasco Research Ventures, LLC and AGAMERICA LENDING LLC as recorded in O.R. Book 4964, Page 1113, Public Records of Alachua County, Florida.

Other encumbrances affecting the title:

1. Rights of the lessees under unrecorded leases.
2. Easement for municipal public utility facilities in favor of the City of Alachua contained in instrument recorded March 27, 2019, under O.R. Book 4672, Page 1184, Public Records of Alachua County, Florida, which contains conditions for use.
3. Drainage Easement in favor of the City of Alachua contained in instrument recorded March 27, 2019, under O.R. Book 4672, Page 1213, Public Records of Alachua County, Florida.
4. Declaration Confirming Development Fee recorded in O.R. Book 4964, Page 1137, Public Records of Alachua County, Florida.
5. Any liens created or levied pursuant to Chs. 190, 170, and 197, F.S., pertaining to community development districts.
6. SHOWN FOR INFORMATIONAL PURPOSES ONLY: Recorded Notice of Environmental Resource Permit recorded in O.R. Book 4966, Page 1046, Public Records of Alachua County, Florida.
7. SHOWN FOR INFORMATIONAL PURPOSES ONLY: 2021 taxes were paid under receipt number 21-0074226, on December 29, 2021, Parcel/Account ID# 03929-000-000, the gross amount being $ 1,075.15; and, receipt number 21-0074237 on December 29, 2021, Parcel/Account ID# 03970-000-000, the gross amount being $478.40.
8. FOR INFORMATIONAL PURPOSES ONLY, the following constitutes a 24-month Chain of Title preceding the effective date hereof and constitutes conveyances and transfers of ownership only: O.R. Book 4964, Page 1044.

Sincerely yours,

MILLER TROIANO, P.A.

Philip H. Bush

Exhibit "A"

Proposed Plat of Convergence Research Park Residential Phase 1, more particularly described as: 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 NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26; THENCE NORTH 88°11'56" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 40.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE SOUTH 02°05'16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 327.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11419.16 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 3°39'24" EAST, 630.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC LENGTH OF 630.26 FEET TO THE END OF SAID CURVE; THENCE SOUTH 5°14'16" EAST, A DISTANCE OF 370.10 FEET TO THE SOUTH LINE OF SAID LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88°16'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 435.44 FEET; THENCE NORTH 88°20'20" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1092.95 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE SAID SOUTH LINE, NORTH 15°55'58" WEST, A DISTANCE OF 293.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1595.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 88°17'10" EAST, 404.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°33'44", AN ARC LENGTH OF 405.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 8°59'43" EAST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1710.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 82°48'07" WEST, 107.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°35'39", AN ARC LENGTH OF 107.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 5°24'03" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 896.43 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 285.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 255.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" WEST, 28.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING

AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 273.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°41'56" EAST, A DISTANCE OF 273.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°18'04" WEST, 28.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 167.06 FEET; THENCE NORTH 80°31'37" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 64°58'42" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 49°25'47" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 37°28'24" EAST, A DISTANCE OF 26.98 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 195.94 FEET; THENCE NORTH 83°06'52" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 69°15'52" EAST, A DISTANCE OF 27.85 FEET; THENCE NORTH 54°49'12" EAST, A DISTANCE OF 85.03 FEET; THENCE NORTH 61°41'40" EAST, A DISTANCE OF 69.77 FEET; THENCE NORTH 82°34'14" EAST, A DISTANCE OF 82.70 FEET; THENCE SOUTH 74°44'59" EAST, A DISTANCE OF 95.78 FEET; THENCE SOUTH 40°51'48" EAST, A DISTANCE OF 42.14 FEET; THENCE SOUTH 32°47'35" EAST, A DISTANCE OF 131.03 FEET; THENCE SOUTH 62°07'47" EAST, A DISTANCE OF 95.02 FEET; THENCE SOUTH 71°52'40" EAST, A DISTANCE OF 99.51 FEET; THENCE SOUTH 82°31'05" EAST, A DISTANCE OF 64.66 FEET; THENCE SOUTH 0°17'52" EAST, A DISTANCE OF 143.74 FEET TO THE NORTH LINE OF LOT 22, SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°11'56" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 202.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 2°05'34" EAST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 903.47 FEET TO 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 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 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 AFOREMENTIONED LANDS

DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 1322.20 FEET TO THE POINT OF BEGINNING.

Bond No. GS52300086

CITY OF ALACHUA

COMMON LAW PERFORMANCE BOND

PRINCIPAL: San Felasco Research Ventures, LLC (also known in the referenced Subdividers Agreement as "Developer") whose mailing address is P.O. Box 238, Lake Butler, FL 32054.

