Planning and Zoning Board
Agenda
April 19, 2022

Chair Sandy Burgess
Vice Chair Ed Potts
Member Joe Hancock
Member Virginia Johns
Member Gary Thomas
School Board Member Tina Certain

City Manager Mike DaRoza

Planning and Zoning Board
At 6:00 PM

Meeting Date: April 19, 2022

Meeting Location: James A. Lewis Commission Chambers

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

PLANNING AND ZONING BOARD MEETING AGENDA

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of the Minutes of the March 8, 2022 PZB Meeting

B. A request by Clay Sweger, eda consultants inc. to amend the City of Alachua 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."

C. 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).

D. 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).

E. Site Plan – Momentum Labs Revisions: 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 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 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 4/19/2022
SUBJECT: Approval of the Minutes of the March 8, 2022 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the March 8, 2022 PZB Meeting.

Summary

Approval of the Minutes of the March 8, 2022 PZB Meeting.

ATTACHMENTS:

Description

- March 8, 2022 PZB Minutes

Planning and Zoning Board
Minutes
March 8, 2022

Chair Sandy Burgess	**City Manager Mike DaRoza**
Vice Chair Edward Potts	
Member Joe Hancock	
Member Virginia Johns	
Member Gary Thomas	
School Board Member Tina Certain	

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

Meeting Date: March 8, 2022

Meeting Location: James A. Lewis Commission Chambers

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

Planning and Zoning Board Meeting Minutes

CALL TO ORDER

Chair Sandy Burgess called the meeting to order. All Members were present.

INVOCATION

Vice Chair Edward Potts led the invocation.

PLEDGE TO THE FLAG

Led by Board.

APPROVAL OF THE AGENDA

Department Director Kathy Winburn requested the Board move Item C to be Item B and to move Item G to be Item C.

Member Virginia Johns moved to approve agenda as amended; seconded by Vice Chair Potts.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the February 8, 2022 PZB Meeting

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

Passed by unanimous consent.

B. Site Plan – Convergence Research Park Bike Depot: 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 to construct three buildings totaling ±22,758 square feet with associated site improvements on a ±6.42 acre subject property; Portion of Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).

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

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

Travis Hastay, P.E. of CHW, Inc., availed himself for questions and accepted the conditions recommended by Staff.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application submitted by CHW, Inc. on behalf of San Felasco Research Ventures, LLC for the Convergence Research Park Bike Depot to be consistent with the City's Comprehensive Plan and in compliance with the Land Development Regulations and approves the application subject to the four (4) conditions provided in Exhibit "A" and located on page 25 of the March 8, 2022 Staff Report to the Planning & Zoning Board; seconded by Vice Chair Potts.

Motion Passed 5-0 in a roll call vote.

C. Site-Specific Amendment to the Official Zoning Atlas: a request by Ryan Thompson, AICP, of CHW, Inc, applicant and agent for Waco Properties, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") to Planned Development – Residential ("PD-R") on a ±118.2 acre subject property. Consisting of Parcel Number 03980-002-001(Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering the hearing.

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

Gerry Dendenbach, AICP, LEED AP, of CHW, Inc., presented additional information, availed

himself for questions and accepted the conditions recommended by Staff.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 26 conditions provided in Exhibit "A" and located on page 38 of the March 8, 2022, Staff Report to the Planning & Zoning Board; seconded by Member Gary Thomas.

Ken Sulek inquired about the density and compatibility of the proposed project. He also spoke on the condition of CR 235A and CR 235.

Mr. Dendenbach responded.

Leslie Flaghe inquired about the buffer along NW 110th Avenue.

Mr. Dendenbach responded.

David Turner clarified where the south property line would be for the proposed project and he also discussed the condition of CR 235A and CR 235.

Mr. Dendenbach responded.

Kenneth Bryant discussed setbacks for proposed project and gave general comments about growth.

Evie Turner shared her concerns for traffic on CR235A and CR 235.

Mr. Dendenbach responded.

School Board Member Tina Certain discussed the project's impact to public schools.

Motion Passed 5-0 in a roll call vote.

City Attorney Marian Rush notified the audience of ways to be notified of future meeting dates.

D. Burrows Minor Subdivision Final Plat: A request by Ronald Edwards, applicant and agent for Thomas and Phyllis Burrows, property owners, for a Final Plat f, which proposes to replat Lots 15 and 16 of the Oak Ridge Crossing Subdivision, consisting of a ±5.0 acre subject property (Parcel 03925-010-015) (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Ron Edwards, applicant and agent for Thomas and Phyllis Burrows, provided additional information, availed himself for questions and accepted the conditions recommended by Staff.

Vice Chair Potts moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board

finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and forwards the application to the City Commission of the City of Alachua with a recommendation to approve the Final Plat for Thomas and Phyllis Burrows, subject to the three (3) conditions provided in Exhibit "A" and located on page 13 of the March 8, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

E. Site Plan – Tobias Veterinary Services : A request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent, for Tobias Veterinary Holdings, LLC, property owner, for consideration of a Site Plan to construct two buildings totaling ±9,125 square feet with associated site improvements on a ±1.72 acre subject property. Tax Parcel Number 05949-011-009 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Sergio Reyes, P.E., of eda consultants, inc., accepted the conditions recommended by Staff and availed himself for questions.

Member Johns shared her support for veterinary services.

Member Thomas moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Tobias Veterinary Holdings, LLC., subject to the three (3) conditions provided in Exhibit "A" and located on page 18 of the March 8, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

F. Large Scale Comprehensive Plan Amendment (LSCPA) – NW 188th St./US 441: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 (Legislative Hearing).

Principal Planner Tabor presented the Staff Report.

Clay Sweger, AICP, LEED AP, of eda consultants, inc., accepted the conditions recommended by Staff. He provided additional informational and availed himself for questions.

Member Johns moved that moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of JTFA, LLC and Kevin & Shima Carter to the City Commission with a recommendation to approve; seconded by Vice Chair Potts.

School Board Member Certain inquired about the review of the public school concurrency form.

Principal Planner Tabor responded.

Gary Pappas shared about his interactions with eda and City Staff. He complimented their efforts to accommodate citizen's concerns.

David Gillespie shared his concerns for traffic.

Motion Passed 5-0 in a roll call vote.

G. Site-Specific Amendment to the Official Zoning Atlas: a request by Clay Sweger, AICP, of eda consultants, inc. , applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") (±155.50 acres) and Community Commercial ("CC") (±7.00 acres) on a ±162.50 acre subject property. Consisting of Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000(Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Tabor presented the Staff Report.

Vice Chair Potts moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development and Community Commercial Zoning Designation to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 25 conditions for the Planned Development - Residential (PD-R) district provided in Exhibit "A" and located on page 40 of the March 8, 2022, Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

H. Large Scale Comprehensive Plan Amendment: A request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, to amend the Future Land Use Map (FLUM) Designation from Commercial (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density Residential (±17.8 acres), Moderate Density Residential (±53.2 acres), Conservation (±35.7 acres) on a ±121.1 acre subject property . Consisting of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000 (Legislative Hearing)

Principal Planner Hall presented the Staff Report.

Member Johns clarified if the project would be served by potable water and sewer.

Principal Planner Hall responded.

Chris Potts, P.E., of JB Pro, provided additional information, accepted the recommended conditions, and availed himself for questions.

City Attorney Rush clarified the planning process, traffic analysis, and ways to be notified of future meetings concerning the proposed project.

Member Thomas moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by David Meeks on behalf of DM Alachua Investments, LLC to be consistent with the City Comprehansive Plan and transmits the application to the City Commission with a recommendation to approve; seconded by Member Johns.

Bill Berger shared his concerns for traffic and the potential creation of an urban sprawl.

James Curington shared his concerns for flooding and the protection of conservation areas.

Thomas Coleridge shared his concerns for creek setbacks and the visibility of commercial uses.

Karen Arrington shared her concerns for flooding, soil types, additional traffic, and school impact.

Principal Planner Hall responded.

Chris Potts responded.

Pete Wallace, environmental consultant, shared additional information about the wetlands located on the subject property.

Shirley Tyree shared her concerns for flooding and the protection of wildlife.

Tom Tyree shared his concerns for the protection of conservation areas.

Rupert Murphy shared his concerns for noise and crime.

Nigel Watson shared his concern for traffic and school impact. He asked for additional information about the traffic study.

Jeff Buckholz, of Buckholz Traffic Engineers, Inc., provided additional information on the traffic for the proposed project.

Member Johns asked for additional information about the permitting process through Suwannee River Water Management District.

Chris Potts responded.

Motion Passed 5-0 in a roll call vote.

I. Site-Specific Amendment to the Official Zoning Atlas: a request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") and Commercial Intensive ("CI") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") on a ±121.1 acre subject property. Consisting of Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000(Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Vice Chair Potts moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 27 conditions provided in Exhibit "A" and located on page 44 of the March 8, 2022, Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be April 19, 2022 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

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

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 4/19/2022
SUBJECT: A request by Clay Sweger, eda consultants inc. to amend the City of Alachua 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."

PREPARED BY: Kathy Winburn, Planning & Community Development Director

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board find the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve, upon making the following motion:

Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits such finding to the City Commission with a recommendation to APPROVE.

Summary

This application is a request submitted by Clay Sweger, of eda consultants inc., to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would:

* Add a definition of “Landscape Services.”

* Amend Table 4.4-1 to add Landscape Services as a Use Type under the Use Category entitled “Agriculture Support and Services (not directly related).”

* Allow Landscape Services as a use by Special Exception Permit in the Agriculture Zoning District.

*Add Landscape Services as an example of a Use Type under the Agriculture Support and Services (not directly related)” Use Category; and

*Add a Use Specific Standard for Landscape Services.

The applicant contends that utilizing landscape service firms for lawn and shrub installation and maintenance is a common occurrence for local homeowners, businesses and institutions, and that the City of Alachua’s Land Development Regulations (LDRs) do not specifically define or indicate where the use "Landscape Services" can occur within the City. The proposed amendment would add a commonly occurring use to the LDRs and provide specificity in the regulations for the use to be allowed in the Agriculture Zoning District. The proposed new use offers flexibility and clarity for owners of

companies that conduct landscape services to locate within areas zoned Agriculture, with the added protection of allowing the use by Special Exception Permit to ensure compatibility.

ATTACHMENTS:

Description

- Applicant Submittal
- Staff Report
- Draft Ordinance
- Advertisement ACT
- Advertisement Gainesville Sun

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

City of Alachua
Text Amendment Application

☐ **COMPREHENSIVE PLAN** ☒ **LAND DEVELOPMENT REGULATIONS**

A. APPLICANT

1. Applicant's Status ☒ Applicant ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Ste 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( ) 352-373-3541 FAX: ( ) _____ e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROPOSAL

1. Description/Location of Section/Goal, Objective, or Policy Requesting to Amend/Add: Amend Land Development Code Article 10, Sec. 10.2 Definitions; Section 4.1, Table 4.1-1 Table of Allowed Uses, Agricultural Uses, Agriculture support standards (not directly related) Section 4.2.4(E)(2); Section 4.3.3(B) Use Specific Standards.
2. Proposed text language and/or explanation of reason for request: See attachment
3. List any and all new Section/Goal, Objective, or Policy Requested: Amend the Land Development Code to add a definition of Landscape Services; add Landscape Services as a new use by Special Exception in the Table of Allowed Uses; amend Section 4.2.4(E)(2) to add Landscape Services; and amend the Use Specific Standards for Agricultural Uses to add a new standard (4) for Landscape Services under Section 4.3.3(B).

C. ATTACHMENTS

1. Proposed text in strikethrough/underscore format.
2. Explanation of need and justification.
3. For a text amendment to the Land Development Regulations, reference Section 2.4.1(E)(1).
4. For a Large Scale Comprehensive Plan Amendment to the Comprehensive Plan, demonstrate consistency with the Comprehensive Plan.

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

Signature of Applicant

Clay Sweger, AICP, LEED AP
Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 20th day of January, 2022 by Clay Sweger

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

NOTARY SEAL

Signature of Notary Public, State of Florida

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT BACKGROUND

Utilizing landscape services firms for lawn and shrub installation and maintenance is a common occurrence for local homeowners, local businesses, and institutions. Landscape services firms are usually locally-owned small businesses serving the community.

The City of Alachua's Land Development Regulations (LDRs) do not specifically define or indicate where landscape services uses can occur in the City of Alachua. After consultation with the Alachua Planning and Community Development Department staff concerning the location of a landscape services type use, the applicant was advised to propose amendments to the LDRs to specifically include this and to add it to the Agricultural zoning district.

The proposed amendments provide: a definition of 'landscape services'; add the use as a use by Special Exception with use specific standards to the Agricultural zoning district; and include landscape services as one of the examples for 'agriculture support services (not directly related).'

These proposed amendments will add a common use to the LDRs and create clarity for where the use can be located in the Agricultural zoning district. This proposed new use offers flexibility and clarity for local small-business owners of landscape services to locate in Agricultural zoned areas that are compatible with the use.

PROPOSED LDR TEXT AMENDMENT SUMMARY

- **Amend Article 10** to add a definition of 'Landscape services.'
- **Amend Article 4, Table 4.1-1** Table of Allowed Uses, AGRICULTURE, amend to add Landscape services as a new use under Agriculture support and services (not directly related) as a Special Exception use in the Agricultural district and include use conditions.
- **Amend Article 4, Section 4.2.4(E)(2) Examples**, amend to add 'landscape services' in the list of examples
- **Amend Article 4, Section 4.3.3(B),** to add a new (4) to include use specific standards for Landscape services.

PROPOSED TEXT AMENDMENTS TO LAND DEVELOPMENT REGULATIONS

Article 10; Sec. 10.2 – Add the following definition:

Landscape Services **means an establishment engaged in the provision of landscape maintenance or installation services. Examples include lawn mowing, tree, shrub or hedge trimming, leaf blowing, landscape design, landscape installation and irrigation repair/installation.**

Section 4.1 – Table 4.1-1 Table of Allowed Uses, AGRICULTURE, amend to add Landscape services as a new use under Agriculture support and services (not directly related) as follows:

4.1.1 *Table of allowed uses.*

Table 4.1-1. Table of Allowed Uses		
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited		
Use Category/Use Type	Agriculture	Use Specific Standards (Sec. 4.3)
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	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	4.3.3(A)(1)
Farm produce stand	P	4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)	P	4.3.3(A)(1)
Nursery, commercial	S	4.3.3(A)(1), (4)
Nursery, production	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	4.3.3(B)(1)
	Animal care business	P	
	Auction arena for livestock	S	
	Central farm distribution hub for agricultural produces	P	4.3.3(B)(1)
	Equestrian facility	P	4.3.3(B)(2)
	Fair grounds	S	
	Farm machinery repair	P	
	Farm machinery sales, rental, and service	P	
	Landscape services	**S**	**4.3.3(B)(4)**
	Stable	P	4.3.3(B)(3)

Section 4.2.4, amend to add landscape services as an example in (2)

(E) *Agriculture support and services not directly related to ongoing agriculture, horticulture, and animal husbandry, on-site agriculture support (not directly related).*

(1) *Characteristics.* The agriculture support (not directly related) use category includes use types that provide support and services to off-site agricultural, horticultural and animal husbandry activities, and that are not directly related to ongoing agricultural, horticultural or animal husbandry uses.

(2) *Examples.* Examples of agriculture support (not directly related) use types include agricultural research facilities, animal care businesses, auction arenas for livestock, commercial nurseries, equestrian facilities, fairgrounds, farm machinery repair, farm machinery sales, rental and service, **landscape services**, and stables.

Amend Section 4.3.3(B) to add a new (4) for Landscape services as follows:

Landscape services. **Any outside storage of equipment or vehicles associated with a landscape services use shall be completely screened from off-site view by buildings and/or fencing with landscaping on the outside of the fencing.**

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, "Amending the text of these LDRs is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or deny the proposed amendment, the City Commission shall consider and weight the relevance of the following factors:"

The eight factors are listed below, followed by related evaluation and findings.

(a) Consistent with Comprehensive Plan – Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

Evaluation & Findings: Please refer to 'Consistency with Comprehensive Plan' section of this report.

(b) Consistent with Ordinances – Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

Evaluation & Findings: The proposed amendments do not conflict with any other provisions of the LDRs or the City Code of Ordinances.

(c) Changed Conditions – Whether and the extent to which there are changed conditions that require an amendment.

Evaluation & Findings: There is increased reliance upon landscape services firms to install and maintain lawns, gardens, and shrubs in the community. The landscape services use is not defined in the City's LDRs, and areas where the use can be located are not specified. Staff has recognized this situation and recommended that the applicant propose amendments to the LDRs to update it to recognize the landscape services use.

(d) Community Need – Whether and the extent to which the proposed amendment addresses a demonstrated community need.

Evaluation & Findings: Landscape services are a use frequently used by local homeowners, local businesses, and institutions to install and maintain landscaping at their sites. However, the City of Alachua LDRs do not specifically recognize landscape services as a use or provide guidance as to where firms involved in this use can locate. The proposed amendments introduce and define this use and provide regulations to require a Special Exception and use specific standards. The proposed amendments offer clarity and flexibility of location to landscape services uses, while maintaining compatibility. Thus, the proposed amendments address a community need for a use that is well established and provide clear regulations for the use.

(e) Compatible with Surrounding Uses – Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

Evaluation & Findings: The proposed LDR text amendment will allow landscape services in the Agricultural zoning district as a Special Exception that must be approved by the City Commission. In addition, the use must comply with specific standards which require substantial screening/buffering from surrounding uses to ensure compatibility. The public hearing process and the additional standards will provide that each location where this use is proposed will be compatible with surrounding development.

(f) Development Patterns – Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Evaluation & Findings: The Agricultural zoning district currently permits a logical and orderly development pattern. This zoning district permits a broad range of residential uses and non-residential uses related to the agricultural lands within the City of Alachua. The proposed LDR text amendment will define and recognize landscape services as one such non-residential use and will provide stringent review criteria for site specific approval for such a use. Therefore, the proposed LDR amendments will help further support and implement a logical and orderly development pattern.

(g) Effect on Natural Environment – Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: The proposed text amendments do not impact the natural environment as the existing City regulations provide protection of significant natural resources. It should be noted that since landscape services uses involve off-premises operations such as maintaining or installing lawns, shrubs, and gardens, there will be minimal impacts on the natural environment where the use is located. At the time a development proposal is submitted for locating in a specific area, the City will have the opportunity to review the environmental features at that site as part of development review.

(h) Public Facilities – Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, storm water management, parks, and solid wastes).

Evaluation & Findings: The proposed text amendments do not impact public facilities because the amendments relate to a specific use (landscape services) and the requirements for location of that use in the Agricultural zoning district. Public facility impacts would be reviewed and determined at the time a development proposal was submitted. It should be noted that since landscape services uses involve off-premises operations such as maintaining or installing lawns, shrubs, and gardens, this use will have limited public facility impacts at the use's location.

CONSISTENCY WITH COMPREHENSIVE PLAN

VISION ELEMENT

III. GOALS TO IMPLEMENT THE VISION

GOAL 1: Economic Development: *The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.*

Evaluation & Findings: The proposed LDR text amendments related to the landscape services in the Agriculture zoning area will support this goal by supporting local businesses that fall within this newly defined use category, thus promoting job creation and increasing the local tax base.

ECONOMIC ELEMENT

Objective 1.4: *Agricultural Analysis The City of Alachua shall strengthen the city's agricultural economic base and maintain the community's agricultural character. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:*

Policy 1.4.b: *Recognizing that Agriculture is a significant component of the current economic base, the City shall analyze the economic trends over the next five years to better protect the agricultural community.*

Evaluation & Findings: The proposed LDR text amendments will specifically recognize landscape services as a permitted use in the City of Alachua (under Special Exception and with use specific standards) in the Agricultural zoning district, which will support and promote these existing and future local businesses. There is an increasing trend of homeowners and businesses using landscape services, and this proposed change will allow this use to locate in the Agricultural zoning district, which will be in keeping with the agricultural character of the area.

FUTURE LAND USE ELEMENT

Objective 1.1: *Agriculture The City shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.*

Policy 1.1.c: *Agri-business and agritourism uses: Agri-business and agritourism uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of 0.50. The following agri-business uses are allowed within the Agriculture land use category:*

1. Equestrian centers and boarding facilities;
2. Agriculture production and education;
3. Animal husbandry; Animal care; Animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10.Agriculture support services;
11.Agri-tourism related activities;
12.Small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities; and,
13.Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Evaluation & Findings: The proposed LDR text amendments specifically will recognize landscape services as a permitted use in the City of Alachua, which is a form of agriculture support services use, consistent with #10 under Future Land Use Element Policy 1.1.c, as shown above.

The proposed LDR text amendments support this Policy by identifying this use as a permitted use in the City of Alachua (under Special Exception & use specific standards) in the Agricultural zoning district, which will support and promote these existing and future local landscape services businesses (including new employment and increasing of the tax base) as an Agri-business (as stated in Policy 1.1.c). This addition will promote, strengthen, and diversity agricultural operations in the City of Alachua while maintaining compatibility within agricultural areas.

SUMMARY

The proposed text amendments introduce and define a new use (Landscape services) in the City of Alachua Land Development Regulations. In addition, requirements for this use in the Agricultural zoning district are included. A Special Exception and specific use standards will be required for this new use in the Agricultural district.

Landscape services uses are primarily locally-owned businesses that provide services to local homeowners, businesses, and institutional uses. These amendments will support local landscape

services firms, while maintaining compatibility within the Agricultural zoning district and lands designated Agriculture on the Future Land Use Map. The proposed changes will provide flexibility for locating landscape services firms in the City of Alachua.

The proposal is in keeping with the City of Alachua Comprehensive Plan's support for Agriculture support services as an Agri-business type use as specified in Future Land Use Element Policy 1.1.c.

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: April 19, 2022

Legislative Hearing

SUBJECT: A request to amend the City of Alachua 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 "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."

APPLICANT/AGENT: Clay Sweger, eda consultants inc.

PROJECT PLANNER: Kathy Winburn, Planning & Community Development Director

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.

RECOMMENDED MOTION:

Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.

SUMMARY

This application is a request submitted by Clay Sweger, of eda consultants inc., to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would:

- Add a definition of "Landscape Services."
- Amend Table 4.4-1 to add Landscape Services as a Use Type under the Use Category entitled "Agriculture Support and Services (not directly related)."
- Allow Landscape Services as a use by Special Exception Permit in the Agriculture Zoning District.
- Add Landscape Services as an example of a Use Type under the "Agriculture Support and Services (not directly related)" Use Category; and
- Add a Use Specific Standard for Landscape Services.

The applicant contends that utilizing landscape service firms for lawn and shrub installation and maintenance is a common occurrence for local homeowners, businesses and institutions, and that the City of Alachua's Land Development Regulations (LDRs) do not specifically define or indicate where the use Landscape Services can occur within the City. The proposed amendment will add a commonly occurring use to the LDRs and provide clarity for the use to be allowed in the Agriculture Zoning District. The proposed new use offers flexibility and clarity for owners of companies that conduct landscape services

to locate within areas zoned Agriculture, with the added protection of allowing the use by Special Exception Permit to ensure compatibility.

PROPOSED LDR TEXT AMENDMENTS

AMENDING ARTICLE 10 TO ADD A DEFINITION OF LANDSCAPE SERVICES

Landscape Services means an establishment engaged in the provision of landscape maintenance or installation services. Examples include lawn mowing; tree, shrub and hedge trimming; leaf blowing; landscape design; landscape installation and irrigation repair/installation.

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.

Table 4.1-1. Table of Allowed Uses																										
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																										
Use Category/ Use Type	C S V	A	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15														
AGRICULTURE																								
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				
Landscape services		S																						4.3.3(B)(4)

	Stable		P																					4.3.3(B)(3)

AMENDING ARTICLE 4, SECTION 4.2.4(E)(2) TO ADD LANDSCAPE SERVICES AS AN EXAMPLE OF A USE TYPE UNDER THE "AGRICULTURE AND SUPPORT SERVICES (NOT DIRECTLY RELATED)" USE CATEGORY

(E) *Agriculture support services not directly related to ongoing agriculture, horticulture, and animal husbandry, on-site agriculture support (not directly related)*

(1) *Characteristics*. The agriculture support (not directly related) use category includes use types that provide support and services to off-site agricultural, horticultural and animal husbandry activities, and that are not directly related to ongoing agricultural, horticultural or animal husbandry uses.

(2) *Examples.* Examples of agriculture support (not directly related) use types include agricultural research facilities, animal care business, auction arenas for livestock, commercial nurseries, equestrian facilities, fairgrounds, farm machinery repair, farm machinery sales, rental and service, landscape services, and stables.

AMENDING ARTICLE 4, SECTION 4.3.3(B) TO ADD USE SPECIFIC STANDARDS FOR LANDSCAPE SERVICES

(B) *Agriculture support (not directly related)*

(1) *Agricultural research facility; central farm distribution*. Agricultural research facility and central farm distribution uses shall comply with the following standards:

(a) *Access.* Have direct access onto a collector or arterial road.

(b) *Adjacent to single-family detached development or in a residential district.*

(i) If adjacent to existing single-family detached development, not allow the

height of buildings exceed the greater of two stories or 180 percent of the average height of the adjacent single-family detached development.

(ii) If adjacent to single-family residential districts (RSF-1, RSF-3, RSF-4, RSF- 6), not exceed the greater of two stories or 130

percent of the maximum height allowed for single-family detached dwellings in the district.

(c) *Landscaped buffer adjacent to single-family detached development.* If adjacent to existing single-family detached development, provide a landscape buffer, a minimum of 15 feet in width along the yard which the single-family detached development abuts.

(d) *Off-street parking*. Where off-street parking areas are located adjacent to a public right-of-way, screen them with a complete screen, a minimum of three feet in height, achieved within three years.

(2) *Equestrian facility*. No building used for housing of animals at an equestrian facility shall be located within 300 feet of any lot line.

(3) *Stable.* No building used for housing of animals at a stable shall be located within 50 feet of any lot line.

(4) *Landscape Services*. Any outside storage of equipment of vehicles associated with a landscape services use shall be completely screened from off-site view by buildings and/or fencing with landscaping on the outside of the fencing.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

VISION ELEMENT

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, incubators, local businesses and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of

established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

Evaluation & Findings: The proposed LDR text amendments support this goal by supporting local businesses that fall within the newly defined Use Type, thus promoting job creation and increasing the local tax base.

FUTURE LAND USE ELEMENT

Objective 1.1: Agriculture

The City of Alachua shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Policy 1.1.c.: Agri-business and agritourism uses: Agri-business and agritourism uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. The uses shall be limited to a floor area ration of 0.50. The following agr-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture production and education;
3. Animal husbandry; Animal care; Animal sales and services;
4. Horticulture;
5. Event facilities
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands
10. Agriculture support services
11. Agri-tourism related activities
12. Small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities; and,
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Evaluation & Findings: The proposed LDR text amendments will specifically recognize landscape services as a permitted use in the City of Alachua, which is a form of agriculture support services use, consistent with #10 listed under Policy 1.1.c, as shown above.

The proposed LDR Text amendments support this policy by identifying this use as a permitted use in the City of Alachua (by Special Exception Permit and with a use specific standard) in the Agriculture zoning district, which will support and promote existing and future local landscape service establishments (including new employment and increasing the tax base) as an Agri-business. The amendments will promote, strengthen and diversify agricultural operations in the City while maintaining compatibility with agricultural areas.

ECONOMIC ELEMENT

Objective 1.4: Agricultural Analysis. The City of Alachua shall strengthen the City's agricultural economic base and maintain the community's agricultural character. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.4.b: Recognizing that Agriculture is a significant component of the current economic base, the City shall analyze the economic trends over the next five years to better protect the agricultural community.

Evaluation & Findings: The proposed LDR text amendments will specifically recognize landscape services as a permitted use in the City of Alachua (by special exception permit and with a use specific standard) in the Agriculture zoning district, which will support and promote these existing local businesses. There is an increasing trend of homeowners and businesses using landscape services, and this proposed amendment will allow this use type to locate in the Agriculture zoning district, which will be in keeping with the agricultural character of the area.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Subsection 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, "in determining whether to approve a proposed text amendment to the Land Development Regulations, the City Commission shall find that an application is consistent with the following standards." These standards are listed below, followed by Staff's evaluation.

(a) ***Consistent with Comprehensive Plan*** – *Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.*

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

(b) ***Consistent with Ordinances*** – *Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.*

Evaluation & Findings: The proposed amendments do not conflict with any other provisions of the LDRs or the City Code of Ordinances.

(c) ***Changed Conditions*** – *Whether and the extent to which there are changed conditions that require an amendment.*

Evaluation & Findings: The applicant contends that there is an increased reliance upon landscape services firms to install and maintain lawns, gardens and shrubs in the community. The landscape services use is not currently defined in the City's LDRs, and areas where the use can be located are not specified. Given that landscape services are a common type of business establishment of which relevance is not expected to wane, the proposed amendment is responding to these conditions.

(d) ***Community Need*** – *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

Evaluation & Findings: The applicant contends that landscape services are a use frequently utilized by local homeowners, local businesses and institutions to install and maintain landscaping at their sites. However, the City of Alachua LDRs do not specifically recognize landscape services

as a use or provide guidance as to where firms involved in this use can locate. The proposed amendments introduce and define this use and provide regulations to require a Special Exception Permit and use specific standards. The proposed amendments offer clarity and flexibility of location for landscape services uses, while maintaining compatibility. Thus, the proposed amendments address a community need for a use that is well established and provides clear regulations for such use.

(e) ***Compatible with Surrounding Uses*** – *Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.*

Evaluation & Findings: The proposed LDR Text Amendment will allow landscape services in the Agriculture zoning district by Special Exception Permit, which must be approved by the Planning &Zoning Board. In addition, the use must comply with specific standards related to screening outdoor equipment to ensure compatibility. The public hearing process and the additional standards will provide that each location where this use is proposed will be compatible with surrounding development.

(f) ***Development Patterns*** – *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

Evaluation & Findings: The Agriculture zoning district currently permits a logical and orderly development pattern. This zoning district permits a broad range of residential uses and non-residential uses related to agricultural lands within the City. The proposed LDR Text Amendment will define and recognize landscape services as one such non-residential use and will require that the review criteria for a Special Exception Permit be evaluated for site specific approval. Therefore, the proposed LDR amendments will help further support and implement a logical and orderly development pattern.

(g) ***Effect on Natural Environment*** – *Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the*

natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: The proposed text amendments do not impact the natural environment. At the time a development proposal is submitted for locating in a specific area, the City will have the opportunity to review the environmental features at that site as part of development review.

(h) ***Public Facilities*** – *Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, storm water management, parks, and solid wastes).*

Evaluation & Findings: The proposed text amendments do not impact public facilities because the amendments relate to a specific use (landscape services) and the requirements for location of that use in the Agriculture zoning district. Public facility impacts would be reviewed an determined at the time a development proposal was submitted.

EXHIBIT "A"

TO

LANDSCAPE SERVICES
LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENTS
STAFF REPORT

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

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 SREVICES (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.

RECITALS

WHEREAS, a Text Amendment "Amendment" to the City's Land Development Regulations ("LDRs"), as described below, has been proposed; and,

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on April 7, 2022; and

WHEREAS, and, the LPA conducted a public hearing on the proposed Amendment on April 19, 2022, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, and the City advertised public hearings to be held before the City Commission on _____, 2022 and on _____, 2022; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on _____ and _____ and provided for public participation at both public hearings; and

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

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

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations

The proposed Amendment to the City Land Development Regulations are attached as Exhibit "A" and are hereby incorporated herein by reference.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Severability

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

Section 9. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

Passed on First Reading the 27th day of September 2021.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 11th day of October 2021.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

AMENDING ARTICLE 10 TO ADD A DEFINITION OF LANDSCAPE SERVICES

Landscape Services means an establishment engaged in the provision of landscape maintenance or installation services. Examples include lawn mowing; tree, shrub and hedge trimming; leaf blowing; landscape design; landscape installation and irrigation repair/installation.

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.

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														
AGRICULTURE																								
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			
Landscape services		S																					4.3.3(B)(4)
Stable		P																					4.3.3(B)(3)

AMENDING ARTICLE 4, SECTION 4.2.4(E)(2) TO ADD LANDSCAPE SERVICES AS AN EXAMPLE OF A USE TYPE UNDER THE "AGRICULTURE AND SUPPORT SERVICES (NOT DIRECTLY RELATED)" USE CATEGORY

(E) *Agriculture support services not directly related to ongoing agriculture, horticulture, and animal husbandry, on-site agriculture support (not directly related)*

(1) *Characteristics*. The agriculture support (not directly related) use category includes use types that provide support and services to off-site agricultural, horticultural and animal husbandry activities, and that are not directly related to ongoing agricultural, horticultural or animal husbandry uses.

(2) *Examples*. Examples of agriculture support (not directly related) use types include agricultural research facilities, animal care business, auction arenas for livestock, commercial nurseries, equestrian facilities, fairgrounds, farm machinery repair, farm machinery sales, rental and service, landscape services, and stables.

AMENDING ARTICLE 4, SECTION 4.3.3(B) TO ADD USE SPECIFIC STANDARDS FOR LANDSCAPE SERVICES

(B) *Agriculture support (not directly related)*

(1) *Agricultural research facility; central farm distribution*. Agricultural research facility and central farm distribution uses shall comply with the following standards:

(a) *Access*. Have direct access onto a collector or arterial road.

(b) *Adjacent to single-family detached development or in a residential district*.

(i) If adjacent to existing single-family detached development, not allow the height of buildings exceed the greater of two stories or 180 percent of the average height of the adjacent single-family detached development.

(ii) If adjacent to single-family residential districts (RSF-1, RSF-3, RSF-4, RSF-6), not exceed the greater of two stories or 130 percent of the maximum height allowed for single-family detached dwellings in the district.

(c) *Landscaped buffer adjacent to single-family detached development*. If adjacent to existing single-family detached development, provide a landscape buffer, a minimum

of 15 feet in width along the yard which the single-family detached development abuts.

(d) *Off-street parking*. Where off-street parking areas are located adjacent to a public right-of-way, screen them with a complete screen, a minimum of three feet in height, achieved within three years.

(2) *Equestrian facility*. No building used for housing of animals at an equestrian facility shall be located within 300 feet of any lot line.

(3) *Stable*. No building used for housing of animals at a stable shall be located within 50 feet of any lot line.

(4) *Landscape Services*. Any outside storage of equipment of vehicles associated with a landscape services use shall be completely screened from off-site view by buildings and/or fencing with landscaping on the outside of the fencing.

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

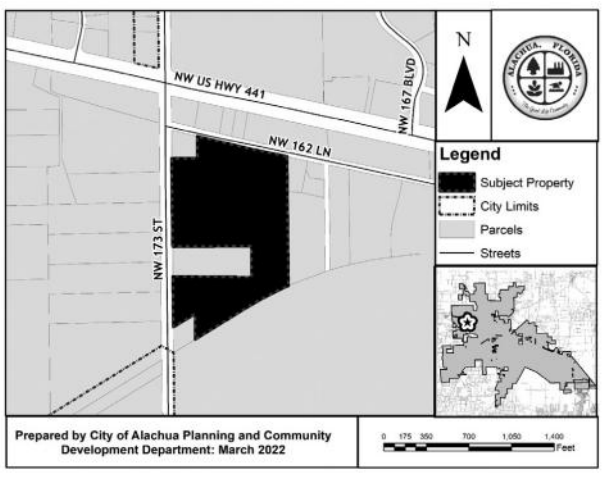
Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request 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

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.

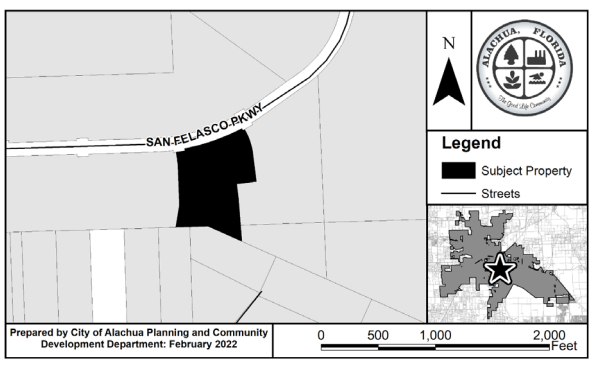
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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.

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

Landscape Services LDR Text
Amendments PZB 2022_04_19
2 col x 10.4 in
$213.20

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 101 at least 48 hours prior to the public hearing.

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

Momentum Labs Revisions SP PZB Ad
2022_04_19
2 col x 11.7 in
$239.85

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 4/19/2022
SUBJECT: 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:
Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment to the City Commission with a recommendation to approve upon making the following motion:

Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a 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).

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Draft Ordinance
- Application and Supporting Materials
- Public Notice Materials for the 04/19/2022 PZB

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).

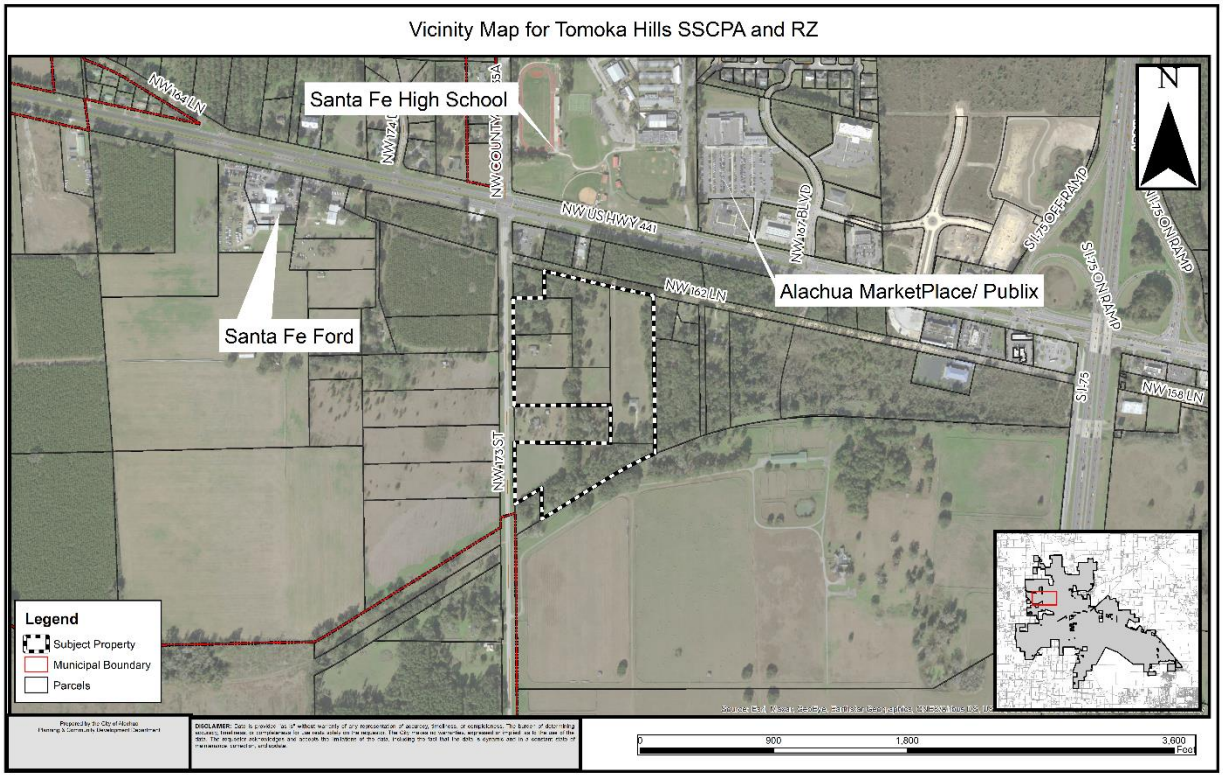
FLUM DESIGNATION COMPARISON

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:

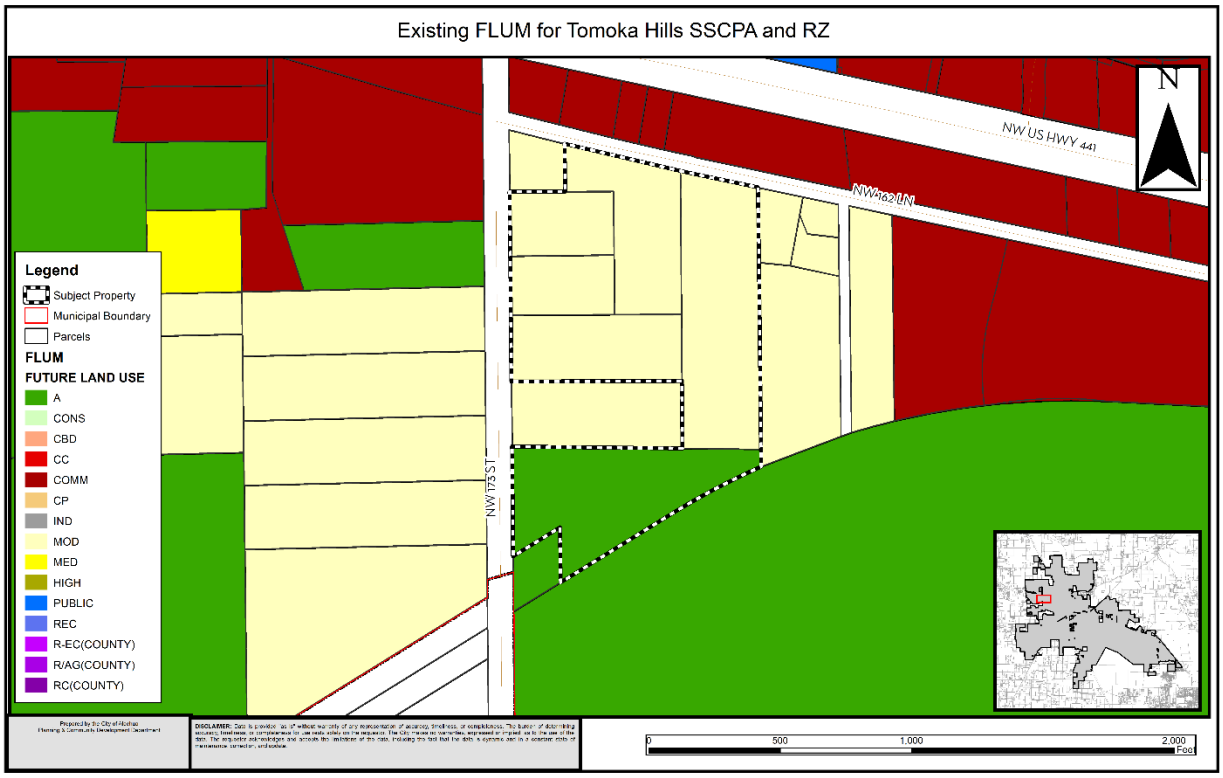
	Existing FLUM Designations		Proposed FLUM Designations	
FLUM District:	Agriculture (6.42 acres)	Moderate Density Residential (19.08 acres)	Moderate Density Residential (13.81 acres)	Medium Density Residential (11.67 acres)
Max. Gross Density:	.2 dwellings/acre 1 dwelling unit	4 du/ac 76 dwelling units	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.*

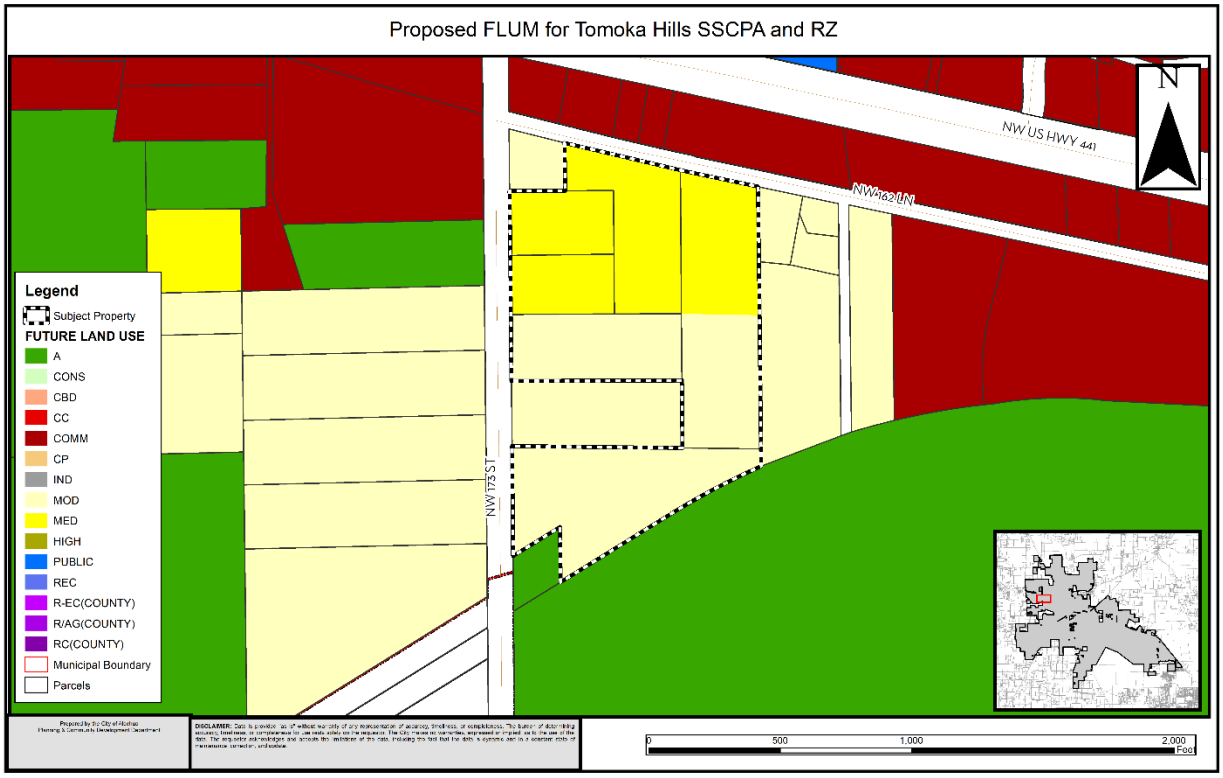
Map 1. Vicinity Map



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.

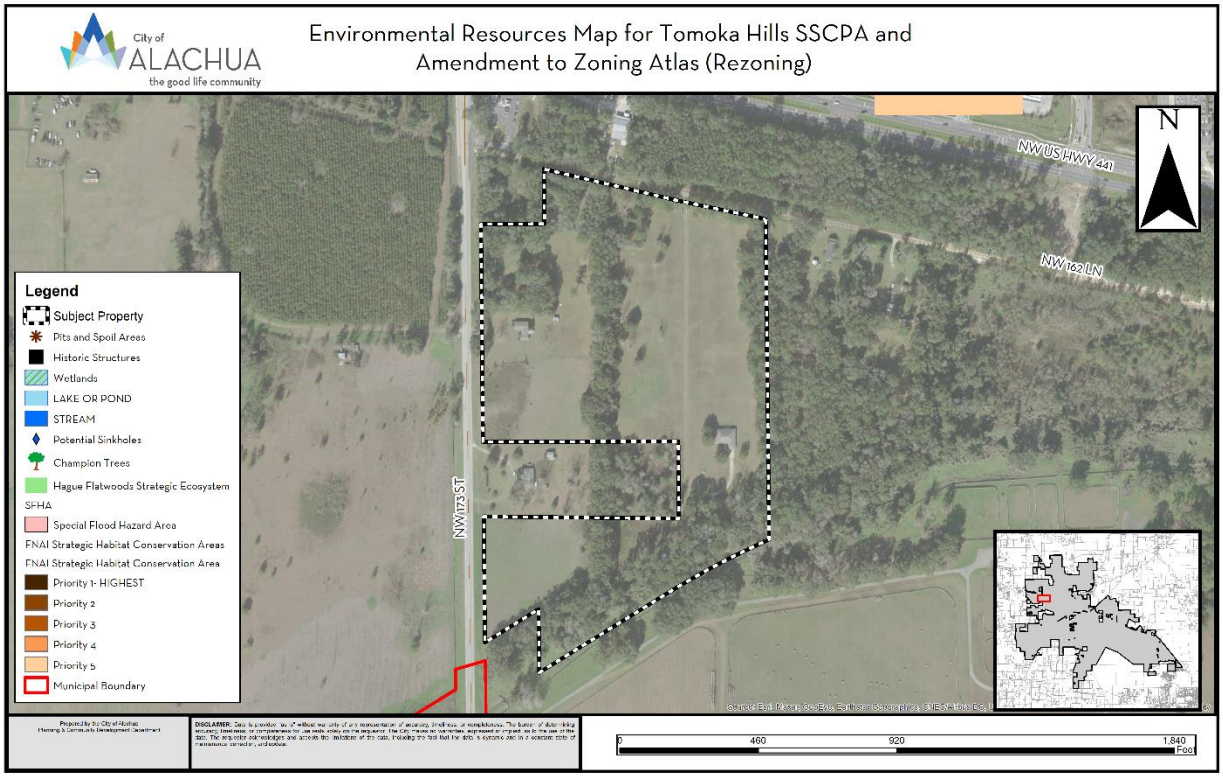
Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands, if any are discovered on site.

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-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±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 _____ and _____ 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 _____ day of _____, 2022.

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

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

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"

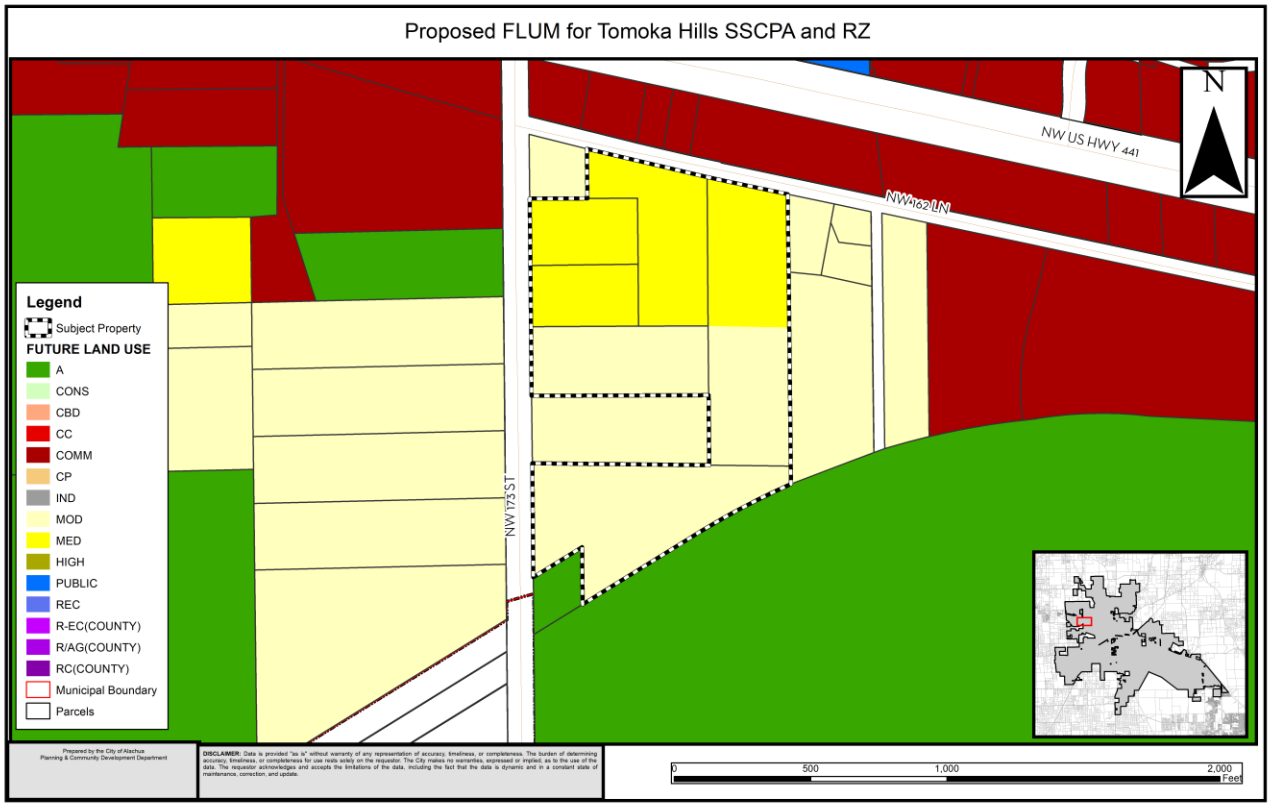
LEGAL DESCRIPTION FOR MODERATE DENSITY RESIDENTIAL:

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.**

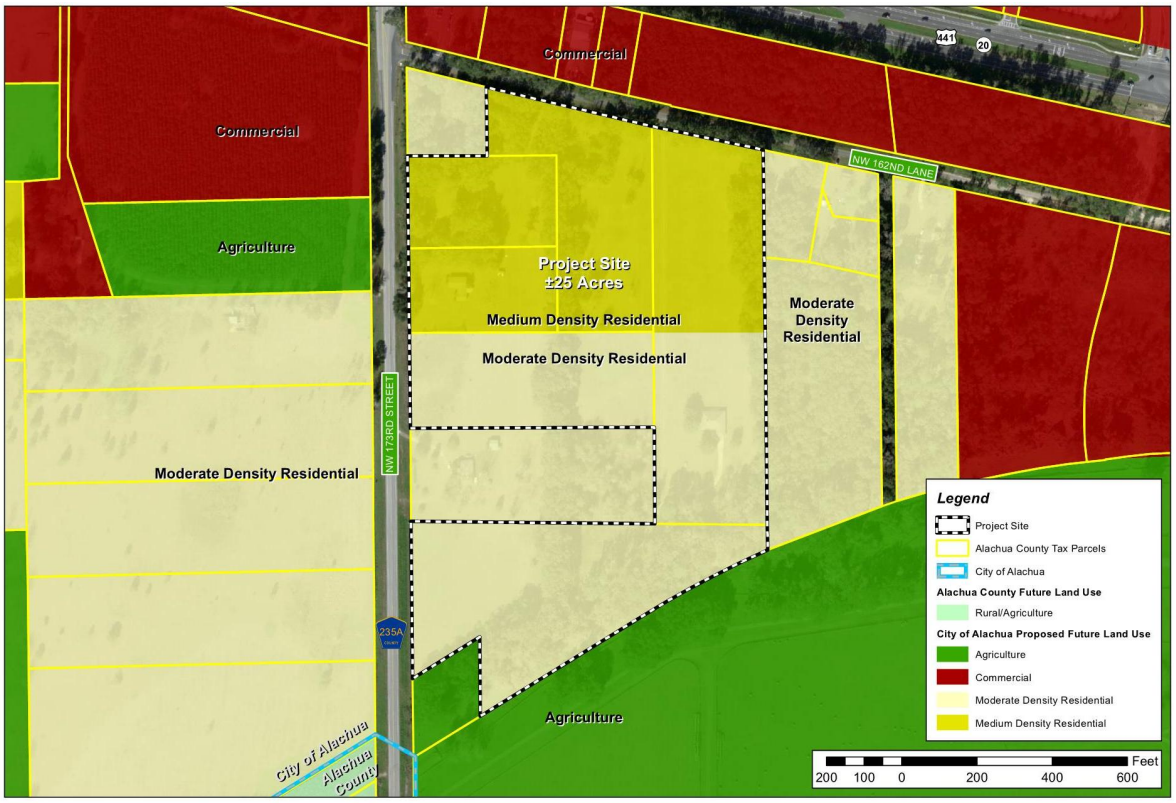
CONTAINING 13.81 ACRES, MORE OR LESS.