SURETY (Name and business address):
The Gray Insurance Company
PO Box 6202
Metairie, LA 70009-6202
504-888-7790

OBLIGEE:
The City of Alachua, Florida, a Florida municipal corporation (herein "City")
P.O. Box 9
Alachua, FL 32616

PENAL SUM OF BOND: Three Million Nine Hundred Ninety-Eight Thousand Two Hundred Ninety-Three Dollars and no/100ths ($3,998,293.00).

WHEREAS,

PRINCIPAL (Developer) has entered into a Subdividers Agreement (herein "Agreement") with the City for developing a Project in the City known as Convergence Research Park Residential Phase 1 ("Project") which Agreement is incorporated herein by reference. The Property or Land for the Project is more particularly described in Exhibit "A" to the Agreement and in the plat to be recorded in the public records of Alachua County, Florida, for the Project.

OBLIGATION:

We, the Principal and Surety, are firmly bound to the City in the above penal sum. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally. The Surety binds itself, jointly and severally with the Principal, for the payment of the penal sum. The limit of liability is the full amount of the penal sum.

This bond shall remain in effect until the conditions herein have been fulfilled, including, but not limited to, all of the conditions in the Agreement with the exception of the House Sidewalks.

CONDITIONS:

The **PRINCIPAL** has entered into the Agreement identified above. THEREFORE: The above obligation is void if the **PRINCIPAL**:

(a) Performs and fulfills all the understandings, covenants, terms, conditions, and agreements of the Agreement during the original term of the Agreement and any extensions thereof that are granted by City, with or without notice of the Surety and during the life of any guaranty required under the agreement, and

(b) Performs and fulfills all the undertakings, covenants, terms, conditions, and agreements of any and all duly authorized modifications of the Agreement that hereafter are made. Notice of those modifications to the Surety are waived.

This Bond is governed in accordance with the laws of the State of Florida and any dispute regarding it shall be in the Circuit Court of Alachua County, Florida.

No right of action shall accrue on this Surety Bond to or for the use of any person or corporation other than the **PRINCIPAL** named hereunder or the heirs, executors, administrators or successors of the **PRINCIPAL** and the City.

Signed and sealed this 7th day of June, 2022

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

San Felasco Research Ventures, LLC
a Florida Limited Liability Company
By: Roberts Capital Ventures, LLC, a manager
By: _____
C. Austen Roberts, a Manager

[Surety Name] The Gray Insurance Company

(sign)_____

(print) Benjamin H. French
Attorney-in-Fact & FL Resident Agent

By: _____
[name] M.E. Wilson Company, LLC DBA Waldorff Insurance & Bonding
1110 NW 6th Street, Gainesville, FL 32601
benf@waldorffinsurance.com / 352-374-7779
[contact name and phone number]

THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY

GENERAL POWER OF ATTORNEY

Bond Number: GS52300086 **Principal:** San Felasco Research Ventures, LLC

Project: Convergence Research Park Residential Phase 1

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Benjamin H. French, Rebekah F. Sharp, L. Dale Waldorff, K. Wayne Walker, Pamela L. Jarman, Trava Ridlon, and Paul A. Locascio of Gainesville, Florida jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of $15,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 28th day of October, 2021.

THE GRAY INSURANCE COMPANY SEAL

By: Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske
President
The Gray Casualty & Surety Company

THE GRAY CASUALTY & SURETY COMPANY SEAL

State of Louisiana
ss:
Parish of Jefferson

On this 28th day of October, 2021, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.

Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 7th day of June , 2022 .

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company , do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 7th day of June , 2022 .

THE GRAY INSURANCE COMPANY SEAL

THE GRAY CASUALTY & SURETY COMPANY SEAL

Bond No. GS52300087

CITY OF ALACHUA

COMMON LAW PERFORMANCE BOND

PRINCIPAL: San Felasco Research Ventures, LLC (also known in the referenced Subdividers Agreement as "Developer") whose mailing address is P.O. Box 238, Lake Butler, FL 32054.

SURETY (Name and business address):
The Gray Insurance Company
PO Box 6202
Metairie, LA 70009-6202
504-888-7790

OBLIGEE:
The City of Alachua, Florida, a Florida municipal corporation (herein "City")
P.O. Box 9
Alachua, FL 32616

PENAL SUM OF BOND: Two Hundred Fifty One Thousand Nine Hundred and Sixty Four dollars and no/100ths ($251,964.00).

WHEREAS,

PRINCIPAL (Developer) has entered into a Subdividers Agreement (herein "Agreement") with the City for developing a Project in the City known as Convergence Research Park Residential Phase 1 ("Project") which Agreement is incorporated herein by reference. The Property or Land for the Project is more particularly described in Exhibit "A" to the Agreement and in the plat to be recorded in the public records of Alachua County, Florida, for the Project.

OBLIGATION:

We, the Principal and Surety, are firmly bound to the City in the above penal sum. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally. The Surety binds itself, jointly and severally with the Principal, for the payment of the penal sum. The limit of liability is the full amount of the penal sum.

This bond shall remain in effect until all of the conditions in the Agreement in any way related to the House Sidewalks have been fulfilled.

CONDITIONS:

The **PRINCIPAL** has entered into the Agreement identified above. THEREFORE: The above obligation is void if the **PRINCIPAL**:

(a) Performs and fulfills all the understandings, covenants, terms, conditions, and agreements of the Agreement during the original term of the Agreement and any extensions thereof that are granted by City, with or without notice of the Surety and during the life of any guaranty required under the agreement, and

(b) Performs and fulfills all the undertakings, covenants, terms, conditions, and agreements of any and all duly authorized modifications of the Agreement that hereafter are made. Notice of those modifications to the Surety are waived.

This Bond is governed in accordance with the laws of the State of Florida and any dispute regarding it shall be in the Circuit Court of Alachua County, Florida.

No right of action shall accrue on this Surety Bond to or for the use of any person or corporation other than the **PRINCIPAL** named hereunder or the heirs, executors, administrators or successors of the **PRINCIPAL** and the City.

Signed and sealed this 7th day of June, 2022

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

San Felasco Research Ventures, LLC
a Florida Limited Liability Company
By: Roberts Capital Ventures, LLC, a manager
By: _____
C. Austen Roberts, a Manager

[Surety Name] The Gray Insurance Company

(sign)_____

(print) Benjamin H. French
Attorney-in-Fact & FL Resident Agent

By: _____
[name] M.E. Wilson Company, LLC DBA Waldorff Insurance & Bonding
1110 NW 6th Street, Gainesville, FL 32601
benf@waldorffinsurance.com / 352-374-7779
[contact name and phone number]

THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY

GENERAL POWER OF ATTORNEY

Bond Number: GS52300087 **Principal:** San Felasco Research Ventures, LLC

Project: Convergence Research Park Residential Phase 1; House Sidewalks

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Benjamin H. French, Rebekah F. Sharp, L. Dale Waldorff, K. Wayne Walker, Pamela L. Jarman, Trava Ridlon, and Paul A. Locascio of Gainesville, Florida jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of $15,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 28th day of October, 2021.

THE GRAY INSURANCE COMPANY SEAL

By: Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske
President
The Gray Casualty & Surety Company

THE GRAY CASUALTY & SURETY COMPANY SEAL

State of Louisiana
ss:
Parish of Jefferson

On this 28th day of October, 2021, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.

Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

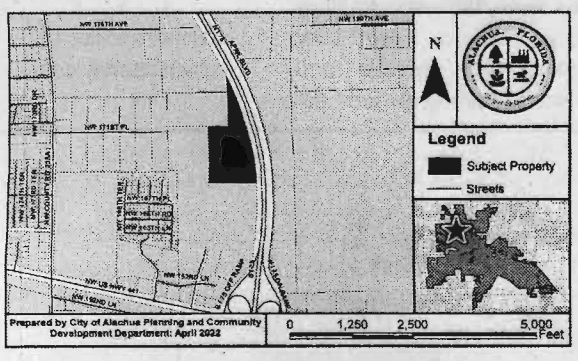
I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 7th day of June , 2022 .

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company , do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 7th day of June , 2022 .

THE GRAY INSURANCE COMPANY SEAL

THE GRAY CASUALTY & SURETY COMPANY SEAL

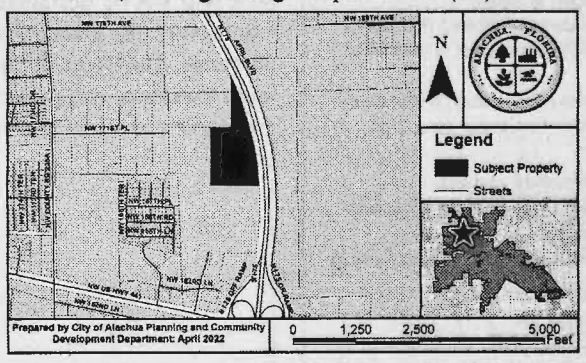
the following: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±27.9 acre subject property to amend the Future Land Use Map (FLUM) from Corporate 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)

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)

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.