EXHIBIT "B"


Proposed FLUM for Tomoka Hills SSCPA and RZ
N
NW US HWY 441
NW 162 LN
NW 173 ST
Legend
Subject Property
FUTURE LAND USE
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
Municipal Boundary
Parcels
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.

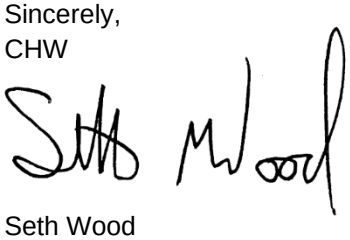
REZONING APPLICATIONS

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)

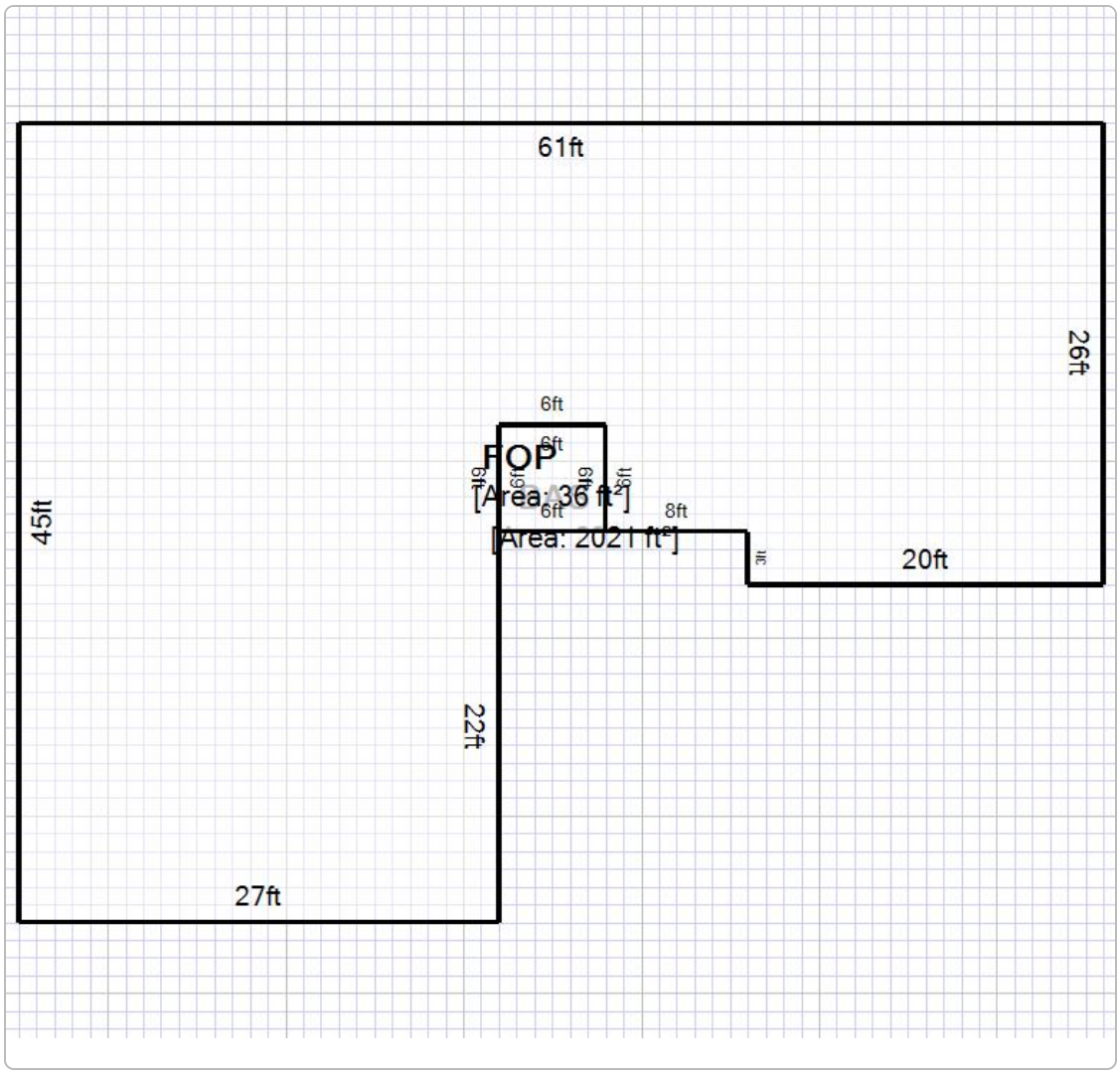
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

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)

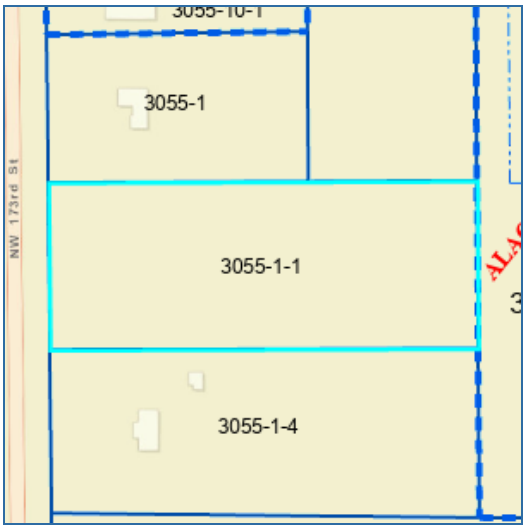
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

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)

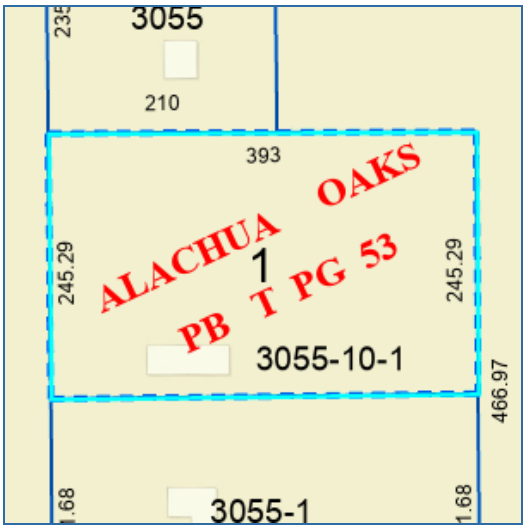
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

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)

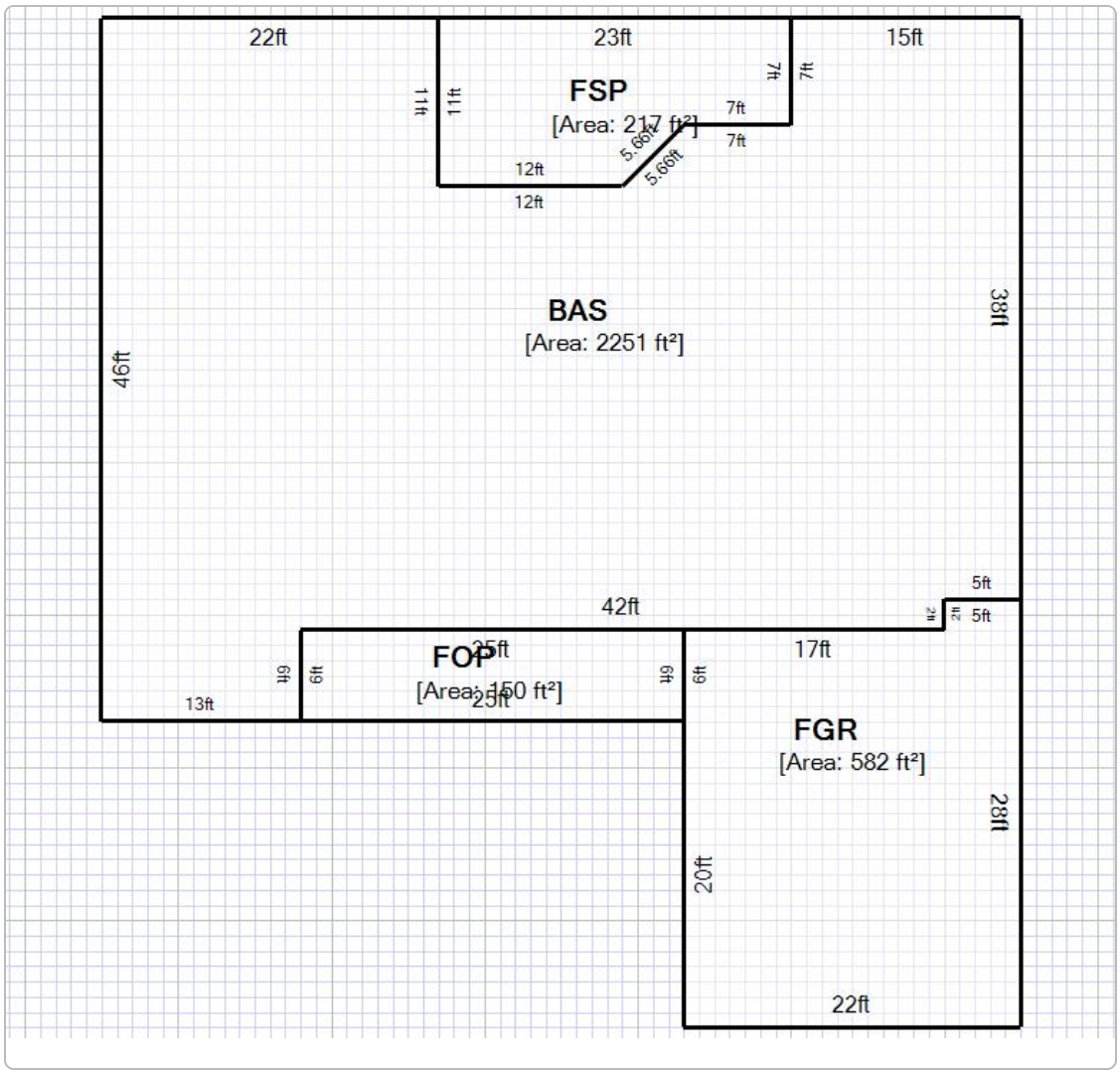
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

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

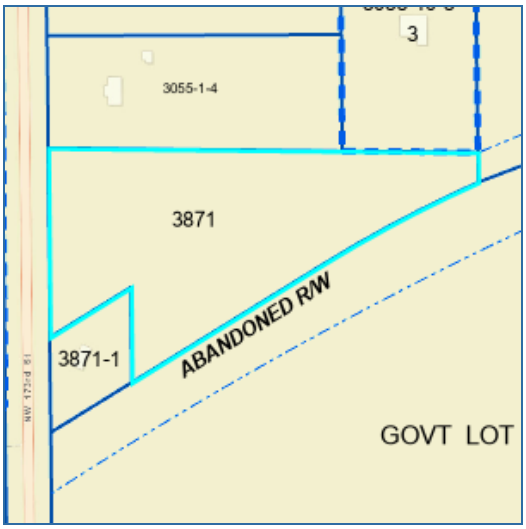
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9905	AC NON AG < 10	6.29	273992.4	0	0	A

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.

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 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.

N:\2021\21-0025\Admin & Information\06_NHWS\Ad and Mailing\MAIL 220105 Tomoka Hills SSCPA and REZ.docx

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:

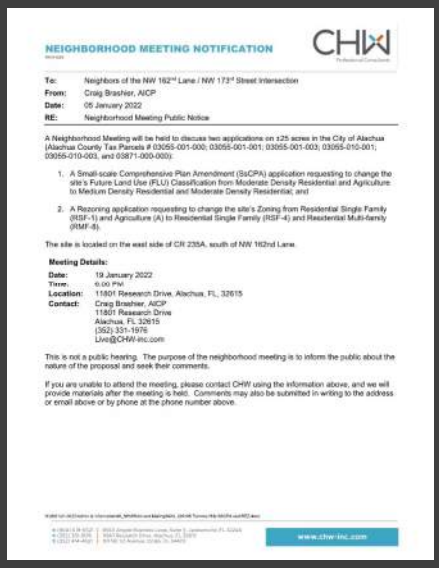
The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

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

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.

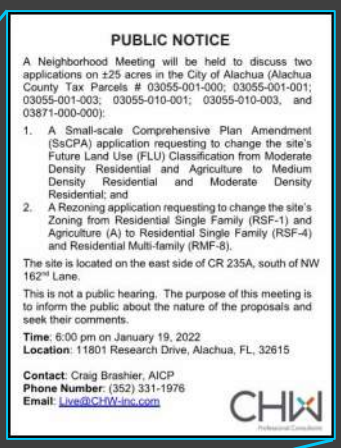
www.chw-inc.com

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

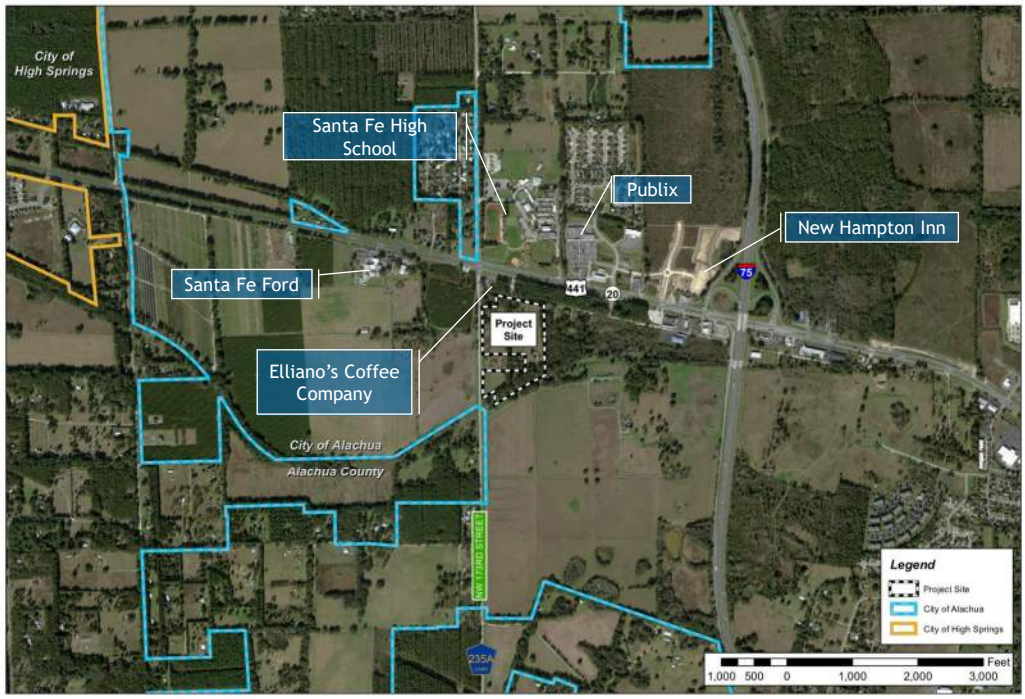
THE WHY

- 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)

21-0025: Tomoka Hills SsCPA & Rezoning

CHW

9

Existing Future Land Use (FLU) Map

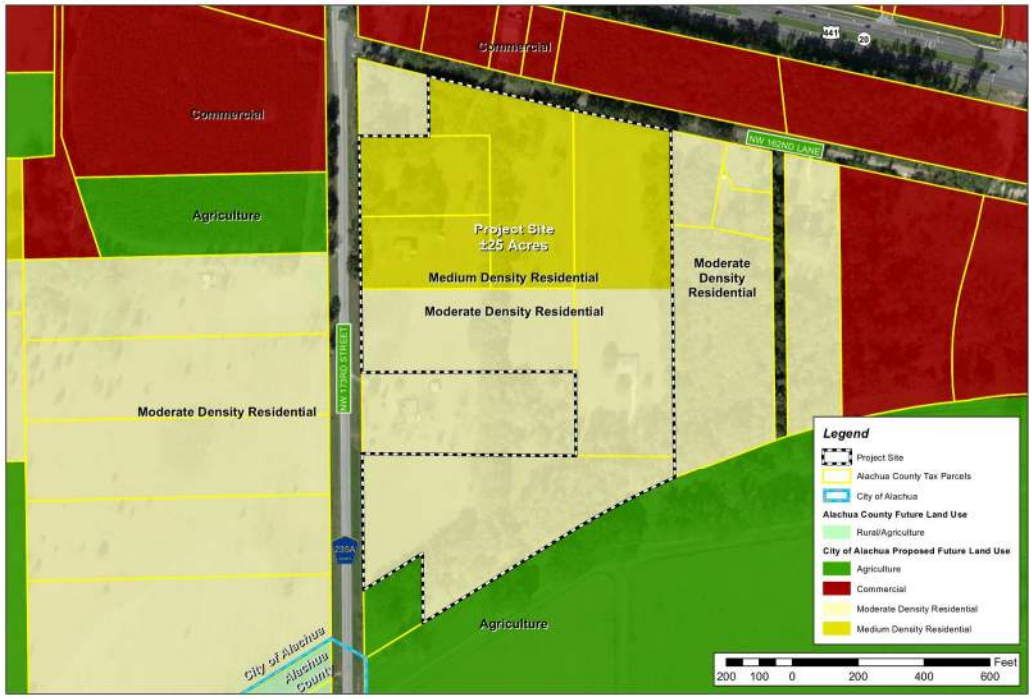
Moderate Density Residential; & Agriculture

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

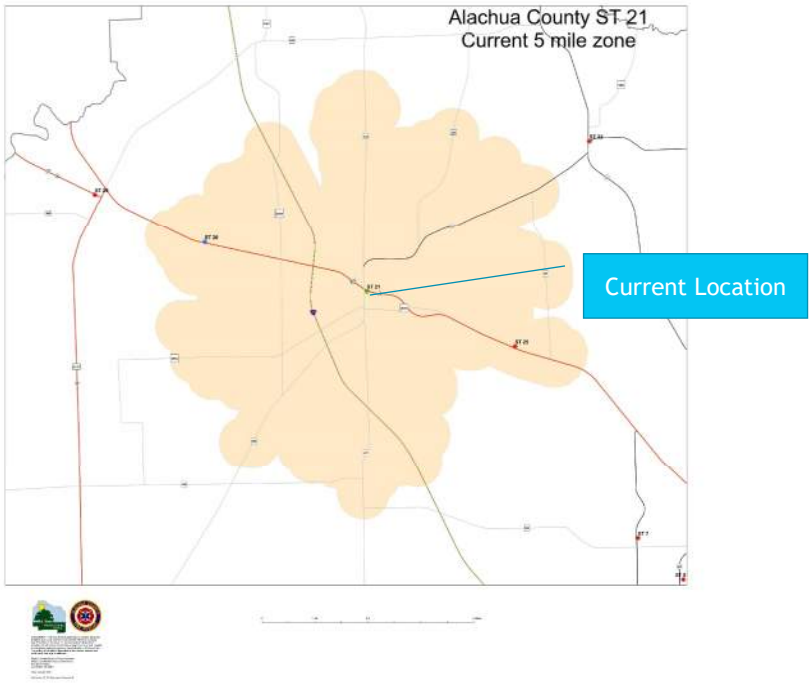
Residential Single-family (RSF-4) and Residential Multifamily (RMF-8)

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

Fire Station permitted by right in RMF-8

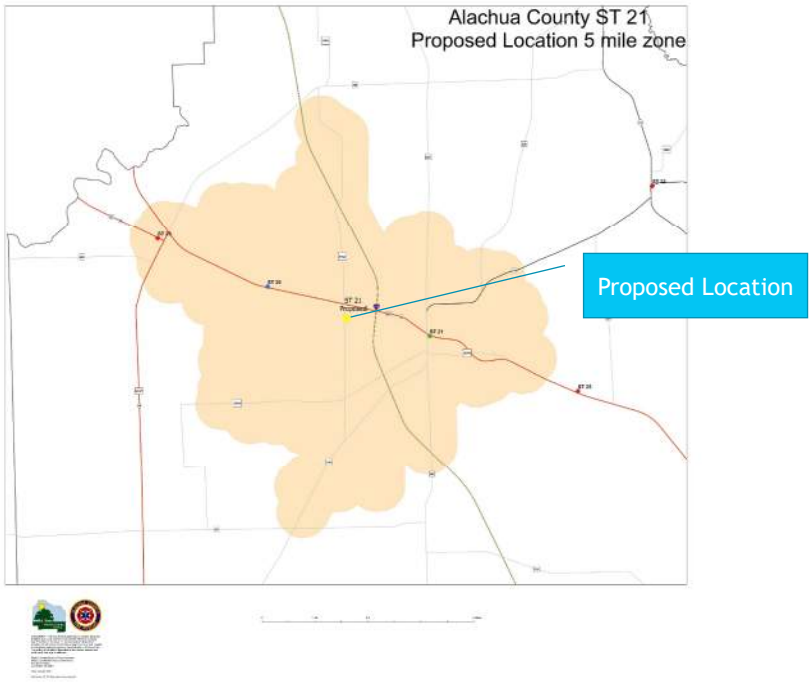
13

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



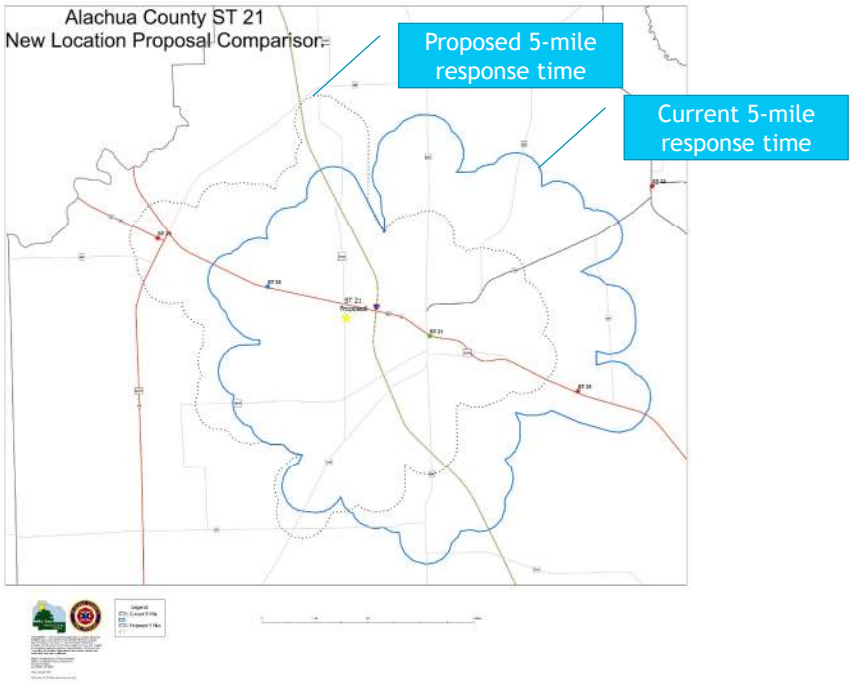
14

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



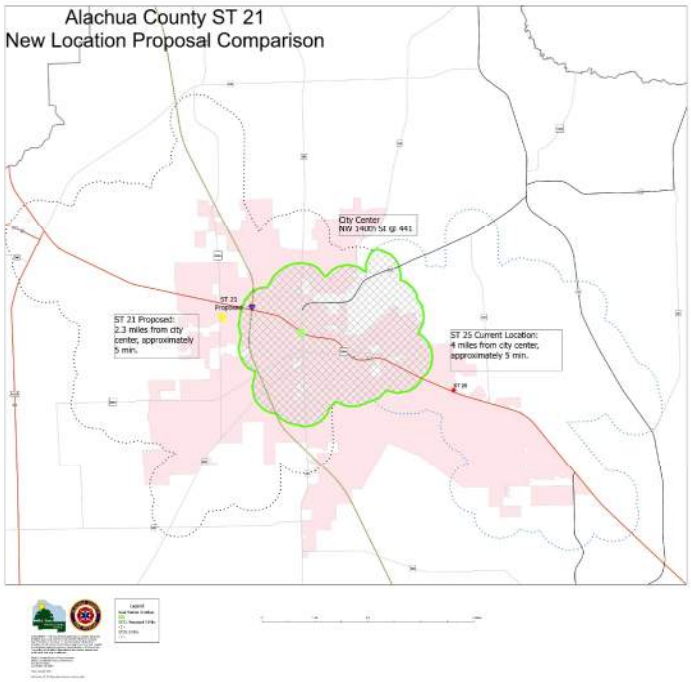
15

Existing vs. Proposed 5-mile Response Zone



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.

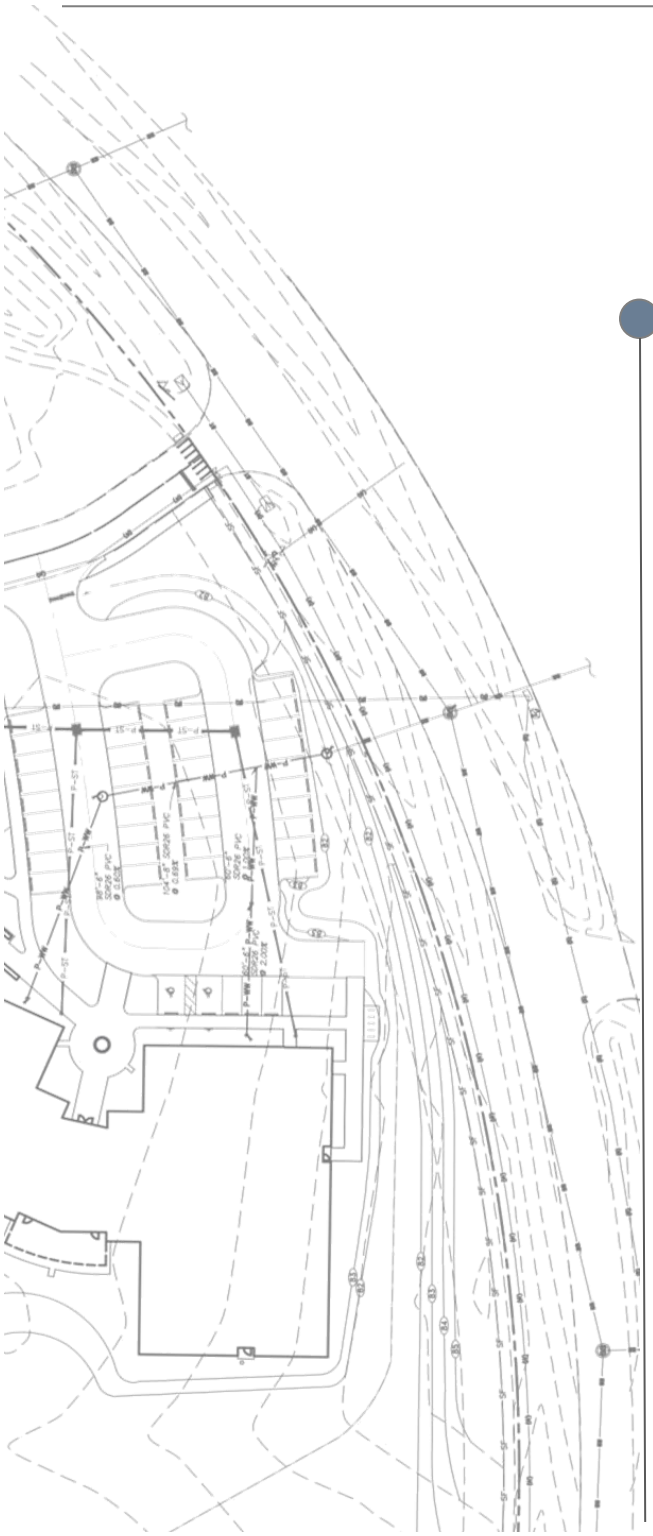
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

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.

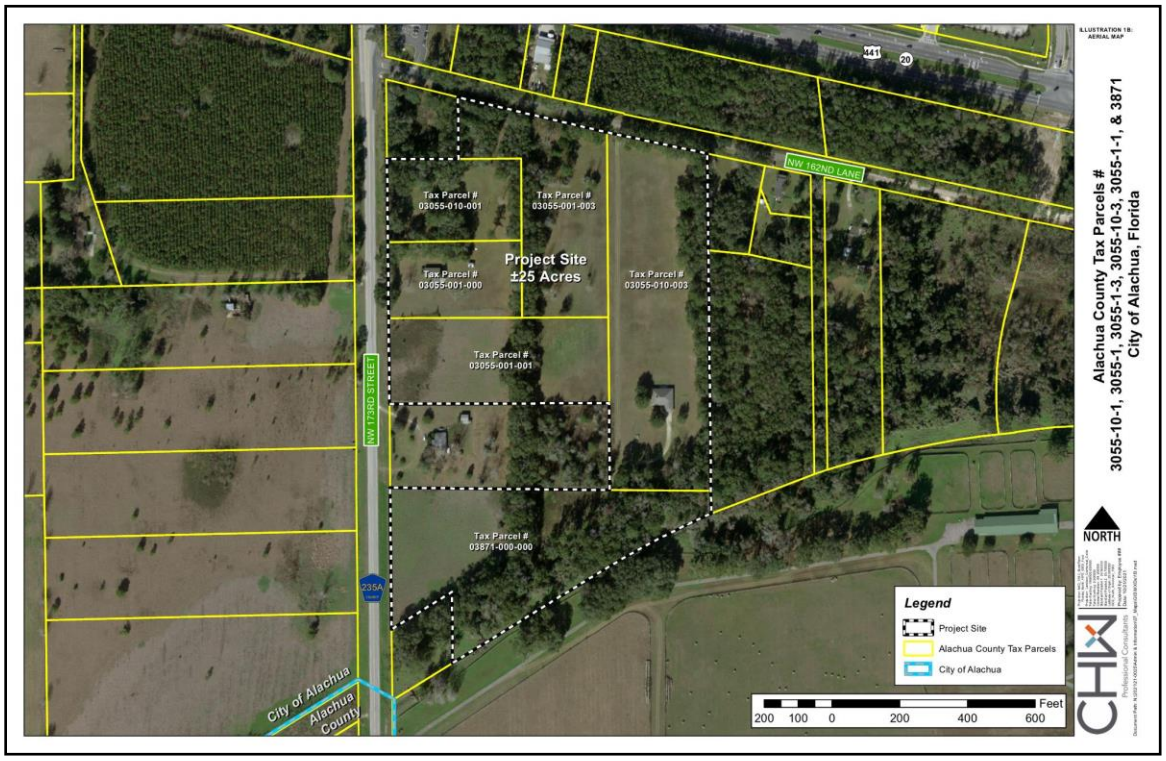


Figure 1: Aerial Map

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

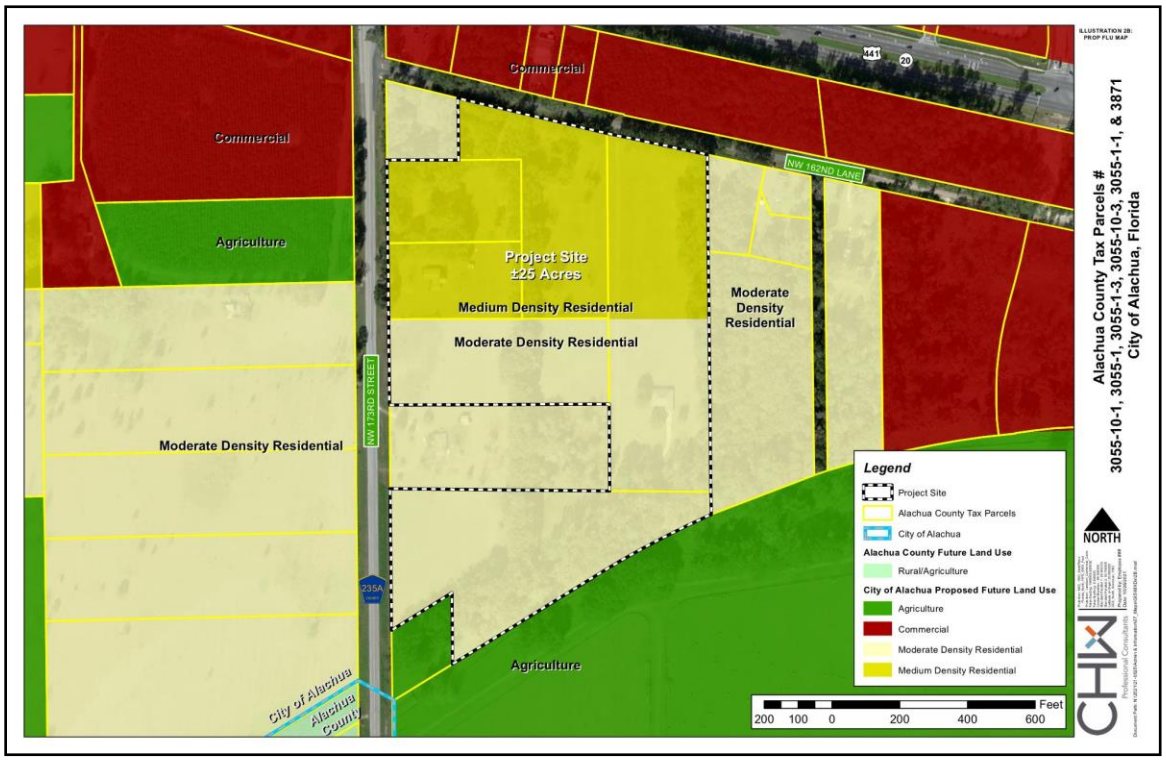


Figure 3: Proposed Future Land Use Map

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.

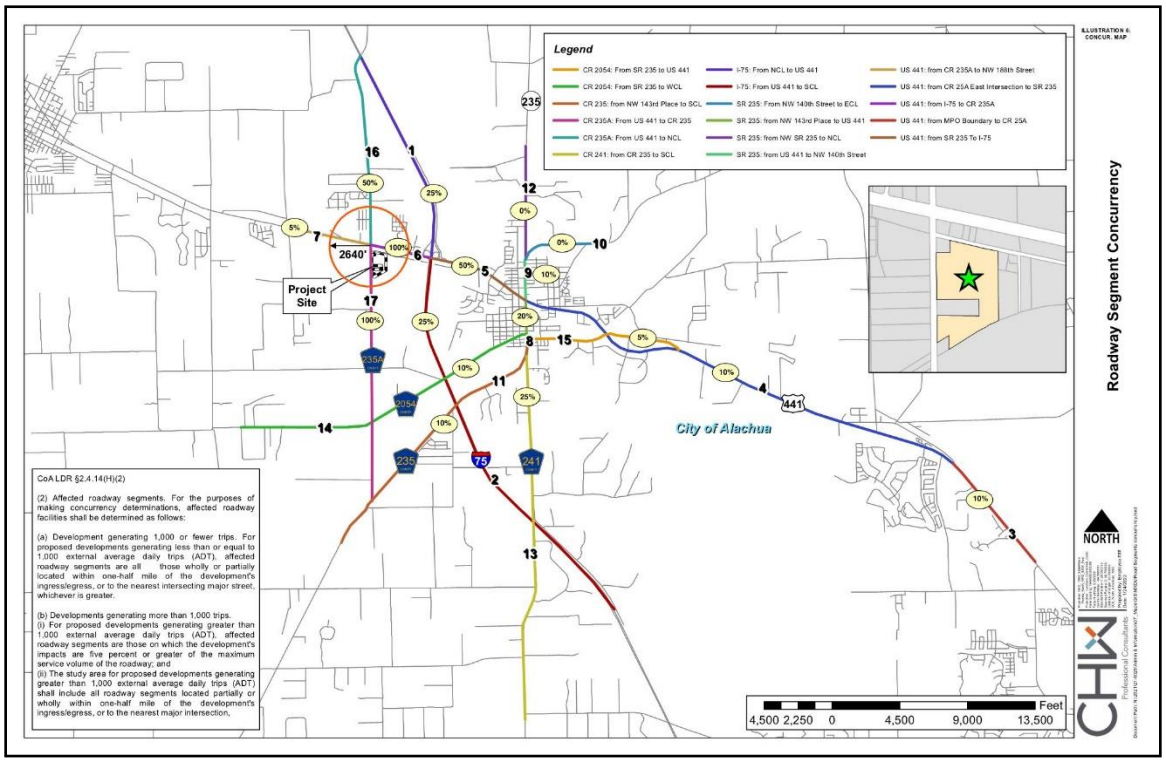


Figure 6: Projected Trip Distribution Map

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

Project Site

441

20

75

City of Alachua

Alachua County

NW 173RD STREET

235A
COUNTY

Legend

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

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

NORTH

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

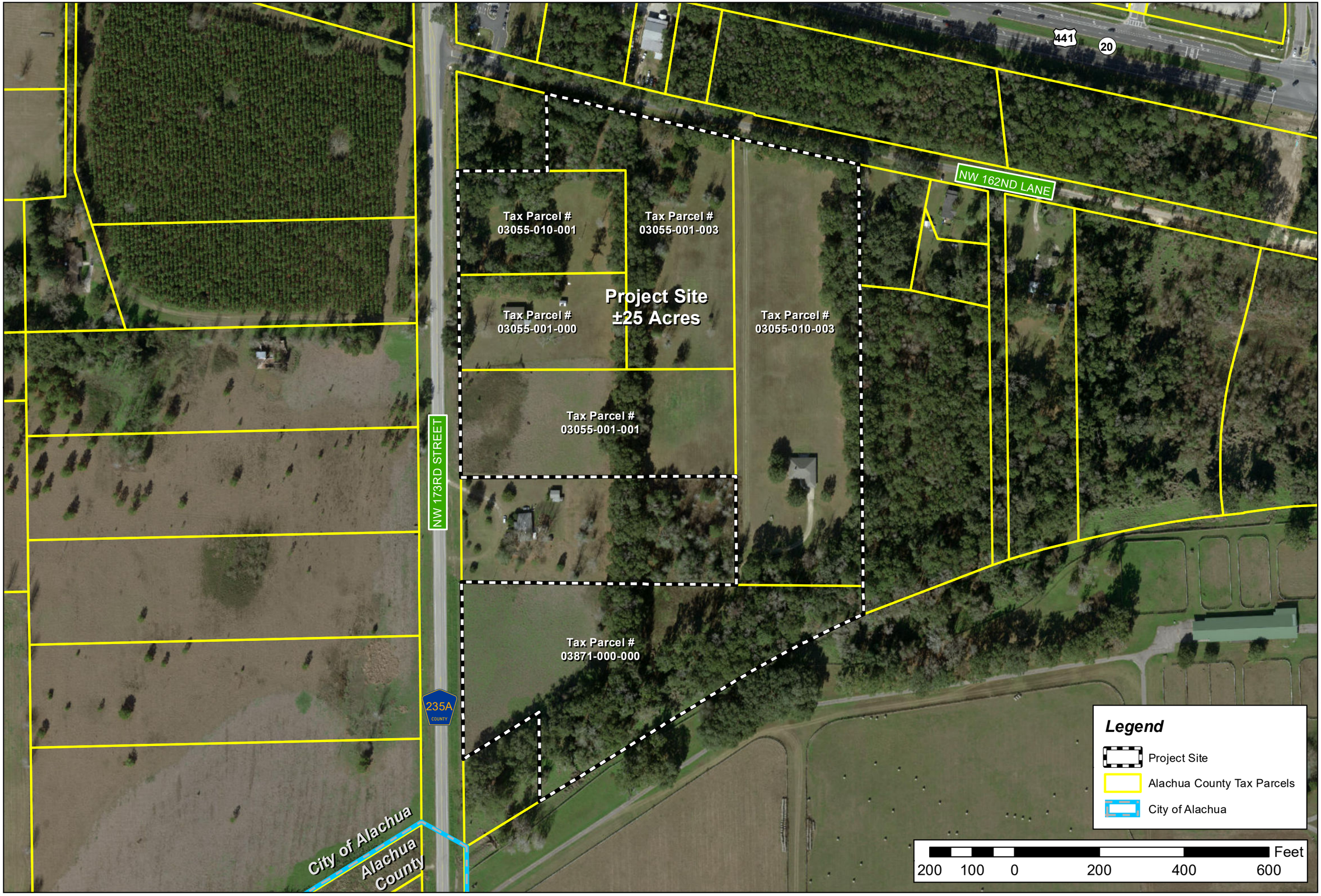
Prepared by: Employee ###
Date: 10/20/2021

Professional Consultants

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

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

CHW
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

Commercial

Commercial

Agriculture

Project Site
±25 Acres

Moderate Density Residential

Moderate
Density
Residential

NW 162ND LANE

441

20

NW 173RD STREET

Moderate Density Residential

Moderate Density Residential

235A
COUNTY

Agriculture

Agriculture

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 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: 1,640,416.666666667
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
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\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
A
PD-R
RSF-1
Project Site
±25 Acres
RSF-1
RSF-1
RSF-1
A
A
CI
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 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

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

Professional Consultants

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

CI

441

20

NW 162ND LANE

A

Project Site
±25 Acres

RMF-8

RSF-4

RSF-1

RSF-1

NW 173RD STREET

PD-R

RSF-1

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 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

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

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1,968,500.000000
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

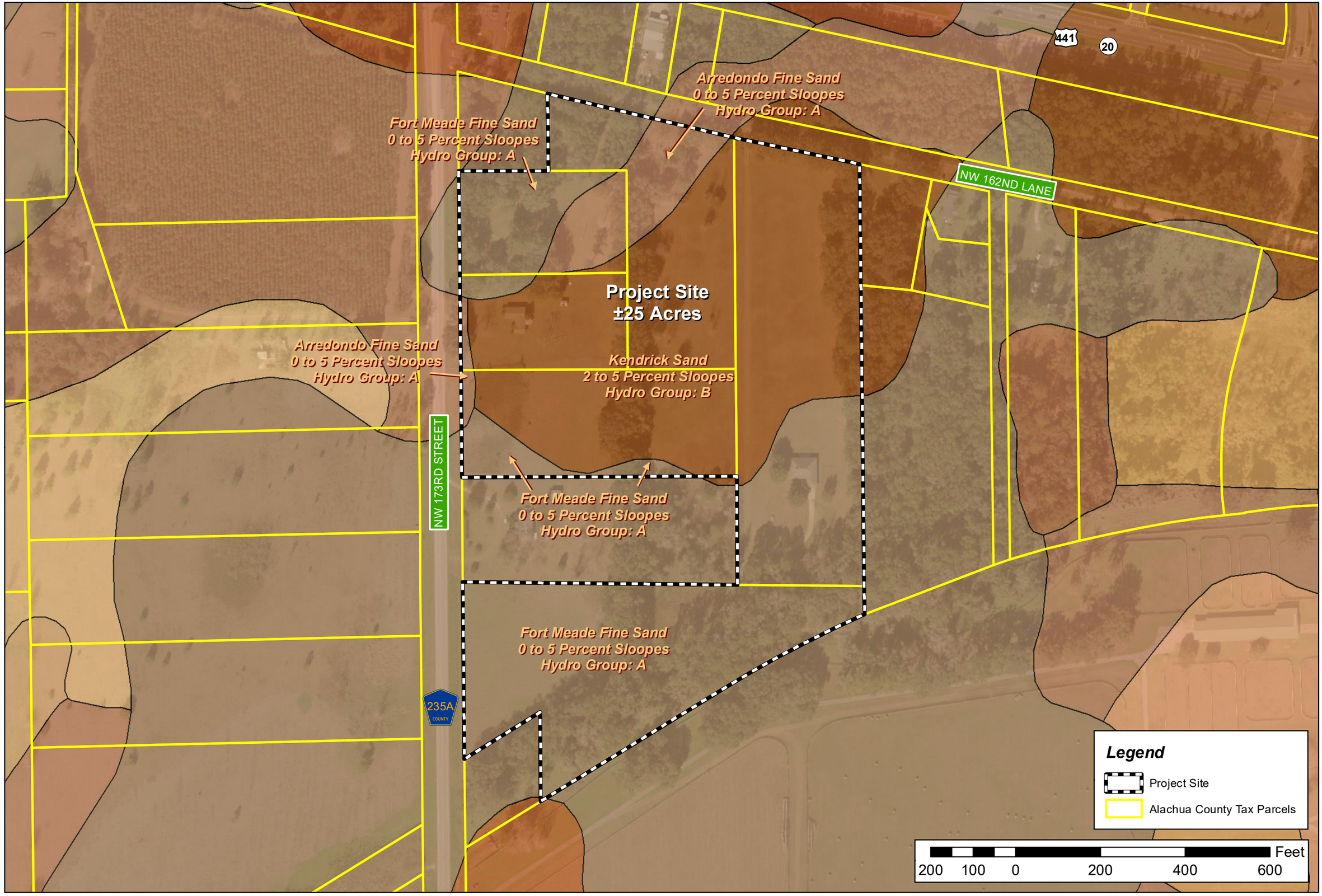
Prepared by: Employee ###
Date: 10/20/2021

Professional Consultants

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



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: 10/20/2021

Professional Consultants

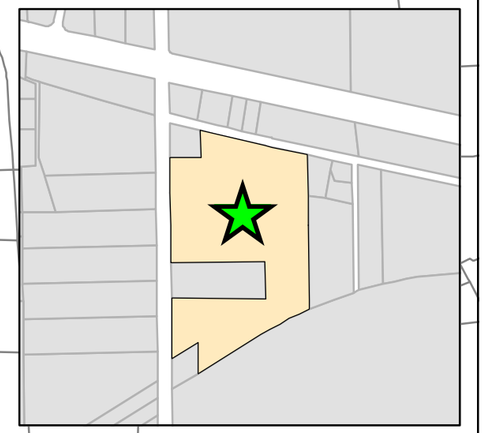
Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\5.mxd

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

Professional Consultants

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

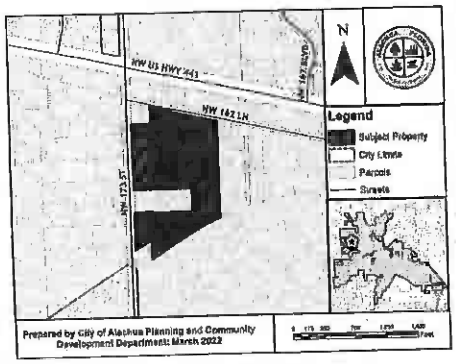
Prepared by: Employee ###
Date: 1/24/2022

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

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).



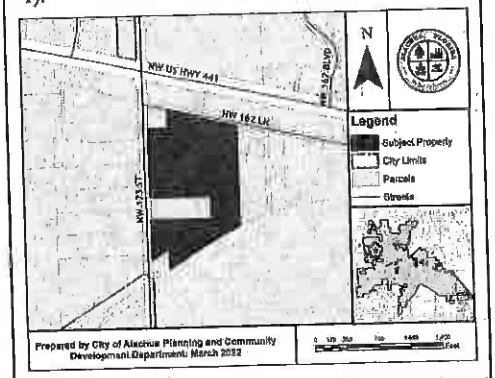
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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.

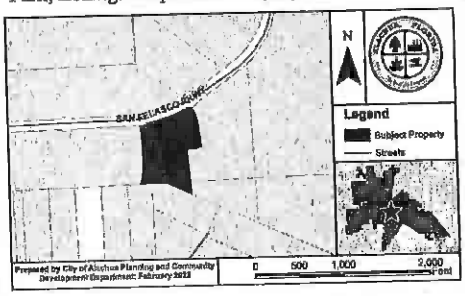
(Published: Alachua County Today - April 7, 2022)

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

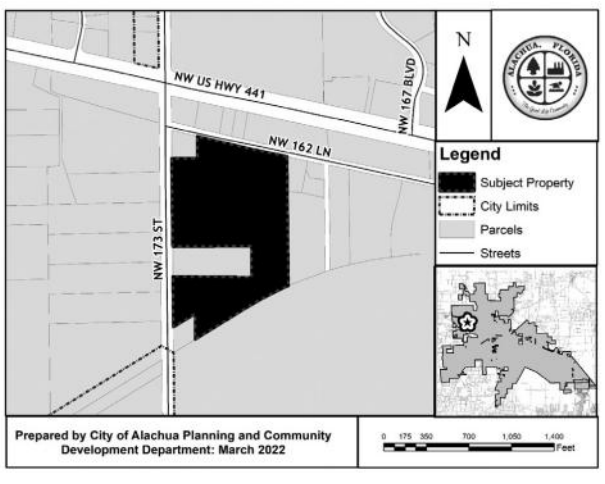
Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request 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

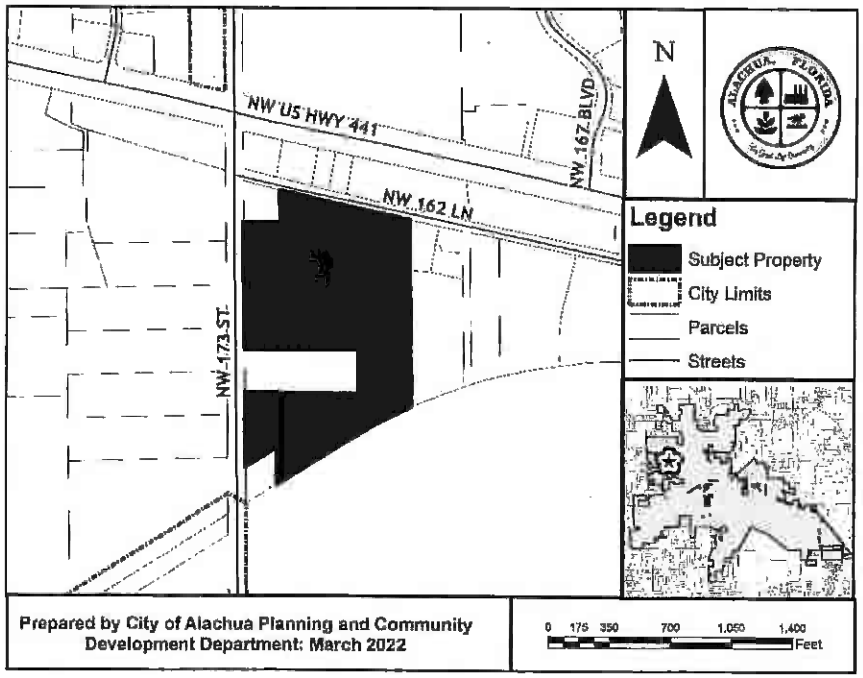
City of ALACHUA

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

Étiquettes 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. 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

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)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 4/19/2022
SUBJECT: 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:
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, upon making the following 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.

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.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Draft Ordinance
- Application and Supporting Materials
- Public Notice Materials for 04/19/22 PZB 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.*

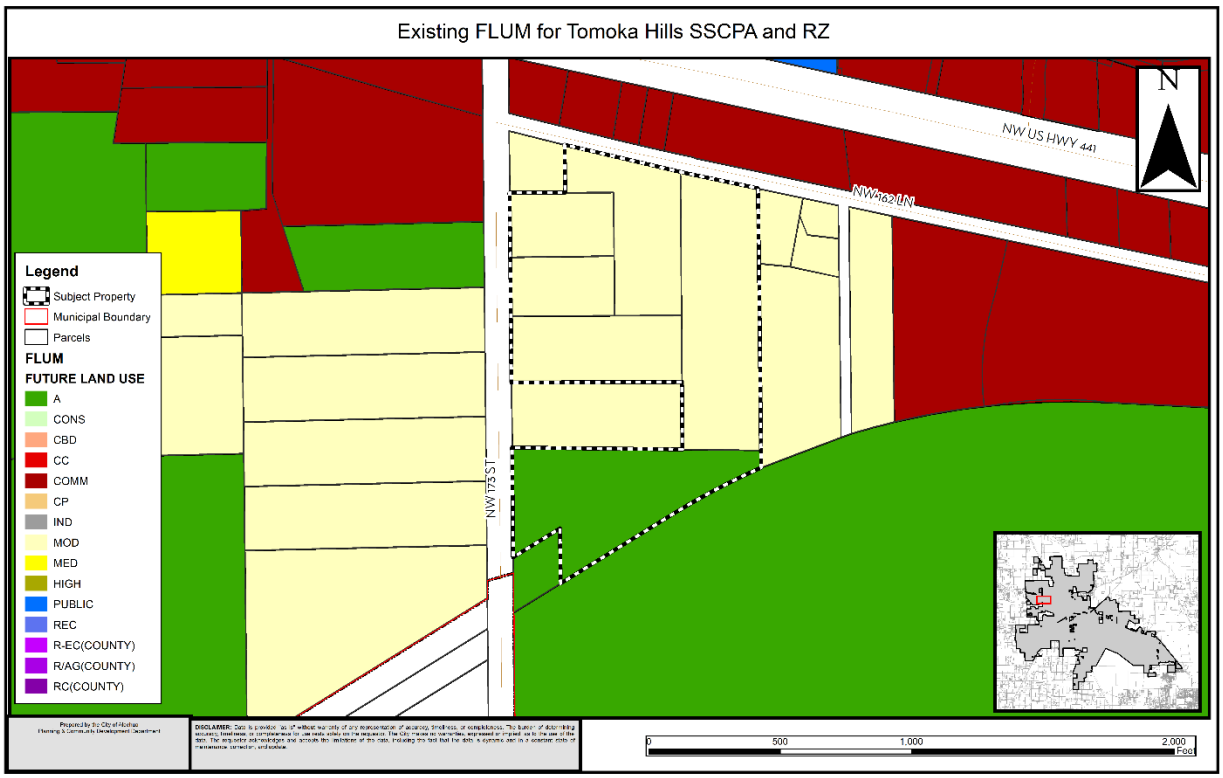
SUMMARY

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).

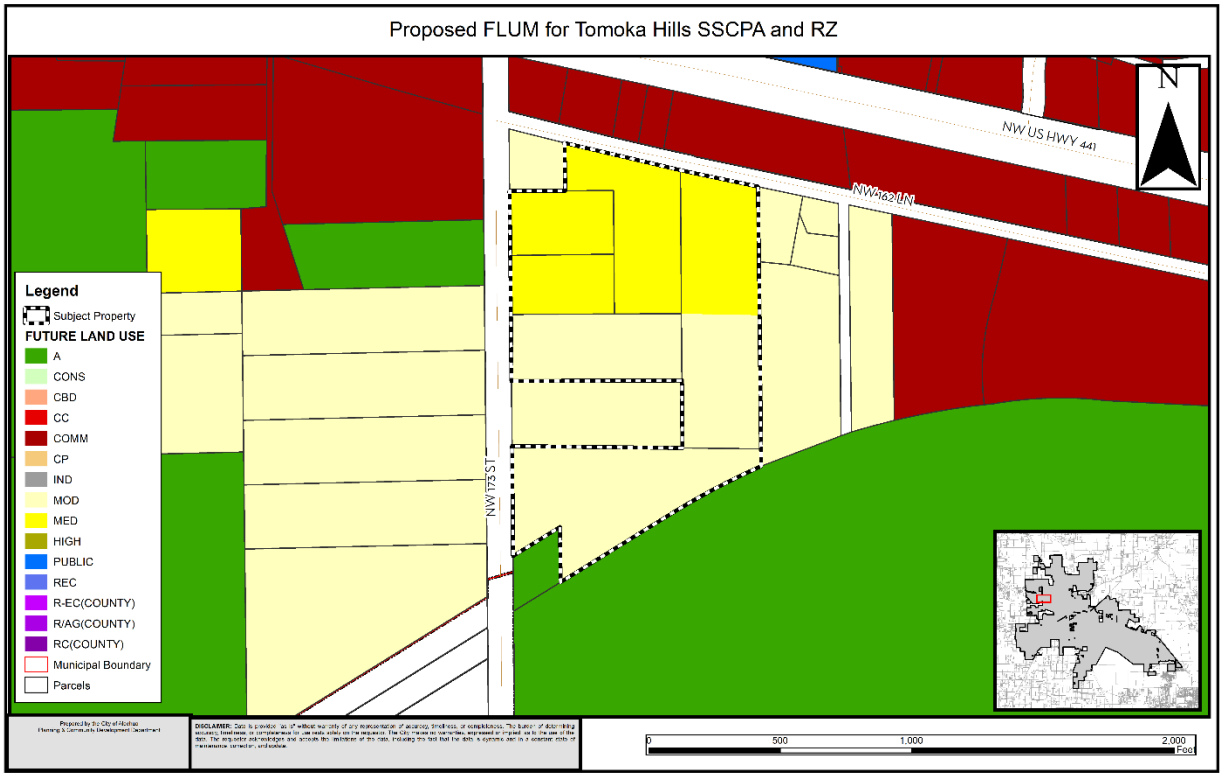
The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation from Moderate Density Residential (±19.08 acres) and Agriculture (±6.42 acres) to Medium Density Residential (±11.67 acres) and Moderate Density Residential (±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.

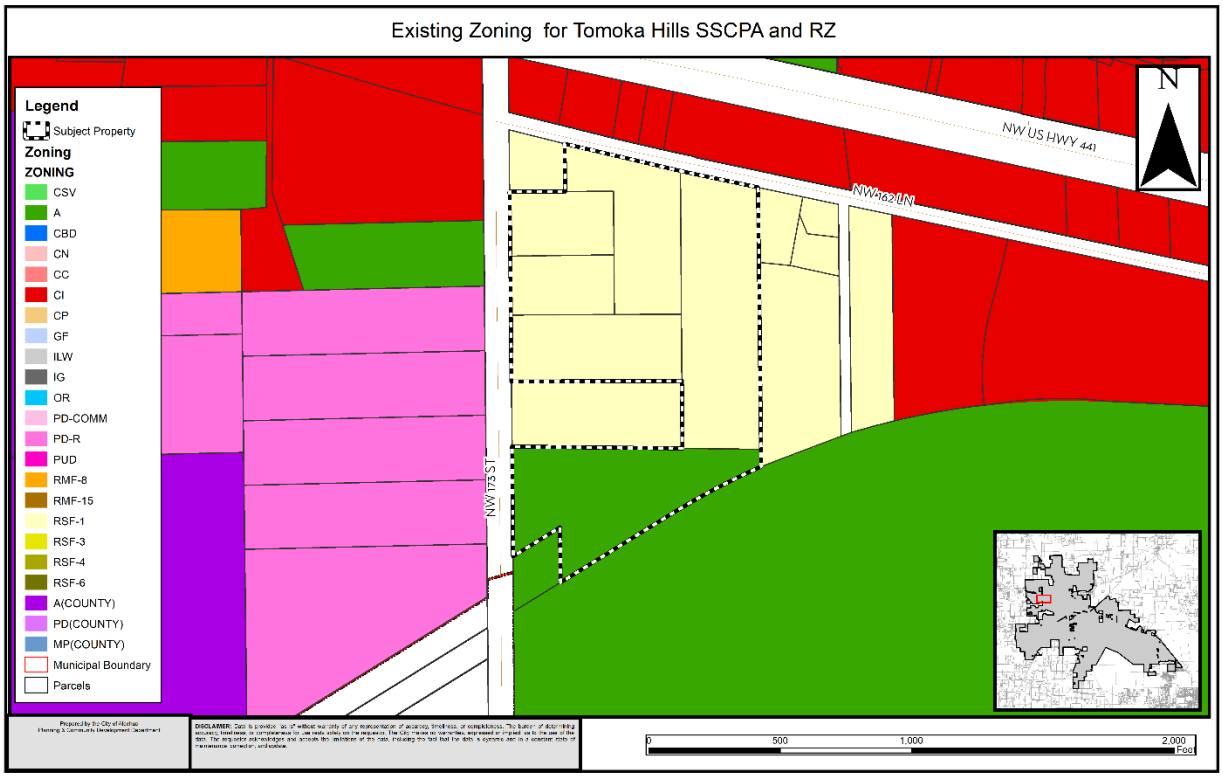
Map 1. Existing Future Land Use Map with Subject Property



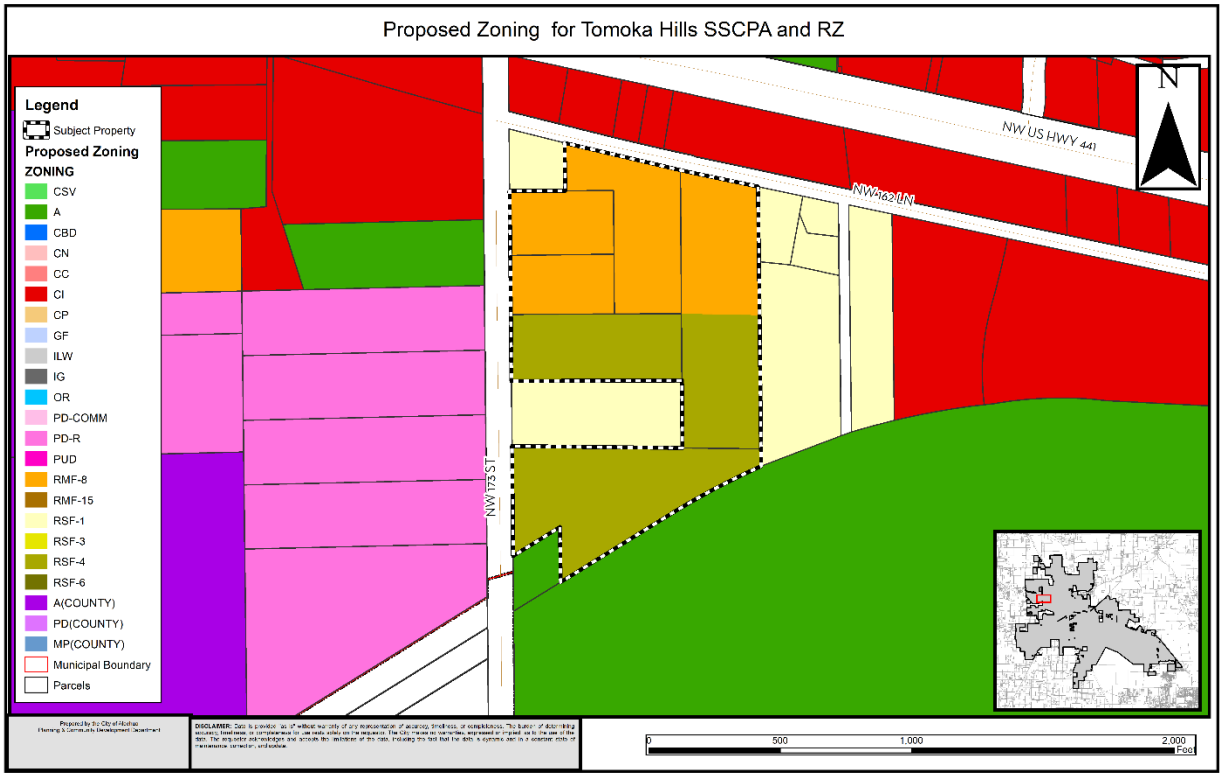
Map 2. Proposed Future Land Use Map with Subject Property



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

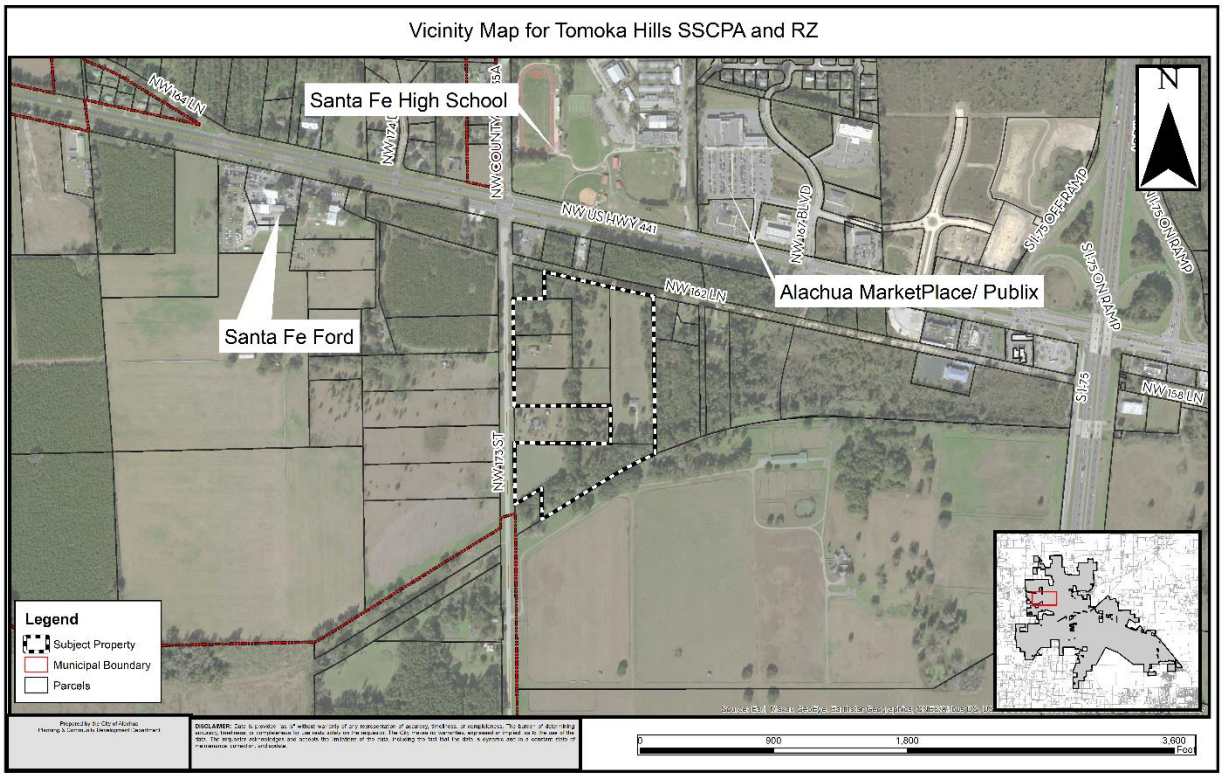


Table 2. Surrounding Land Uses

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.

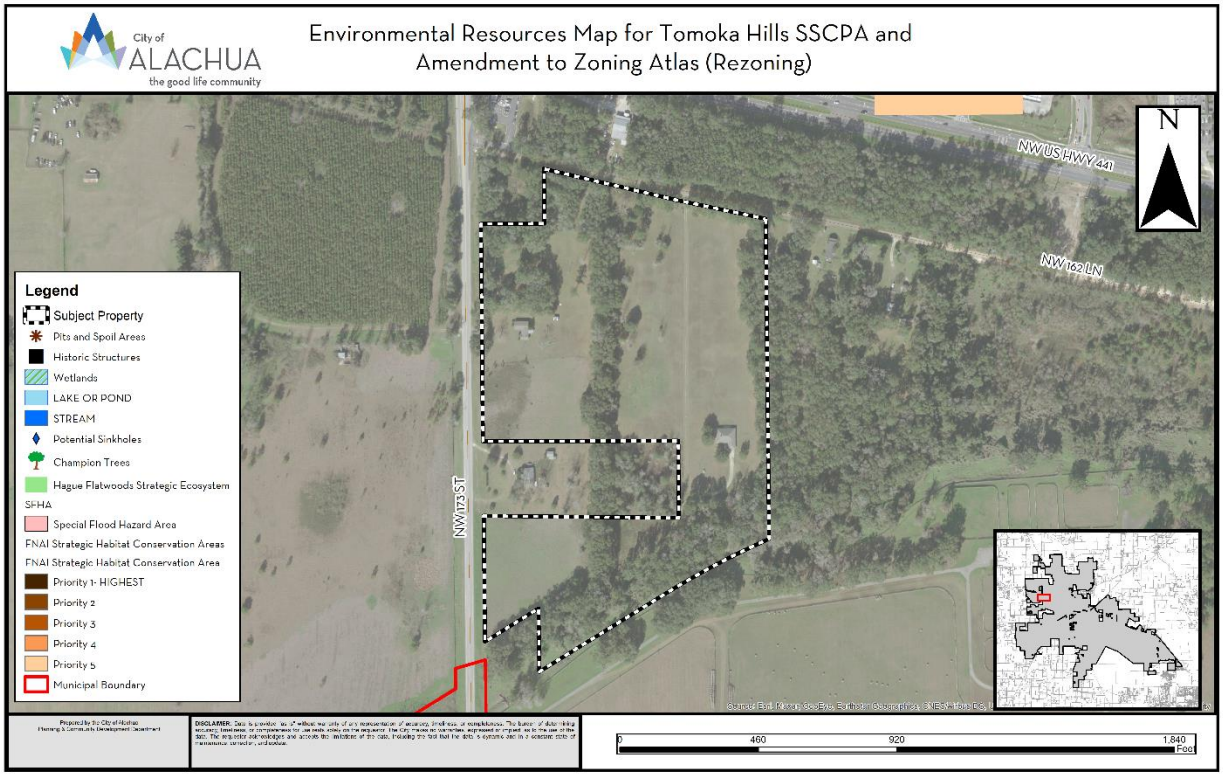
Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands, if any are discovered on site.

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-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) AND 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 _____ and on _____ the City advertised public hearings to be held before the City Commission; and

WHEREAS, on _____ and on _____ 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 _____ day of _____, 2022.

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

EXHIBIT "A"

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"

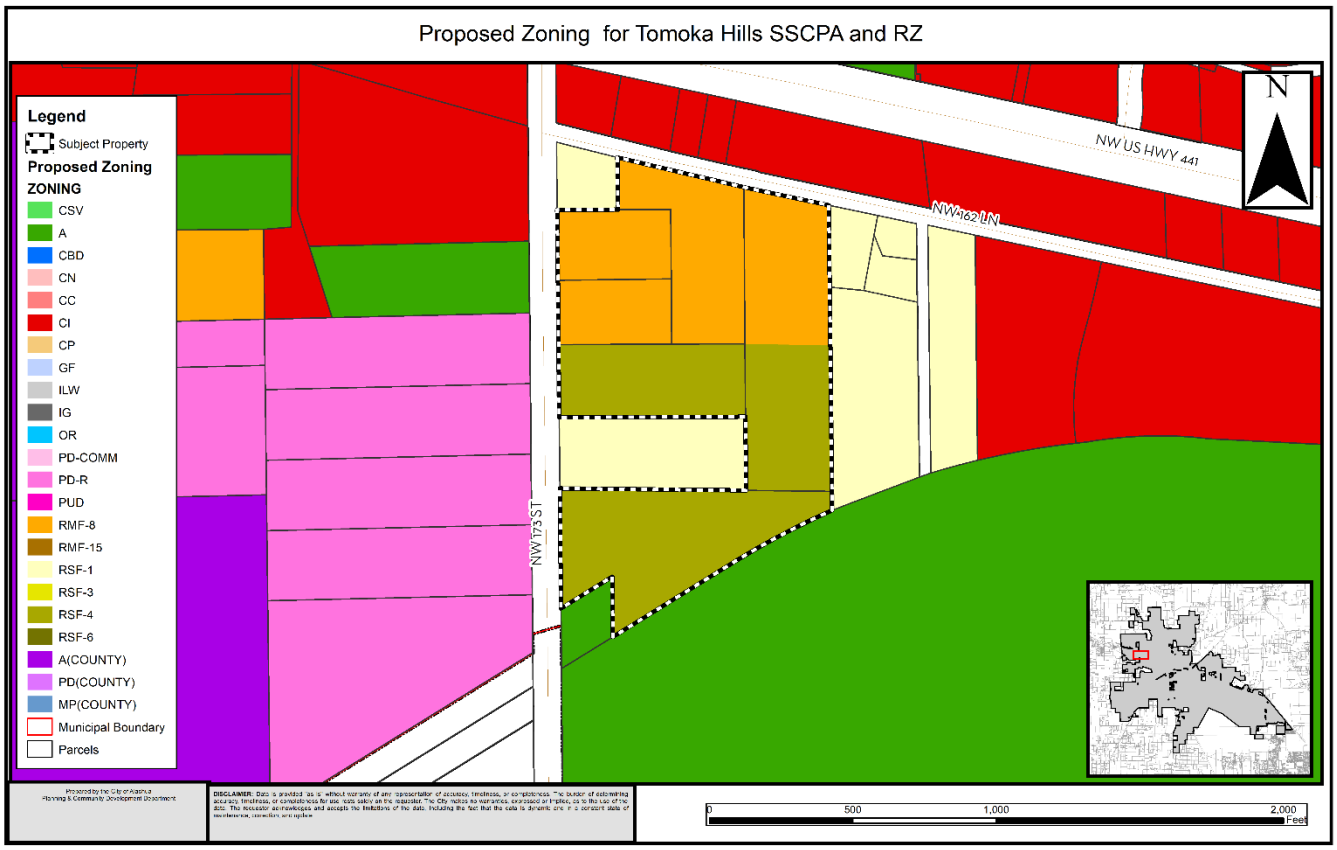
LEGAL DESCRIPTION FOR RESIDENTIAL MULTIPLE FAMILY - 8 (RMF-8):

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.**

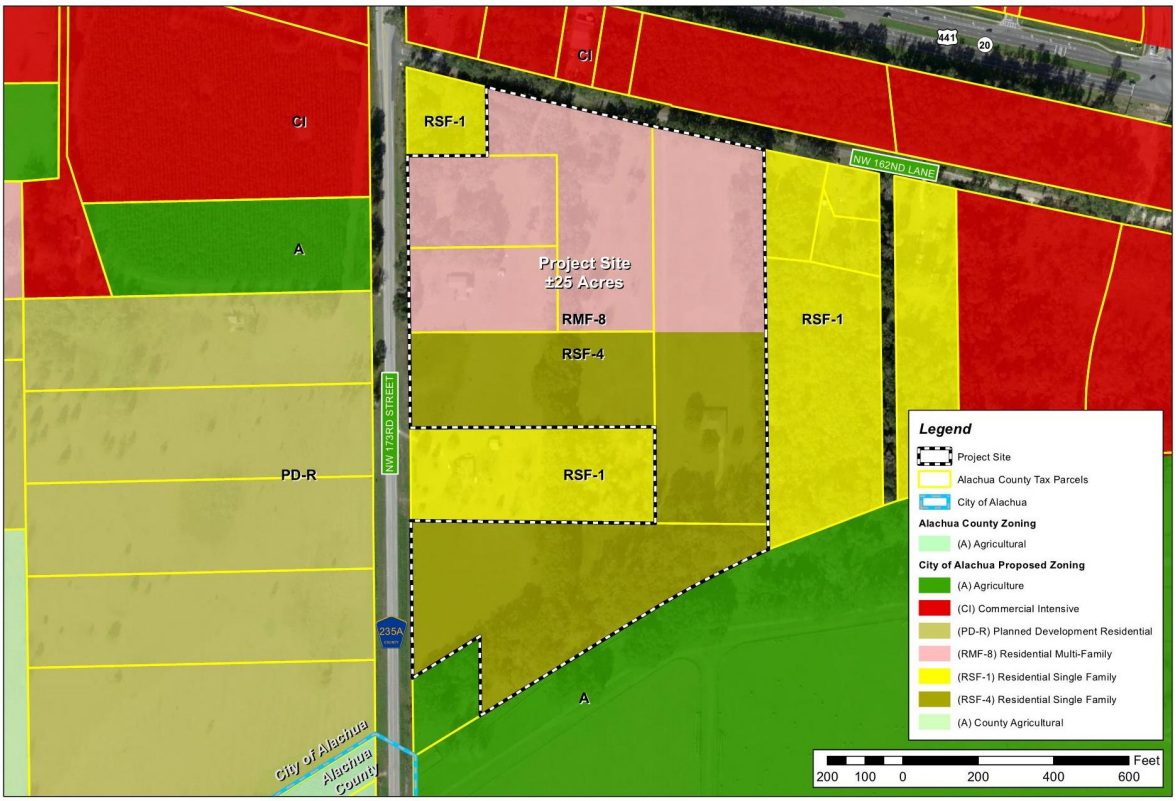
CONTAINING 11.67 ACRES, MORE OR LESS.

EXHIBIT "B"


Proposed Zoning 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.

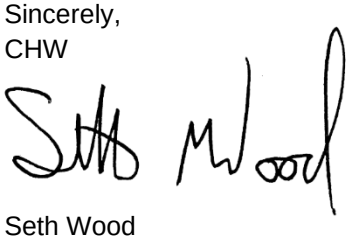
REZONING APPLICATIONS

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)

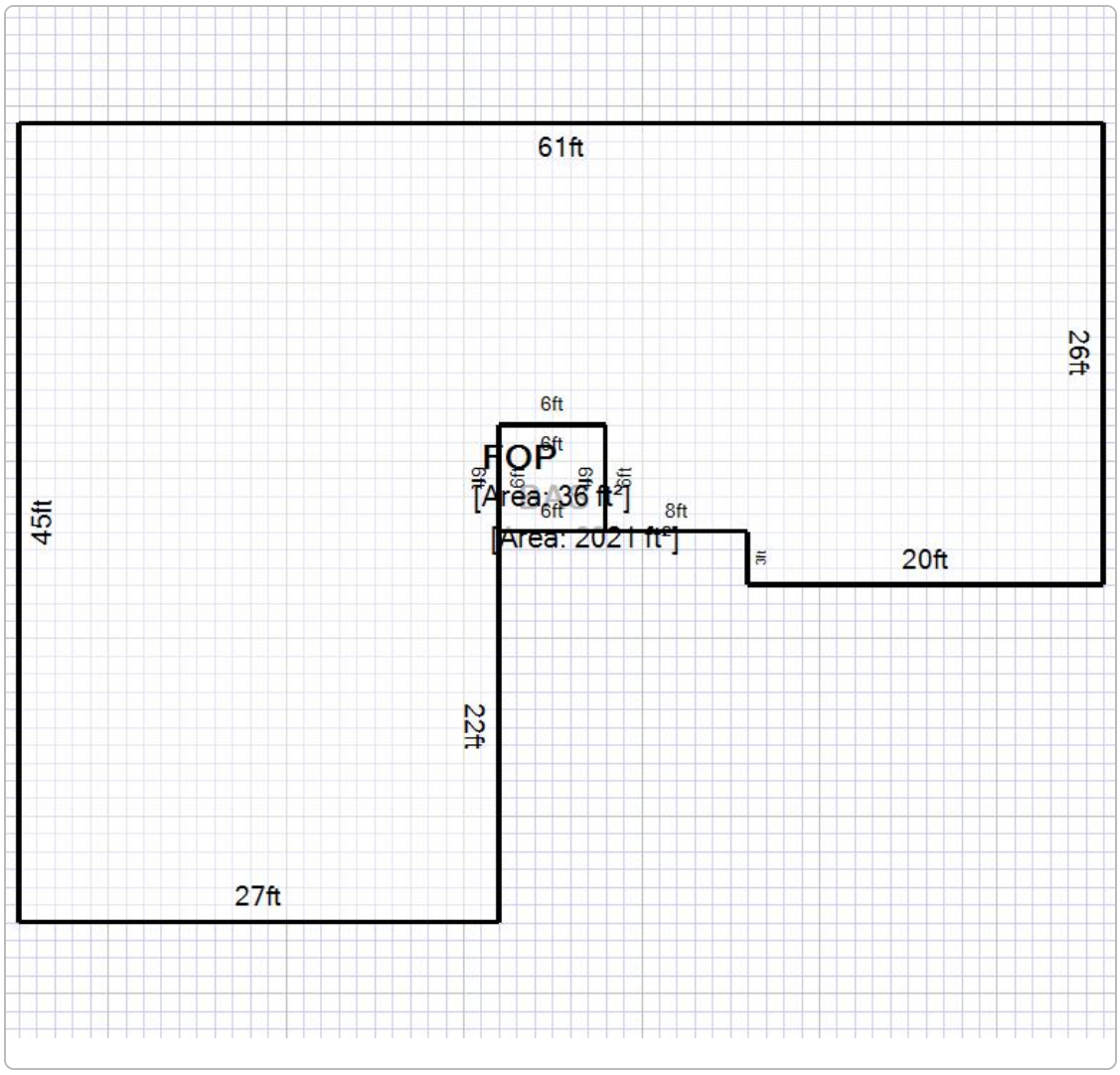
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

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)

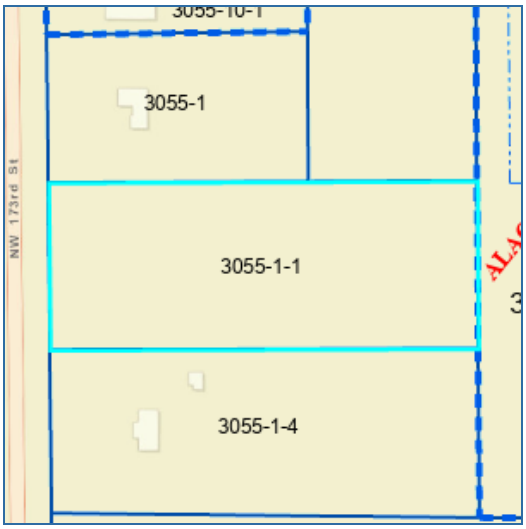
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

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)

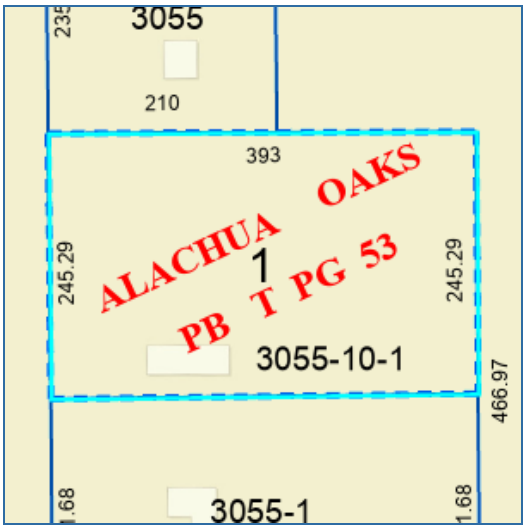
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

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)

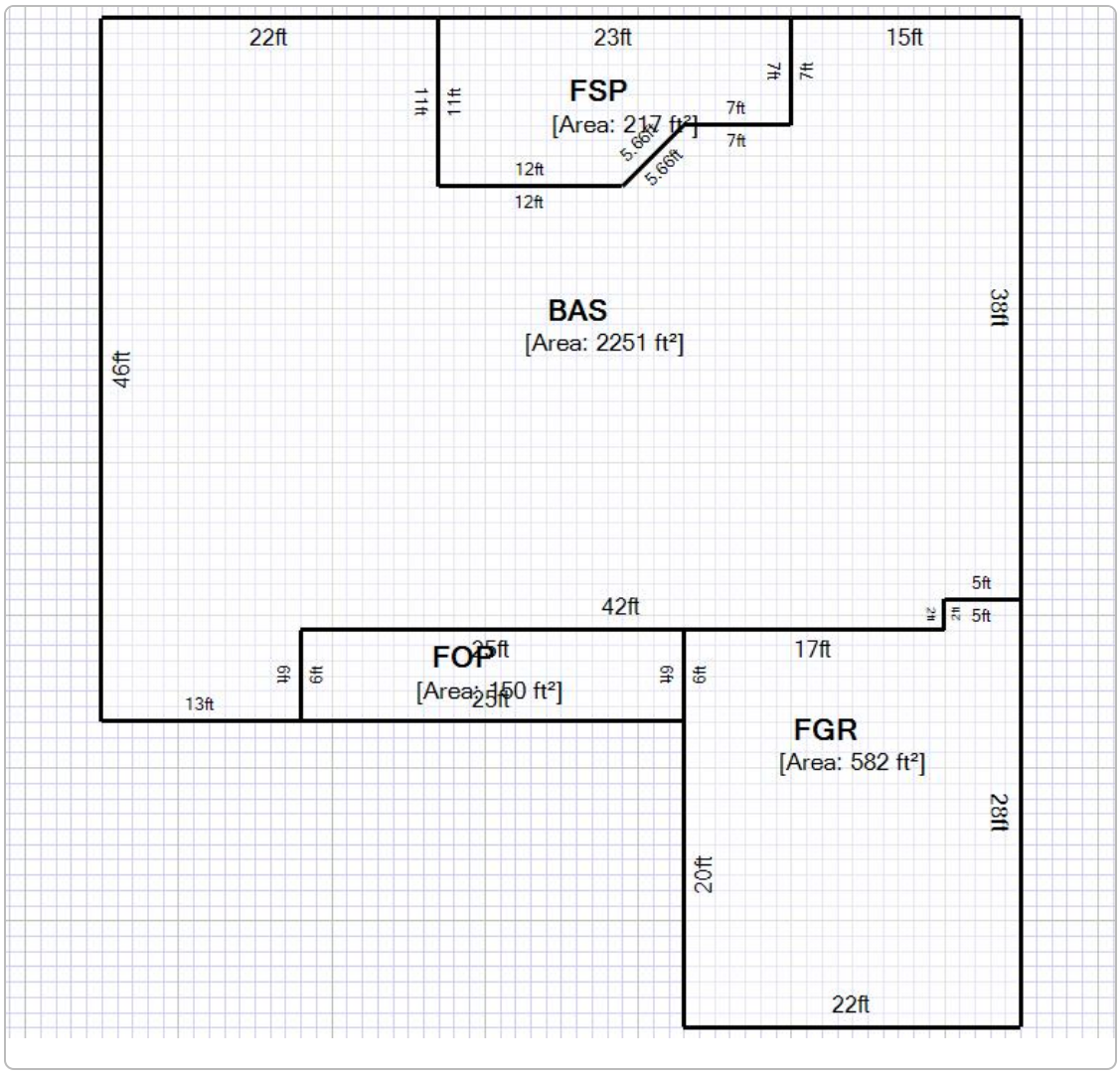
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

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

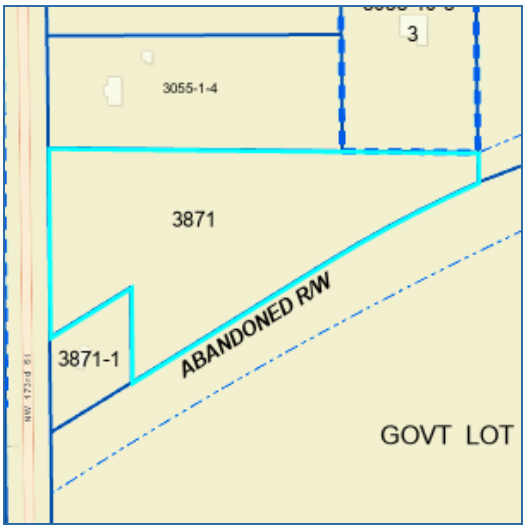
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9905	AC NON AG < 10	6.29	273992.4	0	0	A

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.

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 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.

N:\2021\21-0025\Admin & Information\06_NHWS\Ad and Mailing\MAIL 220105 Tomoka Hills SSCPA and REZ.docx

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:

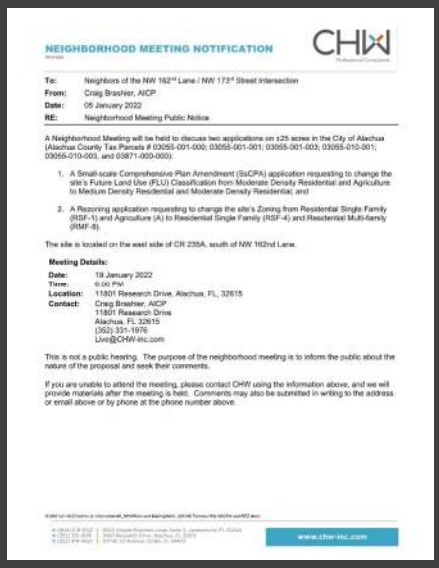
The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

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

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.

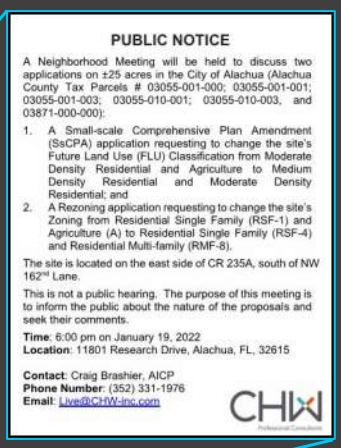
www.chw-inc.com

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

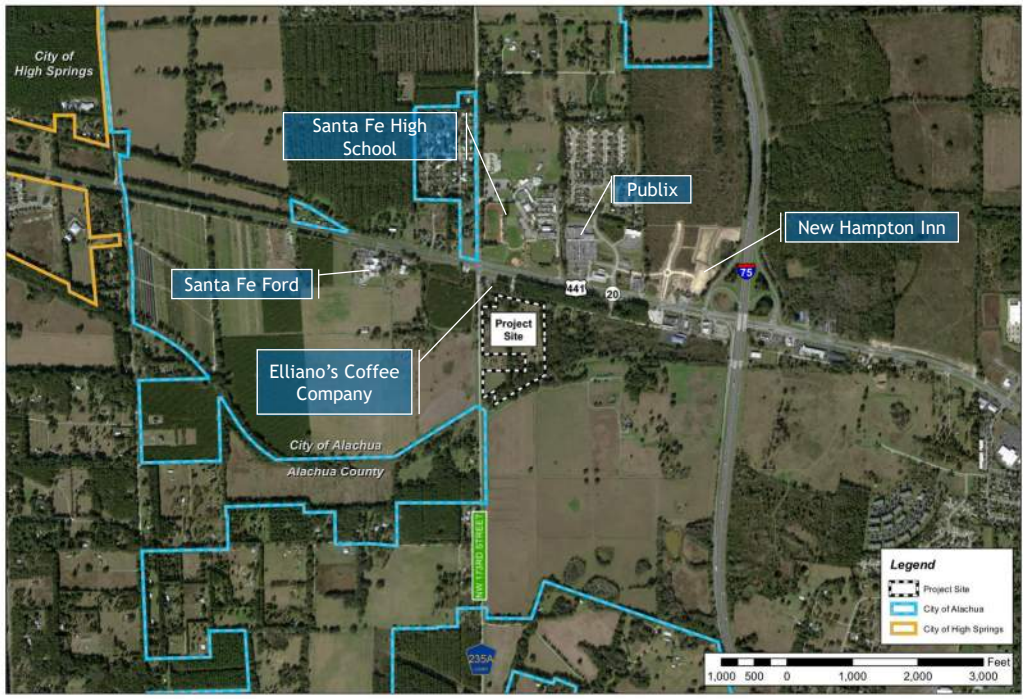
THE WHY

- 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)

21-0025: Tomoka Hills SsCPA & Rezoning

CHW

9

Existing Future Land Use (FLU) Map

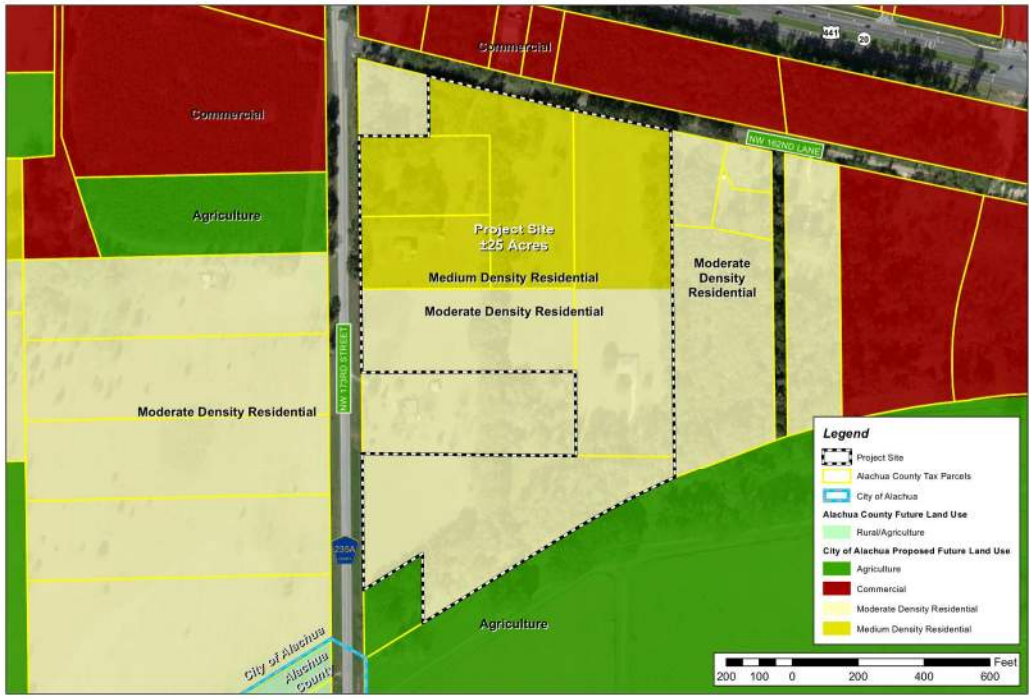
Moderate Density Residential; & Agriculture

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

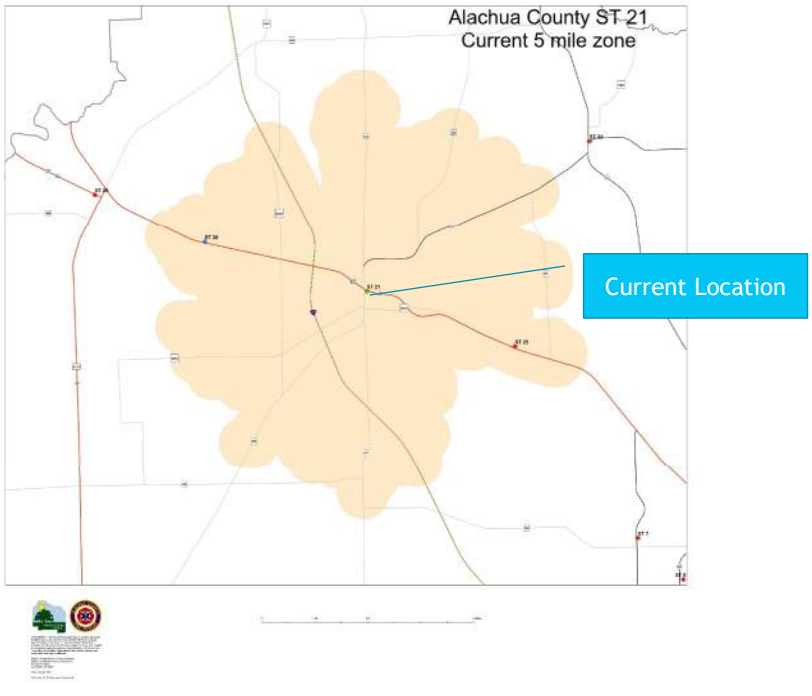
Residential Single-family (RSF-4) and Residential Multifamily (RMF-8)

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

Fire Station permitted by right in RMF-8

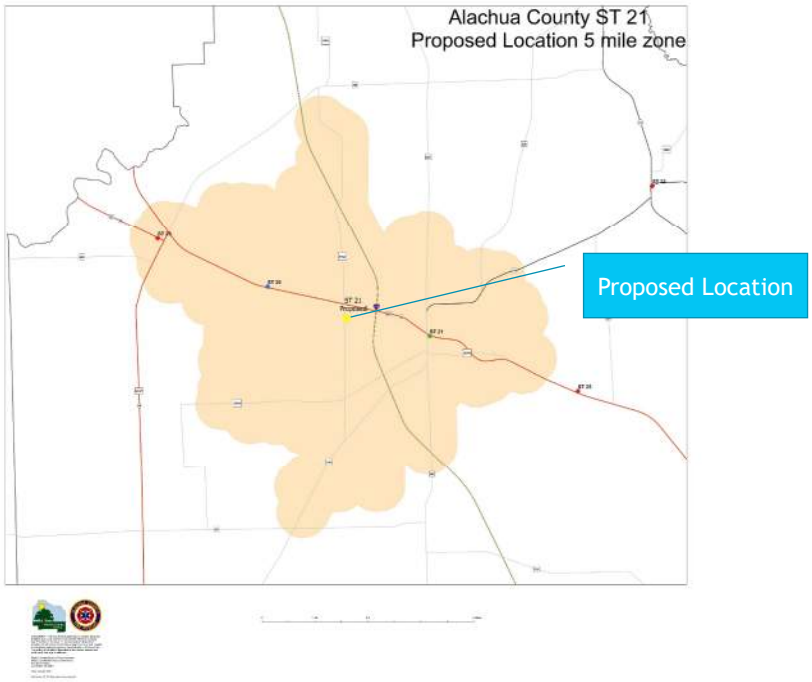
13

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



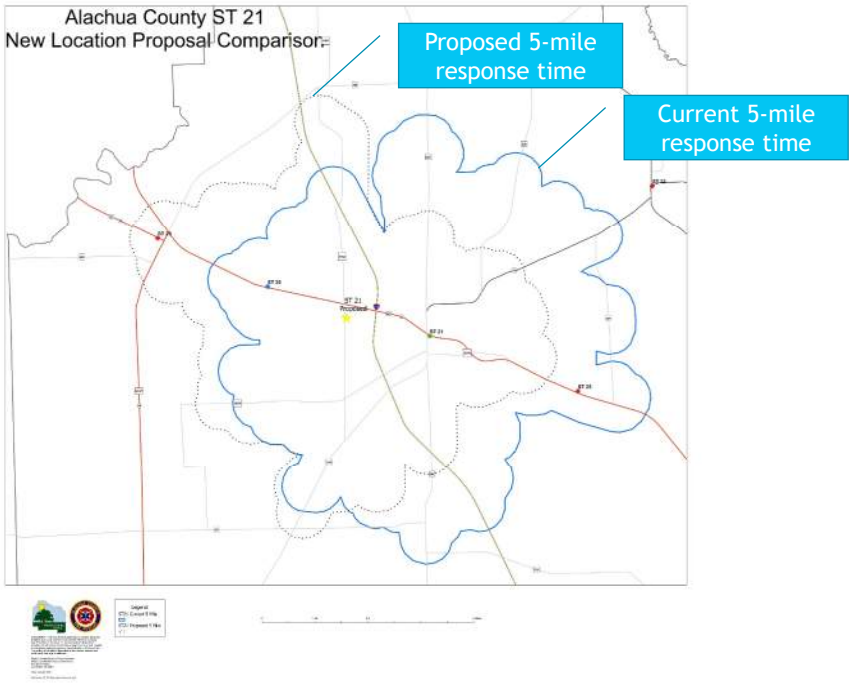
14

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



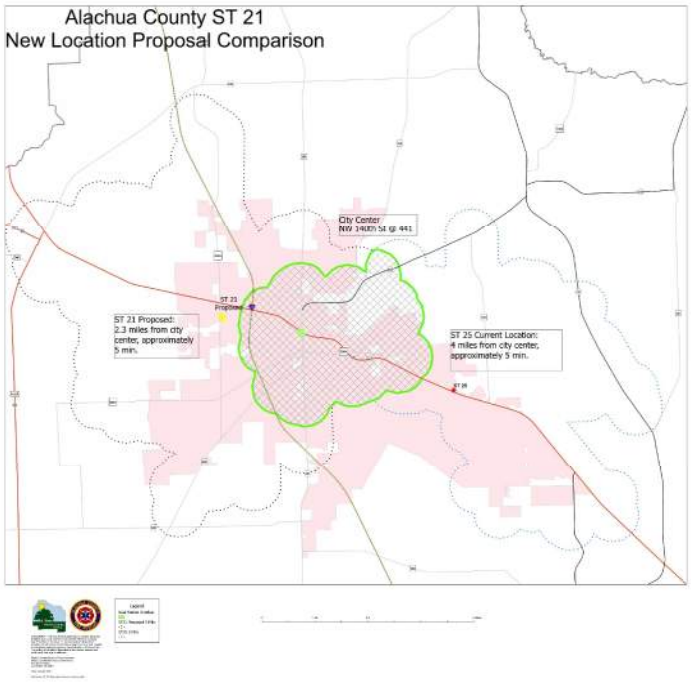
15

Existing vs. Proposed 5-mile Response Zone



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.

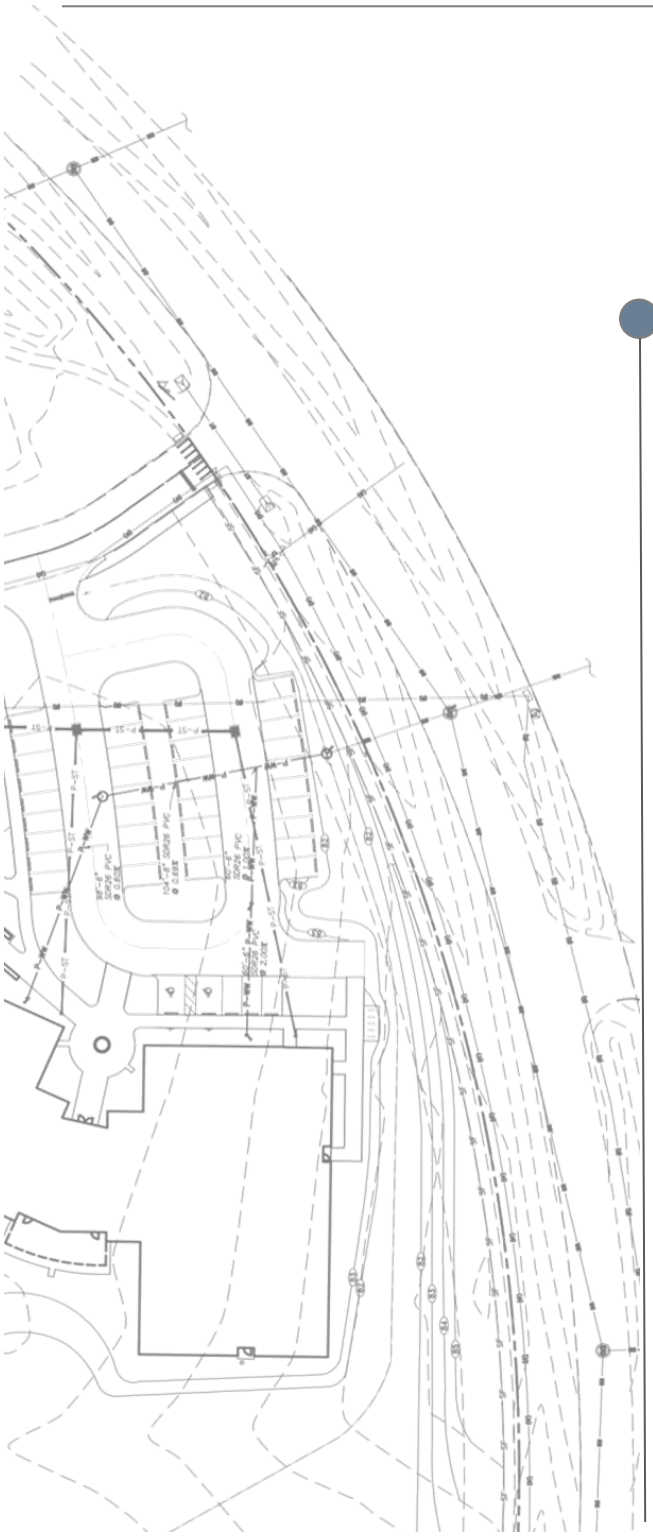
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

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.