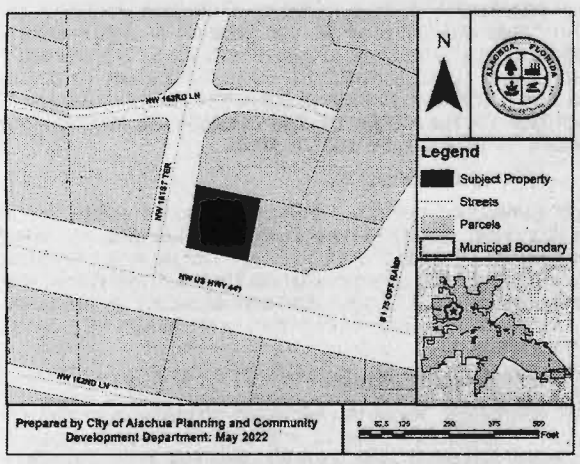
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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); FLUM: Commercial; Zoning: Commercial Intensive (CI).

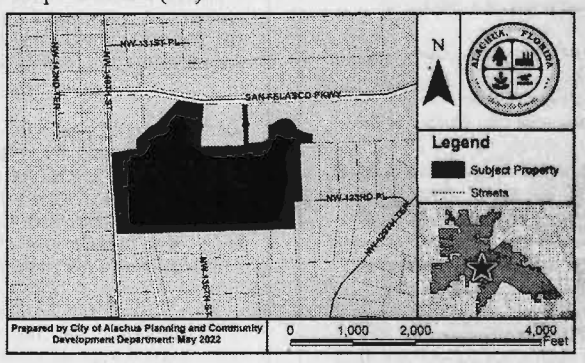


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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

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 County Road 241. Consisting of portions of Tax Parcel Numbers 03970-000-000 and 03929-000-000; Future Land Use Map (FLUM) Designation: Corporate Park; Zoning: Corporate Park (CP).



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

City of ALACHUA

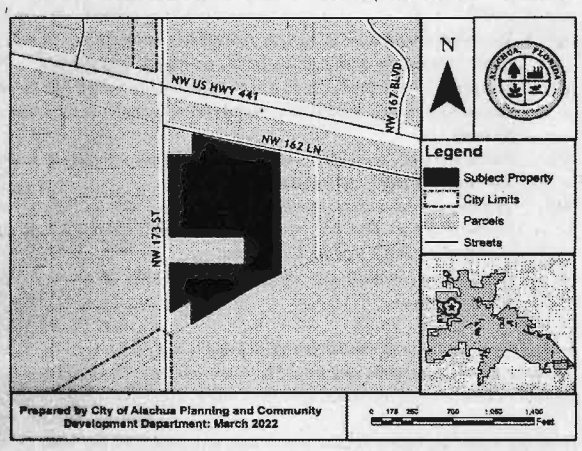
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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.



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.

AFFIDAVIT FOR POSTED LAND USE SIGN

I Shona Zickafoose, POSTED THE LAND USE
(name)
SIGN ON 25 May 2022 FOR THE Convergence Research Park Residential Phase 1 Final 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)

4 (four)
(number of signs)