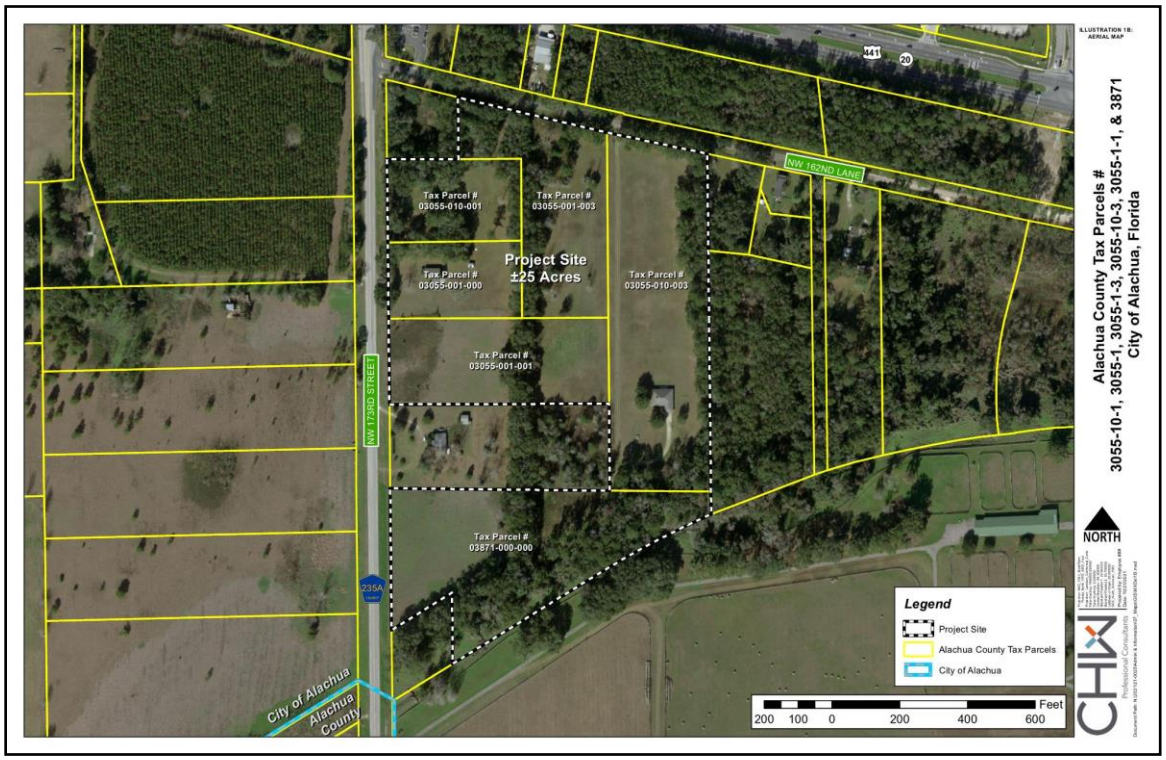


Figure 1: Aerial Map

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)

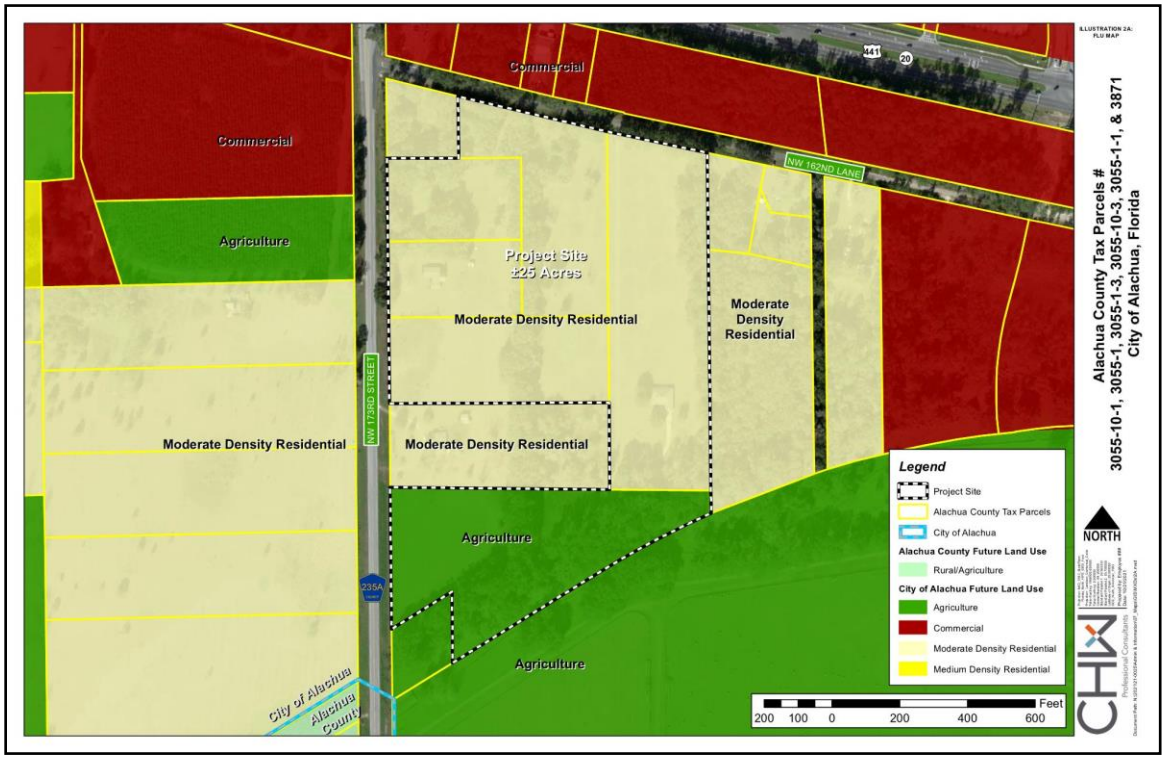


Figure 2: Existing Future Land Use Map

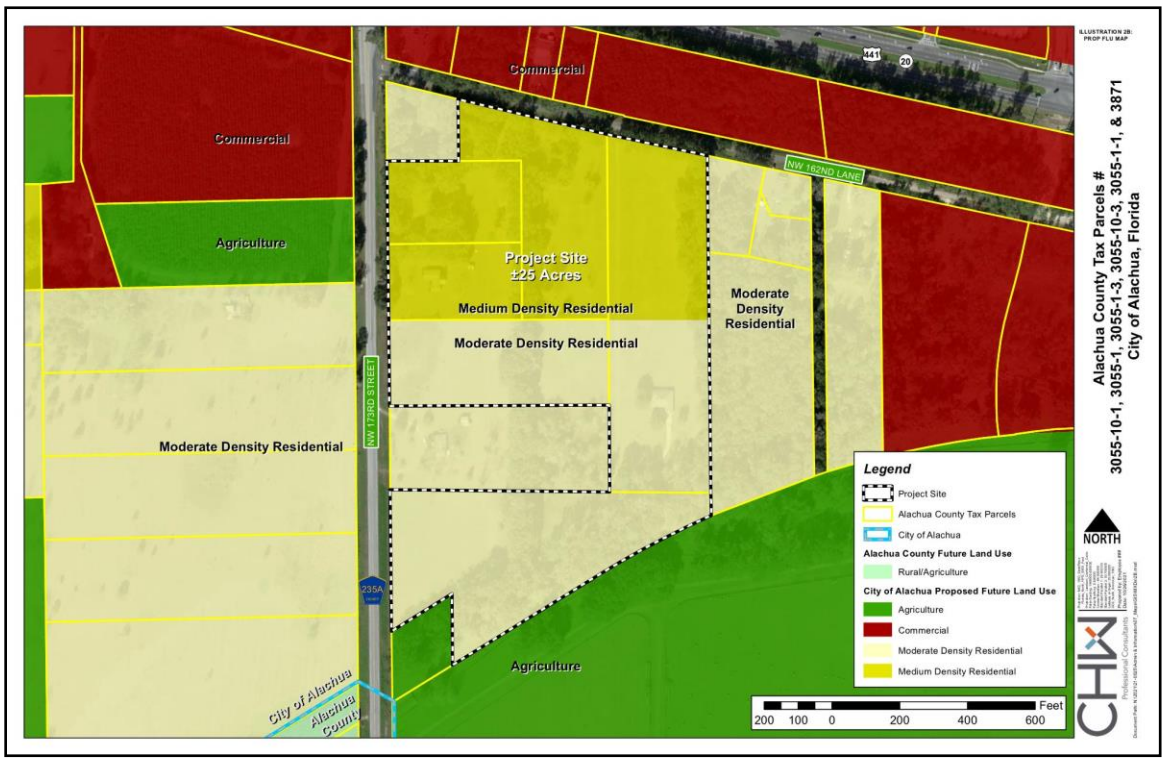


Figure 3: Proposed Future Land Use Map

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.

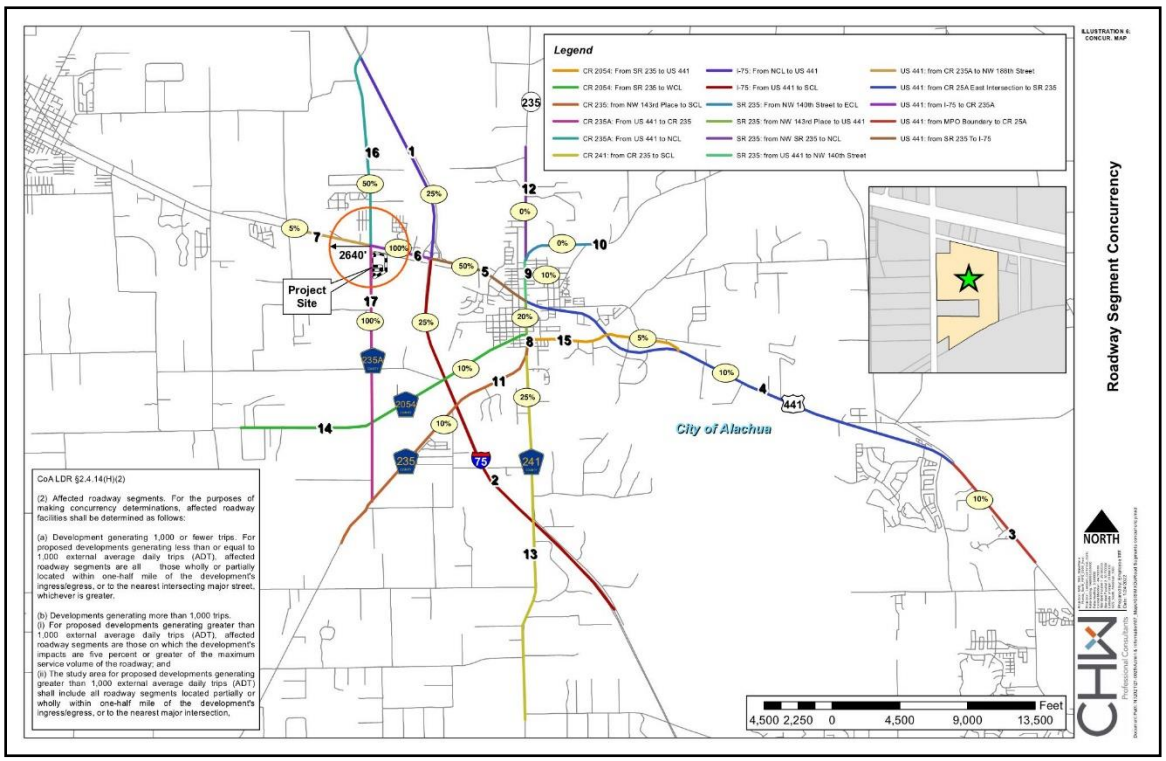


Figure 6: Projected Trip Distribution Map

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

Project Site

441

20

75

City of Alachua

Alachua County

NW 173RD STREET

235A
COUNTY

Legend

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

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

NORTH

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

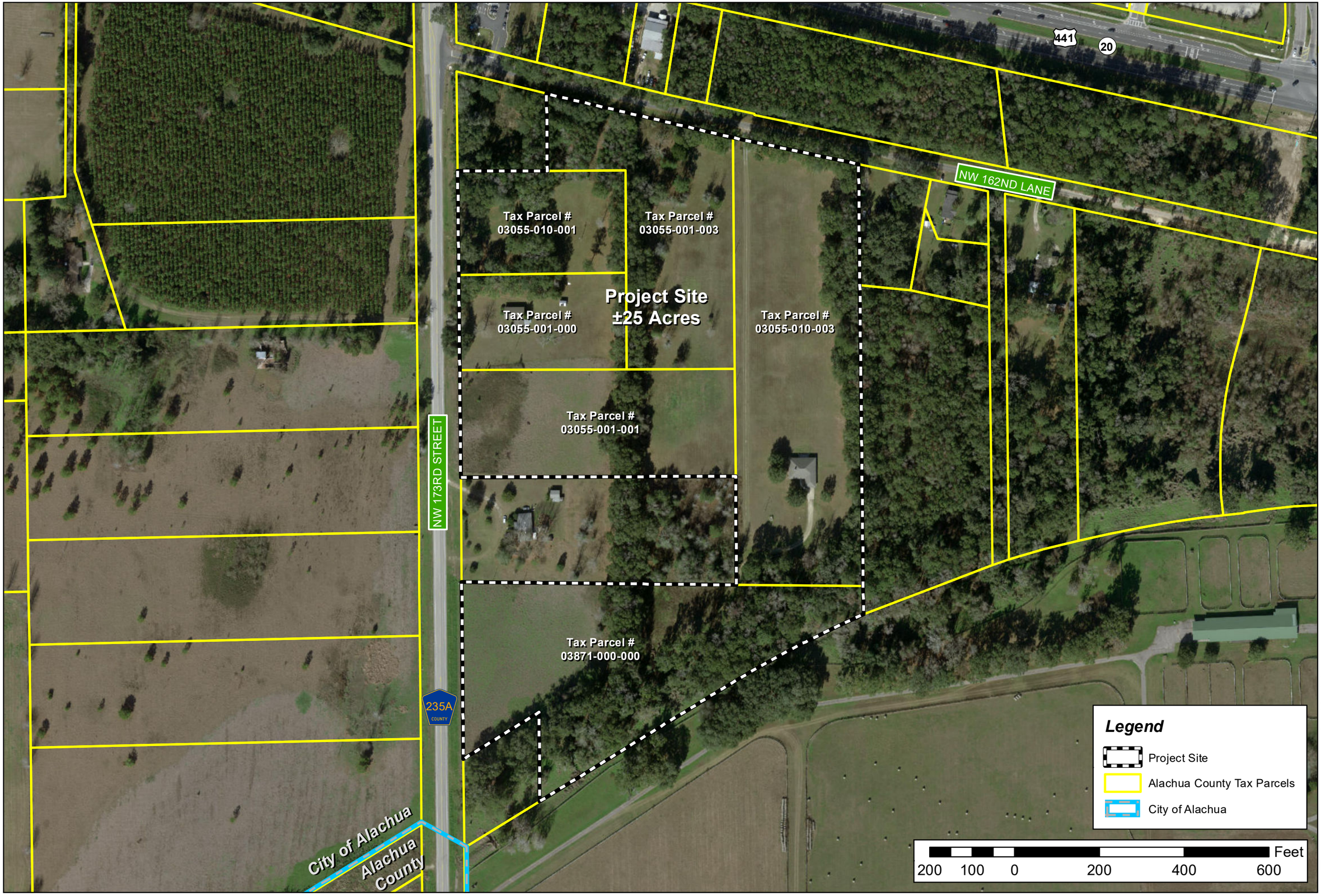
Prepared by: Employee ###
Date: 10/20/2021

Professional Consultants

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

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

CHW
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

Commercial

Commercial

Agriculture

Project Site
±25 Acres

Moderate Density Residential

Moderate
Density
Residential

NW 162ND LANE

441

20

NW 173RD STREET

Moderate Density Residential

Moderate Density Residential

235A
COUNTY

Agriculture

Agriculture

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 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: 1,640,416.666666667
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
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\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
A
PD-R
RSF-1
Project Site
±25 Acres
RSF-1
RSF-1
RSF-1
A
A
CI
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 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

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

Professional Consultants

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

CI

441

20

NW 162ND LANE

A

Project Site
±25 Acres

RMF-8

RSF-4

RSF-1

RSF-1

NW 173RD STREET

PD-R

RSF-1

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 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

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

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1,968,500.000000
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

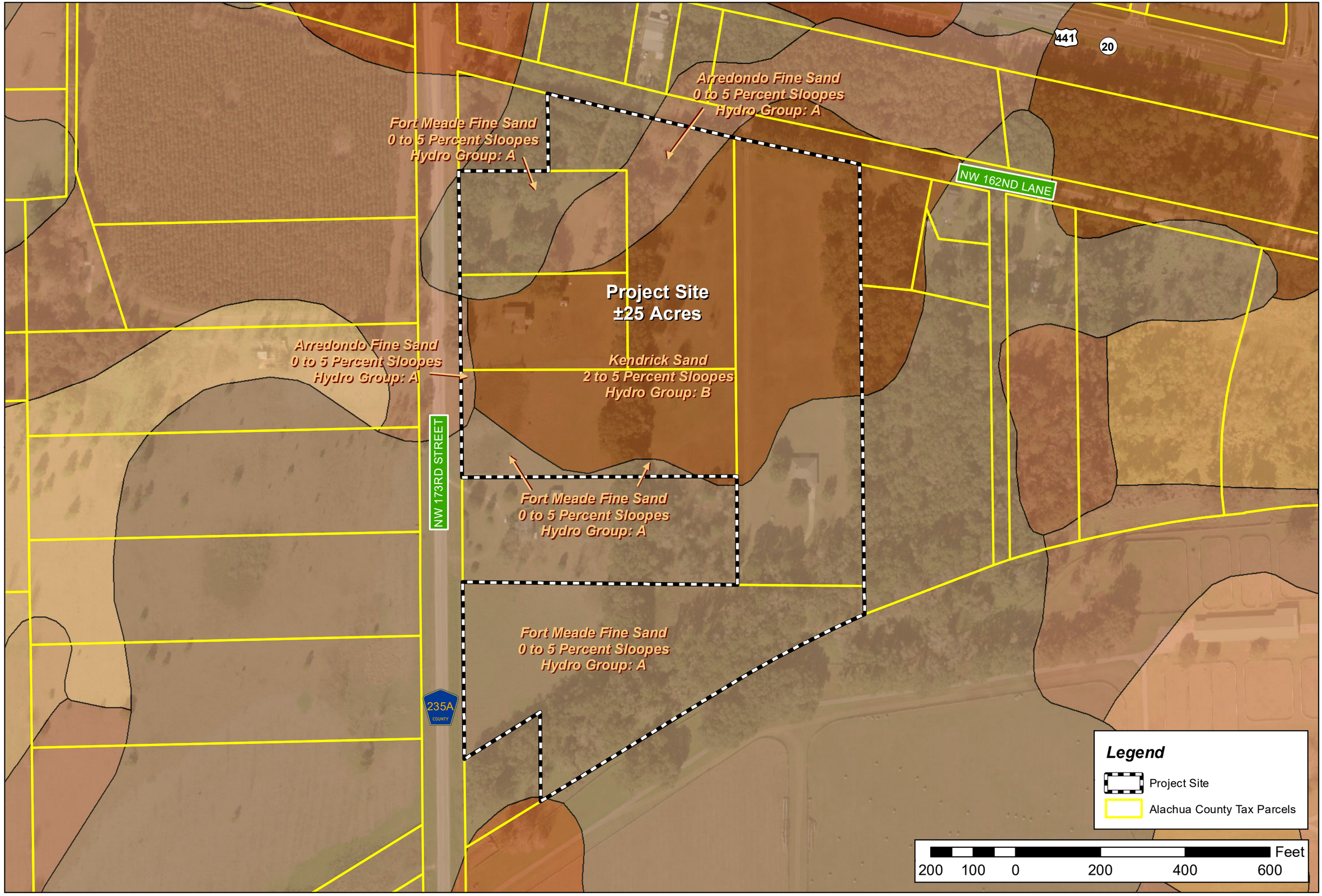
Prepared by: Employee ###
Date: 10/20/2021

Professional Consultants

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



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: 10/20/2021

Professional Consultants

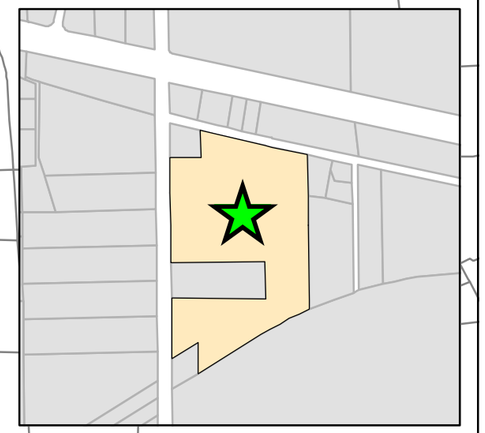
Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\5.mxd

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

Professional Consultants

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

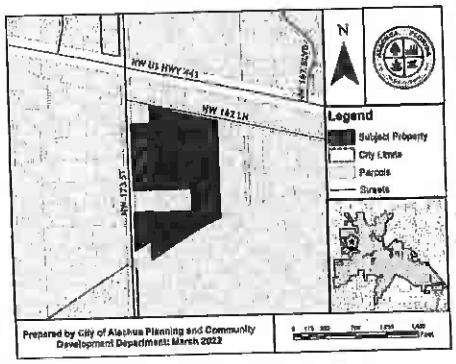
Prepared by: Employee ###
Date: 1/24/2022

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

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).



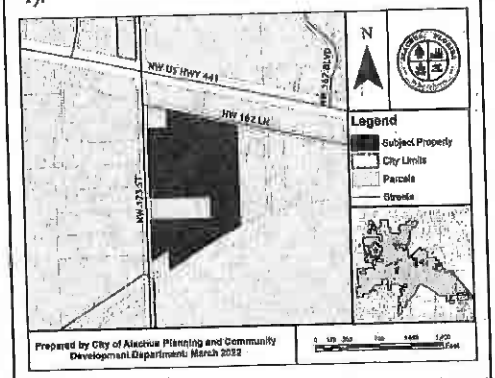
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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.

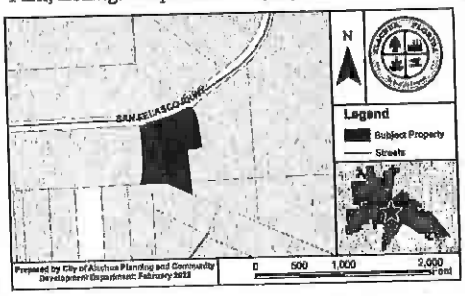
(Published: Alachua County Today - April 7, 2022)

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

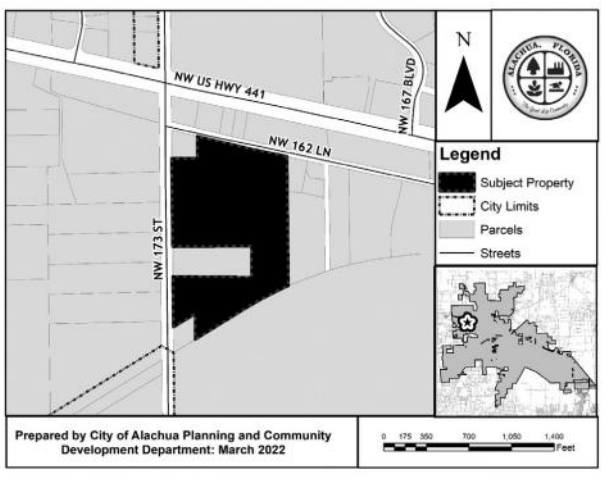
Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request 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.

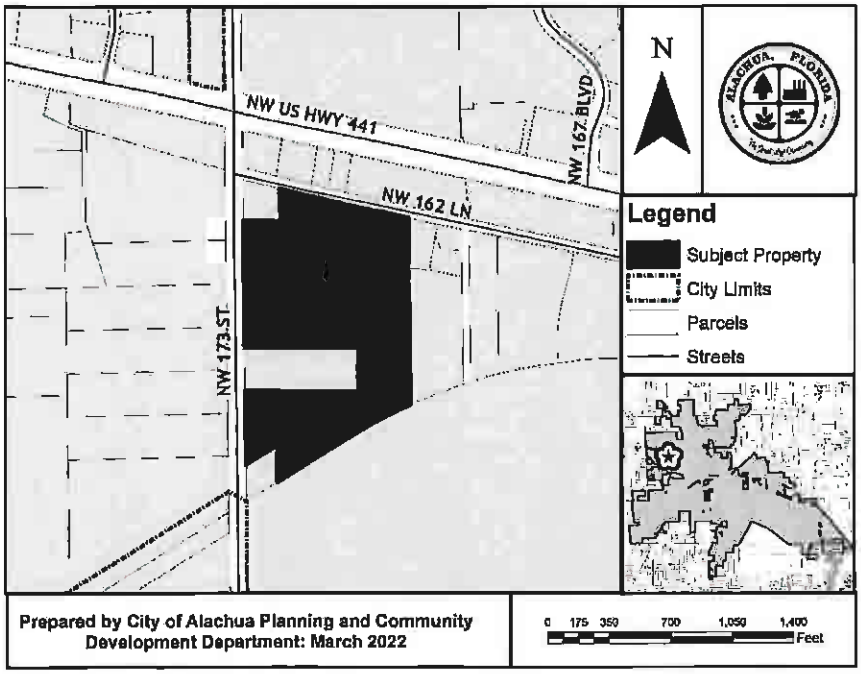
GF-29624116

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 à partir de la marque de chaque rabat. Puis, ...

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)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 4/19/2022
SUBJECT: Site Plan – Momentum Labs Revisions: 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 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 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan submitted by CHW, Inc., on behalf of San Felasco Research Ventures, LLC, for revisions to the Momentum Labs Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the April 19, 2022 Staff Report to the Planning & Zoning Board upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application submitted by CHW, Inc. on behalf of San Felasco Research Ventures, LLC, for revisions to the Momentum Labs Site Plan to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the April 19, 2022 Staff Report to the Planning & Zoning Board.

Summary

The proposed site plan is 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 certain aspects of the Momentum Labs Site Plan, as 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.

The applicant has proposed several revisions to the Site Plan previously approved by the Planning & Zoning Board on November 9, 2021. The proposed revisions to the project, as summarized by the applicant, include the following:

- Revision to Momentum stormwater pond to account for 30" max wall;
- Revision to Momentum stormwater pond to account for entirety of Bike Depot (associated project adjacent to the Momentum project);
- Addition of pond south of Momentum parking lot to account for offsite water and Cottage Neighborhood project (associated project adjacent to the Momentum project);
- Max out Momentum Labs parking lot to the west;
- Revision to road alignment south of Momentum building that connects to Cottage Neighborhood project;
- Add sidewalk connecting Momentum and Cottage Neighborhood projects;
- Minor adjustment to electric on entry road to work better with Bike Depot and Cottage Neighborhood projects;
- Add Tee valves to water main where Bike Depot connects to avoid cuts on new line;
- Updates to the Momentum building and hardscaping due to VE;

- Revise grading around the Momentum roll-up doors; and
- Upsizing stormwater pipe run from Bike Depot into the Momentum pond.

Section 2.4.9(H) of the City's Land Development Regulations (LDRs) addresses amendments to Site Plans. This section states that a Site Plan may only be amended or extended only in accordance with the procedures and standards established for its original approval, provided however that minor structural, material, or dimensional modifications, such as the relocation or substitution of landscaping materials, limited architectural modifications, minor deviations in the size of a structure, or minor deviations of the dimensions of improvements (i.e., parking, drive aisle width, etc.) may be administratively granted by the LDR Administrator or designee. The scope of the proposed revisions to the approved Site Plan exceed the criteria for administrative approval pursuant to Section 2.4.9(H), and thus necessitated the need for approval of the revisions by the Planning & Zoning Board.

The subject property is ±10.71 acres in area and is located south of San Felasco Parkway. The development will connect to two (2) existing street stubs along San Felasco Parkway. The development includes the construction of three (3) private roadways, with on-street parking along one of the roadways. Street stubs are provided for future connection to the private roadways.

The development will convey the development's stormwater runoff to two (2) new stormwater management facilities. One stormwater management facility will be located between the building and San Felasco Parkway, and the second facility will be located to the south of the development's parking lot.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Momentum Labs Revisions (Part 1 of 2)
- Site Plan - Momentum Labs Revisions (Part 2 of 2)
- Application & Supporting Materials (Part 1 of 2)
- Application & Supporting Materials (Part 2 of 2)
- Public Notice Materials for the 4/19/22 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: April 19, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing to revise to certain aspects of the Momentum Labs Site Plan, as approved by the Planning & Zoning Board on November 9, 2021, including the construction of a ±54,800 square foot research and development facility with associated site improvements
APPLICANT/AGENT:	Travis Hastay, P.E., Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	San Felasco Research Ventures, LLC
LOCATION:	South of San Felasco Parkway
PARCEL ID NUMBERS:	A portion of 03929-000-000
FLUM DESIGNATION:	Corporate Park
ZONING:	Corporate Park (CP)
OVERLAY:	N/A
ACREAGE:	±10.71 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan submitted by CHW, Inc., on behalf of San Felasco Research Ventures, LLC, for revisions to the Momentum Labs Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the April 19, 2022 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application submitted by CHW, Inc. on behalf of San Felasco Research Ventures, LLC, for revisions to the Momentum Labs Site Plan to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the April 19, 2022 Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed site plan is 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 to certain aspects of the Momentum Labs Site Plan, as 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.

The applicant has proposed several revisions to the Site Plan previously approved by the Planning & Zoning Board on November 9, 2021. The proposed revisions to the project, as summarized by the applicant, include the following:

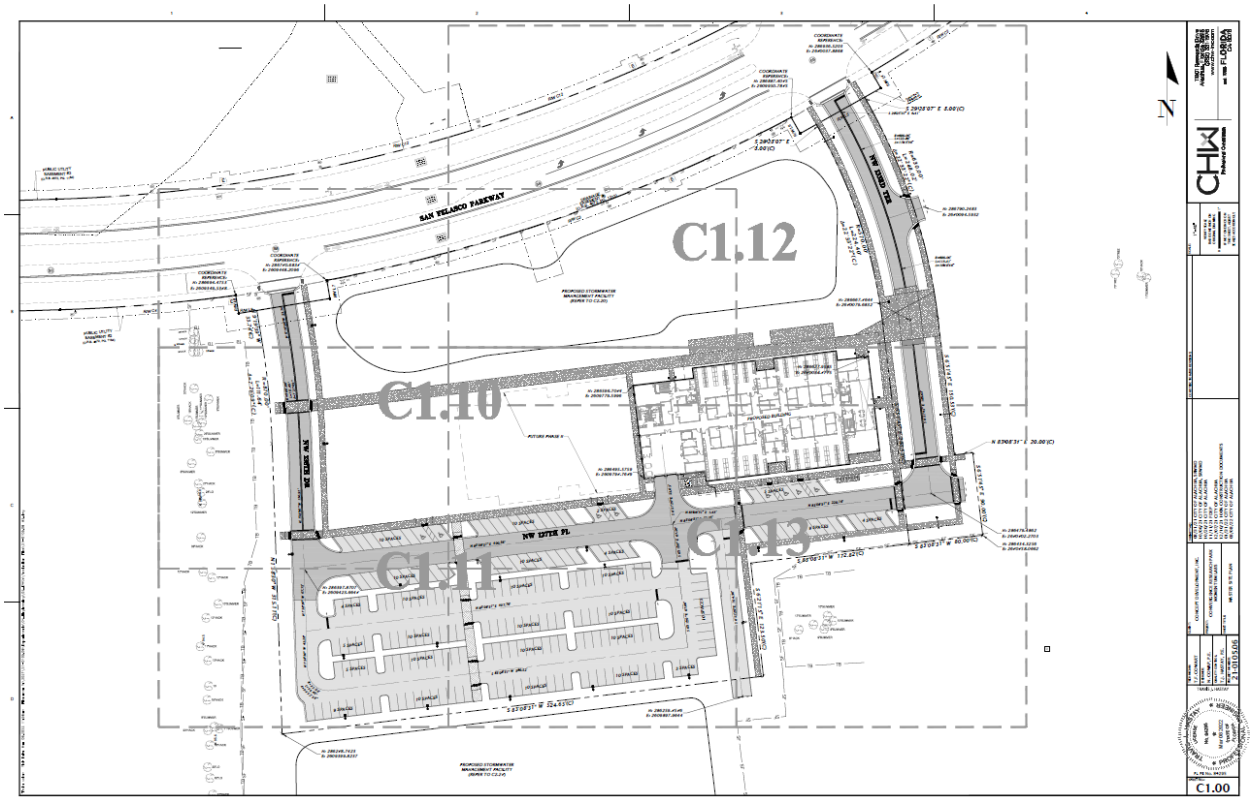
- Revision to Momentum stormwater pond to account for 30" max wall;
- Revision to Momentum stormwater pond to account for entirety of Bike Depot (associated project adjacent to the Momentum project);
- Addition of pond south of Momentum parking lot to account for offsite water and Cottage Neighborhood project (associated project adjacent to the Momentum project);
- Max out Momentum Labs parking lot to the west;
- Revision to road alignment south of Momentum building that connects to Cottage Neighborhood project;
- Add sidewalk connecting Momentum and Cottage Neighborhood projects;
- Minor adjustment to electric on entry road to work better with Bike Depot and Cottage Neighborhood projects;
- Add Tee valves to water main where Bike Depot connects to avoid cuts on new line;
- Updates to the Momentum building and hardscaping due to VE;
- Revise grading around the Momentum roll-up doors; and
- Upsizing stormwater pipe run from Bike Depot into the Momentum pond.

Section 2.4.9(H) of the City's Land Development Regulations (LDRs) addresses amendments to Site Plans. This section states that a Site Plan may only be amended or extended only in accordance with the procedures and standards established for its original approval, provided however that minor structural, material, or dimensional modifications, such as the relocation or substitution of landscaping materials, limited architectural modifications, minor deviations in the size of a structure, or minor deviations of the dimensions of improvements (i.e., parking, drive aisle width, etc.) may be administratively granted by the LDR Administrator or designee. The scope of the proposed revisions to the approved Site Plan exceed the criteria for administrative approval pursuant to Section 2.4.9(H), and thus necessitated the need for approval of the revisions by the Planning & Zoning Board.

The subject property is ±10.71 acres in area and is located south of San Felasco Parkway. The development will connect to two (2) existing street stubs along San Felasco Parkway. The development includes the construction of three (3) private roadways, with on-street parking along one of the roadways. Street stubs are provided for future connection to the private roadways.

The development will convey the development's stormwater runoff to two (2) new stormwater management facilities. One stormwater management facility will be located between the building and San Felasco Parkway, and the second facility will be located to the south of the development's parking lot.

Illustration 1. Momentum Labs Revisions – Master Site Plan



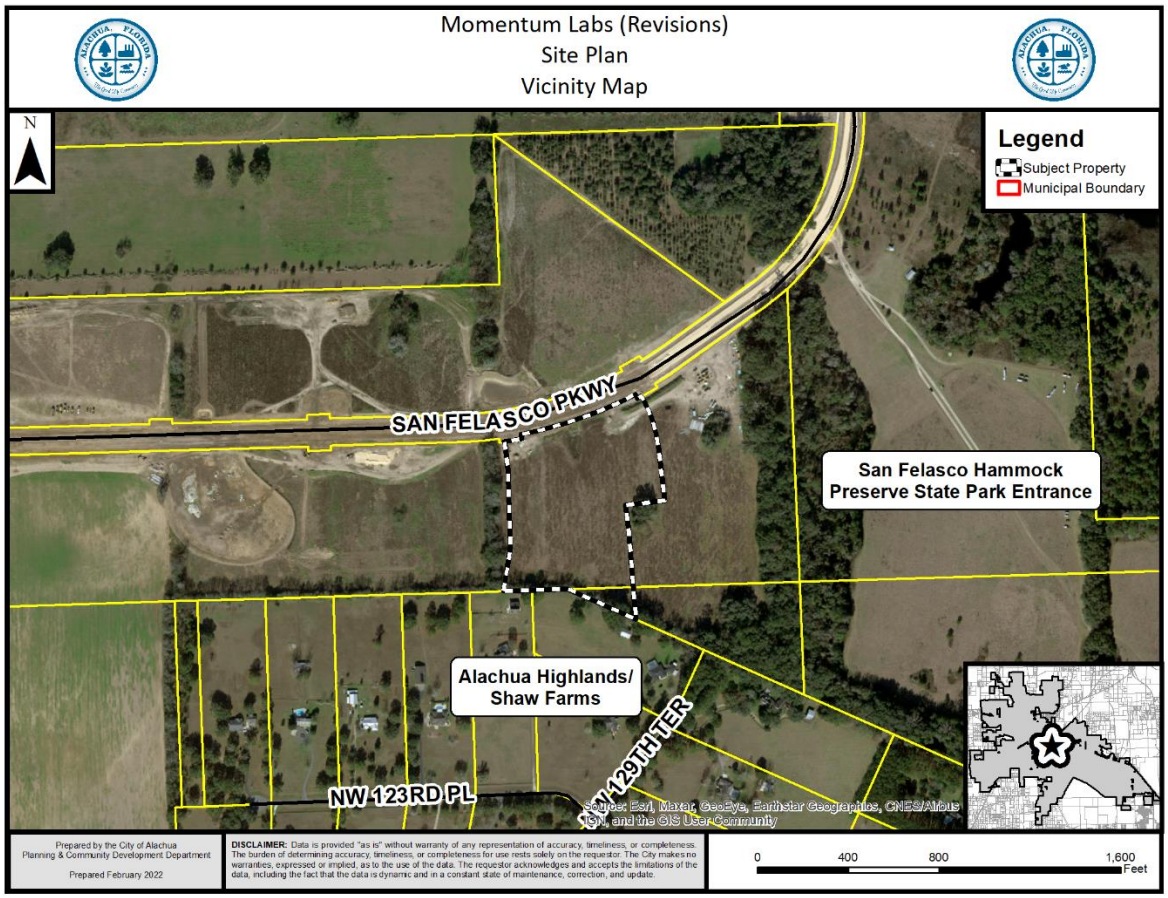
SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	San Felasco Parkway; Vacant Lands	Corporate Park	Corporate Park (CP)
South	Shaw Farms / Alachua Highlands	Agriculture	Agricultural (A)
East	Vacant Lands (Bike Depot & Cottage Neighborhood)	Corporate Park	Corporate Park (CP)
West	Vacant Lands	Corporate Park	Corporate Park (CP)

Map 1. Vicinity Map



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held virtually on July 8, 2021. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by 11 members of the public. A summary of the discussion that occurred during the meeting has been provided by the applicant.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Vision Element

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

Evaluation and Findings: The development will provide for the expansion and further growth of the City's established biotechnology industry.

Future Land Use Element

GOAL 1: Future Land Use Map 2035:

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

Objective 1.4: *Corporate Park*

The City 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.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio (F.A.R.) for parcels 5 acres or greater, 0.75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Evaluation and Findings: The subject property has a Corporate Park FLUM Designation. This land use category is intended to provide a range of uses, including research and development, technology, and biotechnology industries. Development within the Corporate Park land use category should be designed in a campus-like or "corporate park" setting. Pedestrian-friendly features, including pedestrian pathways that stub to the project's perimeter, will provide for future connectivity between the proposed development and future adjacent development, as encouraged by Policy 1.4.b. The development complies with the maximum floor area ratio established by Policy 1.4.c.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

1. The Corporate Park land use category may include material distribution facilities and manufacturing facilities subject to the following standards and maximums:

Type of Use	Maximum Area: Manufacturing Area/Storage	Maximum Building Size	Maximum Building Area Coverage
Regional Warehouse	None permitted	100,000 sq. ft.	50%
Manufacturing/ Assembly	75% of total area	100,000 sq. ft.	40%

2. The Corporate Park land use category may include flex facilities subject to the following standards and maximums:

Type of Flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	75% of total area	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing / 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60% retail / 40% warehousing	50%

Evaluation and Findings: The building will be located as close as possible to San Felasco Parkway, thereby reducing potential impacts to neighboring residential areas as much as possible. The building complies with the requirements of Policy 1.4.e.2.

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 site plan, application, and supporting documentation that each of these sub-policies have been sufficiently addressed.

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

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

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

Evaluation and Findings: The site plan includes a landscaping plan which demonstrates that the development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. The minimum 10% area required by Policy 2.4.a. will be exceeded.

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

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

Evaluation and Findings: The site plan indicates that the development will exceed the minimum 10% open space requirement.

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

Evaluation and Findings: Based on the environmental assessment provided by the applicant, no listed wildlife or plant species were observed on-site. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be prior to the issuance of a building permit for the building.

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

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

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

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

Evaluation and Findings: The development will connect to potable water and wastewater facilities.

Transportation Element

Objective 1.1: Level of Service

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

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

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

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

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

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

Evaluation and Findings: The site plan complies with the applicable standards of Section 6.1, *Off-street Parking and Loading Standards*, of the City's Land Development Regulations. Required landscaping materials and pedestrian crossings and connections will be provided within parking areas. The site plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces.

Community Facilities Element

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

Wastewater System Levels of Service

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

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

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

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

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

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

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

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

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

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

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

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

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

2. *Quantity*: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
3. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

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

Conservation & Open Space Element

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

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

Evaluation and Findings: Based on the environmental assessment provided by the applicant, no listed wildlife or plant species were observed on-site. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be prior to the issuance of a building permit for the proposed building.

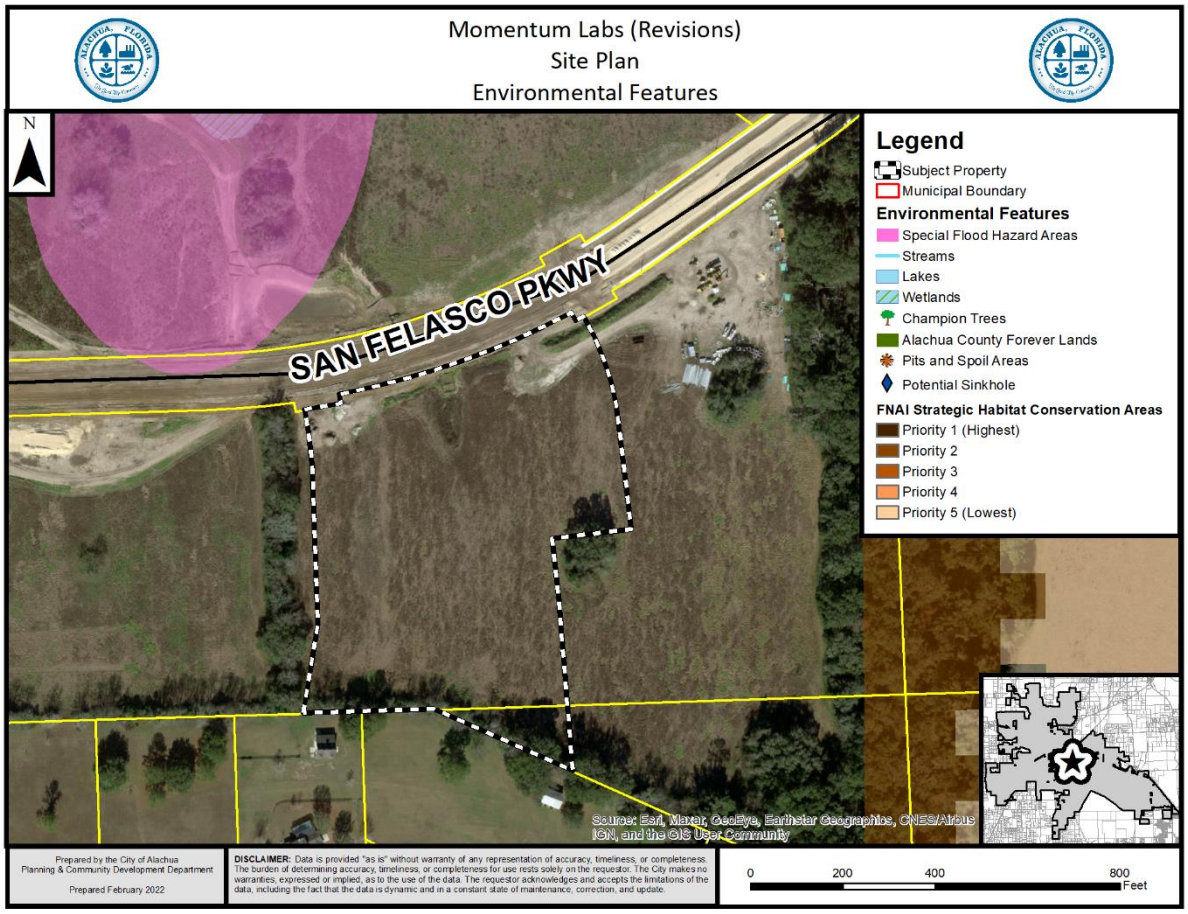
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to the National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Map 2. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be prior to the issuance of a building permit for the proposed building. If a regulated plant or animal species is identified at the time of this, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations and must obtain all required local, state, and federal permits required for relocation of the listed species.

Soil Survey

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

There are three (3) soil types found 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.

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

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

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 Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) *Consistency with Comprehensive Plan*

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

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

(2) *Use Allowed in Zone District*

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Corporate Park (CP). The site plan includes the construction of a ±54,800 square foot building which is intended to be utilized for research and development / office and lab space. Article 10 of the City's LDRs defines "Light Manufacturing" as follows: "the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration. Examples include, but are not limited to: ... ***research, development***, testing facilities and ***laboratories***..." (emphasis added). Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that the CP zoning district permits light manufacturing uses.

(3) *Zone District Use-Specific Standards*

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

Evaluation & Findings: The use type proposed by the development is the "light manufacturing" use type. There are no Use-Specific Standards which apply to the "light manufacturing" use type.

(4) *Development and Design Standards*

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

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.6.3*, Residential Protection Standards, *Section 6.7*, Open Space Standards, and Section 6.9, Environmental Protection Standards.

(5) *Subdivision Standards*

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

Evaluation & Findings: No subdivision of land is currently proposed nor is it required for the development, therefore, compliance with this standard is not applicable.

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

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

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

PUBLIC FACILITIES IMPACT

The Momentum Labs Site Plan was approved by the Planning & Zoning Board on November 9, 2021. A Site Plan is a final development order, therefore, concurrency for this project was reserved upon the approval of the Momentum Labs Site Plan granted by the Planning & Zoning Board on November 9, 2021. The analysis of each public facility below includes the project's impacts within the "reserved capacities" for each public facility. Since the impacts generated by this project are reflected within the reserved capacities for each public facility, there are no impacts shown for this Site Plan application within the analysis below.

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. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Research and Development Center (ITE Code 760)	765 (382/383)	23 (17/6)	43 (6/37)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT –11.26 trips per 1,000 square feet x 54,800 square feet (50% entering/50% exiting); AM Peak Hour – 0.42 trips per 1,000 square feet x 54,800 square feet (75% entering/25% exiting); PM Peak Hour –0.49 trips per 1,000 square feet x 54,800 square feet (15% entering/85% exiting.)

Table 4a. Potential 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]	14,100
Increase in Daily Trips Generated by Development[5]	0
Residual Capacity After Development's Impacts[5]	14,090

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 March 2022 Development Monitoring Report.*
5 *This application is for a Final Development Order. Facility capacity and concurrency were reserved for the Momentum Labs Site Plan subsequent to the approval of the Site Plan by the Planning & Zoning Board on November 9, 2021.*

Table 4b. Potential 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]	73
Available Capacity[4]	1,266
Increase in PM Peak Hour Trips Generated by Development[5]	0
Residual Capacity After Development's Impacts[5]	1,266

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 March 2022 Development Monitoring Report.*
5 *This application is for a Final Development Order. Facility capacity and concurrency were reserved for the Momentum Labs Site Plan subsequent to the approval of the Site Plan by the Planning & Zoning Board on November 9, 2021.*

Evaluation: Concurrency for this project was reserved upon the approval of the Momentum Labs Site Plan granted by the Planning & Zoning Board on November 9, 2021. It is anticipated that the development will not adversely affect the Level of Service ("LOS") for the affected roadway segments, and the project's impact is therefore acceptable.

Potable Water Impacts

Table 5. Potential Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	214,194
Available Capacity	785,556
Projected Potable Water Demand from Application[3]	0
Residual Capacity [3]	**785,556**
Percentage of Permitted Design Capacity Utilized	**65.85%**

Sources:
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua March 2022 Development Monitoring Report.*
3 *This application is for a Final Development Order. Facility capacity and concurrency were reserved for the Momentum Labs Site Plan subsequent to the approval of the Site Plan by the Planning & Zoning Board on November 9, 2021.*

Evaluation: Concurrency for this project was reserved upon the approval of the Momentum Labs Site Plan granted by the Planning & Zoning Board on November 9, 2021. The development will not adversely affect the LOS for potable water facilities, and the project's impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 6. Potential Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Reserved Capacity[2]	193,280
Available Capacity	629,720
Projected Sanitary Sewer Demand from Application[3]	0
Residual Capacity [3]	**629,720**
Percentage of Permitted Design Capacity Utilized	**58.08%**

Sources:
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua March 2022 Development Monitoring Report.*
3 *This application is for a Final Development Order. Facility capacity and concurrency were reserved for the Momentum Labs Site Plan subsequent to the approval of the Site Plan by the Planning & Zoning Board on November 9, 2021.*

Evaluation: Concurrency for this project was reserved upon the approval of the Momentum Labs Site Plan granted by the Planning & Zoning Board on November 9, 2021. The development will not adversely affect the LOS for sanitary sewer facilities, and the project's impacts are therefore acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,880	7,643.10
Reserved Capacity[2]	18,329.99	3,345.22
Demand Generated by Application[3]	0	0
New River Solid Waste Facility Capacity [4]	**50 years**	

Sources:
1 *2020 US Census; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per person per year).*
2 *City of Alachua March 2022 Development Monitoring Report.*
3 *This application is for a Final Development Order. Facility capacity and concurrency were reserved for the Momentum Labs Site Plan subsequent to the approval of the Site Plan by the Planning & Zoning Board on November 9, 2021.*
4 *New River Solid Waste Facility, April 2021.*

Evaluation: Concurrency for this project was reserved upon the approval of the Momentum Labs Site Plan granted by the Planning & Zoning Board on November 9, 2021. The development will not adversely affect the LOS for sanitary sewer facilities, and the project's impacts are therefore acceptable.

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"

TO

SAN FELASCO RESEARCH VENTURES, LLC
(MOMENTUM LABS REVISIONS)
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide a 100% survey of the subject property considering the potential presence of any listed species which may occur on-site based upon the site's available habitat and location prior to the issuance of a building permit for the proposed building. These species shall include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. If any listed species are observed on-site, the 100% survey shall include a list of all local, state, and federal permits required for relocation of the listed species. This survey shall be submitted prior to the issuance of a building permit for the proposed building, and shall be valid for a period of 3 years from the original date of survey.
2. In order to fulfill the purpose and intent of Section 6.6.3, the applicant agrees to the following requirements:
   a. No deliveries shall occur before 7 a.m. on week days and before 8 a.m. on weekend days, nor shall any shall any deliveries occur after 8 p.m. on week days or after 9 p.m. on weekend days.
   b. Except for lighting that is necessary for security, safety, or identification purposes, exterior lighting shall be turned off during non-operating hours.
3. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 4 as stated herein.

EXHIBIT "B"

TO

SAN FELASCO RESEARCH VENTURES, LLC
(MOMENTUM LABS REVISIONS)
SITE PLAN
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 29, 2022

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

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

RE: Planning & Zoning Board (PZB) Public Hearing: Momentum Labs Revisions Site Plan

Dear Mr. Hastay:

On March 28, 2022, the City of Alachua received your revised application and materials for a Site Plan submitted on behalf of San Felasco Research Ventures, LLC for the Momentum Labs Revisions. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **April 19, 2022** PZB 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. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, April 5, 2022***. Staff will contact notify you when the signs are available for pick up at City Hall.

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

March 28, 2022

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

RE: Planning Assistance Team (PAT) Resubmittal #1: Momentum Labs Revisions Site Plan Application

Dear Justin:

Please find attached the following items to address your comments from March 21, 2022:

- A link has been provided via email to a PDF copy of the revised Site Plan sheets.

1. *Miscellaneous*
    a. Given the internal circulation of the Momentum Labs and Cottage Neighborhood projects, Alachua County E911 has assigned road designations for the roads to the east, west, and south of the building. Street name signs shall be required at all street/street intersections and at all street/driveway intersections. See the attached exhibit for road designations for each road.
        - **A pdf has been provided of revised sheets C1.00-C1.14, which now call out:**

          FDOT W16-08P
          "STREET SIGN"
          R1-1 "STOP" SIGN
          (30"X30")

          at each of the street/street and street/driveway intersections.

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at travish@chw-inc.com.

Sincerely,
CHW

Travis Hastay, P.E.
Senior Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 21, 2022

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

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

RE: Planning Assistance Team (PAT) Resubmittal #1: Momentum Labs Revisions Site Plan Application

Dear Mr. Hastay:

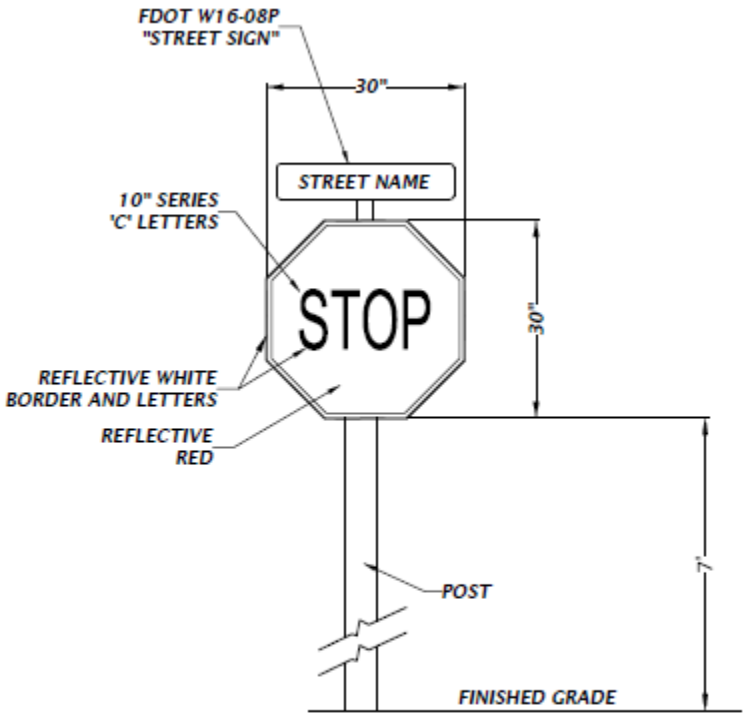
On March 8, 2022, the City of Alachua received your revised application for a Site Plan submitted on behalf of San Felasco Research Ventures, LLC. The application proposes to revise to certain aspects of the Momentum Labs Site Plan, as approved by the Planning & Zoning Board on November 9, 2021, and includes the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±8.34 acre subject property, located on a portion of Tax Parcel Number 03929-000-000. The revised application received on March 8, 2022 was submitted to address the PAT review comments issued to you in a letter dated February 22, 2022.

Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, March 28, 2022**. Materials may be submitted only in electronic format to the project planner.

Please address the following:

1. *Miscellaneous*
   a. Given the internal circulation of the Momentum Labs and Cottage Neighborhood projects, Alachua County E911 has assigned road designations for the roads to the east, west, and south of the building. Street name signs shall be required at all street/street intersections and at all street/driveway intersections. See the attached exhibit for road designations for each road.

      Remaining Issues: Please add street name signs at intersections. See sample detail below.



MUTCD R1-1 (30"x30")
STOP SIGN DETAIL
NTS

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)*
Project File

March 8, 2022

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

RE: Planning Assistance Team (PAT) Summary: Momentum Labs Revisions Site Plan Application

Dear Justin:

Please find attached the following items to address your comments from February 22, 2022:

- 4 hard copy sets of the following:
  - Revised Signed and Sealed Site Plans;
  - Revised Signed and Sealed Traffic Memo;
  - Fire Truck Auto-turn Exhibit;
  - Revised Concurrency Impact Analysis;

- A link has been provided via email to a PDF set all materials described above, in addition to the following:
  - Special Warranty Deed (ORB 4964, Pg. 1044);
  - SRWMD ERP Application Information;
  - Proof of Payment of 2021 Taxes for Parcel #s: 03969-000-000 & 03929-000-000;
  - Site Plan Application;
  - Authorized Agent Affidavit;
  - Concurrency Impact Analysis;
  - Analysis of Consistency with the City of Alachua Comprehensive Plan;
  - Neighborhood Meeting Advertisement;
  - Neighborhood Meeting Notice;
  - Neighborhood Meeting Sign-In Sheet;
  - Neighborhood Meeting Summary;
  - Proof of 2020 Tax Payment;
  - Division of Corporations Information;
  - Property Appraiser Information for Tax Parcel 03929-000-000;
  - Property Appraiser Information for Tax Parcel 03969-000-000;
  - Quitclaim Deed;
  - Warranty Deed;
  - Legal Description;
  - Shared Parking Narrative;
  - Ecological Report;
  - Signed and Sealed Fire Flow Calculations;
  - Signed Wetland Self-Certification;

1. *Section 6.1, Off-Street Parking and Loading*
    a. Section 6.1.9(B) states that accessible parking spaces shall be located as close as possible to elevators, ramps, walkways and entrances. There are 2 accessible spaces located several hundred feet from any publicly accessible building entrance. Please address.
        - **The Momentum Labs Phase I building requires a minimum of 157 parking spaces per City of Alachua Land Development Code. Based on 157 spaces, 6 accessible spaces are required as close as possible to elevators, ramps, walkways and entrances. 6 accessible spaces have been provided which meet these criteria. The additional 2 accessible spaces have been located near the western side of the Future Momentum labs Phase II building, which is where the Phase II main entrance will be located. These have been constructed to avoid future demolition and reconstruction of existing parking areas. The revised Momentum Labs parking lot consists of 220 spaces total, which requires a minimum of 7 accessible spaces. Therefore, the 6 accessible spaces provided for Momentum Labs Phase I and the 2 additional accessible spaces satisfy this requirement.**

    b. Please revise General Note #3 on Sheet C0.00 to clarify the number of parking spaces provided by noting that the LDR Administrator has approved a shared parking plan for the Convergence Research Park Bike Depot and Momentum Labs projects.
        - **The following has been added to Note 3 on C0.00: "A SHARED PARING PLAN FOR THE CONVERGENCE RESEARCH PARK BIKE DEPOT AND MOMENTUM LABS PROJECTS WAS APPROVED BY THE LDR ADMINISTRATOR IN A LETTER DATED FEBRUARY 10, 2022.**

2. *Miscellaneous*
    a. Given the internal circulation of the Momentum Labs and Cottage Neighborhood projects, Alachua County E911 has assigned road designations for the roads to the east, west, and south of the building. Street name signs shall be required at all street/street intersections and at all street/driveway intersections. See the attached exhibit for road designations for each road.
        - **Acknowledged, street names have been provided on the revised plan set. Refer to sheets C1.00 – C1.14.**

    b. The 'traffic memo' prepared by Travis Hastay, P.E., and dated September 7, 2021 should be updated to include the Bike Depot project.
        - **A revised traffic memo has been attached which considers additional trips generated by the Bike Depot project.**

    c. Should the access drive to the cottage neighborhood south of the building be constructed with the cottages project?
        - **The access drive will be constructed to the cottage neighborhood south of the building with the Momentum Labs project. A W14-1 "Dead End" sign has been added to the entrance of the drive. 3 OM4-1 object markers have been added to the end of the asphalt.**

    d. At the end of pavement for both accesses to the cottage neighborhood and to the Bike Depot project, 3 Case II red reflectors should be provided in lieu of the R4-1` "Do Not Enter" signs.
        - **3 OM4-1 object markers (red reflectors) have been placed at the end of pavement at each roadway stub-out. Refer to sheets C1.12-C1.14.**

3. *Concurrency Impact Analysis*
    a. Revise the concurrency impact analysis to utilize data from the January 2022 Development Monitoring Report.
        - **Concurrency impact analysis has been revised to utilize data from the January 2022 Development Monitoring Report, refer to attached revised analysis.**

4. *Land Rights*
    a. Provide legal descriptions and sketches of all proposed Public Utilities Easements (PUEs) The preparation of PUEs shall be coordinated with and approved by the City's Compliance & Risk Management Department.
        - **Acknowledged, legal descriptions and sketches of all proposed PUEs will be provided and coordinated with the City's Compliance & risk Management Department.**

5. *Public Services / Fire Rescue / Engineering Review Comments*
    a. Please see the response from the Public Services Department in a memorandum dated February 16, 2022.
        - **Acknowledged.**

    b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue as provided in an email dated February 10, 2022.
        - **Comments provided by Chip Ware of Alachua County Fire Rescue have been addressed.**

    c. Please see the response from Chris Potts, P.E., of JBPro as provided in a memorandum dated February 17, 2022.
        - **Acknowledged.**

Fire Rescue

1. Insure access to the proposed building will accept ACFR apparatus design. NFPA 1 Chapter 18. ACFR apparatus design criteria;
    - Overall length 47' (basket to rear
    - bumper) Wheelbase 20' 10"+/-
    - Weight 83,500 lbs
    - Width 8' 4"
    - Width with outriggers
    - deployed 15'6" Turning Radii
        - The turning radius for a cul-de-sac is 45' minimum, but 50' is more desirable
        - The turning radius for a 90 degree corner/ turn is 25' when turning from a two lane street onto a two lane street, with no parking that encroaches on the clear width. This allows the apparatus to utilize the oncoming lanes of traffic to maneuver through the turn.
        - The turning radius for a 90 degree corner/turn from a single lane to single lane, with one way traffic and on street parking, requires a radius of about 50'+/-.
            - **Please refer to the attached auto-turn exhibit which demonstrates that the site is accessible to the ACFR apparatus based on the criteria described above.**

2. Fire Department Connections shall be free standing, not installed on buildings and within 35 feet of a Fire Hydrant. ACFR will accept FDC on building side of Fire Line. NFPA 13 2016

Edition Chapter 8.17.2.4.6.

- **A free standing FDC located within 35 feet of a fire hydrant has been added to the revised plan set, refer to sheet C3.13.**

3. An Indicating Valve shall be installed exterior portion of Fire Line. NFPA 13 2016 Edition 8.6.1.1.4 In a connection serving as one source of supply, listed indicating valves or post-indicator valves shall be installed on both sides of all check valves
    - **Per discussion between Kyle Weech and Chip Ware with the Alachua County Fire Rescue on 3/7/2022, the PIV currently shown on sheet C3.13 in Inset 'A' satisfies the above-referenced NFPA criteria.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at travish@chw-inc.com.

Sincerely,
CHW

Travis Hastay, P.E.
Senior Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 22, 2022

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

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

RE: Planning Assistance Team (PAT) Summary: Momentum Labs Revisions Site Plan Application

Dear Mr. Hastay:

On January 31, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of San Felasco Research Ventures, LLC. The application proposes to revise to certain aspects of the Momentum Labs Site Plan, as approved by the Planning & Zoning Board on November 9, 2021, and includes the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±8.34 acre subject property, located on a portion of Tax Parcel Number 03929-000-000. A completeness review was performed on February 7, 2022 and the application was determined to be complete on the same date.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, March 8, 2022**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 19, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Section 6.1, Off-Street Parking and Loading*
   a. Section 6.1.9(B) states that accessible parking spaces shall be located as close as possible to elevators, ramps, walkways and entrances. There are 2 accessible spaces located several hundred feet from any publicly accessible building entrance. Please address.
   b. Please revise General Note #3 on Sheet C0.00 to clarify the number of parking spaces provided by noting that the LDR Administrator has approved a shared parking plan for the Convergence Research Park Bike Depot and Momentum Labs projects.

2. *Miscellaneous*
   a. Given the internal circulation of the Momentum Labs and Cottage Neighborhood projects, Alachua County E911 has assigned road designations for the roads to the east, west, and south of the building. Street name signs shall be required at all street/street intersections and at all street/driveway intersections. See the attached exhibit for road designations for each road.
   b. The 'traffic memo' prepared by Travis Hastay, P.E., and dated September 7, 2021 should be updated to include the Bike Depot project.
   c. Should the access drive to the cottage neighborhood south of the building be constructed with the cottages project?
   d. At the end of pavement for both accesses to the cottage neighborhood and to the Bike Depot project, 3 Case II red reflectors should be provided in lieu of the R4-1` "Do Not Enter" signs.

3. *Concurrency Impact Analysis*
   a. Revise the concurrency impact analysis to utilize data from the January 2022 Development Monitoring Report.

4. *Land Rights*
   a. Provide legal descriptions and sketches of all proposed Public Utilities Easements (PUEs) The preparation of PUEs shall be coordinated with and approved by the City's Compliance & Risk Management Department.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. Please see the response from the Public Services Department in a memorandum dated February 16, 2022.
   b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue as provided in an email dated February 10, 2022.
   c. Please see the response from Chris Potts, P.E., of JBPro as provided in a memorandum dated February 17, 2022.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Feb 16, 2022**

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

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

TR 2/16/2022

RE: **Momentum Labs Revision**

Public Services has reviewed the subject project (Feb 08, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Feb 08 Submittal** Public Services has reviewed this submittal and approve it. **Approved.**
2.	
	END OF COMMENTS

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

RE: Request for Review - Momentum Labs Revisions Site Plan

From : Silver Ware <sware@alachuacounty.us> Thu, Feb 10, 2022 08:58 AM

Subject : RE: Request for Review - Momentum Labs Revisions Site Plan 7 attachments

To : Justin Tabor <jtabor@cityofalachua.org>

The below comments can be found in the Florida Fire Prevention Code 7th Edition.

1 Insure access to the proposed building will accept ACFR apparatus design. NFPA 1 Chapter 18. ACFR apparatus design criteria;

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

2 Fire Department Connections shall be free standing, not installed on buildings and within 35 feet of a Fire Hydrant. ACFR will accept FDC on building side of Fire Line. NFPA 13 2016 Edition Chapter 8.17.2.4.6.

3 A Indicating Valve shall be installed exterior portion of Fire Line. NFPA 13 2016 Edition 8.6.1.1.4 In a connection serving as one source of supply, listed indicating valves or post-indicator valves shall be installed on both sides of all check valves

Thank you

Chip

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

PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

February 17, 2022

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

Re: San Felasco Eco Park – Momentum Labs

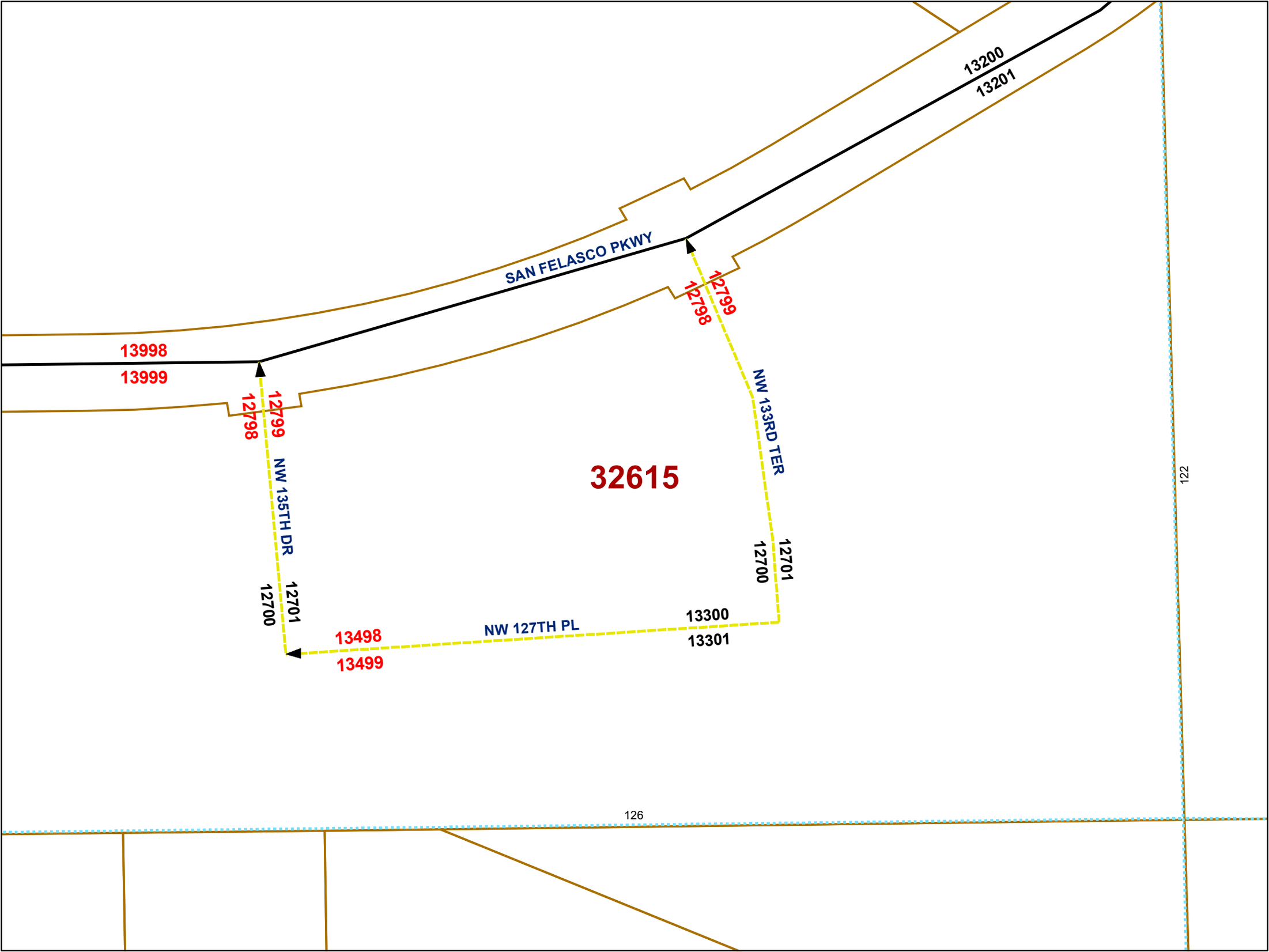
Dear Mr. Tabor:

As you requested, we have reviewed the revised San Felasco Eco Park – Momentum Labs submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Travis Hastay and dated 01/13/2022. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

CC: Travis Hastay


SAN FELASCO PKWY
13200
13201
13998
13999
12798
12799
12798
12799
NW 135TH DR
NW 133RD TER
32615
12700
12701
12700
12701
13498
13499
NW 127TH PL
13300
13301
122
126

February 14, 2022

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

RE: Comments for Momentum Labs Revisions Site Plan Application

Dear Justin:

Please find attached the following items to address your comments from February 7, 2022:

- 2 hard copy sets of the following:
  - Mailing Labels;

- A link has been provided via email to a PDF set of the following:
  - Special Warranty Deed (ORB 4964, Pg. 1044);
  - SRWMD ERP Application Information;
  - Proof of Payment of 2021 Taxes for Parcel #s: 03969-000-000 & 03929-000-000;

1. Site Plan Attachment #6, Mailing Labels. Mailing labels for those persons/organizations on file with the City to receive notice of development applications have not been submitted.
   - **2 sets of mailing labels (hard copies) have been provided to the City.**

2. Site Plan Attachment #9, Proof of Ownership. A copy of the most recent deed as recorded in OR Book 4964, Page 1044 was not included.
   - **The most recent deed as recorded in OR Book 4964, Page 1044 has been provided.**

3. Site Plan Attachment #10, Proof of Payment of Taxes. Documentation provided with the application is for 2020. Submit documentation for 2021.
   - **Proof of payment of taxes for 2021 has been provided for parcel #s: 03969-000-000 & 03929-000-000.**

4. Preliminary Plat Application Attachment #11, 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.
   - **Notification was provided on 02/08/2022 via email by Justin Tabor to disregard this comment.**

5. Site Plan Attachment #13, Environmental Resource Permit (ERP) from Water Management District: 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.
   - **A permit modification application for the Momentum Labs Revisions was submitted to the SRWMD on 02/04/2022. A screenshot of the project modification number (205889-6) has been provided.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at

Sincerely,
CHW

Travis Hastay, P.E.
Sr. Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 10, 2022

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

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

RE: Shared Parking Plan Request: Convergence Research Park Bike Depot Site Plan

Dear Mr. Hastay:

The City has received your memorandum dated January 24, 2022 and requesting the approval of a shared parking plan pursuant to Section 6.1.11(C) of the City of Alachua Land Development Regulations (LDRs). The request pertains to the Convergence Research Park Bike Depot and Momentum Labs projects.

Section 6.1.11 of the LDRs establishes provisions for alternative compliance with the provisions of Section 6.1, Off-Street Parking & Loading Standards. Section 6.1.11(C) states:

6.1.11(C) *Shared parking plan.* If a property owner in a business district believes that the full number of off-street parking spaces required by Table 6.1-1, Minimum Off-Street Parking Standards, is not necessary to provide adequate off-street parking for the proposed use because of:

(a) Unique characteristics of the site or the proposed uses;

(b) The property owner's desire to share parking spaces with nearby uses in a manner that is not authorized by Subsection 6.1.11(A) of this section; or

(c) The property owner's desire to have two or more adjacent properties considered as a single parcel for purposes of compliance with parking requirements, and the sum of the available parking on such lots is sufficient to meet the sum of the minimum off-street parking requirements for each use on such properties, the property owner may apply to the LDR Administrator for approval of a shared parking plan.

The LDR Administrator may approve such an application, or approve it with modifications, if it is determined the shared parking plan provides adequate off-street parking for the proposed uses, and would not significantly increase on-street parking in the area. The LDR Administrator may condition the approval of a shared parking plan on the applicant adopting restrictions on hours of operation of one or more participating use in order to ensure that the shared parking is adequate for anticipated needs.

The Bike Depot Site Plan is comprised of three (3) buildings:

Building 1: A ±7,803 square foot building conference center;

Building 2: A ±5,467 square foot building comprised of a ±1,705 square foot retail area and a ±3,762 square foot restaurant area; and,

Building 3: A ±9,488 square foot two-story office building.

The Momentum Labs building is comprised of a ±54,800 research & development building.

The parking standards, minimum required parking, and maximum permitted parking for each use proposed within the Bike Depot and Momentum Labs projects are summarized below:

Parking Calculations - Convergence Research Park				
Use	Parking Standard	SF/# Seats	Parking Required	Parking Maximum
Light Manufacturing	1 space / 350 square feet	54,800	157	196
Conference Center	1 space / 3 seats	324	108	135
Retail	1 space / 305 square feet	1,705	6	8
Restaurant	1 space / 100 square feet	3,762	38	48
Office	1 space / 330 square feet	9,488	29	36
Total			337	423

The Momentum Labs project was approved by the Planning & Zoning Board on November 9, 2021. This Site Plan permitted a total of 157 parking spaces for the project. An application has been submitted to revise certain aspects of the Momentum Labs project. One proposed revision is to increase the total parking spaces from 157 spaces to 221 spaces. Independent of the Bike Depot project, this would exceed the maximum number permitted for the Momentum Labs project (maximum 196 spaces), however, when combined with the Bike Depot project, the total number of parking spaces required for each project would be met and the maximum number would not be exceeded. An analysis of the minimum required parking, maximum permitted parking, and maximum provided (permitted and proposed) is provided below.

Parking Analysis - Convergence Research Park						
Use	Parking Standard	SF/# Seats	Parking Required	Parking Maximum	Parking Proposed (Momentum as Permitted)	Parking Proposed (Momentum Revisions)
Light Manufacturing	1 space / 350 square feet	54,800	157	196	157	221
Conference Center	1 space / 3 seats	324	108	135	53	53
Retail	1 space / 305 square feet	1,705	6	8	6	6
Restaurant	1 space / 100 square feet	3,762	38	48	38	38
Office	1 space / 330 square feet	9,488	29	36	28	29
Total			337	423	282	347

Your memorandum dated January 24, 2022 contends that during typical business hours (Monday - Friday, 8:00 AM - 5:00 PM) that the Momentum Labs building and Building 3 will be the primary uses that demand parking, and that the majority of parking demand for the restaurant, retail, and conference center traffic will occur outside typical business hours.

Since this request involves two projects that are presently under review, one of which was previously permitted and for which revisions are proposed, and the other project likely be permitted before the plan revisions are approved, Staff has analyzed two potential scenarios. The first scenario (Shared Parking Plan Request #1) considers the total number of spaces provided for the projects following approval of the Bike Depot and Momentum Labs revisions. The second scenario (Shared Parking Plan Request #2) considers the total number of spaces provided for the project as permitted by the approved plans for Momentum Labs and as proposed for the Bike Depot.

Shared Parking Plan Request #1

Presuming the Momentum Labs revisions are approved, the number of parking spaces to be provided is 347 spaces. The approval of a shared parking plan is required in this instance because a portion of the parking spaces required for the conference center, retail, restaurant, and office uses in Buildings 1 - 3 would be provided on the Momentum Labs property. The applicable request for a shared parking plan in this instance is Section 6.1.11(C)(c): *"If a property owner in a business district believes that the full number of off-street parking spaces required by Table 6.1-1, Minimum Off-Street Parking Standards, is not necessary to provide adequate off-street parking for the proposed use because of the property owner's desire to have two or more adjacent properties considered as a single parcel for purposes of compliance with parking requirements, and the sum of the available parking on such lots is sufficient to meet the sum of the minimum off-street parking requirements for each use on such properties, the property owner may apply to the LDR Administrator for approval of a shared parking plan."*

Shared Parking Plan Request #2

Should the Momentum Labs revisions not proceed, the total number of spaces provided would be 282 spaces. The combined parking demand of Momentum Labs and Building 3 is 186 spaces. During typical business hours when the Momentum Labs and Building 3 have a greater parking demand, this would provide up to 96 spaces for use by the conference center, retail, and restaurant uses (152 required per the LDRs). The combined parking demand of the conference center, retail, and restaurant uses is 152 spaces. During non-business hours when the conference center, retail, and restaurant uses would have a greater parking demand, this would provide up to 130 spaces for use by the Momentum Labs and Building 3. The applicable request for a shared parking plan in this instance is Section 6.1.11(C)(a): *"If a property owner in a business district believes that the full number of off-street parking spaces required by Table 6.1-1, Minimum Off-Street Parking Standards, is not necessary to provide adequate off-street parking for the proposed use because of unique characteristics of the site or the proposed uses."*

Section 6.1.11(C) states, *"The LDR Administrator may approve such an application, or approve it with modifications, if it is determined the shared parking plan provides adequate off-street parking for the proposed uses, and would not significantly increase on-street parking in the area. The LDR Administrator may condition the approval of a shared parking plan on the applicant adopting restrictions on hours of operation of one or more participating use in order to ensure that the shared parking is adequate for anticipated needs."*

Upon consideration of the request, the LDR Administrator approves the request for a shared parking plan for the Bike Depot project and Momentum Labs project, with the proposed increase in parking for the Momentum Labs project (Shared Parking Plan #1).

The LDR Administrator approves the request for a shared parking plan for the Bike Depot project and Momentum Labs project, as currently permitted (Shared Parking Plan #2) with the following one (1) condition:

1. During typical business hours (Monday – Friday, 8:00 AM – 5:00 PM), the maximum number of participants for any events held at the convention center (Building 1) shall be 174 persons.

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

Sincerely,

Mike DaRoza
LDR Administrator/City Manager

Attachments

c: Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Justin Tabor, AICP, Principal Planner (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
File

MEMORANDUM

Bike Depot at Convergence Research Park

21-0105.05

CHW Professional Consultants

To:	City of Alachua, Justin Tabor
From:	Travis Hastay, P.E.
Date:	January 24, 2022
RE:	Bike Depot at Convergence Research Park: Shared Parking Narrative

Justin,

On December 6th, 2021 the following comment was issued by the City of Alachua Planning and Zoning Department regarding the proposed Bike Depot project:

ii. Please provide a narrative summary of the request that further describes the "unique characteristics of the site or the proposed uses" which would be applicable to the project.

Response:

The Bike Depot project will consist of three buildings:

- **Building 1:** (Refer to C1.00) will consist of a conference center, which requires 1 parking space per 3 seats per Sec. 6.1 in the City of Alachua Land Development Code. The Conference Center will include 324 seats, therefore a minimum of 108 parking spaces are required.
- **Building 2:** (Refer to C1.00) will consist of a retail portion and restaurant portion.
    - Retail Area**:** The retail portion is 1,705 sf and requires 1 parking space per 305 sf of floor area, therefore 6 parking spaces are required.
    - Restaurant Area**:** The restaurant portion is 3,762 sf and requires 1 space per 100 sf of floor area, therefore 38 total spaces are required.
- **Building 3:** (Refer to C1.00) will consist of a 9,488 sf two-story office space and requires 1 space per 330 sf of floor area, therefore 29 spaces area required, 2 of which are required to be accessible spaces.

In total, the three proposed buildings require 181 total parking spaces based on the City of Alachua LDR parking requirements, 8 of which are required to be accessible spaces. The project proposes 127 total parking spaces, 8 of which are accessible spaces. The intent is to resolve the described parking deficit through shared parking with the Momentum Labs development to the west. CHW is currently in the process of submitting a revised Momentum Labs plan set. The revised Momentum Labs parking lot will include 221 parking spaces, 8 of which are accessible spaces.

The Momentum and Bike Depot parking lots will be considered as a whole to serve both developments and ensure parking is available at any time throughout the week as outlined as follows:

During Business Hours (Mon. – Fri., 8:00 AM – 5:00 PM):

During typical business hours, we anticipate that the Momentum Labs building and Building 3 will be the primary uses. We anticipate the majority of restaurant, retail, and conference center traffic to occur outside these hours. The Momentum Labs building requires a minimum of 157 spaces. Building 3 requires a minimum of 29 spaces. The combined parking demand of these two buildings consists of a minimum of 186 spaces, 6 of which are required to be accessible. The provided parking when considering all available parking for the Momentum project **and** Bike Depot project is 347 total spaces, 16 of which are accessible spaces. Therefore, we anticipate parking will be sufficient during typical business hours. Additionally, after subtracting the 186 spaces required for Momentum Labs and Building 3, 161 spaces remain for buildings 1 & 2 during typical business hours.

Outside of Business Hours (Mon. – Fri. after 5:00 PM, Weekends):

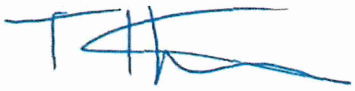
Outside of business hours, we anticipate that Buildings 1 & 2 will be the primary uses. We anticipate that the peak Momentum Labs and Building 3 use will occur outside of these hours. Building 1 requires a minimum of 108 spaces. Building 2 requires a minimum of 44 spaces. The combined parking demand of these two buildings consists of a minimum of 152 spaces, 6 of which are required to be accessible. The provided parking when considering all available parking for the Momentum project **and** Bike Depot project is 347 total spaces, 16 of which are accessible spaces. Therefore, we anticipate parking will be sufficient outside of business hours. Additionally, after subtracting the 152 spaces required for Buildings 1 & 2, 195 spaces remain for Momentum Labs and Building 3.

Conclusion:

The "unique characteristics of the site or the proposed use" include the alternating windows of peak use for each building. Building 3 and Momentum Labs will see their peak use during regular business hours, while peak use will occur outside of these hours for Buildings 1 & 2. Due to these circumstances, we believe that the provided amount of parking will be more than adequate to serve the developments during and outside of typical business hours.

Should you have any questions or require additional information, please contact travish@chw-inc.com or (352) 331-1976.

Sincerely,
CHW



Travis Hastay, P.E.
Sr. Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 7, 2022

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

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

RE: Completeness Review: Momentum Labs Revisions Site Plan Application

Dear Mr. Hastay:

On January 31, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of the San Felasco Research Ventures, LLC. The application proposes to revise to certain aspects of the Momentum Labs Site Plan, as approved by the Planning & Zoning Board on November 9, 2021, and includes the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±8.34 acre subject property, located on a portion of Tax Parcel Number 03929-000-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please address the following deficiencies no later than **5:00 PM on Monday, February 14, 2021**. With the exception of mailing labels, all materials may be provided by email to the project planner (e.g., other than mailing labels, printed copies of materials 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 Planning Assistance Team (PAT) Meeting.

Please address the following:

1. **Site Plan Attachment #6, Mailing Labels.** Mailing labels for those persons/organizations on file with the City to receive notice of development applications have not been submitted.

2. **Site Plan Attachment #9, Proof of Ownership.** A copy of the most recent deed as recorded in OR Book 4964, Page 1044 was not included.

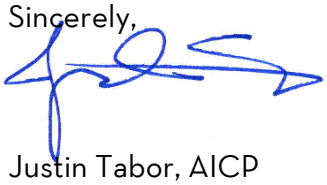
3. **Site Plan Attachment #10, Proof of Payment of Taxes.** Documentation provided with the application is for 2020. Submit documentation for 2021.

4. **Preliminary Plat Application Attachment #11, 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.

5. **Site Plan Attachment #13, Environmental Resource Permit (ERP) from Water Management District:** 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 regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

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

SITE PLANS
FOR:

CONVERGENCE RESEARCH PARK MOMENTUM LABS

ALACHUA COUNTY, FLORIDA

SECTION 23, TOWNSHIP 8 SOUTH, RANGE 19 EAST

SUBMITTED TO:

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
CITY OF ALACHUA

GENERAL NOTES

1. *DEVELOPMENT DATA:* *PROPOSED DEVELOPMENT*

OVERALL SITE AREA=	*466,646 S.F.*	*100.0 %*	*10.71 ACRES*
BUILDING FOOTPRINT AREA=	*28,900 S.F.*	*6.2 %*	
CONC./PAVE AREA=	*164,805 S.F.*	*35.3 %*	
TOTAL IMPERVIOUS AREA=	*193,705 S.F.*	*41.5 %*	
OPEN AREA=	*272,941 S.F.*	*58.5 %*	

DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±54,800 SF RESEARCH AND DEVELOPMENT FACILITY, PADS AND ENCLOSURES FOR ASSOCIATED MECHANICAL EQUIPMENT, PARKING AREA, TWO STORMWATER MANAGEMENT FACILITIES AND STORMWATER CONVEYANCE SYSTEM, AND ASSOCIATED UTILITY INFRASTRUCTURE.

2. *MINIMUM BUILDING / YARD SETBACKS PER CP ZONING ARE AS FOLLOWS:*
   PRIMARY BUILDING (CP)
   FRONT: 20'
   SIDE: 15', EXCEPT WHERE RAILROAD SPUR ABUTS SIDE OR REAR PROPERTY LINE, THEN NONE.
   REAR: 15', EXCEPT WHERE RAILROAD SPUR ABUTS SIDE OR REAR PROPERTY LINE, THEN NONE.

MINIMUM LOT AREA	*NONE*
MINIMUM LOT WIDTH	*NONE*
MAX BUILDING HEIGHT	*100'*
MAX LOT COVERAGE	*NONE*
MAX FAR	*0.50*

3. *PARKING CALCULATIONS:*
   CAR: 1 SPACE PER 350 SQ. FT. FLOOR AREA
   54,800 SQ. FT. / 350 SQ. FT. = MINIMUM 157 SPACES
   157 SPACES X 125% = MAXIMUM 196 SPACES
   **PROVIDED: 220 SPACES TOTAL (8 ACCESSIBLE)*

   ACCESSIBLE SPACES:
   REQUIRED: 7
   PROVIDED: 8

   **BICYCLE: 1 SPACE/10 CAR SPACES = 220 / 10 = 22 SPACES REQUIRED; 16 SPACES PROVIDED*

   **PER CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS, SECTION 6.1.11 (c)(A), A SHARED PARKING PLAN MAY BE PERMITTED AS A FORM OF ALTERNATIVE COMPLIANCE WITH THE OFF-STREET PARKING AND LOADING STANDARDS IF IT IS DETERMINED THAT THE SHARED PARKING PLAN PROVIDES ADEQUATE OFF STREET PARKING FOR THE PROPOSED USES, AND WOULD NOT SIGNIFICANTLY INCREASE ON-STREET PARKING IN THE AREA. THE SHARED PARKING PLAN IS SUBJECT TO REVIEW AND APPROVAL BY THE LDR ADMINISTRATOR.*

   **A SHARED PARKING PLAN FOR THE CONVERGENCE RESEARCH PARK BIKE DEPOT AND MOMENTUM LABS PROJECTS WAS APPROVED BY THE LDR ADMINISTRATOR IN A LETTER DATED FEBRUARY 10, 2022.*

4. *DATE OF BOUNDARY SURVEY:*
   A BOUNDARY SURVEY WAS COMPLETED BY CHW AND DATED JUNE 7, 2021.

5. *UTILITIES:*
   -POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.
   -SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.
   -ELECTRIC SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.
   -NATURAL GAS SERVICE WILL BE PROVIDED BY GRU.

6. *DRAINAGE:*
   AN ON-SITE STORM SEWER COLLECTION SYSTEM WILL BE CONSTRUCTED AND CONNECT TO THE PROPOSED STORMWATER MANAGEMENT FACILITY (SMF-3A1). A SECOND STORMWATER MANAGEMENT FACILITY, SMF-3A3, WILL ALSO BE CONSTRUCTED AS PART OF THIS PROJECT TO SERVE FUTURE DEVELOPMENTS ADJACENT TO THE PROJECT SITE. THE FACILITIES MEET CITY OF ALACHUA AND SRWMD DESIGN CRITERIA.

7. *NATURAL FEATURES:*
   TOPOGRAPHY SLOPES FROM SOUTH TO NORTH WITH MODERATE SLOPES. THERE ARE NO OTHER NATURAL SITE FEATURES.

8. *ZONING/LAND USE INFORMATION AND COMPLIANCE:*
   CORPORATE PARK (CP) ZONING DISTRICT DESIGNATION.
   THE PROPOSED FACILITIES ARE CONSISTENT WITH THE LIGHT MANUFACTURING DEFINITION PROVIDED IN ARTICLE 4 OF THE LDRS. PER ARTICLE 4 OF THE LDRS, RESEARCH AND DEVELOPMENT IS A PERMITTED USE WITHIN THE CORPORATE PARK ZONING DISTRICT.
   PER ARTICLE 6 OF THE LDRS, THE PROPOSED SITE IS CONSISTENT WITH ALL APPLICABLE DEVELOPMENT STANDARDS. COMPLIANCE WITH REQUIRED PARKING CAN BE FOUND IN NOTE 3 ON THIS SHEET. THE PROPOSED LANDSCAPING FULFILLS GENERAL SITE, MITIGATION, AND BUFFER REQUIREMENTS. THE PROPOSED STORMWATER CONVEYANCE SYSTEM AND EROSION PROTECTION PROPOSED FULFILL ENVIRONMENTAL PROTECTION STANDARDS THROUGH THE USE OF BMPS.

9. *CONCURRENCY IMPACT ANALYSIS:*
   SUBMITTED UNDER SEPARATE COVER

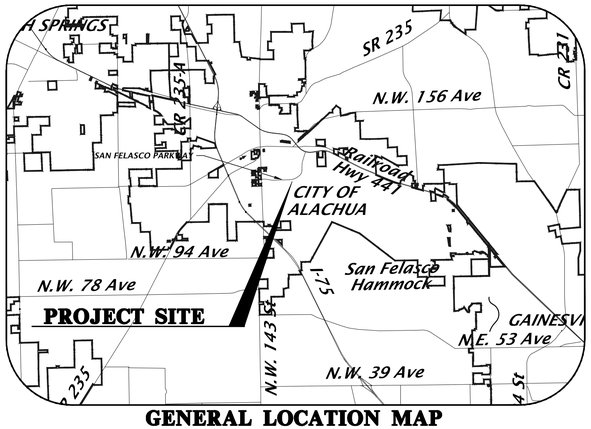
10. *LEGAL DESCRIPTION:*
    SEE SURVEY

BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH

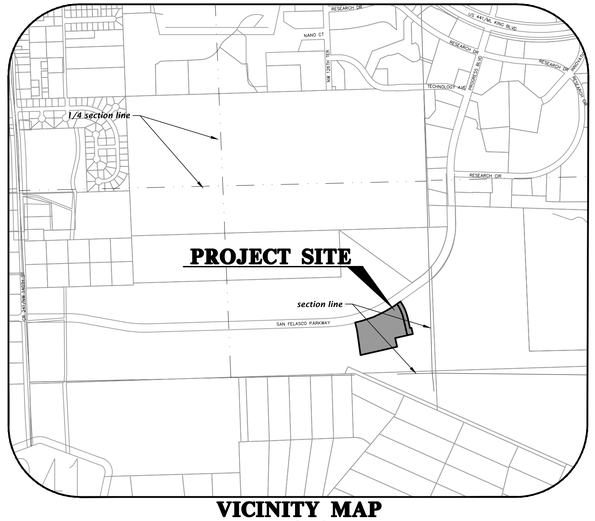
1-800-432-4770 Know what's **below.** **Call** before you dig.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
1-5 OF 14	BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21 - C0.22	STORMWATER POLLUTION PREVENTION PLAN
C0.23	STORMWATER POLLUTION PREVENTION DETAILS
C0.30 - C0.31	DEMOLITION AND TREE PROTECTION PLAN
C1.00	MASTER SITE PLAN
C1.10 - C1.14	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C2.00	MASTER GRADING AND DRAINAGE PLAN
C2.10 - C2.13	DETAILED GRADING AND DRAINAGE PLAN
C2.20 - C2.21	STORMWATER MANAGEMENT FACILITY PLAN
C2.30 - C2.34	CONSTRUCTION DETAILS
C3.00	MASTER UTILITY PLAN
C3.10 - C3.13	DETAILED UTILITY PLAN
C4.00	ROADWAY PLAN AND PROFILE
LS-1	LANDSCAPE SCHEDULE, DETAILS, & NOTES
LS-2 - LS-3	LANDSCAPE PLAN
IR-1 - IR-2	IRRIGATION MAINLINE & SLEEVING LAYOUT
E-1 - E-4	PHOTOMETRIC SITE PLAN
E-5	LEGEND AND SPECIFICATIONS
E-6	ELECTRIC DETAILS
E-7	SCHEDULE AND CUT SHEETS
E-8	STATISTICS AND DETAILS
A01-1	ARCHITECTURAL SITE PLAN
A10-1	FLOOR PLAN - LEVEL 01
A10-2	FLOOR PLAN - LEVEL 02
A10-3	ROOF PLAN
A20-1	BUILDING ELEVATION AND SECTIONS



GENERAL LOCATION MAP



VICINITY MAP
1"=1000'

SURVEYOR OF RECORD
AARON H. HICKMAN P.L.S.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

LANDSCAPE ARCHITECT
CAELI M. TOLAR, L.A.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

DEVELOPER
SAN FELASCO RESEARCH VENTURES, LLC
PO BOX 238
LAKE BUTLER, FLORIDA 32054
(386) 496-3509

PROPERTY OWNER
SAN FELASCO RESEARCH VENTURES, LLC
PO BOX 238
LAKE BUTLER, FLORIDA 32054
(386) 496-3509

PHOTOMETRIC
BILL STORMANT
5304 NW 173RD STREET
ALACHUA, FLORIDA 32615
(352) 665-1426

ENGINEER OF RECORD
TRAVIS J. HASTAY, P.E.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

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

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA
11/12/21 CITY OF ALACHUA
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/03/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/25/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: COVER SHEET AND INDEX

TECHNICIAN: T.F. COWART
DESIGNER: M. CONWAY P.E.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C0.00

Tech: ThomasF Plot Date: Apr 04,2022 9:45pm Filename: M:\2021\21-0105.06\Department\04_Engineering\02_DWGs\Production Files\21-0105.06 CV.dwg

ALTA/NSPS LAND TITLE SURVEY

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

SUBJECT PARCEL DESCRIPTION: (BY SURVEYOR)

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

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT-OF-BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE NORTHEAST CORNER OF A 100 FOOT WIDE INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993 AT PAGE 0358 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 2°24'55" EAST, ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°29'15" WEST, 883.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°44'19", AN ARC DISTANCE OF 911.50 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE, SAID POINT LYING ON THE AFOREMENTIONED SAID EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°26'25" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 1289.26 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°05'15" EAST, ALONG THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, AS RECORDED IN PLAT BOOK "L", PAGE 64, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID LINE ALSO BEING THE AFOREMENTIONED F.R. SANCHEZ GRANT AND THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID FRACTIONAL SECTION 26; THENCE DEPARTING SAID EAST LINE NORTH 65°57'44" WEST, ALONG THE SAID NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A DISTANCE OF 1138.44 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE OF SHAW FARMS OF ALACHUA, SOUTH 88°11'52" WEST, A DISTANCE OF 260.29 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°10'19" WEST, A DISTANCE OF 1375.37 FEET TO A 4" SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 22, SAID SHAW FARMS OF ALACHUA; THENCE ALONG THE WEST LINE OF SAID LOT 22, SOUTH 2°05'34" EAST, A DISTANCE OF 903.47 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°08'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND ITS WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 435.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE NORTH 0°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 370.10 FEET TO A 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" WEST, 630.18 FEET; THENCE ALONG SAID EAST RIGHT OF WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC DISTANCE OF 630.26 FEET TO A 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1661.20 FEET TO THE SOUTHWEST CORNER OF HIDDEN MEADOWS, A RECORDED IN PLAT BOOK "R", PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 88°20'46" EAST, ALONG THE SOUTH LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 1501.59 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID HIDDEN MEADOWS; THENCE NORTH 2°35'34" WEST, ALONG THE EAST LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 25.97 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2396 AT PAGE 1039 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 88°20'38" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 2900.15 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 2°22'09" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 660.12 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 54°04'53" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 1259.13 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHERLY MOST CORNER OF SAID LANDS; THENCE NORTH 54°27'14" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 136.78 FEET TO A 4" SQUARE CONCRETE MONUMENT (TOP BROKEN NO IDENTIFICATION) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°44'39" EAST, 806.85 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°25'01", AN ARC DISTANCE OF 834.58 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE AND THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'25" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.83 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE INTERSECTION WITH THE EAST LINE OF SAID AFOREMENTIONED FRACTIONAL SECTION 23; THENCE NORTH 2°22'57" WEST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 308.43 FEET TO THE POINT-OF-BEGINNING.

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

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

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389); THENCE SOUTH 2°24'55" EAST, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°02'02" WEST, 999.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°51'14", AN ARC DISTANCE OF 1041.90 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°27'10" WEST, A DISTANCE OF 441.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°43'32" WEST, 143.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'45", AN ARC DISTANCE OF 143.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°34'53" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°37'37" WEST, 532.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°55'31", AN ARC DISTANCE OF 534.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 09°19'39" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 80°40'21" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 09°19'39" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°16'42" WEST, 190.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°06'02", AN ARC DISTANCE OF 190.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 551.14 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 1334.31 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 432.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°15'24" WEST, 156.07 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°39'43", AN ARC DISTANCE OF 156.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 421.65 FEET; THENCE SOUTH 02°05'16" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 241, (ALSO KNOWN AS NW 140TH STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE RUN NORTH 2°05'16" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 87°54'44"EAST, A DISTANCE OF 441.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°11'34" EAST, 171.72 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°47'24", AN ARC DISTANCE OF 171.79 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°36'44" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°22'43" EAST, 91.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'47", AN ARC DISTANCE OF 91.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°49'49" EAST, A DISTANCE OF 563.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°14'53" EAST, 78.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°50'07", AN ARC DISTANCE OF 78.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°31'15" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°28'45" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°59'44" EAST, 149.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°24'22", AN ARC DISTANCE OF 149.08 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 432.20 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 629.24 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 595.07 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 551.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°17'20" EAST, 761.04 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°01'28", AN ARC DISTANCE OF 767.62 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°34'53" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°40'09" EAST, 130.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°26'00", AN ARC DISTANCE OF 130.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°27'09"EAST, A DISTANCE OF 312.86 FEET TO THE SOUTHERLY MOST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID LANDS THROUGH THE FOLLOWING TWO COURSES; 1) NORTH 54°27'14"EAST, A DISTANCE OF 126.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°45'06" EAST, 806.91 FEET; 2) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°25'15", AN ARC DISTANCE OF 834.64 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "PRM LB 2389" MARKING THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'25" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.95 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "RLS 509" MARKING ITS INTERSECTION OF THE EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE NORTH 02°22'57" WEST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 308.42 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S02°22'57"E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS UNLESS OTHERWISE NOTED ON THIS MAP.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2076-5307164, DATED APRIL 30TH, 2021. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM(26/27/A01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88).
8. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE" AND Z-" LAYERS IN THE SUPPLIED DIGITAL FILE.
9. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION AND SEE SHEETS TWO (2) THROUGH FOURTEEN (14) FOR TOPOGRAPHIC INFORMATION.
10. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY.
11. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PRIOR SURVEY BY THIS SURVEYOR, PROJECT NUMBER 14-0382, DATED AUGUST 14, 2015.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE ZERO (0) TOTAL PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
15. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
16. THIS SURVEY IS A TOTAL OF FOURTEEN (14) SHEETS. EACH SHEET IN NOT COMPLETE WITHOUT THE OTHERS.