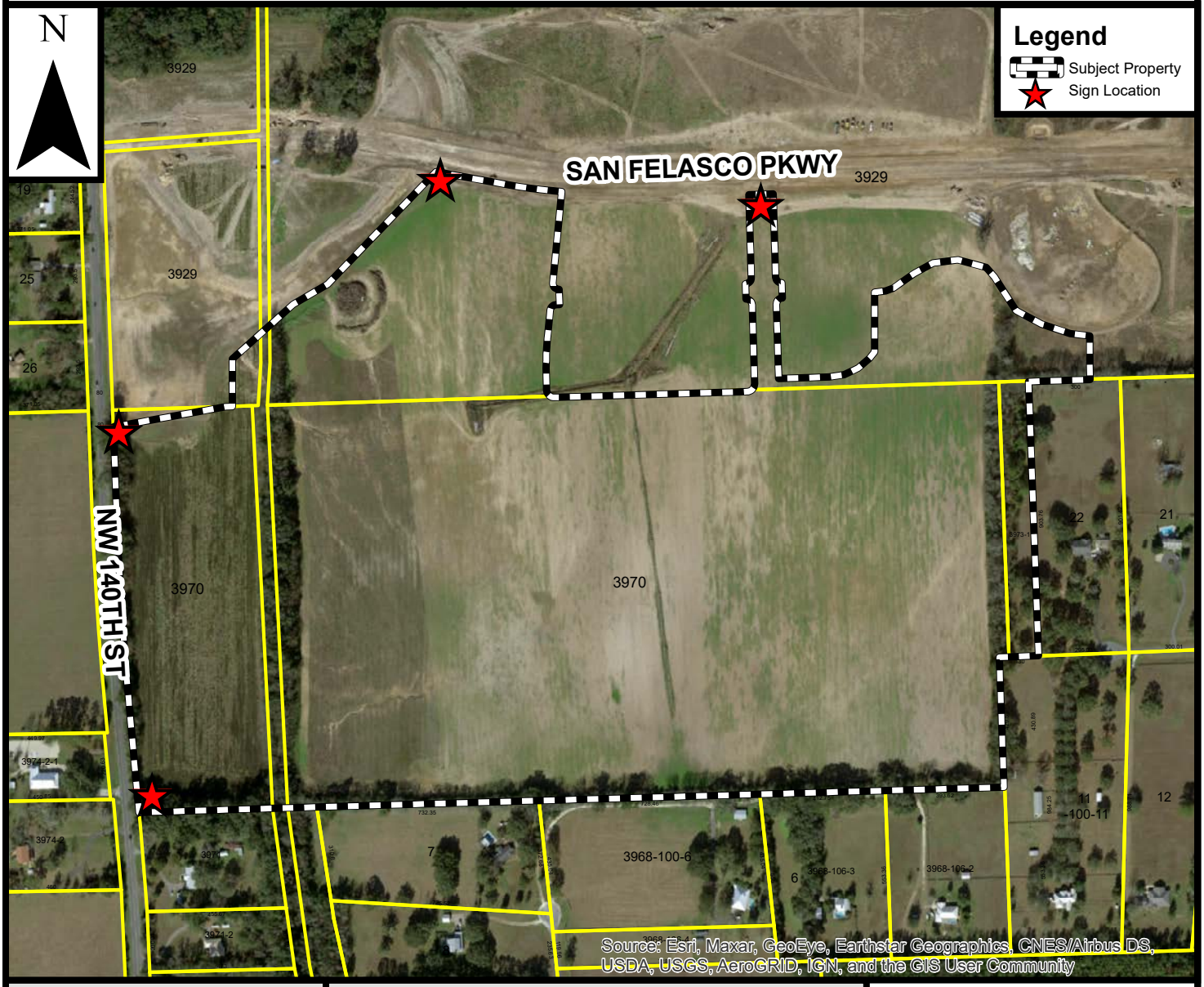
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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 Residential
Phase 1
Final Plat