LEGEND:

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

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

NRE = NORTH RIM ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
X 100.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)

- ST = STORM SEWER LINE
- TE = TELEPHONE LINE
- OHW = OVERHEAD WIRE
- SS = SANITARY SEWER LINE
- (E) = FENCE (SIZE AND TYPE AS NOTED)
- FM = SANITARY SEWER FORCE MAIN
- W = UNDERGROUND WATER LINE
- (E) = ELECTRIC LINE (PER PLAN)
- (W) = WATER LINE (PER PLAN)
- (G) = GAS LINE (PER PLAN)
- 100 = CONTOUR LINE

= ASPHALT SURFACE
= CONCRETE SURFACE
= RIPRAP
= METAL LID
= DIRT/GRASS SURFACE

SCHEDULE B-II TITLE EXCEPTIONS:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2076-5307164, DATED APRIL 30TH, 2021)

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

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

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

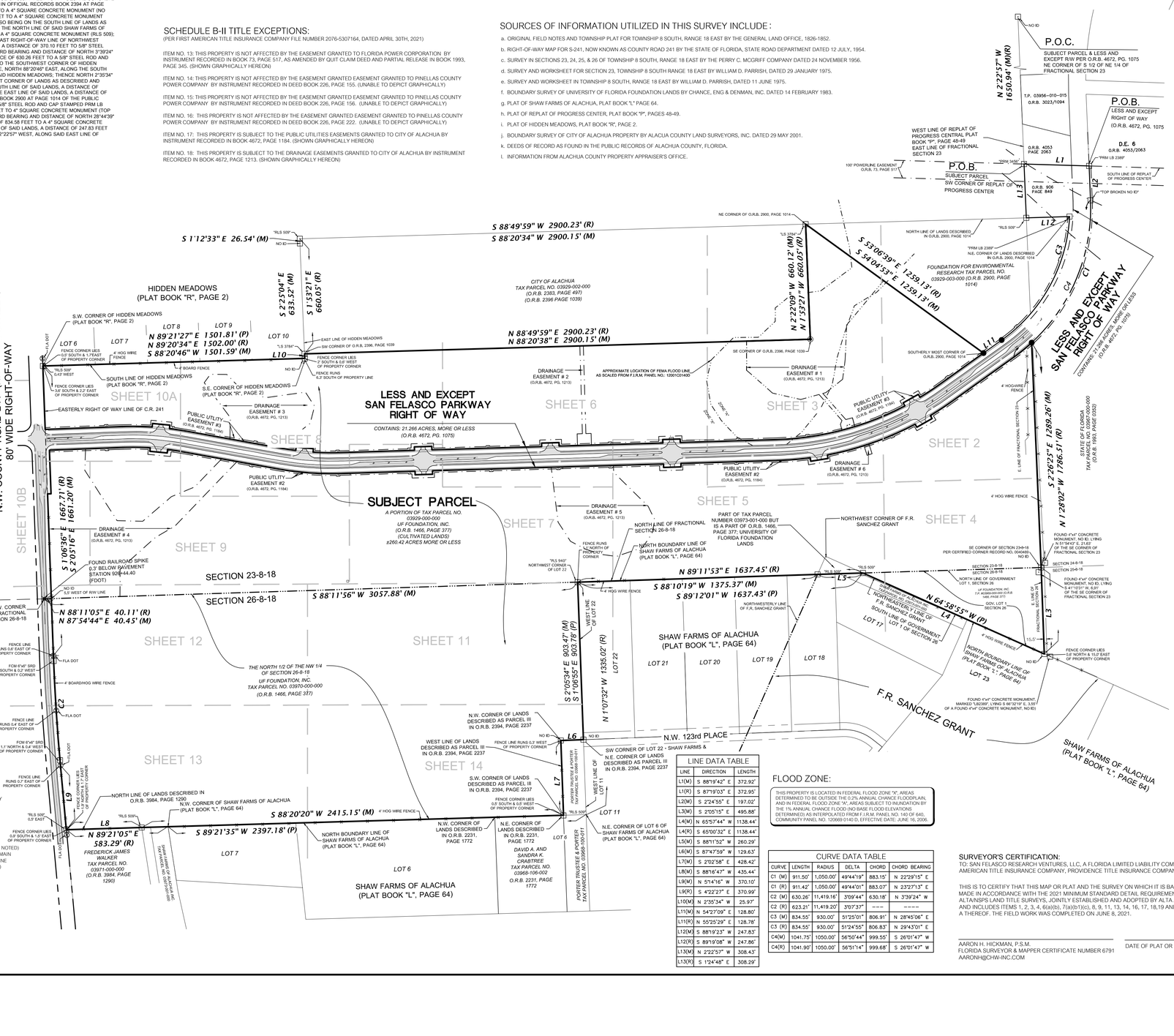
ITEM NO. 16: THIS PROPERTY IS NOT AFFECTED BY THE EASEMENT GRANTED EASEMENT GRANTED TO PINELLAS COUNTY POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 226, PAGE 222. (UNABLE TO DEPICT GRAPHICALLY)

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

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

SOURCES OF INFORMATION UTILIZED IN THIS SURVEY INCLUDE :

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


GRAPHIC SCALE
0 150 300 600
N
P.O.C.
P.O.B.
LESS AND EXCEPT RIGHT OF WAY (O.R.B. 4672, PG. 1075
D.E. 6
O.R.B. 4053/2063
SUBJECT PARCEL & LESS AND EXCEPT R/W PER O.R.B. 4672, PG. 1075 NE CORNER OF S 1/2 OF NE 1/4 OF FRACTIONAL SECTION 23
T.P. 03956-010-015
O.R.B. 3023/1094
N 2°22'57" W 1650.94' (M/R)
WEST LINE OF REPLAT OF PROGRESS CENTRAL PLAT BOOK "P" PAGE 48-49 EAST LINE OF FRACTIONAL SECTION 23
O.R.B. 4053 PAG

ALTA/NSPS LAND TITLE SURVEY

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

MATCH LINE (SEE SHEET 3)

MATCH LINE (SEE SHEET 4)

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S02°22'57"E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM26/27/A/01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88).
8. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* AND Z-* LAYERS IN THE SUPPLIED DIGITAL FILE.
9. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION AND SEE SHEETS TWO (2) THROUGH FOURTEEN (14) FOR TOPOGRAPHIC INFORMATION.
10. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY.
11. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PRIOR SURVEY BY THIS SURVEYOR, PROJECT NUMBER 14-0382, DATED AUGUST 14, 2015.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE ZERO (0) TOTAL PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
15. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
16. THIS SURVEY IS A TOTAL OF FOURTEEN (14) SHEETS. EACH SHEET IN NOT COMPLETE WITHOUT THE OTHERS.

GRAPHIC SCALE

0 25 50 100

LEGEND:

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

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

NRE = NORTH RIM ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
X 100.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)

- ST = STORM SEWER LINE
- TE = TELEPHONE LINE
- OHW = OVERHEAD WIRE
- SS = SANITARY SEWER LINE
- x = FENCE (SIZE AND TYPE AS NOTED)
- FM = SANITARY SEWER FORCE MAIN
- W = UNDERGROUND WATER LINE
- (E) = ELECTRIC LINE (PER PLAN)
- (W) = WATER LINE (PER PLAN)
- (G) = GAS LINE (PER PLAN)
- 100 = CONTOUR LINE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = RIPRAP
- = METAL LID
- = DIRT/GRASS SURFACE

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

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

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

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

1801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW
Professional Consultants

SCALE: 1" = 50'

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

CERTIFIED TO:

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

TECHNICIAN: KWM / MAD
CREW CHIEF: MD
CHECKED BY: AHH
FIELD BOOK & PAGE: 612 / 18

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

This map prepared by:

Certificate of Authorization No. LB. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
2 OF 14

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

Tech: nicki Plot Date: Jan 15,2021 5:14pm Filename: C:\Users\chicki\appdata\local\temp\AcPublish_15540\2105.01 ALTA.dwg

ALTA/NSPS LAND TITLE SURVEY

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

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S00°22'57"E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM/26/27/A/01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88).
8. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE" AND Z-" LAYERS IN THE SUPPLIED DIGITAL FILE.
9. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION AND SEE SHEETS TWO (2) THROUGH FOURTEEN (14) FOR TOPOGRAPHIC INFORMATION.
10. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY.
11. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PRIOR SURVEY BY THIS SURVEYOR, PROJECT NUMBER 14-0382, DATED AUGUST 14, 2015.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE ZERO (0) TOTAL PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
15. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
16. THIS SURVEY IS A TOTAL OF FOURTEEN (14) SHEETS. EACH SHEET IN NOT COMPLETE WITHOUT THE OTHERS.

LEGEND:

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

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

NRE = NORTH RIM ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
X 100.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)

- ST = STORM SEWER LINE
- TE = TELEPHONE LINE
- OHW = OVERHEAD WIRE
- SS = SANITARY SEWER LINE
- = FENCE (SIZE AND TYPE AS NOTED)
- FM = SANITARY SEWER FORCE MAIN
- W = UNDERGROUND WATER LINE
- (E) = ELECTRIC LINE (PER PLAN)
- (W) = WATER LINE (PER PLAN)
- (G) = GAS LINE (PER PLAN)
- 100 = CONTOUR LINE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = RIPRAP
- = METAL LID
- = DIRT/GRASS SURFACE

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

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

GRAPHIC SCALE
0 25 50 100

1801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW
Professional Consultants

SCALE: 1" = 50'

VERIFY SCALE
BAR IS 2" INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CERTIFIED TO:

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

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

TECHNICIAN: KWM / NAD
CREW CHIEF: JMM
DRAWN BY: AIH
CHECKED BY: AIH
FIELD BOOK & PAGE: 612 / 18

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

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

SHEET NO.: 3 OF 14

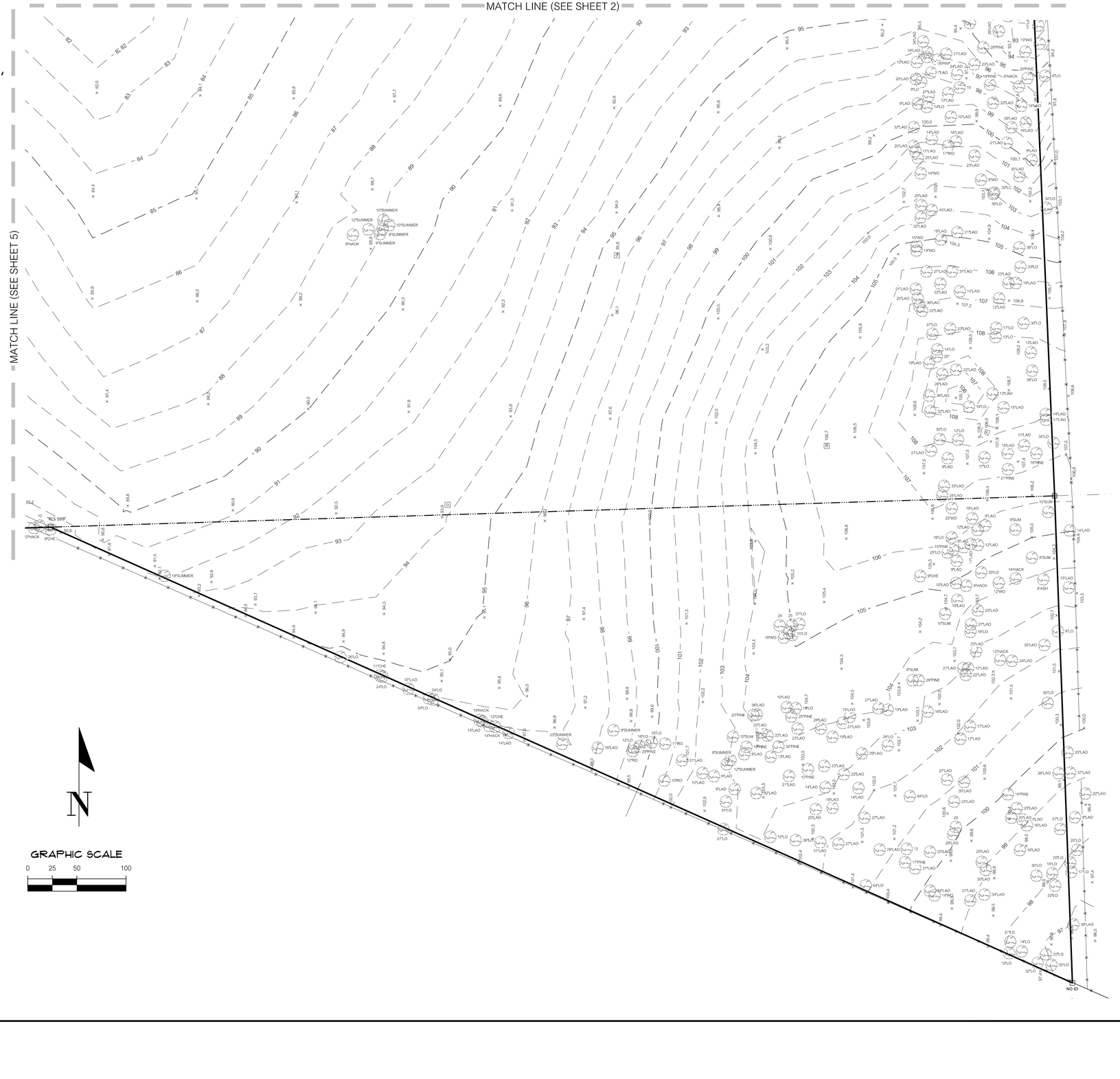
Tech: nkad Plot Date: Jun 16,2021 5:14pm Filename: C:\Users\nkad\Capstone\Local\Temp\AcPublish_15640\21-0105.01 ALTA.dwg

ALTA/NSPS LAND TITLE SURVEY

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

SURVEYOR'S NOTES:

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



LEGEND:

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

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

HACK = HACKBERRY
BCHE = BLACK CHERRY
CHE = CHERRY LAUREL
SUMMER = SUMMER HAW
TREE = UNIDENTIFIED SPECIES
(R) = DATA BASED ON DEED OF RECORD
(P) = DATA BASED ON PLAT OF RECORD
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
CPP = CORRUGATED PLASTIC PIPE
DIP = DUCTILE IRON PIPE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
NRE = NORTH RIM ELEVATION (G)
INV. = INVERT
F.I.R.M. = FLOOD INSURANCE RATE MAP
X 100.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)

- ST = STORM SEWER LINE
- TE = TELEPHONE LINE
- OHW = OVERHEAD WIRE
- SS = SANITARY SEWER LINE
- = FENCE (SIZE AND TYPE AS NOTED)
- FM = SANITARY SEWER FORCE MAIN
- W = UNDERGROUND WATER LINE
- (E) = ELECTRIC LINE (PER PLAN)
- (W) = WATER LINE (PER PLAN)
- = GAS LINE (PER PLAN)
- 100 = CONTOUR LINE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = RIPRAP
- = METAL LID
- = DIRT/GRASS SURFACE

11801 Research Drive
Alachua, FL 32615-7525
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW
Professional Consultants

SCALE: 1" = 50'

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

CERTIFIED TO:

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

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

This map prepared by:

AARON H. HICKMAN

(SEE SURVEYORS CERTIFICATION - SHEET 1)

Professional Surveyor & Mapper Fla. License No. 6791

Certificate of Authorization No. LB. 5075

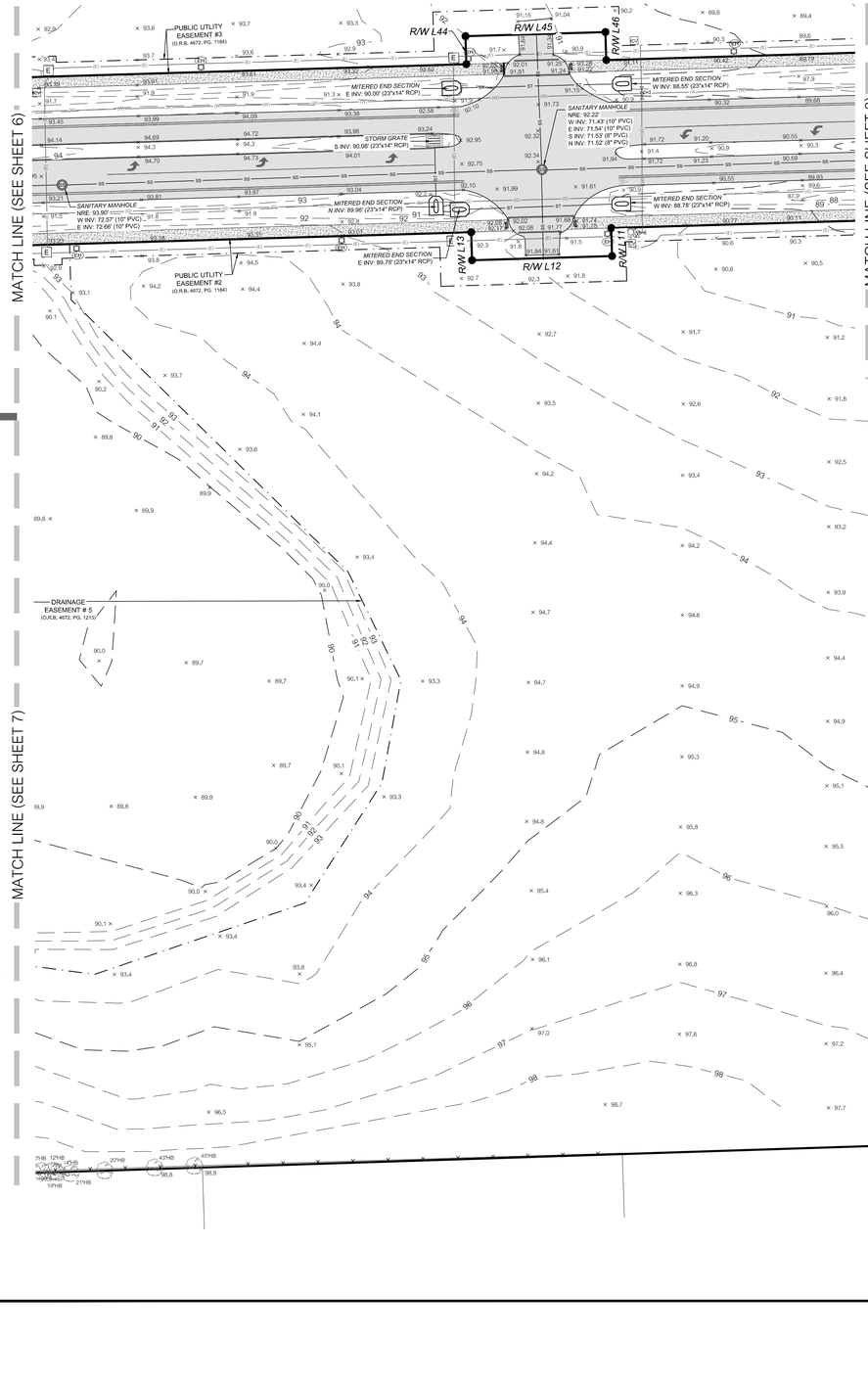
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
4 OF 14

Tech: nickd Plot Date: Jan 18,2021 5:14pm Filename: C:\Users\nickd\Appdata\Local\Temp\AcPublish_15440\21-0105.01 ALTA.dwg

ALTA/NSPS LAND TITLE SURVEY

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



SURVEYOR'S NOTES:

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

LEGEND:

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

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

NRE = NORTH RIM ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
X 100.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)

- ST = STORM SEWER LINE
- TE = TELEPHONE LINE
- OHW = OVERHEAD WIRE
- SS = SANITARY SEWER LINE
- x — x = FENCE (SIZE AND TYPE AS NOTED)
- FM = SANITARY SEWER FORCE MAIN
- W = UNDERGROUND WATER LINE
- (E) = ELECTRIC LINE (PER PLAN)
- (W) = WATER LINE (PER PLAN)
- (G) = GAS LINE (PER PLAN)
- 100 = CONTOUR LINE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = RIPRAP
- = METAL LID
- = DIRT/GRASS SURFACE

N

GRAPHIC SCALE
0 25 50 100

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

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

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

SCALE: 1" = 50'

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

CERTIFIED TO:

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

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

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

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

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SHEET NO.:
5 OF 14

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

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A BOUNDARY AN ALTA/LAND TITLE SURVEY PREPARED BY CHW, DATED 6/07/2021.

2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.

4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.

5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.

6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.

9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.

11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.

14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSTALLED AND INSPECTED BY THE CITY OF ALACHUA AND/OR CHW INSPECTOR PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.

15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.

17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.

18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (FY 2020-21 ROAD CONSTRUCTION), AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JANUARY 2021, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.

21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.

22. ALL STRIPING WITHIN THE RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.

24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.

25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE CITY OF ALACHUA PRIOR TO INITIATION OF SITE CONSTRUCTION.

26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.

27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2021 EDITION, SECTION 120.

28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).

29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT DESIGN STANDARDS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE CITY OF ALACHUA.

2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.

2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.

3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.

4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.

5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.

6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:

A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.

B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED, THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILLE (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFIED AND RAKE BOTTOM AND VEGETATE.

D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.

E. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.

F. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.

3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.

7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.

8. AS DETERMINED NECESSARY AND DIRECTED BY CITY OF ALACHUA, OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX NO. 120-001 AND 120-002.

9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.

C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.

11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.

12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.

13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.

14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.

15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.

16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX NO. 524-001 AND FDOT INDEX 425- AND 430- SERIES AS APPROPRIATE. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.

18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.

19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE WATER TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.

20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.

21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

WATER AND WASTEWATER GENERAL NOTES

1. THE UTILITY PLAN AND PLAT SHOWS ALL PUBLIC UTILITY EASEMENTS (PUES) IN A METES AND BOUNDS FORMAT. THE OWNER MAY CHOOSE TO GRANT THE METES AND BOUNDS EASEMENTS AS SHOWN, OR A BLANKET EASEMENT OVER THE ENTIRE PROPERTY, PROVIDED FACILITIES ARE INSTALLED WITHIN THE PRESCRIBED DISTANCES AS SHOWN ON THE UTILITY PLANS AND IN ACCORDANCE WITH THE UTILITY SEPARATION REQUIREMENTS
2. ALL CONSTRUCTION MATERIALS AND METHODS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS SHALL BE IN CONFORMANCE WITH CITY'S DESIGN & CONSTRUCTION STANDARDS, LATEST EDITION.
3. POTABLE WATER AND WASTEWATER MAINS SHALL MAINTAIN A MINIMUM 10 FEET HORIZONTAL AND 1.5 FOOT VERTICAL SEPARATION. POTABLE WATER MAINS TO BE INSTALLED ABOVE WASTEWATER MAINS. ARRANGE CROSSINGS SUCH THAT WASTEWATER JOINTS SHALL BE AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS, 6-FEET MINIMUM. ALSO SEE NOTE 26.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FOR POTABLE WATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, AND 15 FEET FOR GRAVITY WASTEWATER MAINS SHALL BE PROVIDED AND MAINTAINED FROM, BUILDINGS, TRANSFORMERS, AND ALL PERMANENT STRUCTURES.
5. SERVICE LATERALS REQUIRE 5 FEET LESS CLEARANCE FOR EACH OF THE UTILITIES; NOTE THAT WATER SERVICE LATERALS SHALL BE INSTALLED WITHIN 4" SLEEVES UNDER ROADWAYS
6. POTABLE WATER SERVICES, REQUIRING A SEPARATE WATER METER, SHALL BE PROVIDED TO EACH LOT, BUILDING OR PARCEL.
7. 2" VALVES LOCATED IN PAVED AREAS, INCLUDING SIDEWALKS, OR DEEPER THAN 18 INCHES SHALL BE APPROVED CAST IRON, RESILIENT SEAT GATE VALVES WITH STANDARD 2" OPERATING NUT, THREADED WITH GALVANIZED NIPPLE BETWEEN THE VALVES AND TAPPING SADDLE OR TAPPED TEE.
8. WATER MAINS PLACED UNDER ROADWAYS, SHALL BE CEMENT LINED DUCTILE IRON PIPE (CLDIP) EXTENDING 5 FEET PAST THE BACK OF CURB.
9. TRACER WIRE INSTALLED ON ALL WATER MAINS, BOTH PVC AND DUCTILE IRON.
10. 2" WATER SERVICE CROSSINGS LOCATED UNDER ROADWAYS SHALL BE ENCASED IN 4" SCH 40 PVC EXTENDING 5' PAST THE BACK OF CURB.
11. ANCHORING TEES, COUPLINGS, AND BENDS SHALL BE USED ON ALL FIRE HYDRANT ASSEMBLIES AND INCLUDE AN ANCHORED VALVE TO THE MAIN.
12. ALL PRESSURIZED MAIN FITTINGS SHALL BE MECHANICAL JOINT WITH RESTRAINED JOINT GLANDS; A SUFFICIENT LENGTH OF THE PIPE CONNECTED TO THE FITTINGS SHALL BE MECHANICALLY RESTRAINED TO PROVIDE ADEQUATE REACTION. DEAD END RUNS SHALL BE BELL RESTRAINED UPSTREAM OR WING BLOCKED WHERE ANY ISOLATION VALVE IS SUBJECT TO BLOWING OFF DUE TO EXCAVATION.
13. ALL SANITARY WASTEWATER SERVICE LATERALS SHALL BE MIN. 4" DIAMETER PVC (SDR 35) AT 1.00% MIN. SLOPE UNLESS OTHERWISE LABELED.
14. WASTEWATER CLEANOUT COVERS LOCATED WITHIN PAVEMENT AND SIDEWALKS SHALL BE RATED FOR TRAFFIC LOAD BEARING.
15. MANHOLES WHICH ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE, AND A 10:1 SLOPE TO FINISHED GRADE.
16. UNLESS OTHERWISE NOTED ON THE PLANS, THE FINISHED FLOOR ELEVATIONS OF BUILDINGS SHALL BE A MINIMUM OF 6" ABOVE THE LOWEST UPSTREAM MANHOLE TOP. IF THIS IS INFEASIBLE, A WASTEWATER SERVICE LATERAL BACKWATER VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE CLEANOUT.
17. WHEN A POTABLE OR RECLAIMED WATER MAIN, OR A WASTEWATER FORCE MAIN IS ROUTED WITHIN 5 FT. OF AN ELECTRIC TRANSFORMER, A COMPLETE LENGTH OF DIP SHALL BE CENTERED ON THE TRANSFORMER WITH MECHANICAL RESTRAINT AT EACH END. NO FITTINGS OR VALVES SHALL OCCUR WITHIN 10 FT. OF THE NEAREST EDGE OF THE TRANSFORMER. A MINIMUM CLEARANCE OF 3' SHALL BE MAINTAINED BETWEEN THE MAIN AND THE TRANSFORMER.
18. ALL FORCE MAINS, BOTH PVC AND DUCTILE IRON, TO HAVE TRACER WIRE WITH VALVE BOX EVERY 300-FT FOR TESTING OF TRACER WIRE.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
20. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.
21. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
22. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES US THE CONTRACTOR'S RESPONSIBILITY.
23. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
24. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
25. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN SIX FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GRAVITY OR PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN THREE FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND VACUUM WASTEWATER MAINS. A HORIZONTAL SEPARATION OF THREE FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
26. POTABLE WATER MAINS CROSSING WASTEWATER PIPES (FORCE MAINS, GRAVITY PIPES, ETC.): IF 1.5 FT VERTICAL SEPARATION IS NOT POSSIBLE WHEN LOCATING A WATER MAIN ABOVE A WASTEWATER PIPE, THEN (1) INSTALL THE WASTEWATER PIPE WITH A MINIMUM PRESSURE RATING OF 150 PSIG, OR (2) ENCASE EITHER THE WATER OR WASTEWATER PIPE WITH A WATERTIGHT CARRIER PIPE THAT EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING, OR (3) AROUND THE WASTEWATER PIPE, PROVIDE FLOWABLE FILL THAT EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING OR (4) PROVIDE ONE 20-LF SEGMENT OF WATER MAIN AND ONE 20-LF SEGMENT OF WATERWATER MAIN CENTERED AT THE POINT OF CROSSING.
27. DURING CONSTRUCTION, FOR EACH WASTEWATER CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE.
28. USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS.
29. PVC WATER MAINS SHALL BE DR-18 RATED AND NSF-APPROVED FOR POTABLE WATER USE.

ELECTRIC SERVICE GENERAL NOTES

1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY OTHERS FOR THE ELECTRICAL DESI

ABBREVIATIONS

	SYMBOLS
'	*FEET (WHEN USED WITH LENGTHS)*
°	*DEGREES*
'	*MINUTES (WHEN USED WITH ANGLES)*
"	*SECONDS*
%	*PERCENT*
@	*AT*
	A
AASHTO	*ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS*
AC	*ACRES*
ADA	*AMERICAN WITH DISABILITIES ACT*
ANSI	*AMERICAN NATIONAL STANDARDS INSTITUTE*
ARCH	*ARCHITECT*
ARV	*AIR RELEASE VALVE*
ASTM	*AMERICAN SOCIETY FOR TESTING AND MATERIALS*
AWWA	*AMERICAN WATER WORKS ASSOCIATION*
	B
BC	*BACK OF CURB*
BFP	*BACKFLOW PREVENTER*
BLDG	*BUILDING*
BM	*BENCHMARK*
BMP	*BEST MANAGEMENT PRACTICE*
BOC	*BACK OF CURB*
BVCS	*BEGIN VERTICAL CURVE STATION*
BVCE	*BEGIN VERTICAL CURVE ELEVATION*
BW	*BOTTOM OF WALL*
BSL	*BUILDING SETBACK LINE*
	C
CATV	*CABLE TELEVISION*
CI	*CURB INLET*
CIP	*CAST IRON PIPE*
CLDIP	*CEMENT LINE DUCTILE IRON PIPE*
CMP	*CORRUGATED METAL PIPE*
CO	*CLEANOUT*
CONC	*CONCRETE*
COORD	*COORDINATE*
CR	*COUNTY ROAD*
C/O	*CLEANOUT*
	D
DBH	*DIAMETER AT BREAST HEIGHT*
DE	*DRAINAGE EASEMENT*
DEG	*DEGREE*
DIA	*DIAMETER*
DIP	*DUCTILE IRON PIPE*
DWG	*DRAWING*
	E
e	*RATE OF ELEVATION*
E	*EAST*
EA	*EACH*
EL	*ELEVATION*
ELEV	*ELEVATION*
EOP	*EDGE OF PAVEMENT*
EOR	*ENGINEER OF RECORD*
ERCP	*ELLIPTICAL REINFORCED CONCRETE PIPE*
ESMT	*EASEMENT*
EVCS	*END VERTICAL CURVE STATION*
EVCE	*END VERTICAL CURVE ELEVATION*
EX	*EXISTING*
	F
FAC	*FLORIDA ADMINISTRATIVE CODE*
FBR	*FLORIDA BEARING RATIO*
FC	*FRICTION COURSE*
FDEP	*FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*
FDOT	*FLORIDA DEPARTMENT OF TRANSPORTATION*
FFE	*FINISHED FLOOR ELEVATION*
FH	*FIRE HYDRANT*
FHWA	*FLORIDA HIGHWAY ADMINISTRATION*
FIG	*FIGURE*
FM	*FORCE MAIN*
FOC	*FACE OF CURB*
FS	*FLORIDA STATUTES*
FT	*FEET*
	G
GALV	*GALVANIZED*
GM	*GAS MAIN*
GV	*GATE VALVE*
	H
HDPE	*HIGH DENSITY POLYETHYLENE*
HP	*HIGH POINT*
	I
ID	*IDENTIFICATION*
INV	*INVERT*
INV EL	*INVERT ELEVATION*
IP	*IRON PIPE*
	K
K	*VERTICAL CURVE RATE OF CHANGE*
	L
L	*LENGTH*
LA	*LANDSCAPE ARCHITECT*
LBR	*LIMEROCK BEARING RATIO*
LDR	*LAND DEVELOPMENT REGULATION*
LF	*LINEAR FEET*
LP	*LOW POINT*
LT	*LEFT*
	M
MAX	*MAXIMUM*
ME	*MATCH EXISTING*
MH	*MANHOLE*
MIN	*MINIMUM*
MISC	*MISCELLANEOUS*
MJ	*MECHANICAL JOINT*
MUTCD	*MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES*
	N
N	*NORTH*
N-E	*NORTHING - EASTING*
N/A	*NOT APPLICABLE*
NAVD	*NORTH AMERICAN VERTICAL DATUM OF 1988*
NGVD	*NATIONAL GEODETIC VERTICAL DATUM OF 1929*
NO	*NUMBER*
NPDES	*NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM*
NTS	*NOT TO SCALE*
	O
OC	*ON CENTER*
OHW	*OVERHEAD WIRE*
ORB	*OFFICIAL RECORDS BOOK*
OSHA	*OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION*
	P
PAVT	*PAVEMENT*
PC	*POINT OF CURVATURE*
PCC	*POINT OF COMPOUND CURVE*
PE	*POLYETHYLENE*
PERF	*PERFORATED*
PIV	*POST INDICATOR VALVE*
PROP	*PROPOSED*
PT	*POINT OF TANGENCY*
PVC	*POLYVINYL CHLORIDE*
PUE	*PUBLIC UTILITY EASEMENT*
PVI	*POINT OF VERTICAL INTERSECTION*
	R
R	*RADIUS*
RCP	*REINFORCED CONCRETE PIPE*
RPM	*RAISED REFLECTIVE PAVEMENT MARKER*
RPZ	*REDUCED PRESSURE ZONE*
RT	*RIGHT*
RWM	*RECLAIMED WATER MAIN*
R/W	*RIGHT-OF-WAY*
	S
S	*SOUTH*
SAN	*SANITARY*
SHWE	*SEASONAL HIGH WATER ELEVATION*
SF	*SILT FENCE*
SL	*SLOPE*
SP	*SUPERPAVE*
SR	*STATE ROAD*
SS	*SANITARY SEWER*
ST	*STORM*
STA	*STATION*
STD	*STANDARD*
	T
TB	*TREE BARRICADE*
TCE	*TEMPORARY CONSTRUCTION EASEMENT*
TEMP	*TEMPORARY*
TOB	*TOP OF BANK*
TV	*TELEVISION*
TW	*TOP OF WALL*
TYP	*TYPICAL*
	U
USF	*UNITED STATES FOUNDRY*
USGS	*UNITED STATES GEOLOGICAL SURVEY*
UTIL	*UTILITY*
	V
V	*VERTICAL*
VC	*VERTICAL CURVE*
VCP	*VITRIFIED CLAY PIPE*
	W
W	*WEST*
W	*WATER*
W/	*WITH*
WM	*WATER MAIN*
WW	*WASTEWATER*
WWF	*WELDED WIRE FABRIC*

SIGNAGE

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 700-010. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 700-101.

FTP-20-06 (12" X 18") PER FDOT INDEX NO. 700-102

R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

EX. PROPERTY LINE

LANDSCAPE BUFFER LINE

BUILDING SETBACK LINE

WETLAND LIMITS LINE

WETLAND SETBACK LINE

CENTER LINE

EASEMENT LINE

RIGHT-OF-WAY LINE

SF — SF *SILT FENCE LINE*

TB — TB *TREE BARRICADE LINE*

EX. STRUCTURE OR BUILDING

PROPOSED BUILDING

PROPOSED ASPHALTIC PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED DETECTABLE WARNING SURFACE

DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346

WATERSHED DIVIDE

99 *EX. ELEVATION CONTOUR*

99 *PROPOSED CONTOUR*

93.23 *EX. SPOT ELEVATION*

93.23 *PROPOSED SPOT ELEVATION*

DIRECTION OF SURFACE DRAINAGE FLOW

PROPOSED SWALE LINE

X — X *EX. FENCE*

PROPOSED FENCE

12" PINE *EX. TREE (SIZE & TYPE)*

1234 *EX. TREE (TREE ID)*

12" PINE *EX. TREE TO BE REMOVED (SIZE & TYPE)*

1234 *EX. TREE TO BE REMOVED (TREE ID)*

PROJECT BENCHMARK

STORMWATER

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.

ST — ST *EX. GRAVITY STORMWATER MAIN*

P-ST *PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*

ST *EX. STORMWATER MANHOLE*

N-E LOCATION TOP/RIM ELEV. LOCATION *PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 425-001 AND 425-010*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED CIRCULAR AREA DRAIN*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED SQUARE AREA DRAIN*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)*

PIPE INV. LOCATION N-E LOCATION *PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)*

N-E LOCATION INV. ELEV. LOCATION *PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)*

N-E LOCATION PIPE INV. ELEV. LOCATION *PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)*

N-E LOCATION PIPE INV. ELEV. LOCATION *PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)*

S-10 *PROPOSED STORMWATER STRUCTURE ID TAG*

POTABLE AND RECLAIMED WATER

W — W *EX. POTABLE WATER MAIN*

P-W *PROPOSED POTABLE WATER MAIN*

RCW — RCW *EX. RECLAIMED WATER MAIN*

P-RCW *PROPOSED RECLAIMED WATER MAIN*

11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

TEE (POTABLE AND RCW)

CROSS (POTABLE AND RCW)

BLOWOFF ASSEMBLY (POTABLE AND RCW)

REDUCER (POTABLE AND RCW)

EX. GATE VALVE AND BOX (POTABLE AND RCW)

PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)

EX. AIR RELEASE VALVE (POTABLE AND RCW)

POST INDICATOR VALVE (POTABLE AND RCW)

EX. FIRE HYDRANT ASSEMBLY

PROPOSED FIRE HYDRANT ASSEMBLY

PROPOSED SAMPLE POINT

EX. WATER METER (POTABLE AND RCW)

PROPOSED POTABLE WATER METER

PROPOSED POTABLE WATER BACK FLOW PREVENTER

PROPOSED RECLAIMED WATER METER

W *EX. WATER WELL*

EX. HOSE BIB (POTABLE AND RECLAIMED)

PROPOSED HOSE BIB (POTABLE AND RECLAIMED)

11 *PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)*

WASTEWATER

WW — WW *EX. GRAVITY WASTEWATER MAIN*

P-WW *PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*

FM — FM *EX. WASTEWATER FORCE MAIN*

P-FM *PROPOSED WASTEWATER FORCE MAIN*

N-E LOCATION RIM ELEV. LOCATION *EX. WASTEWATER MANHOLE*

N-E LOCATION RIM ELEV. LOCATION *PROPOSED WASTEWATER MANHOLE*

EX. WASTEWATER CLEANOUT

PROPOSED WASTEWATER CLEANOUT

PROPOSED WASTEWATER GREASE TRAP

MH# *PROPOSED WASTEWATER MANHOLE ID*

11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

EX. PLUG VALVE AND BOX (WW FORCE MAIN)

PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)

EX. AIR RELEASE VALVE (WW FORCE MAIN)

PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.

P-ATT *PROPOSED AT&T LINE*

BC — BC *EX. BURIED CABLE LINE*

P-BC *PROPOSED BURIED CABLE LINE*

BTEL *EX. BURIED TELEPHONE LINE*

P-TEL *PROPOSED TELEPHONE LINE*

CATV *EX. CABLE TELEVISION LINE*

P-TV *PROPOSED CABLE/TELEVISION LINE*

FO — FO *EX. FIBER OPTIC LINE*

UGTEL *EX. UNDERGROUND TELEPHONE LINE*

EX. TELEPHONE PEDESTAL

EX. TELEVISION/CABLE PEDESTAL

CHW — CHW *EX. CHILLED WATER MAIN*

P-CHW *PROPOSED CHILLED WATER MAIN*

FIRE *EX. FIRE MAIN*

P-FIRE *PROPOSED FIRE MAIN*

IRR — IRR *EX. IRRIGATION LINE*

P-IRR *PROPOSED IRRIGATION LINE*

STEAM *EX. STEAM LINE*

P-STEAM *PROPOSED STEAM LINE*

P-CLAY *PROPOSED CLAY ELECTRIC LINE*

E — E *EX. ELECTRIC LINE*

P-E *PROPOSED ELECTRIC LINE*

EN — EN *EX. ENERGY LINE*

P-LIGHT *PROPOSED PRIVATE LIGHTING LINE*

OHW — OHW *EX. OVERHEAD WIRE LINE*

UGE — UGE *EX. UNDERGROUND ELECTRIC LINE*

EX. LIGHT

EX. UTILITY POLE

EX. UTILITY POLE

EX. WOOD POWER POLE

EX. GUY ANCHOR

T *PROPOSED TRANSFORMER*

GAS — GAS *EX. GAS LINE*

P-GAS *PROPOSED GAS LINE*

EX. GAS MARKER

EX. GAS MARKER

NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.

2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

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

CHW Professional Consultants

SCALE: N/A

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

CONSTRUCTION/BID REVISIONS:

SUBMITTAL:
10/20/21 CITY OF ALACHUA
11/17/21 EDP
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/07/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: LEGEND

TECHNICIAN: T.F. COWART
DESIGNER: N. COWART P.E.
QUALITY CONTROL: T.L. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA
PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C0.11

Tech: ThomasC Plot Date: Apr 04,2022 8:40pm Filename: H:\2021\21-0105.06\Department\04_Engineering\02_DWGs\Production Files\21-0105.06 CV.dwg

I. INTRODUCTION

THIS DOCUMENT WAS PREPARED IN ORDER TO ILLUSTRATE COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGE OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE USING STANDARD PRACTICE AND BEST MANAGEMENT PRACTICES (BMPs) AND IS ORGANIZED TO CORRESPOND TO 62-621.300(4)(a) GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES FDEP FORM 62-621.300(4)(b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT. CONTRACTOR(S) MUST FILL IN THE ACTIVITIES SEQUENCE (SECTION ii. B. BELOW) AND SIGN THIS SHEET (REFER TO SIGNATURE TABLE THIS SHEET) AND RETAIN THIS SHEET AND ALL FOLLOWING SWPPP SHEETS ON SITE. ALTERNATIVELY, CONTRACTOR(S) MAY PREPARE AND SIGN THEIR OWN SWPP PLAN MEETING THE REQUIREMENTS. IF THE SITE OR CONTRACTOR ACTIVITIES REQUIRE ANY BMPs THAT ARE NOT DESCRIBED ON THIS SHEET, THE CONTRACTOR MUST PREPARE AN ALTERNATIVE OR ADDITIONAL SWPPP DOCUMENT CONTAINING THE NECESSARY BMPs.

II. SITE DESCRIPTION

COUNTY:	*ALACHUA COUNTY, FLORIDA*
SECTION, TOWNSHIP, RANGE:	*SECTIONS 23 & 26, TOWNSHIP 8 SOUTH, RANGE 19 EAST*
COUNTY PARCEL NO.:	*03929-000-000 & 03969-000-000*
STREET ADDRESS:	*SOUTH SIDE OF SAN FELASCO PARKWAY, DIRECTLY WEST OF SAN FELASCO STATE PARK*
PROJECT SITE AREA:	*10.71 ACRES*
SITE LOCATION MAP:	*SEE COVER SHEET OF CONSTRUCTION DRAWINGS*

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A ±54,800 S.F. RESEARCH AND DEVELOPMENT FACILITY AND ASSOCIATED PAVEMENT FOR DRIVEWAYS AND PARKING, SIDEWALKS, UTILITIES, AND STORMWATER MANAGEMENT FACILITY. A SECOND STORMWATER MANAGEMENT FACILITY WILL BE CONSTRUCTED TO ACCOMMODATE STORMWATER RUNOFF FROM FUTURE DEVELOPMENT ADJACENT TO THE SITE. THE PROJECT SITE IS LOCATED ALONG THE SOUTH SIDE OF SAN FELASCO PARKWAY, DIRECTLY WEST OF THE SAN FELASCO STATE PARK, ALACHUA, FLORIDA. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 10.71 ACRES.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES - CONTRACTOR MUST FILL IN DAYS

DAYS	
FROM_____TO_____	*PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, AND THESE PLANS.*
FROM_____TO_____	*THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.*
FROM_____TO_____	*ONLY THE AREA COMPRISING THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.*
FROM_____TO_____	*THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CONSTRUCTED.*
FROM_____TO_____	*IF SUITABLE, THE EXCAVATED SOIL FROM THE FACILITY(S) MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.*
FROM_____TO_____	*THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.*
FROM_____TO_____	*THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.*
FROM_____TO_____	*THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).*
FROM_____TO_____	*THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.*
FROM_____TO_____	*UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.*
FROM_____TO_____	*UPON COMPLETION OF THE DEBRIS AND SEDIMENT REMOVAL FROM THE STORMWATER PIPING SYSTEM, THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE FINE GRADED AND SHALL BE EXCAVATED A MINIMUM OF SIX INCHES BELOW THE DESIGN BOTTOM ELEVATION AND REPLACED WITH FILL HAVING A MINIMUM PERMEABILITY RATE OF 20 FEET/DAY WITH A MAXIMUM OF 5% SOIL FINES PASSING THE NO. 200 SIEVE. THE BOTTOM SHALL BE SCARIFIED AND STABILIZED ACCORDING TO THESE PLANS. ONCE COMPLETED, NO HEAVY MACHINERY SHALL BE ALLOWED WITHIN THE STORMWATER MANAGEMENT FACILITY(S).*
FROM_____TO_____	*ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. TURF ESTABLISHMENT SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 570. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.*

C. SITE DEVELOPMENT DATA:

TOTAL PROJECT AREA:	*10.71 ACRES*
TOTAL SITE AREA TO BE DISTURBED:	*11.50 ACRES*
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS):	*4.45 ACRES*
TOTAL DETENTION VOLUME:	*14.20 ACRE-FEET*
TOTAL OPEN AREA:	*6.26 ACRES*

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE NRCS DATA FOR THE SITE REVEALS THAT THE SITE SOILS ARE COMPRISED OF MILLHOPPER SAND, ARREDONDO FINE SAND, BLICHTON SAND, AND KENDRICK SAND. GSE ENGINEERING & CONSULTING, INC. CONDUCTED A GEOTECHNICAL EXPLORATION OF THE PROPOSED SMF-3A1 LOCATION IN MAY OF 2021. THE INVESTIGATION REVEALED THAT THE PROJECT SITE'S SURFACE SOILS HAVE THE FOLLOWING CHARACTERISTICS:

ELEVATION OF EFFECTIVE OR MOBILIZED AQUIFER:	*0 FEET*
ELEVATION OF SEASONAL HIGH WATER TABLE:	*40 FEET*
HORIZONTAL HYDRAULIC CONDUCTIVITY:	*3.5 FEET/DAY*
UNSATURATED VERTICAL INFILTRATION:	*2.5 FEET/DAY*

GSE ENGINEERING & CONSULTING, INC. CONDUCTED A GEOTECHNICAL EXPLORATION OF THE PROPOSED SMF-3A3 LOCATION IN JANUARY OF 2022. THE INVESTIGATION REVEALED THAT THE PROJECT SITE'S SURFACE SOILS HAVE THE FOLLOWING CHARACTERISTICS:

ELEVATION OF EFFECTIVE OR MOBILIZED AQUIFER:	*39 FEET*
ELEVATION OF SEASONAL HIGH WATER TABLE:	*40 FEET*
HORIZONTAL HYDRAULIC CONDUCTIVITY:	*3.25 FEET/DAY*
UNSATURATED VERTICAL INFILTRATION:	*2.0 FEET/DAY*

DESIGN PERCOLATION RATES FOR THE STORMWATER MANAGEMENT FACILITIES WERE DETERMINED BASED ON LABORATORY PERMEABILITY TEST RESULTS FROM BORING SAMPLES TAKEN WITHIN THE LIMITS OF THE STORMWATER MANAGEMENT FACILITIES.

THE STORMWATER MANAGEMENT FACILITIES WERE DESIGNED TO PROVIDE RATE AND VOLUME CONTROL AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) DEPICTS THE POST-DEVELOPMENT WATERSHED LIMITS AND THE TABLE BELOW SUMMARIZES EACH WATERSHED.

WATERSHED ID	*POST DEVELOPMENT AREA (ACRES)*	*POST DEVELOPMENT RUNOFF FACTOR (CN)*	*POST DEVELOPMENT IMPERVIOUS AREA (ACRES)*	*STORMWATER MANAGEMENT FACILITY TYPE*	*FACILITY DETENTION CAPACITY (ACRE-FEET)*	*100-YEAR FLOOD ELEVATION (FT)*
POST DA-3A1	*8.96*	*78*	*4.44*	*DRY RETENTION*	*5.62*	*79.91*
POST DA-3A2	*3.31*	*77*	*2.12*	*" "*	*5.62*	*79.91*
POST DA-3A3	*14.92*	*73*	*6.65*	*" "*	*8.58*	*88.57*
POST OFFSITE 3A-1	*28.20*	*44*	*0.00*	*" "*	*8.58*	*88.57*

E. SITE MAP

PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS.

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

THE STORMWATER MANAGEMENT FACILITY 3A1 OUTFALL STRUCTURE IS LOCATED AT THE NORTH PORTION OF THE PROJECT (29°46'22.3" N, 82°28'44.2" W).THE STORMWATER MANAGEMENT FACILITY 3A3 OUTFALL STRUCTURE IS LOCATED AT THE SOUTH PORTION OF THE PROJECT (29°46'16.0" N, 82°28'44.5" W). THE ASSOCIATED RECEIVING WATER BODY IS CELLON CREEK.

III. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SJRWMD) PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. THESE MEASURES MUST BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL AS DIRECTED BY THESE PLANS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) AND SECTION IV BELOW PROVIDE DETAILS ON THE SPECIFIC CONTROL MEASURES TO REDUCE STORMWATER POLLUTION.

IV. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

EXISTING TREES AND NATURAL VEGETATION TO REMAIN ON-SITE SHALL BE PROTECTED BY TREE BARRICADE FENCING AS DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). TYPE III SILT FENCING SHALL PROTECT ALL DRAINAGE STRUCTURES AND SHALL BUFFER AREAS WITH POTENTIAL TO CONTRIBUTE OFF-SITE RUNOFF AND AS SPECIFICALLY DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. AS SPECIFIED IN SECTION II.B. ABOVE, UPON COMPLETION OF CONSTRUCTION, ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT AFTER THE COMPLETION OF CONSTRUCTION. ALL TURF ESTABLISHMENT SHALL BE PERFORMED MEETING THE REQUIREMENTS OF SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

B. STRUCTURE PRACTICES

AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), A STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED AND WILL BE COMPRISED OF A DRY RETENTION FACILITY AND A STORM PIPE CONVEYANCE SYSTEM. TO PREVENT EROSION DURING CONSTRUCTION, TYPE III SILT FENCING WILL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. ALL EXISTING AND PROPOSED STORM DRAINS AND DRAINAGE SWALES SHALL BE PROTECTED ACCORDING TO THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013 OR PER DETAILS PROVIDED ON SHEET C0.21 UNTIL CONSTRUCTION IS COMPLETE. THE STORM PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

C. DRAINAGE LOCATIONS THAT SERVE AREAS WITH LESS THAN 10 DISTURBED ACRES

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES," THE SMF(S) WILL BE CONSTRUCTED PRIOR TO CLEARING AND GRUBBING OUTSIDE OF THE SMF(S) AREAS AND CONSTRUCTION OF THE PERMANENT PAVED AREAS. THE TOTAL CONTRIBUTING DRAINAGE AREA TO THE STORMWATER MANAGEMENT SYSTEMS IS APPROXIMATELY 55.39 ACRES AND WILL CONSIST OF APPROXIMATELY 11.50 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT SIDE SLOPE AND DOWN SLOPE BOUNDARIES, INLET LOCATION, OUTLET LOCATIONS, AND OTHER LOCATIONS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED. BY COMPLETION OF CONSTRUCTION, THE SIDE SLOPES, SWALES, AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

D. DRAINAGE LOCATIONS THAT SERVE AREAS WITH MORE THAN 10 DISTURBED ACRES

NOT APPLICABLE, SEE SECTION C, ABOVE.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, THE PROPOSED SMF(S) SHALL BE MOWED REGULARLY IN THE SPECIFIED AREAS, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, SMF(S) SIDE SLOPES SHALL BE MAINTAINED TO PREVENT EROSION, AND LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED. ADDITIONALLY, REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE SMF(S) NOT PERFORM AS DESIGNED.

B. VEGETATED SWALES

WHEN VEGETATED SWALES ARE UTILIZED, SILT FENCING OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT ADEQUATE INTERVALS TO COLLECT SEDIMENT ALONG THE SWALE. THE SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES ONE-THIRD OF THE HEIGHT OF THE SILT FENCING. SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATIONS, AS REQUIRED.

C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

WHEN DISCHARGE POINTS ARE NOT LOCATED UNDER WATER, RIP RAP PADS HAVE BEEN PROVIDED AT LOCATIONS WHERE NECESSARY DUE TO ANTICIPATED DISCHARGE VELOCITIES. PLEASE SEE THE CONSTRUCTION PLANS FOR DETAILS AND LOCATIONS, AS NEEDED.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

THE CONTRACTOR SHALL PROVIDE LITTER COLLECTION CONTAINERS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIALS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

B. DUST CONTROL

TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATION(S).

C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

THERE ARE EXISTING SANITARY SEWER AND POTABLE WATER SYSTEMS LOCATED NEAR THE PROJECT SITE. EXTENSION AND UPGRADES ARE PROPOSED. IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN AND THE FDOT STANDARD SPECIFICATIONS SECTION 570, TO SUPPORT THE GROWTH OF THE PROPOSED VEGETATION. ESTABLISHING THIS VEGETATION WILL AID IN THE STABILIZATION OF THE PROJECT SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO GUARD AGAINST OVER-USE, WHICH CAN LEAD TO VIOLATIONS OF STATE WATER QUALITY STANDARDS.

E. TOXIC MATERIAL

THE CONSTRUCTION SITE WILL BE IN FULL COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS. A PLASTIC MAT, TAR PAPER, OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED UNDER AREAS WHERE TOXIC LIQUIDS ARE TO BE OPENED AND STORED.

F. HAZARDOUS MATERIALS

ALL HAZARDOUS MATERIALS SHALL BE STORED IN A SECURE LOCATION, UNDER COVER, AND IN APPROPRIATE TIGHTLY, SEALED CONTAINERS WHEN NOT IN USE. ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE. THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH THE INSTRUCTIONS ON THE PRODUCT LABEL.

SUFFICIENT EQUIPMENT AND/OR MATERIALS SHALL BE KEPT ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

CONTRACTOR TO CONTAIN AND CLEAN UP ANY SPILLS IMMEDIATELY AFTER THEY OCCUR. ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA, STATE, OR LOCAL AGENCY REGULATIONS SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.

ALL EXCESS, USED, OR SPILLED PRODUCTS, INCLUDING CONTAMINATED SOIL, SHALL BE DISPOSED OF BY THE CONTRACTOR IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND ALL APPLICABLE REGULATIONS.

VII. APPROVED STATE AND LOCAL PLANS

THE CONSTRUCTION DRAWINGS FOR THE PROJECT WERE APPROVED AND PERMITTED BY THE FOLLOWING AGENCIES:

- *CITY OF ALACHUA*
- *SUWANNEE RIVER WATER MANAGEMENT DISTRICT*
- *FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*

VIII. CONSTRUCTION ACTIVITY DISCHARGES

IN ACCORDANCE WITH THIS PLAN, THERE ARE NO ANTICIPATED DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

IX. CHANGES TO THE POLLUTION PREVENTION PLAN

THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE IN A STATE, REGIONAL, OR LOCAL PERMIT FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE. WHEN WRITTEN NOTICE IS RECEIVED, THE PERMITTEE SHALL PROVIDE A RE-CERTIFICATION OF THIS POLLUTION PREVENTION PLAN, WHICH HAS BEEN REVISED TO ADDRESS SUCH CHANGES. AMENDMENTS TO THE PLAN SHALL BE PREPARED, SIGNED, DATE, AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.

X. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.

XI. MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. IN ADDITION TO THE TIMES MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE SMF(S) DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. UPON FINAL COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BOTH THE CITY AND OWNER, THE OPERATION AND MAINTENANCE ENTITY WILL BE CONCEPT DEVELOPMENT, INC.

XII. INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4, A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL PERFORM THE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS 0.50 INCHES OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THE CONTRACTOR MAY USE THEIR OWN FORM (MEETING FDEP SWPPP REQUIREMENTS) OR A SAMPLE FORM FROM FDEP. A SAMPLE CONSTRUCTION FORM IS AVAILABLE AT: "HTTPS://FLORIDADEP.GOV/WATER/STORMWATER/DOCUMENTS/CONSTRUCTION-SWPPP". MORE SPECIFICALLY, THE INSPECTION SHALL ENSURE THE FOLLOWING CATEGORIES.

A. DISTURBED AREAS

ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

B. MAINTENANCE PERFORMANCE

BASED ON THE RESULTS OF THE INSPECTION, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER COMPLIANCE WITH THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION.

C. REPORTING REQUIREMENTS

ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE NAME(S) AND QUALIFICATION OF THE INSPECTOR(S), THE DATE OF INSPECTION, RAINFALL DATA, OBSERVATIONS, THE ACTIONS TAKEN TO CORRECT INCIDENTS OF NON-COMPLIANCE WITH THE PROVISIONS OF THIS PLAN. IF NO INCIDENTS OF NON-COMPLIANTS ARE OBSERVED, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE ASSOCIATED PERMIT.

XIII. NON-STORMWATER DISCHARGES

IN ADDITION TO STORMWATER RUNOFF, THIS PLAN APPLIES TO RUNOFF FROM IRRIGATION OPERATIONS AND CONSTRUCTION PRACTICES. THIS PLAN DOES NOT PERTAIN TO DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

XIV. CONTRACTORS CERTIFICATION

THE CONTRACTORS OR SUB-CONTRACTORS SHALL PHOTOCOPY AND COMPLETE THE FORM ON THIS PAGE. IT SHALL BE PROVIDED TO THE OWNER AND KEPT ON FILE PURSUANT TO SECTION XV REGARDING PROJECT RECORDS.

XV. RETENTION OF RECORDS

THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.

THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REPORTS, RECORDS, AND DOCUMENTATION REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOTICE OF INTENT, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

XVI. NOTICE OF TERMINATION

NOTICE OF TERMINATION:

1. *WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (DEP FORM 62-621.300(6)), SIGNED IN ACCORDANCE WITH PART VII.C OF DEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.*
2. *ELIMINATION OF STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MEANS THAT ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME, OR THAT ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE THAT ARE AUTHORIZED BY THIS GENERIC PERMIT HAVE OTHERWISE BEEN ELIMINATED.*
3. *FOR CONSTRUCTION ACTIVITIES WHERE THE OPERATOR CHANGES, THE EXISTING OPERATOR SHALL FILE AN N.O.T. IN ACCORDANCE WITH THIS PART WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.*

THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE FOLLOWING ADDRESS:

NPDES STORMWATER NOTICES CENTER, MS# 2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

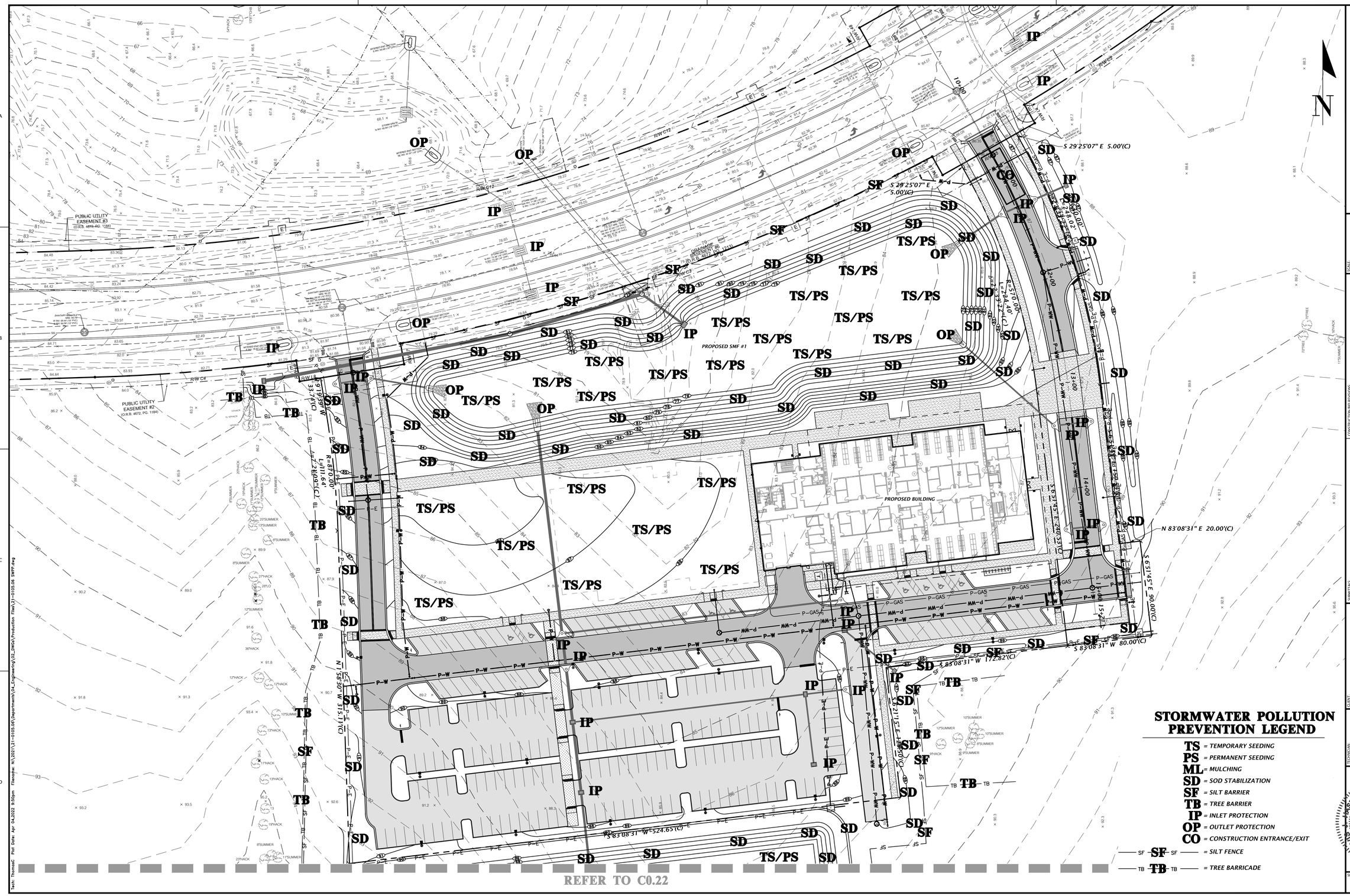
PROJECTS THAT DISCHARGED STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL SUBMIT A COPY OF THE N.O.T. TO THE OPERATOR OF THE MS4.

Contractor/Subcontractor Certification Statement
Stormwater Pollution Prevention Plan

Site Name: Momentum Labs
Site Location: San Felasco Parkway
Alachua County, Florida

THE CONTRACTOR(S) OR SUB-CONTRACTOR(S) RESPONSIBLE FOR COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN SHALL SIGN THE CERTIFICATION STATEMENT BELOW. MULTIPLE COPIES OF THIS CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING ON THE NUMBER OF SUB-CONTRACTORS ASSOCIATED WITH THE PROJECT

*I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM L



STORMWATER POLLUTION PREVENTION LEGEND

- **TS** = TEMPORARY SEEDING
- **PS** = PERMANENT SEEDING
- **ML** = MULCHING
- **SD** = SOD STABILIZATION
- **SF** = SILT BARRIER
- **TB** = TREE BARRIER
- **IP** = INLET PROTECTION
- **OP** = OUTLET PROTECTION
- **CO** = CONSTRUCTION ENTRANCE/EXIT
- SF **SF** SF = SILT FENCE
- TB **TB** TB = TREE BARRICADE

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

CHW
Professional Consultants

est. 1988 FLORIDA CA-0075

SCALE: 1"=40'

VERIFY SCALE
BAR BELOW, ADJUST AS NECESSARY.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/12/21 CITY
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/21/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

TECHNICIAN: T.F. COWART
DESIGNER: M.A. CONNAMACHER, P.E.
PROJECT CONTROL: T.J. HASTAY, P.E.
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Apr 05, 2022
FL PE No. 84295

SHEET NO.: C0.21

Tech: ThomasC Plot Date: Apr 04,2022 9:55pm Filename: W:\2021\21-0105.06\Departments\04_Engineering\03_Civil\Production Files\21-0105.06 SWPP.dwg

REFER TO C0.21

PUBLIC UTILITY EASEMENT #2 (O.R.B. 4872, PG. 1184)

PROPOSED BUILDING

PROPOSED SMF #2

N 83°08'31" E 20.00'(C)

S 6°51'45" E 240.12'(C)

S 6°51'45" E 30.00'(C)

S 83°08'31" W 80.00'(C)

S 83°08'31" W 172.82'(C)

S 6°51'45" E 30.00'(C)

S 83°08'31" W 524.65'(C)

N 83°08'31" W 524.65'(C)

N 6°51'45" W 30.00'(C)

N 6°51'45" W 240.12'(C)

N 83°08'31" E 20.00'(C)

L1 19.47' R=87.00.00" L=19.47'(C) S 83°08'31" W

L2 19.47' R=87.00.00" L=19.47'(C) S 83°08'31" W

L3 19.47' R=87.00.00" L=19.47'(C) S 83°08'31" W

L4 19.47' R=87.00.00" L=19.47'(C) S 83°08'31" W

L5

"RLS 5398"

SHAW FARMS OF AL
TAX PARCEL N

STORMWATER POLLUTION PREVENTION LEGEND

TS	= TEMPORARY SEEDING
PS	= PERMANENT SEEDING
ML	= MULCHING
SD	= SOD STABILIZATION
SF	= SILT BARRIER
TB	= TREE BARRIER
IP	= INLET PROTECTION
OP	= OUTLET PROTECTION
CO	= CONSTRUCTION ENTRANCE/EXIT

SF SF SF = SILT FENCE

TB TB TB = TREE BARRICADE

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

CHW
Professional Consultants

SCALE: 1"=40'

VERIFY SCALE
BAR BELOW
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/1/21 EDP
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/14/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

TECHNICIAN: T.F. COWART
DESIGNER: N. CROWTHAP, P.E.
PIC/QC/QA: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO: C0.22

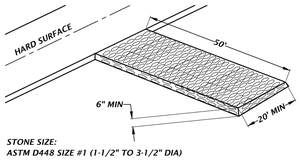
CONSTRUCTION BID REVISIONS:

Tech: ThomasF Plot Date: Apr 04,2022 9:53pm File:none* W:\21\21-0105.06\Departments\04_Engineering\03_Site\Production Files\21-0105.06_SWPP.dwg

STORMWATER POLLUTION PREVENTION LEGEND

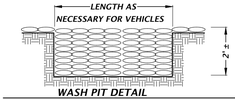
TS = TEMPORARY SEEDING
PS = PERMANENT SEEDING
ML = MULCHING
SD = SOD STABILIZATION
SF = SILT BARRIER
TB = TREE BARRIER
IP = INLET PROTECTION
OP = OUTLET PROTECTION
CO = CONSTRUCTION ENTRANCE/EXIT

NOTE:
1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.

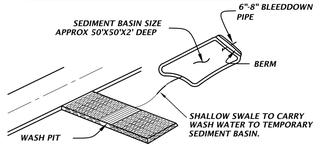


STONE SIZE:
ASTM D448 SIZE #1 (1-1/2" TO 3-1/2" DIA)

STANDARD CONSTRUCTION EXIT



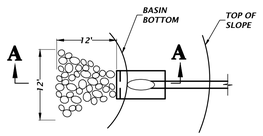
WASH PIT DETAIL



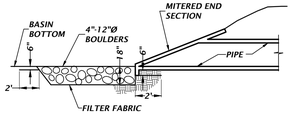
CONSTRUCTION EXIT WITH WASH PIT

TEMPORARY CONSTRUCTION EXIT DETAIL

NTS



PLAN



SECTION A-A

NOTES:

1. *ANCHOR FILTER FABRIC BY EXTENDING BEYOND RIPRAP AND BACKFILLING AS SHOWN ON DETAIL.*
2. *RIPRAP SHALL NOT EXTEND ONTO SIDE SLOPES.*
3. *ADJUST SHAPE OF APRON WHERE REQUIRED TO MATCH TOE OF SLOPE.*
4. *BROKEN SLOPE IS NOT ACCEPTABLE.*

RIP-RAP EROSION PROTECTION

NTS

BASIN OPERATION AND MAINTENANCE REQUIREMENTS

SURFACEWATER MANAGEMENT FACILITIES (SMF'S)

ALL SMF'S PERMITTED BY THE DISTRICT SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE DESIGNS, PLANS CALCULATIONS, AND OTHER SPECIFICATIONS THAT ARE SUBMITTED WITH AN APPLICATION, APPROVED BY THE DISTRICT, AND INCORPORATED BY REFERENCE INTO ANY PERMIT ISSUED. SMF'S SHALL BE KEPT FREE OF DEBRIS, TRASH, GARBAGE, OILS AND GREASES, AND OTHER REFUSE THROUGH REGULAR INSPECTION AND MAINTENANCE BY THE PERMITTEE.

EROSION CONTROL

THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE PERMITTEE TO INSURE THAT ALL EROSION IS CONTROLLED AND SOIL IS STABILIZED TO PREVENT SEDIMENT DISCHARGE TO WATERS IN THE STATE. ANY VEGETATION ESTABLISHED FOR EROSION CONTROL SHALL BE PROPERLY MAINTAINED FOR FUNCTION.

CULVERTS, PIPES AND STRUCTURES

ALL STRUCTURES WITHIN THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED ON A REGULAR BASIS BY THE PERMITTEE TO INSURE THAT THEY DO NOT BECOME CLOGGED OR CHOKED WITH VEGETATIVE OR AQUATIC GROWTH TO SUCH AN EXTENT AS TO RENDER THEM INOPERABLE.

MAINTENANCE

THE BASIN SHALL BE REGULARLY MOWED TO AVOID EXCESSIVE VEGETATION GROWTH. THE MOWING RATE SHALL BE AT A MINIMUM OF 12 TIMES PER YEAR, WITH MORE FREQUENT MOWING IN THE SUMMER MONTHS. BASIN SIDE SLOPES SHALL INITIALLY BE SODDED AND THE SOD MAINTAINED.

FUNCTION

BASINS THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT IMPROPER RECOVERY IS NOTED.

LIMEROCK/SINKHOLE

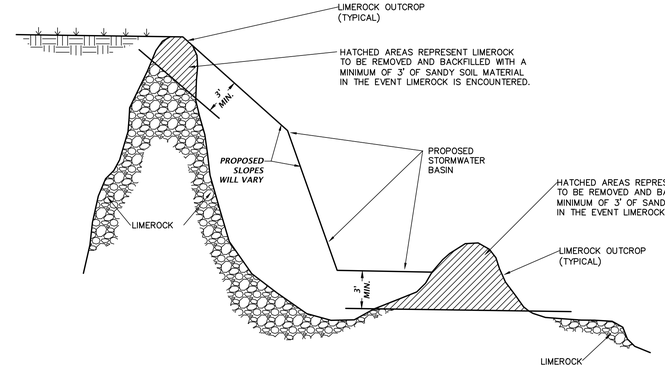
IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED DURING EXCAVATION OF THE SWALES/BASIN OR IF A SINKHOLE FORMS IN THE AREA OF A DRAINAGE SWALE/BASIN THE ENGINEER OF RECORD SHALL BE NOTIFIED BY EITHER THE CONTRACTOR OR THE ESTABLISHED OPERATION AND MAINTENANCE ENTITY. THE ENGINEER OF RECORD SHALL INSPECT THE REPAIRED AREA UPON COMPLETION OF THE REPAIR.

WHERE A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED DURING EXCAVATION OF THE SWALES/BASINS, THE LIMEROCK SHALL BE OVER EXCAVATED BY 3 FEET ,AN APPROVED GEO TEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATION AND BACKFILLED WITH SANDY SOILS IN A LOOSE CONDITION.

ALL SWALES/BASINS SHALL BE INSPECTED MONTHLY FOR SINKHOLE OCCURRENCE. SHOULD A SINKHOLE OCCUR, THE AREA SHALL BE REPAIRED AS SOON AS POSSIBLE. REPAIR SHALL INCLUDE FILLING (LIMEROCK SUCH AS ROAD BASE MATERIAL, CLAY/SAND MIXTURE, OR CONCRETE IF NECESSARY). A 3-FOOT DEEP CAP THAT EXTENDS 3 FEET BEYOND THE PERIMETER OF THE SINKHOLE SHALL BE CONSTRUCTED WITH CLAYEY SOILS. THE CLAYEY SOIL SHALL HAVE AT LEAST 20% PASSING THE NO. 200 SIEVE, COMPACTED TO 95% OF STANDARD PROCTOR, AND COMPACTED IN A WET CONDITION WITH MOISTURE 2% - 4% ABOVE OPTIMUM. THE CLAY SOIL CAP SHALL BE RE-GRADED TO PREVENT CONCENTRATION OF WATERS (PONDING) AND RE-VEGETATED.

OPERATION & MAINTENANCE ENTITY

CONCEPT DEVELOPMENT, INC.



LIMEROCK OUTCROP REMOVAL DETAIL

NTS

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

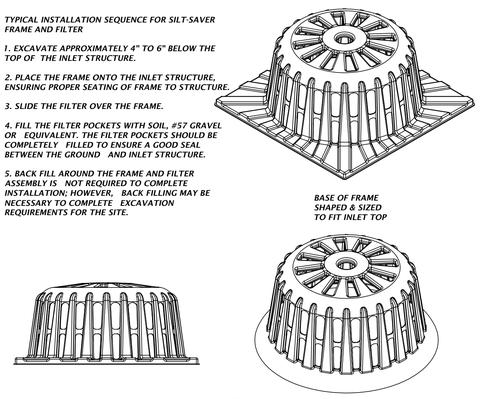
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.

3. SLIDE THE FILTER OVER THE FRAME.

4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.

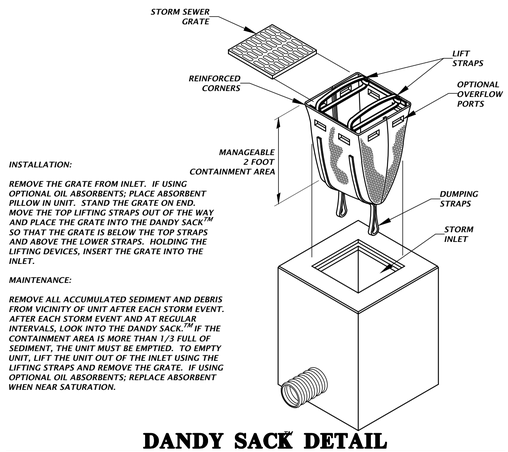
5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.



BASE OF FRAME SHAPED & SIZED TO FIT INLET TOP

SILT-SAVER® DETAIL

NTS



INSTALLATION:

REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK™ SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

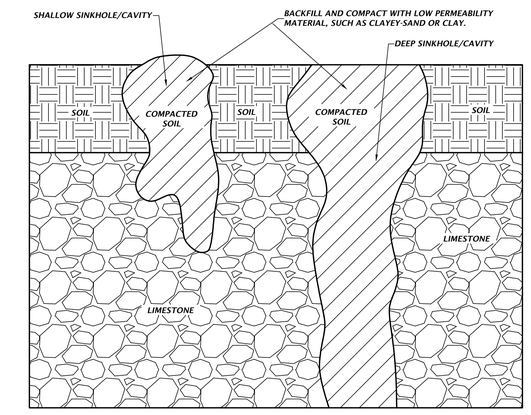
REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK.™ IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

DANDY SACK® DETAIL

NTS

INLET PROTECTION OPTIONS DETAIL

NTS



SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

NTS

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

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/11/21 FDEP
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/18/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: STORMWATER POLLUTION PREVENTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: T.J. HASTAY, P.E.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE * TRAVIS J. HASTAY * ENGINEER
No. 84295
Apr 05 2022
STATE OF FLORIDA * PROFESSIONAL
FL PE No. 84295

SHEET NO.: C0.23

Mech. ThomasF Plot Date: Apr. 04,2022 8:53pm Filename: N:\2021\21-0105.06\Department's\04_Engineering\04_Design\Production Files\21-0105.06 SWPP.dwg

PUBLIC UTILITY EASEMENT #3 (O.R.B. 4872, PG. 1184)

PUBLIC UTILITY EASEMENT #2 (O.R.B. 4872, PG. 1184)

DRAINAGE EASEMENT #6 (O.R.B. 4872, PG. 1213)

R/W C12

R/W C3

R/W C4

R/W L8

R/W L7

R/W L5

HEADWALL TO BE REMOVED

SAWCUT AND REMOVE EX. APRON AS SHOWN

S 29°25'07" E 5.00'(C)

SAWCUT AND REMOVE EX. APRON AS SHOWN

S 29°25'07" E 5.00'(C)

R=639.00'
L=248.02'(C)
Δ=22°13'22"(C)

R=570.00'
L=224.40'(C)
Δ=22°33'22"(C)

S 6°51'45" E 150.53'(C)

S 6°51'45" E 240.53'(C)

S 6°51'45" E 90.00'(C)

N 83°08'31" E 20.00'(C)

S 83°08'31" W 80.00'(C)

S 83°08'31" W 172.82'(C)

S 6°21'15" E 122.50'(C)

S 83°08'31" W 524.65'(C)

N 7°39'39" W 33.74'(C)

R=570.00'
L=289.11'(C)
Δ=29°04'17"(C)

N 7°58'30" W 315.17'(C)

= EX. IMPROVEMENTS TO BE REMOVED

= SAWCUT LINE

SF = SILT FENCE LINE

TB = TREE BARRICADE LINE

NOTE:

- CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK.

- CONTRACTORS SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.

REFER TO C0.31

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

SCALE: 1"=30'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/10/21 DRB
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
03/01/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: DEMOLITION AND TREE PROTECTION PLAN

TECHNICIAN: T.F. COWART
DESIGNER: T.J. HASTAY, P.E.
QUALITY CONTROL: K.F. KNOWLTON, P.E.
PROJECT MANAGER: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C0.30

Path: Thomas\C Plot Date: Apr 04,2022 9:56pm Filename: W:\2021\21-0105.06\Departments\05_Civil_Engineering\05_Design\Production Files\21-0105.06_Dsf.dwg

REFER TO C0.30

PUBLIC UTILITY EASEMENT #2 (O.R.B. 4672, PG. 1184)

R/W C-4

R/W L-8

SAWCUT AND REMOVE EX. APRON AS SHOWN

S 19°39'39" W 33.74'(C)

R=870.00'
L=711.19'(C)
Δ=46°49'59"(C)

N 58°38'30" W 315.11'(C)

S 6°15'45" E 240.53'(C)

S 6°15'45" E 151.55'(C)

N 83°08'31" E 20.00'(C)

S 6°15'45" E 90.00'(C)

S 83°08'31" W 80.00'(C)

S 83°08'31" W 172.82'(C)

S 6°21'51" E 123.50'(C)

S 83°08'31" W 524.65'(C)

"RLS" S 65°E

L5

SHAW FARMS OF A
TAX PARCEL

= EX. IMPROVEMENTS TO BE REMOVED

= SAWCUT LINE

SF = SILT FENCE LINE

TB = TREE BARRICADE LINE

NOTE:

- CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK.

- CONTRACTORS SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

SCALE: 1"=30'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/11/21 EDP
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/07/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: DEMOLITION AND TREE PROTECTION PLAN

TECHNICIAN: T.F. COWART

DESIGNER: T.J. HASTAY, P.E.

QA/QC CONTROL: T.J. HASTAY, P.E.

PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C0.31

Tech: ThomasF Plot Date: Apr 04,2022 9:58pm Filename: H:\2021\21-0105.06\Department\04_Engineering\02_DWGs\Production Files\21-0105.06 GM.dwg

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075

CHW Professional Consultants

SCALE: 1"=40'

VERIFY SCALE
BAR BELOW
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/20/21 CITY OF ALACHUA 1ST SUBMITTAL
11/14/21 CITY OF ALACHUA 2ND SUBMITTAL
12/07/21 CITY OF ALACHUA 3RD SUBMITTAL
12/16/21 100% CONSTRUCTION DOCUMENTS
01/18/22 CITY OF ALACHUA 4TH SUBMITTAL
03/08/22 CITY OF ALACHUA 5TH SUBMITTAL
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA 6TH SUBMITTAL
05/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: MASTER SITE PLAN

TECHNICAL: T.F. COWART
DESIGNER: M.C. CROWDAP, P.E.
QA/QC: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C1.00

N

C1.12
C1.10
C1.11
C1.13

PROPOSED STORMWATER MANAGEMENT FACILITY (REFER TO C2.20)

PROPOSED BUILDING

FUTURE PHASE II

PROPOSED STORMWATER MANAGEMENT FACILITY (REFER TO C2.21)

SAN FELASCO PARKWAY

NW 135TH DR

NW 127TH PL

NW 133RD TER

PUBLIC UTILITY EASEMENT #3 (O.R.B. 4672, PG. 1184)

PUBLIC UTILITY EASEMENT #2 (O.R.B. 4672, PG. 1184)

DRAINAGE EASEMENT #6 (O.R.B. 4672, PG. 2133)

R/W C12

R/W C4

R/W C3

R/W L6

R/W L7

R/W L8

COORDINATE REFERENCE: N: 286936.5203 E: 2610037.8868

COORDINATE REFERENCE: N: 286887.4015 E: 2609950.7815

COORDINATE REFERENCE: N: 286710.6831 E: 2609448.2096

COORDINATE REFERENCE: N: 286694.4753 E: 2609349.5318

N: 286790.2483 E: 2610094.5932

N: 286667.1644 E: 2610079.6832

N: 286627.9585 E: 2610034.1775

N: 286596.7014 E: 2609779.5996

N: 286495.5759 E: 2609791.7619

N: 286479.4862 E: 2610102.2703

N: 286434.3256 E: 2610158.0662

N: 286397.8707 E: 2609423.6641

N: 286259.1516 E: 2609897.9644

N: 286218.7423 E: 2609399.8237

S 29°25'07" E 5.00'(C)

S 29°25'07" E 6.41'

R=600.00' L=122.80' Δ=11°43'36"

R=630.00' L=248.04' Δ=22°33'22"(C)

R=570.00' L=224.40' Δ=22°33'22"(C)

R=600.00' L=113.41' Δ=10°49'46"

S 65°31'45" E 150.53'(C)

S 65°31'45" E 240.53'(C)

S 65°31'45" E 90.00'(C)

N 83°08'31" E 20.00'(C)

S 83°08'31" W 80.00'(C)

S 83°08'31" W 172.82'(C)

S 62°21'15" E 123.50'(C)

S 83°08'31" W 524.65'(C)

N 83°08'31" E 400.56'

N 83°08'31" E 407.76'

N 83°08'31" E 229.16'

N 83°08'31" E 1.43'

N 83°08'31" E 53.34'

S 83°08'31" W 389.52'

N 06°51'29" W 327.14'(C)

N 06°51'29" W 313.71'(C)

R=870.00' L=111.69' Δ=7°21'29"(C)

10 SPACES
9 SPACES
5 SPACES
4 SPACES
3 SPACES
2 SPACES

Path: Thomas Plot Date: Apr 04,2022 10:01pm Filename: M:\2021\21-0105.06\Departments\04_Engineering\03_DWGs\Production Files\21-0105.06 MS.dwg

SAN FELASCO PARKWAY

DRAINAGE EASEMENT #6 (O.R.B. 4672, PG. 1213)

R/W C3

R/W L7

R/W L8

R/W L9

NW 135TH DR

NW 127TH PL

COORDINATE REFERENCE: N: 286710.6831 E: 2609448.2096

COORDINATE REFERENCE: N: 286694.4753 E: 2609349.5318

FDOT W16-08P "STREET SIGN" R1-1 "STOP" SIGN (30"X30")

24" WHITE STOP BAR

CURB FLARE PER FDOT INDEX 520-001

6" DOUBLE YELLOW STRIPE

DETECTABLE WARNING STRIP PER FDOT INDEX 522-002; TYP.

12" WHITE CROSSWALK STRIPE

CURB RAMP PER FDOT INDEX 522-002, CR-E; TYP.

2' DETECTABLE WARNING STRIP PER FDOT INDEX 522-002; TYP.

MODIFIED TYPE 'F' CBG; TYP. (REFER TO C2.30 FOR DETAIL)

CATCH CURB

SPILL CURB

CURB TRANSITION

ACCESSIBLE SPACE SIGNS (REFER TO C2.31 FOR DETAIL)

STRIPE ACCESSIBLE SPACE IN ACCORDANCE WITH FDOT INDEX 711-001

PROPOSED STORMWATER MANAGEMENT FACILITY #1 (REFER TO C2.20 FOR DETAILS)

FUTURE PHASE II

ROLL OUT DUMPSTERS

PROPOSED TRANSFORMER

FLUSH WITH PAVEMENT

LOADING ZONE

N: 286612.6568 E: 2609548.7837

N: 286596.7014 E: 2609779.5996

N: 286495.5759 E: 2609791.7619

N: 286397.8707

FDOT W16-08P "STREET SIGN" R1-1 "STOP" SIGN

S 77°55'26" W 153.89'

S 68°16'20" W 215.15'

N 81°20'13" E 31.39'

N 83°08'15" E 151.32'

N 27°05'41" E 71.16'

S 44°06'08" E 16.14'

N 83°08'31" E 400.56'

N 83°08'31" E 1.43'

N 83°08'31" E 52.34'

N 06°42'15.9" W 197.77'

N 06°42'15.9" W 202.72'

N 83°08'31" E 146.91'

S 06°42'15.9" E 197.77'

S 06°42'15.9" E 202.72'

N 13°58'26" W 116.91'

R=75.00' L=76.97' Δ=58°48'11"

R=30.60' L=3.22' Δ=6°01'38"

R=27.60' L=24.02' Δ=49°51'16"

R=20.00' L=17.41' Δ=49°51'16"

R=50.00' L=28.24' Δ=32°21'48"

R=30.00' L=30.00' Δ=57°19'48"

R=30.00' L=48.76' Δ=76°34'42"

R=30.00' L=47.89' Δ=152°01'24"

R=905.69' L=117.84' Δ=7°27'05"

R=30.00' L=48.76' Δ=76°34'42"

= REFER TO HARDSCAPE PLAN FOR FINAL HARDSCAPE SPECIFICATIONS, DESIGN &DETAILING

= REFER TO HARDSCAPE PLAN FOR FINAL HARDSCAPE SPECIFICATIONS, DESIGN &DETAILING (CROSSWALK HARDSCAPE TO MEET SECTION 6.1.10 (A)(1))

=HEAVY DUTY PAVEMENT (REFER TO C2.30 FOR DETAIL)

=STANDARD DUTY PAVEMENT (REFER TO C2.30 FOR DETAIL)

=5' MAINTENANCE PATH

NOTES:
1) SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.

2) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.

REFER TO C1.12

REFER TO C1.11

23"HACK
15"HACK
15 16"HACK
18"HACK
20"HACK
19"HACK
11"SUMMER
8"SUMMER
17"SUMMER
12"SUMMER
9"SUMMER
25"SUMMER
13"SUMMER
8"SUMMER
27"HACK
28"LO
12"SUMMER
36"HACK

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

CHW Professional Consultants

SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/12/21 EDP
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/07/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/25/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK MIDWESTERN LABS

SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

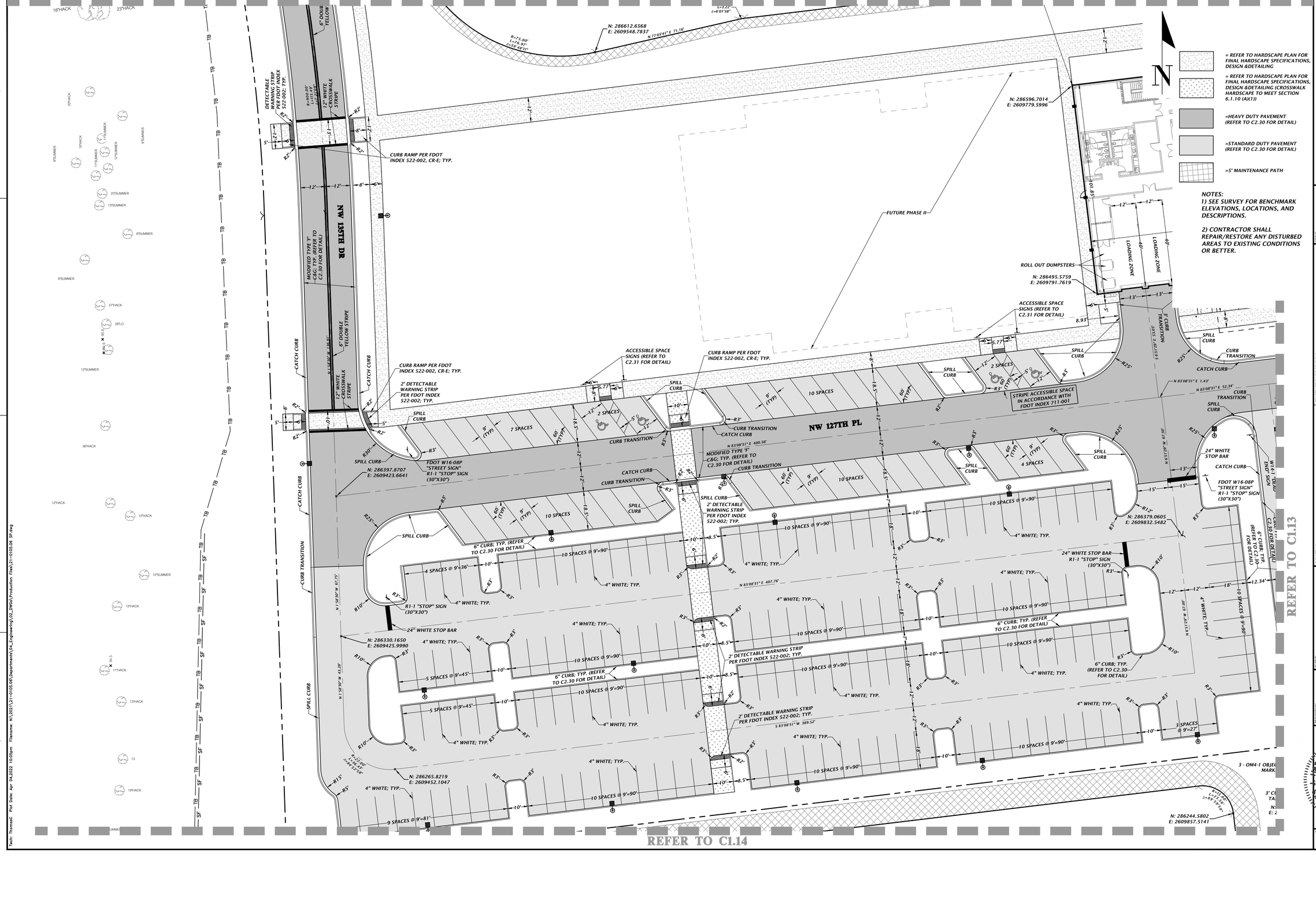
TECHNICIAN: T.F. COWART
DESIGNER: T.J. HASTAY, P.E.
PIC: CHRIS CHAP, P.E.
PROJECT MANAGER: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C1.10

Tech: ThomasC Plot Date: Apr 04,2022 10:04pm Filename: N:\2021\21-0105.06\Departments\04_Engineering\03_Dwgs\Production Files\21-0105.06 SP.dwg

REFER TO C1.10



REFER TO C1.13

REFER TO C1.14

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075

SCALE: 1"=20'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0" 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/19/21 CITY 3
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/13/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

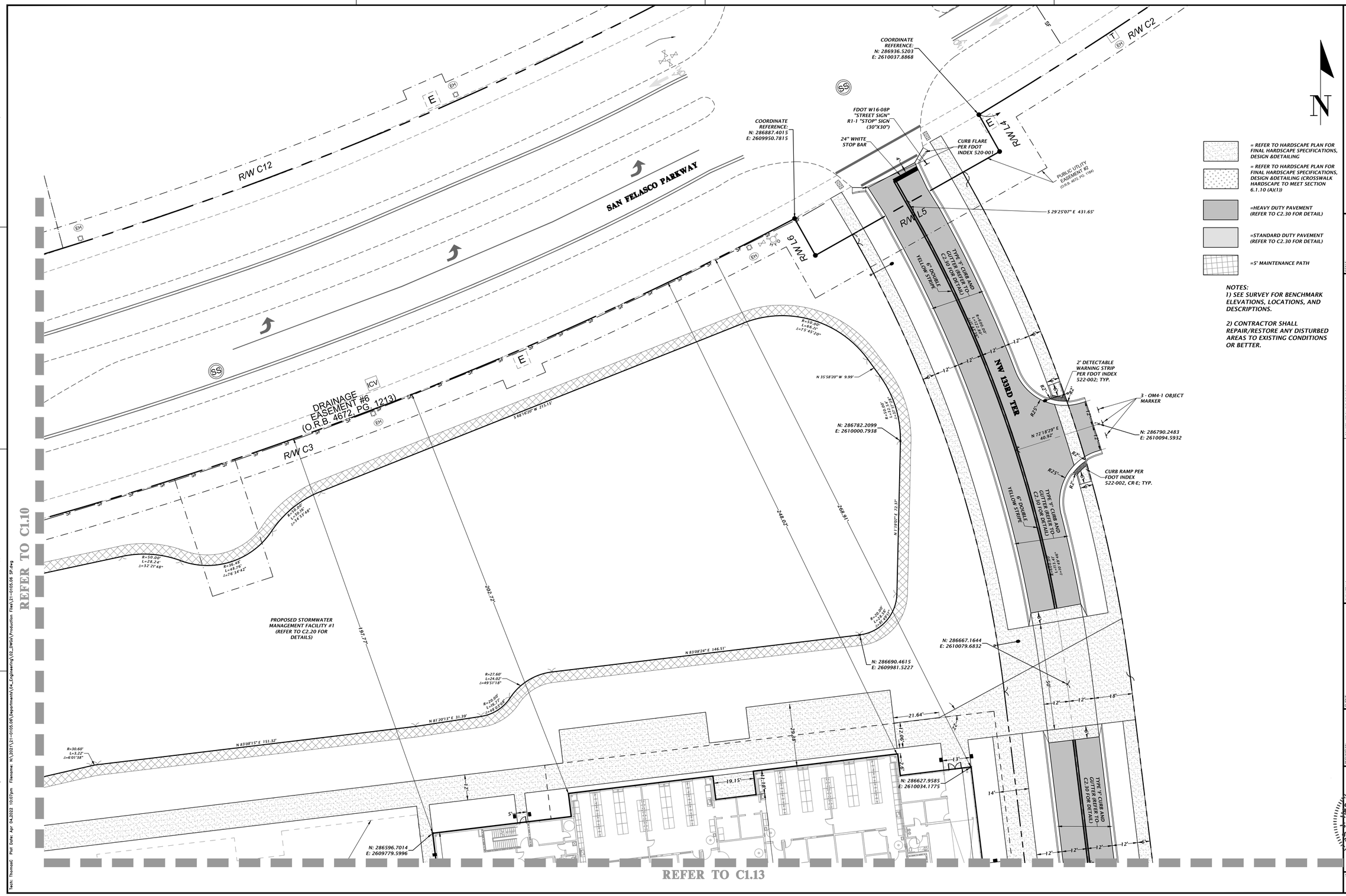
SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: T.J. HASTAY, P.E.
QA/QC CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C1.11

Tech: ThomasC Plot Date: Apr 04,2022 10:05pm Filename: H:\2021\21-0105.06\Department\04_Engineering\02_DWGs\Production Files\21-0105.06 SP.dwg



NOTES:

1) SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.

2) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.

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

SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/20/21 CITY OF ALACHUA 1ST SUBM.
11/15/21 CITY OF ALACHUA
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/07/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK MIDWEST/UF LABS

SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: T.J. HASTAY, P.E.
QA/QC CONTROL: T.J. HASTAY, P.E.
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C1.12

Mech: ThomasC Plot Date: Apr 04,2022 10:07pm Filename: H:\2021\21-0105.06\Departments\04_Engineering\02_SRWMD\Production Files\21-0105.06 SP.dwg

REFER TO C1.12

REFER TO C1.11

N

PROPOSED BUILDING

FUTURE PHASE II

N: 286596.7014
E: 2609779.5996

N: 286627.9585
E: 2610034.1775

N: 286525.5729
E: 2610046.4914

N: 286495.5759
E: 2609791.7619

N: 286479.4862
E: 2610102.2703

N: 286434.3256
E: 2610158.0662

N: 286404.1363
E: 2609907.0519

N: 286379.0605
E: 2609832.5482

N: 286259.1516
E: 2609897.9644

N: 286244.5802
E: 2609857.5141

N: 286222.7375

NW 127TH PL

LOADING ZONE

LOADING ZONE

ROLL OUT DUMPSTERS

FLUSH WITH PAVEMENT

PROPOSED TRANSFORMER

ACCESSIBLE SPACE SIGNS (REFER TO C2.31 FOR DETAIL)

2" DETECTABLE WARNING STRIP PER FDOT INDEX 522-002; TYP.

ACCESSIBLE SPACE SIGN; TYP. (REFER TO C2.31 FOR DETAIL)

8 U-SHAPED BIKE RACKS (REFER TO C2.30 FOR DETAIL)

CURB RAMP PER FDOT INDEX 522-002, CR-E; TYP.

3' CURB TRANSITION

CURB TRANSITION

CATCH CURB

SPILL CURB

STRIPE ACCESSIBLE SPACE IN ACCORDANCE WITH FDOT INDEX 711-001

12" WHITE CROSSWALK STRIPE

24" WHITE STOP BAR

MODIFIED TYPE 'F' C&G; TYP. (REFER TO C2.30 FOR DETAIL)

TYPE 'F' CURB AND GUTTER (REFER TO C2.30 FOR DETAIL)

6" DOUBLE YELLOW STRIPE

FDOT W16-08P "STREET SIGN" R1-1 "STOP" SIGN (30"X30")

CATCH CURB

CURB RAMP PER FDOT INDEX 522-002, CR-E; TYP.

3 - OM4-1 OBJECT MARKER

10 SPACES

2 SPACES

5 SPACES

4 SPACES

9 SPACES

3 SPACES

10 SPACES @ 9'=90'

4" WHITE; TYP.

6" CURB; TYP. (REFER TO C2.30 FOR DETAIL)

6" CURB; TYP. (REFER TO C2.30 FOR DETAIL)

MODIFIED TYPE 'F' (REFER TO C2.30 FOR DETAIL)

W14-1 "DEAD END" SIGN

3' CURB TAPER

3 - OM4-1 OBJECT MARKER

= REFER TO HARDSCAPE PLAN FOR FINAL HARDSCAPE SPECIFICATIONS, DESIGN &DETAILING

= REFER TO HARDSCAPE PLAN FOR FINAL HARDSCAPE SPECIFICATIONS, DESIGN &DETAILING (CROSSWALK HARDSCAPE TO MEET SECTION 6.1.10 (A)(1))

=HEAVY DUTY PAVEMENT (REFER TO C2.30 FOR DETAIL)

=STANDARD DUTY PAVEMENT (REFER TO C2.30 FOR DETAIL)

=5' MAINTENANCE PATH

NOTES:
1) SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.

2) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.

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

CHW
Professional Consultants

SCALE: 1"=20'

VERIFY SCALE
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

0 1" 1"

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/1/21 CITY
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/14/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MIDWESTUH LABS

SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: T.J. HASTAY, P.E.
QA/QC CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE
No. 84295
Apr 05 2022
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FL PE No. 84295

SHEET NO.: C1.13

Mech: Thomas© Plot Date: Apr 04,2022 10:09pm Filename: M:\2021\21-0105.06\Departments\04_Engineering\02_SWMP\Production Files\21-0105.06 SP.dwg

REFER TO C1.11

REFER TO C1.13

R10' R1-1 "STOP" SIGN (30"X30")

24" WHITE STOP BAR

N: 286330.1650
E: 2609425.9990

4" WHITE; TYP.

R3' R3'

10 SPACES @ 9'=90'

10'

5 SPACES @ 9'=45'

6" CURB; TYP. (REFER TO C2.30 FOR DETAIL)

SPILL CURB

N 13°58'50" W 43.28'

2' DETECTABLE WARNING STRIP PER FDOT INDEX 522-002; TYP.

8.5'

18'

12'

S 83°08'31" W 389.52'

R=25.00'
L=34.55'
Δ=79°09'44"

R15'

N: 286265.8219
E: 2609452.1047

9 SPACES @ 9'=81'

N 83°08'31" E 407.73'

3 SPACES @ 9'=27'

3 - OM4-1 OBJECT MARKER

3' CURB TAPER

N: 286259.1516
E: 2609897.9644

N: 286244.5802
E: 2609857.5141

R=274.00'
L=143.31'
Δ=29°57'55"

N: 286208.9941
E: 2609436.0152

R=274.00'
L=143.31'
Δ=29°57'55"

N 0°27'09" W 58.28'

PROPOSED STORMWATER MANAGEMENT FACILITY #2 (REFER TO C2.21 FOR DETAILS)

R=45.00'
L=18.18'
Δ=23°09'10"

N: 286099.7849
E: 2609640.0810

N 69°06'53" W 201.20'

N 63°57'44" W 198.96'

R=45.00'
L=163.31'
Δ=208°02'54"

N: 286045.8247
E: 2609881.4284

"RLS 509"

= REFER TO HARDSCAPE PLAN FOR FINAL HARDSCAPE SPECIFICATIONS, DESIGN &DETAILING

= REFER TO HARDSCAPE PLAN FOR FINAL HARDSCAPE SPECIFICATIONS, DESIGN &DETAILING (CROSSWALK HARDSCAPE TO MEET SECTION 6.1.10 (A)(1))

=HEAVY DUTY PAVEMENT (REFER TO C2.30 FOR DETAIL)

=STANDARD DUTY PAVEMENT (REFER TO C2.30 FOR DETAIL)

=5' MAINTENANCE PATH

NOTES:

1) SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.

2) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.

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

est. 1988 FLORIDA CA-9075

CHW Professional Consultants

SCALE: 1"=20'

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

0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTAL:
10/20/21 CITY OF ALACHUA
11/11/21 FDEP
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/11/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/29/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: N. CROSNAP, P.E.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY

LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER

Apr 05 2022

FL PE No. 84295

SHEET NO.: C1.14

Xref: Thomas Plot Date: Apr. 04,2022 10:10pm Filename: W:\2021\21-0105.06\Civil\main\Civ_Engineering\Civ_Base\Presentation Files\21-0105.06 SP.dwg

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-1	30" MES PER FDOT INDEX 430-021	N/A	76.00' S	N: 286639.49 E: 2609576.36
S-2	TYPE '4' INLET PER FDOT INDEX 425-020	87.13'	78.42' N 78.42' S 78.42' E	N: 286436.29 E: 2609600.78
S-3	TYPE '4' INLET PER FDOT INDEX 425-020	87.13'	79.95' N 79.95' S	N: 286402.54 E: 2609604.82
S-4	TYPE 'F' INLET PER FDOT INDEX 425-053	87.00'	80.50' N 80.50' S 80.50' E	N: 286352.40 E: 2609610.87
S-5	TYPE 'F' INLET PER FDOT INDEX 425-053	87.00'	81.50' N 81.17' S	N: 286285.88 E: 2609618.87
S-6	TYPE 'F' INLET PER FDOT INDEX 425-053	87.25'	83.00' W 83.00' S 83.00' E	N: 286378.85 E: 2609830.84
S-7	TYPE 'F' INLET PER FDOT INDEX 425-053	87.25'	83.67' N	N: 286312.33 E: 2609838.84
S-8	TYPE '4' INLET PER FDOT INDEX 425-020	86.83'	79.75' W 82.16' S 79.75' N	N: 286468.00 E: 2609864.43
S-9	TYPE 'F' INLET PER FDOT INDEX 425-053	86.45'	82.25' N 82.50' SE	N: 286439.19 E: 2609868.01
S-10	15" MES PER FDOT INDEX 430-021	N/A	76.00' SE	N: 286711.91 E: 2609977.61
S-11	TYPE '4' INLET PER FDOT INDEX 425-020	88.08'	83.06' NW 83.06' S 83.06' E	N: 286632.79 E: 2610066.19
S-12	TYPE '4' INLET PER FDOT INDEX 425-020	88.14'	83.36' N 83.36' E	N: 286534.96 E: 2610077.97
S-13	TYPE '4' INLET PER FDOT INDEX 425-020	88.14'	83.53' W	N: 286539.14 E: 2610112.72
S-14	TYPE '4' INLET PER FDOT INDEX 425-020	88.08'	83.23' W	N: 286636.97 E: 2610100.94
S-15	18" MES PER FDOT INDEX 430-021	N/A	76.00' NE	N: 286803.86 E: 2609973.00
S-16	TYPE '4' INLET PER FDOT INDEX 425-020	86.33'	81.28' SW 81.28' NE	N: 286832.86 E: 2610015.91
S-17	TYPE '4' INLET PER FDOT INDEX 425-020	86.33'	81.45' SW 81.45' NE	N: 286847.13 E: 2610047.88
S-18	15" MES PER FDOT INDEX 430-021	N/A	76.00' W	N: 286667.76 E: 2609478.64
S-19	TYPE '4' INLET PER FDOT INDEX 425-020	81.64'	76.85' E 76.85' W	N: 286677.84 E: 2609420.16
S-20	TYPE '4' INLET PER FDOT INDEX 425-020	81.64'	77.35' E	N: 286672.33 E: 2609386.61
S-21	OUTFALL STRUCTURE (REFER TO DETAIL ON C2.20)	REFER TO PLAN	REFER TO PLAN	N: 286728.49 E: 2609716.15
S-22	4' Ø MANHOLE WITH 12"X7" TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	79.25'	73.50' SE 73.05' W 73.05' NW	N: 286757.28 E: 2609676.32
S-23	5' Ø MANHOLE WITH PER FDOT INDEX 425-001 & 425-010	80.00'	73.70' E 73.70' W	N: 286719.68 E: 2609551.58
S-24	OUTFALL STRUCTURE (REFER TO DETAIL ON C2.20)	89.00'	82.00' N	N: 286212.60 E: 2609627.29
S-25	TYPE 'F' INLET PER FDOT INDEX 425-053	81.00'	76.08' E	N: 286675.16 E: 2609318.93
S-26	TYPE 'C' INLET PER FDOT INDEX 425-052	86.50'	83.12' NW	N: 286400.84 E: 2609914.96
S-27	TYPE 'C' INLET PER FDOT INDEX 425-052	86.50'	81.73' SW	N: 286860.06 E: 2610077.39
S-28	TYPE '3' INLET PER FDOT INDEX 425-020	87.51'	83.15' W	N: 286383.43 E: 2609868.91

NOTE: FDOT STORM INLET TOPS TO BE MODIFIED TO MATCH MODIFIED TYPE 'F' CURB AS SPECIFIED IN THESE PLANS

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

SCALE: 1"=40'

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/20/21 CITY OF ALACHUA 1ST REVIEW
12/07/21 CITY OF ALACHUA 100% CONSTRUCTION DOCUMENTS
12/10/21 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK MOREHOUSE LABS

SHEET TITLE: MASTER GRADING AND DRAINAGE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: M. CLIFFORD, P.E.
QA/QC: T.J. HASTAY, P.E.