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

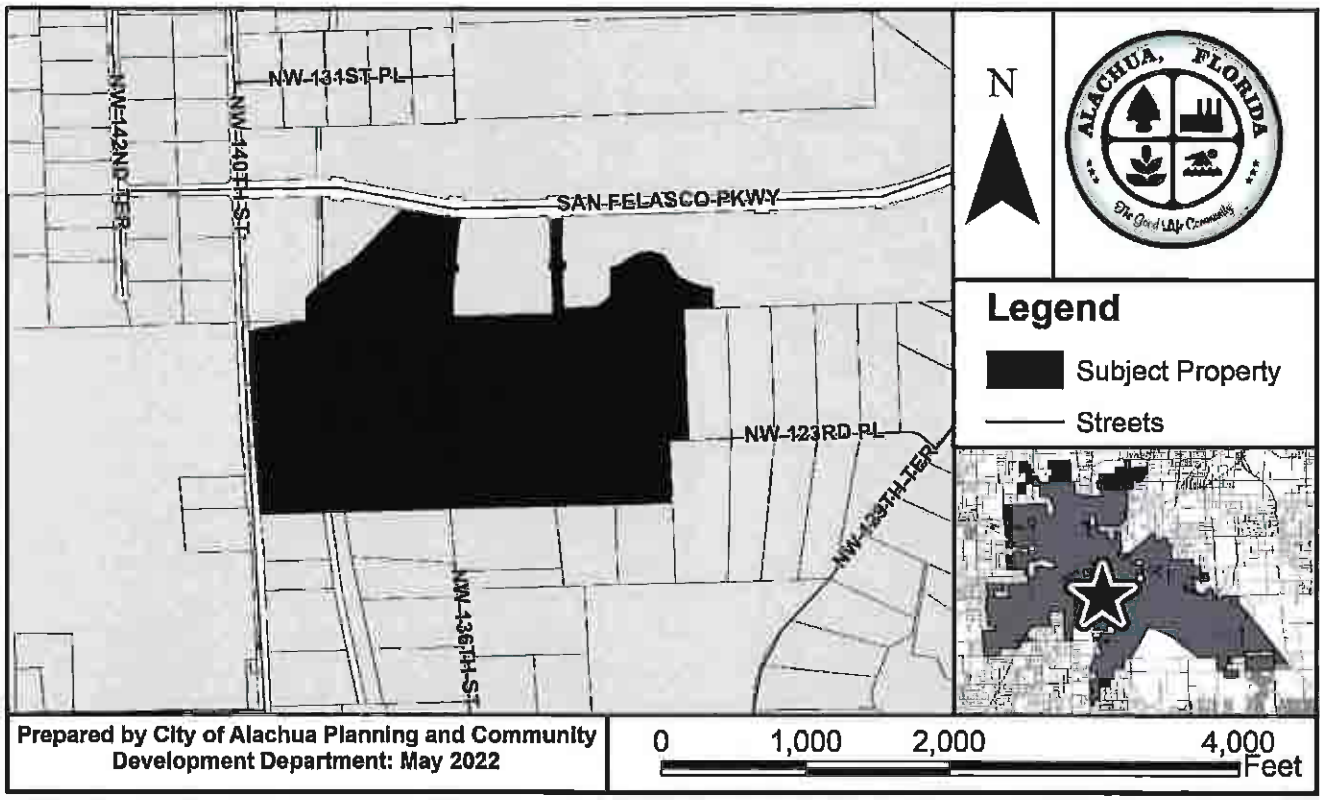
0 200 400 800 Feet

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 5/26/22 KC

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 County Road 241. Consisting of portions of Tax Parcel Numbers 03970-000-000 and 03929-000-000; Future Land Use Map (FLUM) Designation: Corporate Park; Zoning: Corporate Park (CP).



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

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

AVERY 5960
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery Template 5160

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

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DUQUE DIEGO ALONSO & MARIA MARG
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 HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STORMANT JOHN F & SUSAN S
PO BOX 24
ALACHUA, FL 32616

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

UKHOVA TATIANA VASILYEVNA
13951 NW 131ST PL
ALACHUA, FL 32615

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

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

Pat: avery.com/patents
Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Allez à avery.ca/gabarits
Étiquettes d'adresse Easy Peel
Pal. avery.com/patents

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
7406 NW 126th Ave
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

Dena Courtney
PO Box 1215
High Springs, FL. 32655

Go to avery.com/templates
Utiliser le gabarit
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge™
AVERY 5960

AVERY 5960
Easy Peel Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery Template 5160

ALACHUA CONGREGATION OF JEHOVA
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

McCord/Rose
12416 NW 123rd Pl
Alachua, FL 32615

CANDILARIA OSCAR
13023 NW 123RD PL
ALACHUA, FL 32615

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

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

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

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

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

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

Pat. avery.com/patent
Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 6/13/2022
SUBJECT: Revision to FY 2022 Compensation Plan
PREPARED BY: Tara L. Malone - Human Resources Director

Summary

The proposed revision to the FY 2022 Compensation Plan includes three (3) position reclassifications from non-exempt to exempt under the Department of Labor Fair Labor Standards Act (FLSA). Those positions are Events Coordinator, Distribution/Collections Supervisor and Wastewater Supervisor.

The proposed plan also includes increasing the minimum salary for two (2) exempt positions in order for those positions to meet the minimum salary threshold set by the FLSA to be exempt. Those positions are the Public Services Coordinator and Warehouse Coordinator.

Additionally, staff is requesting inclusion of a new position, Police Officer Recruit, to the Compensation Plan. This is an entry level law enforcement training position, which will be used to recruit police officers and train them through the Police Academy to become State of Florida Certified Police Officers. Once the fifteen (15) week training period is complete and they are certified, they would move into a Police Officer I position. This new position would allow staff an additional recruiting mechanism for Police Officers and is in line with industry standard practices.

The proposed changes do not increase Full-Time equivalents (FTE's) or impact the budget as current employees in these positions are within the proposed pay ranges.

FINANCIAL IMPACT: No

ATTACHMENTS:

Description

- Proposed FY22 Compensation Plan_REV_2022-06-09

PROPOSED
COMPENSATION PLAN
Fiscal Year 2021-2022

Position Title	FLSA Status	Minimum	Maximum
Accountant	Exempt	$39,500.00	$61,225.00
Accounting Manager	Exempt	$50,000.00	$80,000.00
Accounts Payable Specialist	Non-exempt	$16.11	$24.96
Administrative Services Manager	Exempt	$58,000.00	$81,200.00
Assistant City Manager	Exempt	$88,000.00	$132,000.00
Assistant Recreation and Culture Director	Exempt	$51,500.00	$74,675.00
Assistant to the City Manager	Exempt	$45,760.00	$63,315.00
Building Assistant I	Non-exempt	$15.63	$23.44
Building Assistant II	Non-exempt	$17.31	$26.83
Building Inspector I	Non-exempt	$21.88	$33.91
Building Inspector II	Non-exempt	$23.80	$36.89
Building Official	Exempt	$65,000.00	$91,000.00
Cashier/Customer Service Representative I	Non-exempt	$14.42	$20.91
Cashier/Customer Service Representative II	Non-exempt	$15.87	$23.00
Cashier/Customer Service Team Lead	Non-exempt	$16.35	$25.34
Chief of Police	Exempt	$82,000.00	$123,000.00
City Manager	Exempt	$140,800.00	$218,240.00
Code Enforcement Officer	Non-exempt	$23.56	$36.51
Communications and Executive Project Manager	Exempt	$76,500.00	$114,750.00
Communications Operator I	Non-exempt	$16.11	$23.35
Communications Operator II	Non-exempt	$16.83	$24.40
Communications Operator Trainee	Non-exempt	$14.66	N/A
Communications Supervisor	Non-exempt	$19.23	$29.81
Community Redevelopment Agency Coordinator	Exempt	$45,500.00	$65,975.00
Compliance and Risk Management Coordinator	Exempt	$41,496.00	$60,000.00
Compliance and Risk Management Director	Exempt	$74,500.00	$119,200.00
Compliance and Risk Management Specialist	Non-exempt	$17.38	$24.89
Contracts Manager	Exempt	$50,000.00	$72,500.00
Deputy Chief of Police	Exempt	$62,500.00	$100,000.00
Deputy City Clerk	Exempt	$52,000.00	$83,200.00
Deputy City Clerk, Assistant	Non-exempt	$17.79	$27.57
Distribution/Collections Crew Leader	Non-exempt	$18.99	$29.44
Distribution/Collections Supervisor	Exempt	$56,000.00	$84,000.00
Distribution/Collections Technician	Non-exempt	$16.11	$25.77
Distribution/Collections Technician Apprentice	Non-exempt	$12.74	N/A
Economic Development Manager	Exempt	$60,000.00	$89,400.00
Electric Line Crew Foreman	Non-exempt	$36.54	$45.67
Electric Line Worker Apprentice	Non-exempt	$17.55	N/A
Electric Line Worker I	Non-exempt	$23.32	$29.15
Electric Line Worker II	Non-exempt	$26.68	$33.35
Electric Line Worker III	Non-exempt	$31.49	$39.36
Electric Line Worker Trainee	Non-exempt	$15.38	N/A
Electric System Planner	Non-exempt	$29.09	$40.72
Electric System Supervisor	Exempt	$81,000.00	$113,400.00
Electrical Engineer	Exempt	$65,000.00	$96,850.00
Engineer I	Exempt	$53,500.00	$77,575.00
Engineer II	Exempt	$58,500.00	$84,825.00

PROPOSED
COMPENSATION PLAN
Fiscal Year 2021-2022

Position Title	FLSA Status	Minimum	Maximum
Engineering Supervisor	Exempt	$61,000.00	$97,600.00
Engineering Technician	Non-exempt	$16.59	$24.05
Engineering Technician, Lead	Non-exempt	$21.88	$31.72
Events Coordinator	Exempt	$46,000.00	$69,000.00
Executive Assistant	Non-exempt	$18.75	$27.19
Facilities Custodial Worker	Non-exempt	$12.26	$17.78
Facilities Maintenance Manager	Non-exempt	$24.76	$39.62
Facilities Maintenance Supervisor	Non-exempt	$20.43	$31.67
Facilities Maintenance Technician	Non-exempt	$15.38	$23.85
Facilities Maintenance Worker	Non-exempt	$12.26	$19.00
Finance and Administrative Services Director	Exempt	$84,500.00	$126,750.00
Grants Specialist	Exempt	$49,000.00	$71,050.00
Human Resources Director	Exempt	$75,000.00	$112,500.00
Human Resources Generalist	Exempt	$39,998.00	$62,000.00
Human Resources Manager	Exempt	$59,000.00	$103,500.00
Information Technology Generalist	Non-exempt	$22.36	$33.53
Information Technology Manager	Exempt	$69,000.00	$103,500.00
Information Technology Specialist	Non-exempt	$20.19	$30.29
Instrument and Control Technician	Non-exempt	$20.91	$32.42
Meter Technician I	Non-exempt	$14.42	$20.91
Meter Technician II	Non-exempt	$17.07	$24.75
Meter Technician Supervisor	Non-exempt	$20.43	$31.67
Planner	Exempt	$50,000.00	$72,500.00
Planning and Community Development Director	Exempt	$75,000.00	$112,500.00
Planning Assistant	Non-exempt	$14.18	$21.98
Planning Technician	Non-exempt	$16.83	$26.08
Police Lieutenant	Non-exempt	$28.37	$41.13
Police Officer I	Non-exempt	$19.47	$27.26
Police Officer II	Non-exempt	$20.43	$28.61
Police Officer III	Non-exempt	$21.88	$30.63
Police Officer Recruit	Non-exempt	$15.00	$15.00
Police Records Specialist	Non-exempt	$15.14	$23.47
Police Sergeant	Non-exempt	$24.52	$35.55
Principal Planner	Exempt	$60,500.00	$87,725.00
Project Coordinator	Exempt	$45,500.00	$68,250.00
Public Services Coordinator	Exempt	$36,000.00	$50,377.00
Public Services Director	Exempt	$84,500.00	$126,750.00
Public Services Assistant Director	Exempt	$80,000.00	$120,000.00
Public Services Project Manager	Exempt	$55,000.00	$85,250.00
Public Services Technician	Non-exempt	$13.94	$21.61
Public Works Crew Leader	Non-exempt	$17.55	$27.20
Public Works Supervisor	Non-exempt	$25.00	$38.75
Public Works Technician I	Non-exempt	$12.98	$18.82
Public Works Technician II	Non-exempt	$14.42	$20.91
Purchasing Coordinator	Exempt	$38,000.00	$58,900.00
Receptionist	Non-exempt	$12.26	$18.39
Recreation and Culture Director	Exempt	$81,500.00	$118,175.00

PROPOSED
COMPENSATION PLAN
Fiscal Year 2021-2022

Position Title	FLSA Status	Minimum	Maximum
Recreation Assistant I	Non-exempt	$12.98	$18.82
Recreation Assistant II	Non-exempt	$13.94	$20.21
Recreation Crew Leader	Non-exempt	$17.07	$24.75
Safety Specialist	Exempt	$51,500.00	$74,675.00
Senior Accountant	Exempt	$51,000.00	$76,500.00
Staff Assistant	Non-exempt	$15.38	$23.08
Utility Billing Assistant	Non-exempt	$16.35	$24.52
Utility Billing Manager	Exempt	$51,500.00	$77,250.00
Utility Billing Supervisor	Non-exempt	$18.51	$27.76
Utility Line Locator	Non-exempt	$16.35	$25.34
Warehouse Coordinator	Exempt	$36,000.00	$50,377.00
Wastewater System Supervisor	Exempt	$60,000.00	$90,000.00
Wastewater Treatment Plant Operator Apprentice	Non-exempt	$14.42	N/A
Wastewater Treatment Plant Operator I	Non-exempt	$16.83	$26.08
Wastewater Treatment Plant Operator II	Non-exempt	$19.47	$30.18
Wastewater Treatment Plant Operator III	Non-exempt	$21.15	$32.79
Water System Supervisor	Non-exempt	$26.44	$42.31
Water Treatment Plant Operator Apprentice	Non-exempt	$14.42	N/A
Water Treatment Plant Operator I	Non-exempt	$16.83	$26.08
Water Treatment Plant Operator II	Non-exempt	$19.47	$30.18
Water Treatment Plant Operator III	Non-exempt	$21.15	$32.79

City Commission Meeting
Sign In June 13, 2022

	Name (Please Print)
(Please Print) Harold Theus	(Please Print)
(Please Print) Rev. Debra Sermons	(Please Print)
(Please Print) Jovante Hayes	(Please Print)
(Please Print) Anna Hedman	(Please Print)
(Please Print) Vicki Pulham	(Please Print)
(Please Print) Debra H Sherman	(Please Print)
(Please Print) Quenisha Johnson	(Please Print)
(Please Print) Monica Moore	(Please Print)
(Please Print) Jason Moore	(Please Print)
(Please Print) Garvin Combs	(Please Print)