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

PROJECT NUMBER: 21-0105.06

SHEET NO.: C2.00

Text: ThomasC Plot Date: Apr 04 2022 10:32pm Filename: H:\2021\21-0105.06\Department\04_Engineering\02_Civil\3_Production Files\21-0105.06 MPS.dwg

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-1	30" MES PER FDOT INDEX 430-021	N/A	76.00' S	N: 286639.49 E: 2609576.36
S-2	TYPE '4' INLET PER FDOT INDEX 425-020	87.13'	78.42' N 78.42' S 78.42' E	N: 286436.29 E: 2609600.78
S-8	TYPE '4' INLET PER FDOT INDEX 425-020	86.83'	79.75' W 82.16' S 79.75' N	N: 286468.00 E: 2609864.43
S-9	TYPE 'F' INLET PER FDOT INDEX 425-053	86.45'	82.25' N 82.50' SE	N: 286439.19 E: 2609868.01
S-18	15" MES PER FDOT INDEX 430-021	N/A	76.00' W	N: 286667.76 E: 2609478.64
S-19	TYPE '4' INLET PER FDOT INDEX 425-020	81.64'	76.85' E 76.85' W	N: 286677.84 E: 2609420.16
S-20	TYPE '4' INLET PER FDOT INDEX 425-020	81.64'	77.35' E	N: 286672.33 E: 2609386.61
S-21	OUTFALL STRUCTURE (REFER TO DETAIL ON C2.20)	REFER TO PLAN	REFER TO PLAN	N: 286728.49 E: 2609716.15
S-22	4' Ø MANHOLE WITH 12'X7' TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	79.25'	73.50' SE 73.05' W 73.05' NW	N: 286757.28 E: 2609676.32
S-23	5' Ø MANHOLE WITH PER FDOT INDEX 425-001 & 425-010	80.00'	73.70' E 73.70' W	N: 286719.68 E: 2609551.58
S-25	TYPE 'F' INLET PER FDOT INDEX 425-053	81.00'	76.08' E	N: 286675.16 E: 2609318.93

NOTE: FDOT STORM INLET TOPS TO BE MODIFIED TO MATCH MODIFIED TYPE 'F' CURB AS SPECIFIED IN THESE PLANS

REFER TO C2.11

REFER TO C2.12

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

CHW Professional Consultants

SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/17/21 FDEP
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
03/07/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/23/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: T.J. HASTAY, P.E.
IN CHARGE: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C2.10

Tech: ThomasC Plot Date: Apr 04,2022 - 10:29pm Filename: N:\2021\21-0105.06\Departments\04_Engineering\03_Dwgs\Production Files\21-0105.06 PG.dwg

REFER TO C2.10

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-2	TYPE '4' INLET PER FDOT INDEX 425-020	87.13'	78.42' N 78.42' S 78.42' E	N: 286436.29 E: 2609600.78
S-3	TYPE '4' INLET PER FDOT INDEX 425-020	87.13'	79.95' N 79.95' S	N: 286402.54 E: 2609604.82
S-4	TYPE 'F' INLET PER FDOT INDEX 425-053	87.00'	80.50' N 80.50' S 80.50' E	N: 286352.40 E: 2609610.87
S-5	TYPE 'F' INLET PER FDOT INDEX 425-053	87.00'	81.50' N 81.17' S	N: 286285.88 E: 2609618.87
S-6	TYPE 'F' INLET PER FDOT INDEX 425-053	87.25'	83.00' W 83.00' S 83.00' E	N: 286378.85 E: 2609830.84
S-7	TYPE 'F' INLET PER FDOT INDEX 425-053	87.25'	83.67' N	N: 286312.33 E: 2609838.84
S-8	TYPE '4' INLET PER FDOT INDEX 425-020	86.83'	79.75' W 82.16' S 79.75' N	N: 286468.00 E: 2609864.43
S-9	TYPE 'F' INLET PER FDOT INDEX 425-053	86.45'	82.25' N 82.50' SE	N: 286439.19 E: 2609868.01
S-24	OUTFALL STRUCTURE (REFER TO DETAIL ON C2.20)	89.00'	82.00' N	N: 286212.60 E: 2609627.29
S-28	TYPE '3' INLET PER FDOT INDEX 425-020	87.51'	83.15' W	N: 286383.43 E: 2609868.91

NOTE: FDOT STORM INLET TOPS TO BE MODIFIED TO MATCH MODIFIED TYPE 'F' CURB AS SPECIFIED IN THESE PLANS

205'-30" RCP @ 1.18%

34'-30" RCP @ 4.51%

51'-30" RCP @ 1.09%

222'-15" HDPE @ 1.13%

67'-30" RCP @ 1.49%

74'-24" RCP @ 1.13%

38'-15" HDPE @ 0.39%

67'-15" HDPE @ 1.00%

PROPOSED STORMWATER MANAGEMENT FACILITY #2 (REFER TO C2.21 FOR DETAILS)

REFER TO C2.13

CHW Professional Consultants
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075

SCALE: 1"=20'
VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE OF DRAWING
0 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY
1"

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/20/21 CITY OF ALACHUA DRB
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/11/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
AUGMENTUM LABS

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: M.L. COWAP, P.E.
QA/QC SUPERVISOR: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE NUMBER No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C2.11

Tech: Thomas© Plot Date: Apr 04,2022 @ 5:25pm Filename: H:\2021\21-0105.06\Department\04_Engineering\02_DWGs\Production Files\21-0105.06 PP.dwg

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-10	15" MES PER FDOT INDEX 430-021	N/A	76.00' SE	N: 286711.91 E: 2609977.61
S-11	TYPE '4' INLET PER FDOT INDEX 425-020	88.08'	83.06' NW 83.06' S 83.06' E	N: 286632.79 E: 2610066.19
S-14	TYPE '4' INLET PER FDOT INDEX 425-020	88.08'	83.23' W	N: 286636.97 E: 2610100.94
S-15	18" MES PER FDOT INDEX 430-021	N/A	76.00' NE	N: 286803.86 E: 2609973.00
S-16	TYPE '4' INLET PER FDOT INDEX 425-020	86.33'	81.28' SW 81.28' NE	N: 286832.86 E: 2610015.91
S-17	TYPE '4' INLET PER FDOT INDEX 425-020	86.33'	81.45' SW 81.45' NE	N: 286847.13 E: 2610047.88
S-21	OUTFALL STRUCTURE (REFER TO DETAIL ON C2.20)	REFER TO PLAN	REFER TO PLAN	N: 286728.49 E: 2609716.15
S-22	4' Ø MANHOLE WITH 12"X7" TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	79.25'	73.50' SE 73.05' W 73.05' NW	N: 286757.28 E: 2609676.32
S-27	TYPE 'C' INLET PER FDOT INDEX 425-052	86.50'	81.73' SW	N: 286860.06 E: 2610077.39

NOTE: FDOT STORM INLET TOPS TO BE MODIFIED TO MATCH MODIFIED TYPE 'F' CURB AS SPECIFIED IN THESE PLANS

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

SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/12/21 FDEP
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/13/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: M. A. CROSSNOE
P.E. CERTIFICATE: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C2.12

REFER TO C2.10

REFER TO C2.13

Tech: ThomasC Plot Date: Apr 04,2022 10:58pm Filename: H:\2021\21-0105.06\Departments\04_Engineering\02_CHW\Production Files\21-0105.06 PE.dwg

REFER TO C2.12

REFER TO C2.11

PROPOSED BUILDING CANOPY (REFER TO ARCH. PLAN FOR DETAILS)

PROPOSED BUILDING FFE=89.00

STORM C/O TOP=88.05 INV=80.11

STORM C/O TOP=87.92 INV=80.31

STORM C/O TOP=88.68 INV=80.53

STORM C/O TOP=87.76 INV=79.86

8" STORM @ 1.0% MIN.

6" STORM @ 1.0% MIN.

40'-12" PVC @ 0.50%

50'-12" PVC @ 0.50%

19'-12" PVC @ 0.50%

266'-18" HDPE @ 0.50%

29'-18" HDPE @ 0.29%

611'-15" HDPE @ 1.03%

222'-15" HDPE @ 1.13%

67'-15" HDPE @ 0.00%

38'-15" HDPE @ 0.39%

99'-15" HDPE @ 0.30%

35'-15" HDPE @ 0.30%

205'-30" RCP @ 1.18%

34'-30" RCP @ 4.51%

31'-30" RCP @ 1.09%

67'-30" RCP @ 1.49%

74'-24" RCP @ 1.13%

CURB TRANSITION

CATCH CURB

SPILL CURB

S-2 S-3 S-4 S-5 S-6 S-7 S-8 S-9 S-12 S-13 S-14 S-26 S-28

N

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-2	TYPE '4' INLET PER FDOT INDEX 425-020	87.13'	78.42' N 78.42' S 78.42' E	N: 286436.29 E: 2609600.78
S-3	TYPE '4' INLET PER FDOT INDEX 425-020	87.13'	79.95' N 79.95' S	N: 286402.54 E: 2609604.82
S-4	TYPE 'F' INLET PER FDOT INDEX 425-053	87.00'	80.50' N 80.50' S 80.50' E	N: 286352.40 E: 2609610.87
S-5	TYPE 'F' INLET PER FDOT INDEX 425-053	87.00'	81.50' N 81.17' S	N: 286285.88 E: 2609618.87
S-6	TYPE 'F' INLET PER FDOT INDEX 425-053	87.25'	83.00' W 83.00' S 83.00' E	N: 286378.85 E: 2609830.84
S-7	TYPE 'F' INLET PER FDOT INDEX 425-053	87.25'	83.67' N	N: 286312.33 E: 2609838.84
S-8	TYPE '4' INLET PER FDOT INDEX 425-020	86.83'	79.75' W 82.16' S 79.75' N	N: 286468.00 E: 2609864.43
S-9	TYPE 'F' INLET PER FDOT INDEX 425-053	86.45'	82.25' N 82.50' SE	N: 286439.19 E: 2609868.01
S-12	TYPE '4' INLET PER FDOT INDEX 425-020	88.14'	83.36' N 83.36' E	N: 286534.96 E: 2610077.97
S-13	TYPE '4' INLET PER FDOT INDEX 425-020	88.14'	83.53' W	N: 286539.14 E: 2610112.72
S-24	OUTFALL STRUCTURE (REFER TO DETAIL ON C2.20)	89.00'	82.00' N	N: 286212.60 E: 2609627.29
S-26	TYPE 'C' INLET PER FDOT INDEX 425-052	86.50'	83.12' NW	N: 286400.84 E: 2609914.96
S-28	TYPE '3' INLET PER FDOT INDEX 425-020	87.51'	83.15' W	N: 286383.43 E: 2609868.91

NOTE: FDOT STORM INLET TOPS TO BE MODIFIED TO MATCH MODIFIED TYPE 'F' CURB AS SPECIFIED IN THESE PLANS

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075

SCALE: 1"=20'

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

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/17/21 DRB
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/11/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICAL: T.F. COWART

DESIGN: T.J. HASTAY, P.E.

DRAWN: B.L. COTTRELL

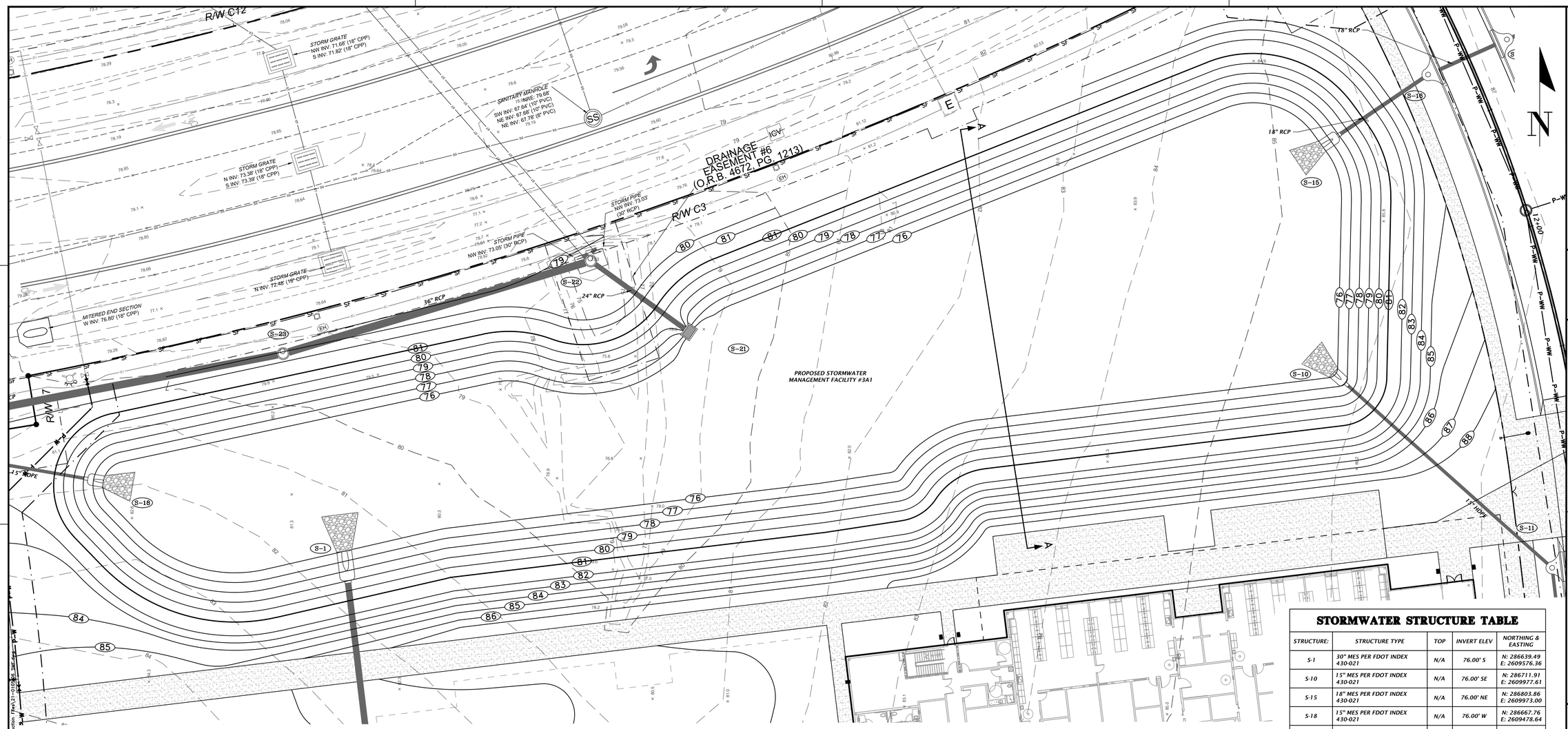
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO: C2.13

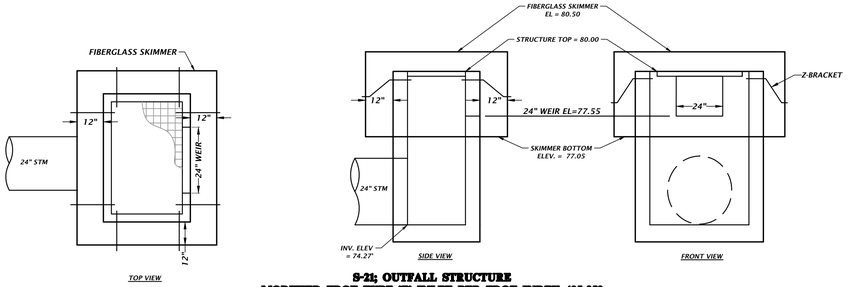
CONSTRUCTION/BID REVISIONS

Tech: colem Plot Date: Apr 05,2022 8:53am Filename: H:\2021\21-0105.06\Departments\04_Engineering\02_DWGs\Production Files\21-0105.06 PS.dwg



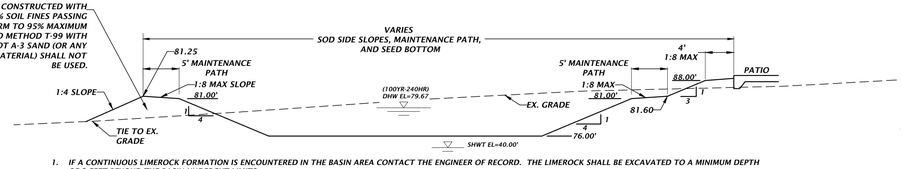
STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-1	30" MES PER FDOT INDEX 430-021	N/A	76.00' S	N: 286639.49 E: 2609576.36
S-10	15" MES PER FDOT INDEX 430-021	N/A	76.00' SE	N: 286711.91 E: 2609977.61
S-15	18" MES PER FDOT INDEX 430-021	N/A	76.00' NE	N: 286803.86 E: 2609973.00
S-18	15" MES PER FDOT INDEX 430-021	N/A	76.00' W	N: 286667.76 E: 2609478.64
S-21	OUTFALL STRUCTURE (REFER TO DETAIL ON C2.20)	80.00'	74.27' NW	N: 286728.49 E: 2609716.15



S-21; OUTFALL STRUCTURE
MODIFIED FDOT TYPE 'E' INLET PER FDOT INDEX 425-052
NTS

EARTHEN BERM SHALL BE CONSTRUCTED WITH SOILS WITH A MINIMUM OF 15% SOIL FINES PASSING NO. 200 SIEVE. COMPACT BERM TO 95% MAXIMUM DENSITY PER AASHTO METHOD T-99 WITH MAXIMUM 12" LIFTS. FDOT A-3 SAND (OR ANY OTHER HIGHLY PERMEABLE MATERIAL) SHALL NOT BE USED.



1. *IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED IN THE BASIN AREA CONTACT THE ENGINEER OF RECORD. THE LIMEROCK SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 3 FEET BEYOND THE BASIN UNDERCUT LIMITS.*
2. *IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN, THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH MATERIAL OF LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE MATERIAL SHALL BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BRING THE SURFACE BACK TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.*
3. *IN AREAS WHERE CLAY RICH SOILS ARE ENCOUNTERED AT THE BASIN BOTTOM, UNDERCUT SOILS A MINIMUM OF 3 FEET AND BACKFILL WITH ON-SITE OR IMPORTED SANDS AND SAND WITH SILT (SP-SM) HAVING A MAXIMUM OF 12 PERCENT SOIL FINES PASSING THE NO. 200 SIEVE.*

STORMWATER MANAGEMENT FACILITY
CROSS SECTION A-A

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

SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/20/21 CITY OF ALACHUA 1ST CITY
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/27/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: STORMWATER MANAGEMENT FACILITY PLAN

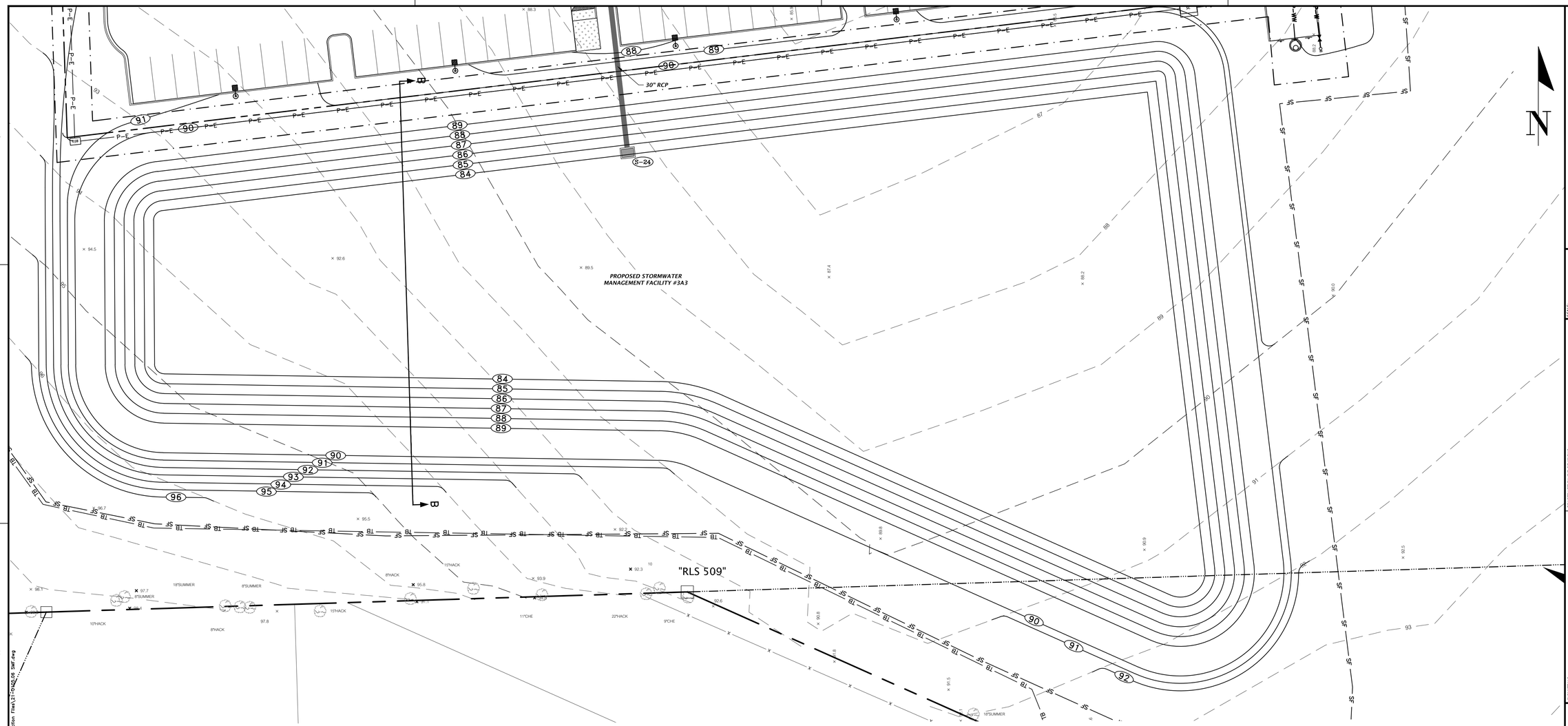
TECHNICIAN: T.P. COWART
DESIGNER: T.J. HASTAY, P.E.
QA/QC REVIEWER: T.J. HASTAY, P.E.

PROJECT NUMBER: 21-0105.06

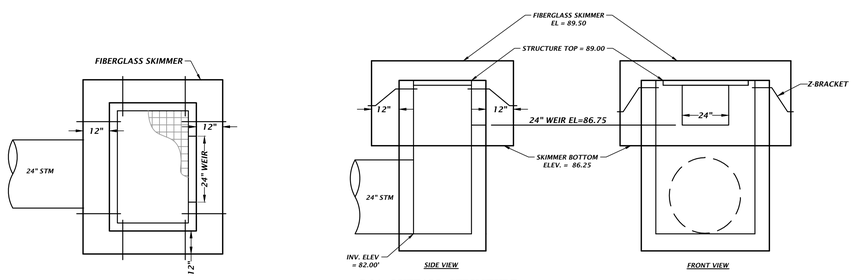
TRAVIS J. HASTAY
LICENSE No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C2.20

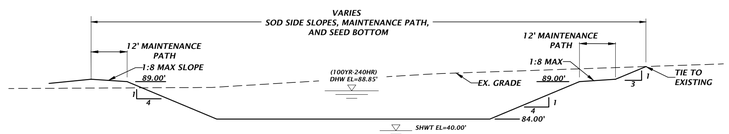
Path: Thomas© Plot Date: Apr 04,2022 11:20pm Filename: H:\2021\21-0105.06\Department\04_Engineering\02_DWGs\Production Files\21-0105.06 SWF Exhibits.dwg



STORMWATER STRUCTURE TABLE				
STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-24	OUTFALL STRUCTURE (REFER TO DETAIL ON C2.20)	89.00'	82.00' N	N: 286212.60 E: 2609627.29



S-24; OUTFALL STRUCTURE
MODIFIED FDOT TYPE 'E' INLET PER FDOT INDEX 425-052
NTS



1. *IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED IN THE BASIN AREA CONTACT THE ENGINEER OF RECORD. THE LIMEROCK SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 3 FEET BEYOND THE BASIN UNDERCUT LIMITS.*
2. *IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN, THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH MATERIAL OF LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE MATERIAL SHALL BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BRING THE SURFACE BACK TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.*
3. *IN AREAS WHERE CLAY RICH SOILS ARE ENCOUNTERED AT THE BASIN BOTTOM, UNDERCUT SOILS A MINIMUM OF 3 FEET AND BACKFILL WITH ON-SITE OR IMPORTED SANDS AND SAND WITH SILT (SP-SM) HAVING A MAXIMUM OF 12 PERCENT SOIL FINES PASSING THE NO. 200 SIEVE.*

STORMWATER MANAGEMENT FACILITY
CROSS SECTION B-B

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

SCALE: 1"=20'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/20/21 CITY OF ALACHUA DRB
11/15/21 CITY OF ALACHUA
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/03/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

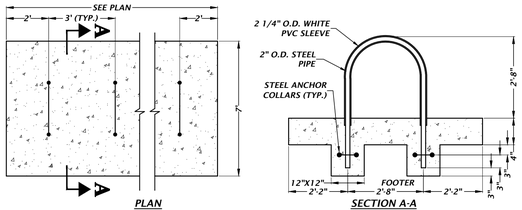
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: STORMWATER MANAGEMENT FACILITY PLAN

TECHNICIAN: T.F. COWART
DESIGNER: M.L. COWAP, P.E.
QA/QC SUPERVISOR: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE NUMBER 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

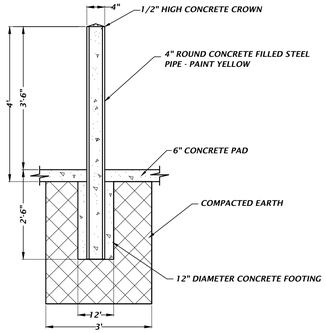
SHEET NO.: C2.21

Tech: Thomas© Plot Date: Apr 04,2022 11:34pm Filename: W:\2021\21-0105.06\Department\04_Engineering\02_DWGs\Production Files\21-0105.06 SMF.dwg



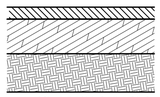
U-SHAPE BIKE RACK

NTS

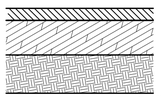


PIPE BOLLARD DETAIL

NTS



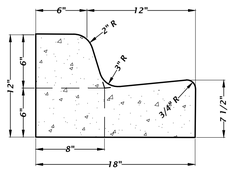
STANDARD DUTY ASPHALT DETAIL



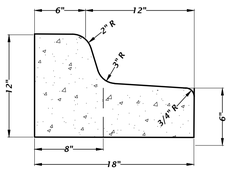
HEAVY DUTY ASPHALT DETAIL

ASPHALT PAVEMENT DETAILS

NTS



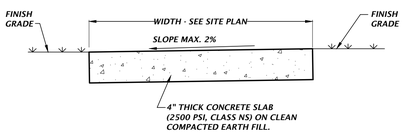
CATCH CURB



SPILL CURB

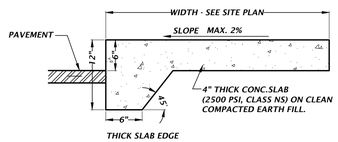
MODIFIED TYPE 'F' CONCRETE CURB AND GUTTER DETAIL

NTS



NOT ADJACENT TO PAVEMENT

NTS



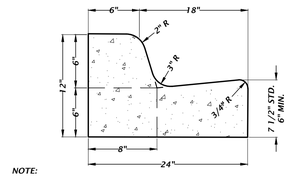
ADJACENT TO PAVEMENT

NTS

NOTES:

1. SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER
2. EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.

CONCRETE SIDEWALK DETAILS

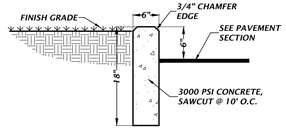


NOTE:

WHEN USED ON THE HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".

TYPE 'F' CONCRETE CURB AND GUTTER DETAIL

NTS

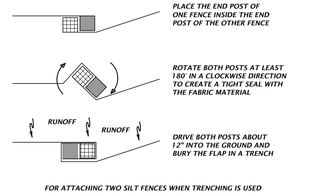


TYPICAL 6" CURB DETAIL

NTS

TYPE III SILT FENCE DETAIL

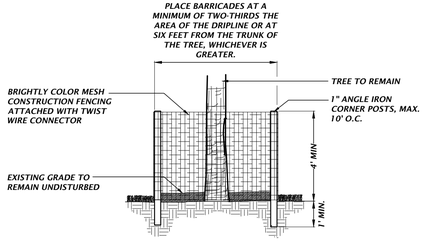
NTS



FOR ATTACHING TWO SILT FENCES WHEN TRENCHING IS USED

TYPE III SILT FENCE WRAPPING DETAIL

NTS



TREE PROTECTION DETAIL

NTS

TREE PROTECTION NOTES

1) PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.

2) PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR STORED MATERIALS.

3) NO TRENCHING ALLOWED WITHIN THE PROTECTIVE BARRIER ZONE. HAND DIG TO INSTALL UTILITY IF APPROVED BY CITY MANAGER OR DESIGNEE. WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.

4) PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN.

5) LANDSCAPE PREPARATION IN THE PROTECTED AREA SHALL BE LIMITED TO SHALLOW DISCING OF THE AREA. DISCING SHALL BE LIMITED TO A DEPTH OF 4 INCHES.

6) NO BUILDING MATERIALS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.

7) THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 PART V: MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND SITE CONSTRUCTION OR OTHER NATIONALLY RECOGNIZED ARBORICULTURAL STANDARDS SHALL BE USED AS GUIDELINES FOR TREE PROTECTION, PLANTING, PRUNING AND CARE DURING DEVELOPMENT AND CONSTRUCTION.

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

SCALE: N/A

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

SUBMITTAL:	CITY OF ALACHUA
10/20/21	FDEP
11/11/21	2
12/07/21	CITY OF ALACHUA
12/10/21	100% CONSTRUCTION DOCUMENTS
01/18/22	CITY OF ALACHUA
03/08/22	CITY OF ALACHUA
03/21/22	SRWMD
04/28/22	CITY OF ALACHUA
04/05/22	CITY OF ALACHUA

CONSTRUCTION/BID REVISIONS:

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: CONSTRUCTION DETAILS

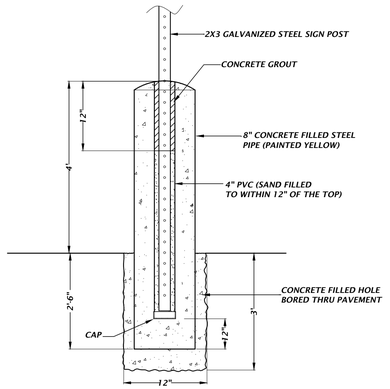
TECHNICIAN: T.F. COWART
DESIGNER: T.J. HASTAY, P.E.
QA/QC: T.J. HASTAY, P.E.

PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

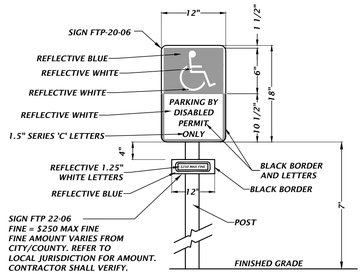
SHEET NO: C2.30

Tech: Thomas.F Plot Date: Apr 04,2022 9:41pm Filename: N:\2021\21-0105.06\Departments\04_Engineering\02_Bim\04_Production Files\21-0105.06 CV.dwg



BOLLARD & ACCESSIBLE SIGN DETAIL

NTS

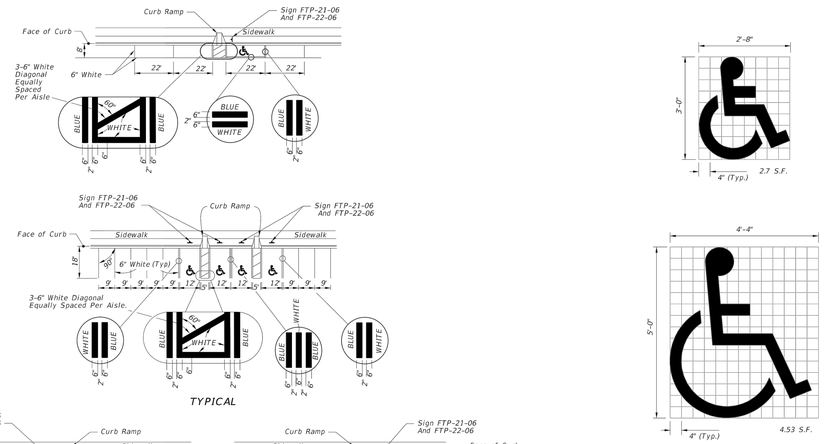


ACCESSIBLE PARKING SIGN DETAIL

NTS

SIGN NOTES:

1. *SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.*



*FOR ACCESSIBLE MARKINGS - SEE ABOVE

	DIMENSIONS				
∠ θ	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING

(See Note 6)

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

1. *Dimensions are to the centerline of markings.*
2. *An Access Aisle is required for each accessible space when angle parking is used.*
3. *Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.*
4. *Tint blue pavement markings to match color 15180 of Federal Standards 595a.*
5. *Mount FTP-22-06 sign below the FTP-21-06 sign.*
6. *Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.*

LAST REVISION	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
02/05/21	Added railroad pavement marking details.			711-001	12 of 14

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

SCALE: N/A

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/11/21 CITY
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/18/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: CONSTRUCTION DETAILS

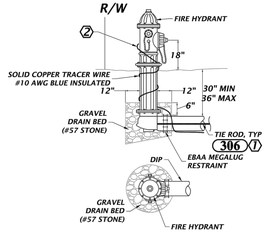
TECHNICIAN: T.F. COWART
DESIGNER: M. KOMAP, P.E.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C2.31

Mech. ThomasF Plot Date: Apr 04,2022 8:41pm Filename: M:\2021\21-0105.06\Departments\04_Engineering\03_Civil\Production Files\21-0105.06 C9.dwg

11:53:53 AM
2/5/2021



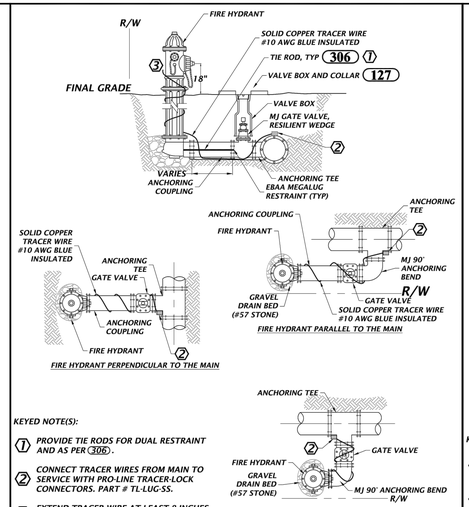
GENERAL NOTE(S):

1. RESTRAIN MINIMUM OF 58' OF PIPE.

KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

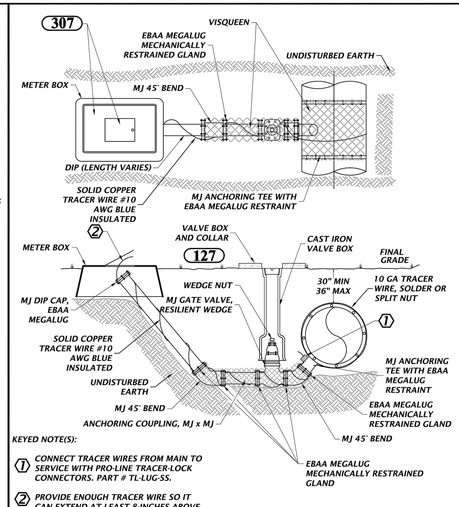
100 FIRE HYDRANT (DEAD END)
NTS



KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
3. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

103 FIRE HYDRANT (PERPENDICULAR/ PARALLEL TO MAIN)
NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
2. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

106 2" AND 3" BLOW OFF ASSEMBLY
NTS

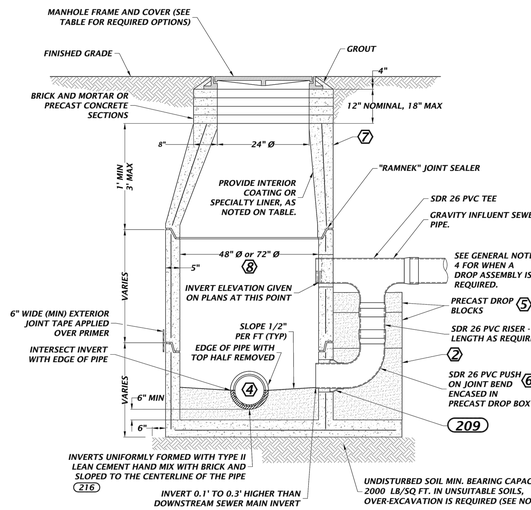
TABLE - MANHOLE LININGS AND COVERS			
APPLICATION TYPE 3	HYDROGEN SULFIDE GAS CONCENTRATION	MANHOLE LINING REQUIRED	MANHOLE COVER AND FLUME
TYPE 1: WASTEWATER DISCHARGE FROM RESIDENTIAL HOMES, EITHER DIRECTLY OR INDIRECTLY	LOW	YES 3	CAST IRON 213
TYPE 2: OFF-ROAD OR CITY ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY	HIGH	YES 1	COMPOSITE 213
TYPE 3: COUNTY OR STATE ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY	HIGH	YES 1	CAST IRON WITH COATING 214

GENERAL NOTE(S):

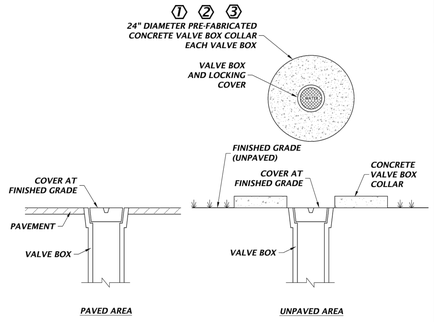
1. MODIFY DETAIL AS NECESSARY IF DROP NOT REQUIRED.
2. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478-73 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND SEALED WITH "RAMNEK" SEALER.
3. THE INTERIOR AND EXTERIOR OF MANHOLE AND THE INTERIOR OF THE ADJUSTMENT RINGS SHALL BE JOINED AND SEALED WITH "RAMNEK" SEALER.
4. MANHOLE AND DROP ASSEMBLY SHALL BE REQUIRED FOR 6" OR LARGER INFLUENT PIPES WITH 2 FOOT OR GREATER INFLUENT DROP.
5. ALL M/H JOINTS BELOW THE TOP CONE SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (W/PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL.
6. PRECAST BASE SECTIONS WITH A BOTTOM SHALL BE INSTALLED ON UNDISTURBED EARTH. BEDDING IS REQUIRED WHEN THE SOIL CONDITIONS ARE WET OR WHEN THE SOIL IS UNSUITABLE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.

KEYED NOTE(S):

1. UNLESS OTHERWISE NOTED OR SHOWN, FOR NEW MANHOLES, PROVIDE ACRU SURE-GRIP YELLOW 3.0 MM THICK LINER. FOR EACH EXISTING MANHOLE THAT CONNECTS TO NEW PIPING, PROVIDE RAVEN 405 EPOXY COATING. FURNISH AND INSTALL THESE PRODUCTS AS PER LATEST VERSION OF CITY OF ALACHUA, PUBLIC SERVICES, REQUIREMENTS FOR DESIGN AND CONSTRUCTION.
2. THIS CONCRETE BOX INCLUDES PIPING INTEGRALLY CAST AT THE FACTORY.
3. INTERIOR: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.
4. GRAVITY PIPE WITH TOP HALF REMOVED PASSES THROUGH MANHOLE AS PER 216
5. FROM MANHOLE VENDOR. TYPICAL SIZES ARE 2'x2'x2' AND 2'x2'x1'.
6. FOR EXISTING MANHOLE, PROVIDE FLOWABLE FILL AROUND JOINT BEND INSTEAD OF PRECAST DROP BOX
7. FOR ALL MANHOLES, PROVIDE EXTERIOR COAT AS FOLLOWS: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.
8. MANHOLE (MH) HEIGHT = RIM ELEVATION MINUS FLOOR ELEVATION. WHEN MANHOLE HEIGHT LESS THAN 20 FEET, PROVIDE 48" DIAMETER. WHEN MANHOLE HEIGHT 20 FEET OR MORE, PROVIDE 72" DIAMETER.



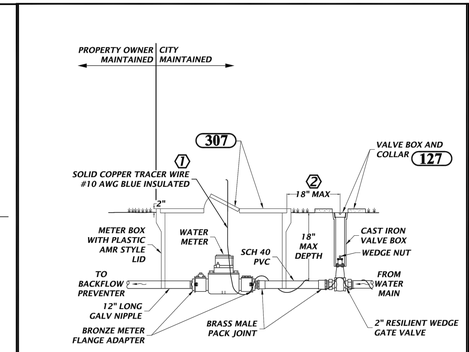
215 STANDARD MANHOLE AND DROP, AS REQUIRED
NTS



KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

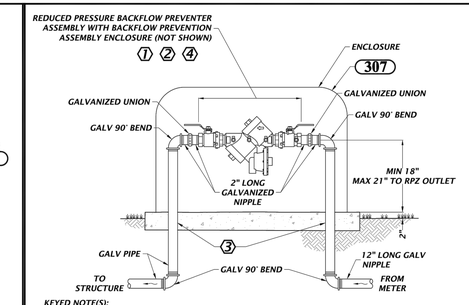
127 VALVE BOX COVER
NTS



KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR

112 1 1/2" AND 2" METER ASSEMBLY
NTS



KEYED NOTE(S):

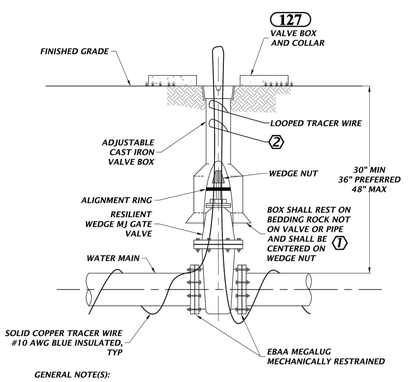
1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS

ABBREVIATIONS

APP	APPROXIMATE
ARV	AIR RELEASE VALVE
AWG	AMERICAN WIRE GAUGE
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
E	ELECTRIC CONDUCTOR
FLG	FLANGED
FT	FOOT
FM	FORCE MAIN
GA	GAUGE
GALV	GALVANIZED
GRN	GREEN
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
ID	INSIDE DIAMETER
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
OSSY	OUTSIDE SCREW AND YOKE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE
SCH	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SS	STAINLESS STEEL
TYP	TYPICAL
URD	UNDERGROUND RESIDENTIAL DISTRIBUTION
YEL	YELLOW
WM	WATER MAIN
WW	WASTEWATER

151 DETAIL ABBREVIATIONS
NTS



GENERAL NOTE(S):

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

KEYED NOTE(S):

1. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.
2. VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

145 GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER
NTS

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

CHW
Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE. SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
CITY OF ALACHUA 10/20/21
CITY OF ALACHUA 12/07/21
CITY OF ALACHUA 12/10/21 100% CONSTRUCTION DOCUMENTS
CITY OF ALACHUA 01/07/22
CITY OF ALACHUA 03/08/22
SRWMD 03/21/22
CITY OF ALACHUA 03/25/22
CITY OF ALACHUA 04/05/22

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS

SHEET TITLE: CONSTRUCTION DETAILS

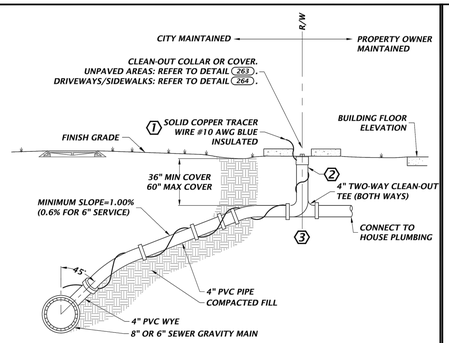
TECHNICIAN: T.F. COWART
DESIGNER: T.L. HASTAY, P.E.
IN CHARGE: T.L. HASTAY, P.E.

PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C2.32

Tech: ThomasF Plot Date: Apr 04, 2022 - 3:39pm File name: N:\2021\21-0105.06\Engineering\Civil\Construction Plans\21-0105.06 Construction Plans.dwg



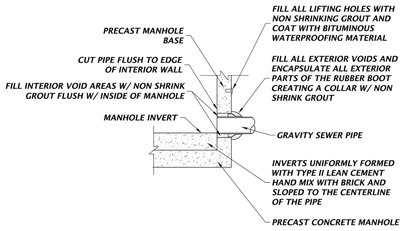
GENERAL NOTE(S):

A. *SOLVENT WELD ALL PVC FITTINGS.*
B. *DURING DESIGN AND CONSTRUCTION, REVIEW LATERAL LOCATION RELATIVE TO PROPOSED DRIVEWAY. STRONG CITY OF ALACHUA PREFERENCE IS FOR CLEAN-OUT NOT TO BE INSTALLED IN DRIVEWAY. SEE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL.*

KEYED NOTE(S):

1. *EXTEND TRACER WIRE 8-INCHES BEYOND TOP OF VALVE BOX COLLAR.*
2. *DO NOT CONNECT HOUSE PLUMBING TO STUB RISER.*
3. *DETAIL SHOWS CLEAN-OUT (CO) AT R/W. INSTALLING CITY MAINTAINED CO BETWEEN R/W AND MIDDLE OF PUE IS PERMITTED. CITY OF ALACHUA MUST APPROVE LOCATION IF CO IS INSTALLED BETWEEN MIDDLE OF PUE AND PUE TERMINUS.*

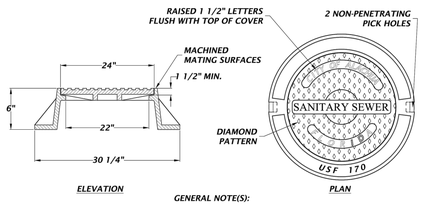
200 WASTEWATER SERVICE LATERAL — *NTS*



GENERAL NOTE:

RUBBER BOOT, DOUBLE BANDED, 316 S/S CLAMPS, MEETING THE ASTM C923 STANDARD. Kor-N-Seal® I EX SERIES CONNECTOR WITH DOUBLE STAINLESS STEEL BANDS OR EQUAL

209 MANHOLE PIPE CONNECTION — *NTS*



GENERAL NOTE(S):

1. *USF 170 RING AND CE COVER*
2. *LOAD CLASSIFICATION: HEAVY DUTY*
3. *MATERIAL: GRAY CAST IRON, ASTM A48 CLASS 35B*
4. *PAINT TOP AS PER* **307**

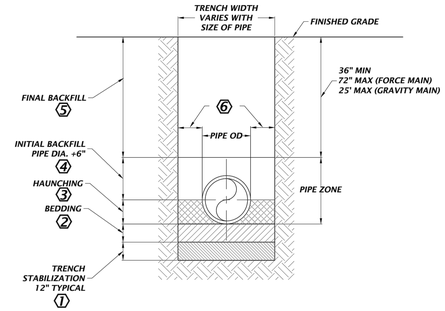
212 CAST IRON SANITARY SEWER MANHOLE FRAME AND COVER — *NTS*

GENERAL NOTE(S):

1. *WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.*
2. *ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.*
3. *DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.*
4. *FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.*

KEYED NOTE(S):

1. *TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.*
2. *BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.*
3. *HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.*
4. *INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).*
5. *FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.*
6. *12" MINIMUM*



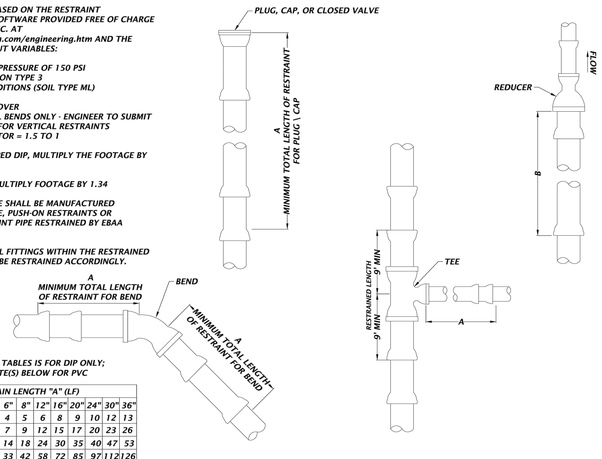
303 BEDDING AND TRENCHING DETAIL — *NTS*

GENERAL NOTE(S):

1. *THIS TABLE IS BASED ON THE RESTRAINT CALCULATION SOFTWARE PROVIDED FREE OF CHARGE BY EBAA IRON INC. AT http://www.ebaa.com/engineering.htm AND THE FOLLOWING INPUT VARIABLES:*

A. *MAXIMUM TEST PRESSURE OF 150 PSI*
B. *LAYING CONDITION TYPE 3*
C. *POOR SOIL CONDITIONS (SOIL TYPE ML)*
D. *USING DIP*
E. *2 FEET OF COVER*
F. *HORIZONTAL BENDS ONLY - ENGINEER TO SUBMIT CALCULATIONS FOR VERTICAL RESTRAINTS*
G. *SAFETY FACTOR = 1.5 TO 1*

2. *FOR POLYWRAPPED DIP, MULTIPLY THE FOOTAGE BY 1.50*
3. *FOR PVC PIPE, MULTIPLY FOOTAGE BY 1.34*
4. *RESTRAINED PIPE SHALL BE MANUFACTURED RESTRAINED PIPE, PUSH-ON RESTRAINTS OR MECHANICAL JOINT PIPE RESTRAINED BY EBAA MEGALUG.*
5. *ANY ADDITIONAL FITTINGS WITHIN THE RESTRAINED SECTION SHALL BE RESTRAINED ACCORDINGLY.*



NOTE: THIS TABLES IS FOR DIP ONLY; SEE NOTE(S) BELOW FOR PVC

RESTRAIN LENGTH "A" (LF)									
FITTING	*4"*	*6"*	*8"*	*12"*	*16"*	*20"*	*24"*	*30"*	*36"*
11¼° BEND	3	4	5	6	8	9	10	12	13
22½° BEND	5	7	9	12	15	17	20	23	26
45°/OFFSET	10	14	18	24	30	35	40	47	53
90° BEND	24	33	42	58	72	85	97	112	126
DEAD END	42	58	75	104	131	157	181	213	243

A=MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.

	RESTRAIN (LF)	
FITTING SIZE	*TEE "A"*	*REDUCER "B"*
4x4	*21*	*"*
6x4	*10*	*30*
6x6	*37*	*"*
8x4	*A.T.*	*54*
8x6	*28*	*32*
8x8	*54*	*"*
12x4	*A.T.*	*90*
12x6	*11*	*76*
12x8	*37*	*55*
12x12	*82*	*"*
16x6	*A.T.*	*111*
16x8	*21*	*96*
16x12	*66*	*56*
16x16	*109*	*"*
20x6	*A.T.*	*141*
20x8	*8*	*130*
20x12	*51*	*99*
20x16	*93*	*55*
20x20	*134*	*"*
24x6	*A.T.*	*168*
24x8	*A.T.*	*159*
24x12	*37*	*134*
24x16	*77*	*99*
24x20	*117*	*54*
24x24	*157*	*"*
30x6	*A.T.*	*203*
30x8	*A.T.*	*196*
30x12	*20*	*177*
30x16	*57*	*150*
30x20	*94*	*116*
30x24	*132*	*75*
30x30	*189*	*"*
36x6	*A.T.*	*235*
36x8	*A.T.*	*229*
36x12	*7*	*214*
36x16	*40*	*193*
36x20	*74*	*166*
36x24	*109*	*133*
36x30	*162*	*74*
36x36	*218*	*"*

A.T.=RESTRAINT REQUIRED AT TEE ONLY
"-NOT APPLICABLE

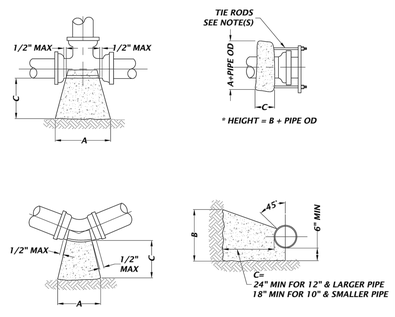
309 JOINT RESTRAINT — *NTS*

GENERAL NOTE(S):

1. *ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.*
2. *THESE TABLES SHOW MINIMUM SIZES FOR THRUST BLOCKS IN GOOD SOIL (A-1 THRU A-3, CLEAN SANDS AND GRAVELS) WITH MINIMUM BEARING CAPACITY OF 2000 psi.*
3. *POOR SOILS A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT WILL REQUIRE LARGER THRUST BLOCKING.*
4. *BOTH CONCRETE THRUST BLOCKS AND TIE RODS MUST BE USED WHEN, IN THE JUDGEMENT OF THE ENGINEER, THE NATURE AND CRITICALITY OF AN INSTALLATION IS SUCH AS TO REQUIRE POSITIVE ASSURANCE OF STABILITY.*
5. *THE USE OF THRUST BLOCKS SHALL BE LIMITED TO SITUATIONS SUCH AS POINT REPAIR WHERE EXPOSING SEVERAL JOINTS OF PIPE IS NOT FEASIBLE DUE TO EXISTING GROUND CONDITIONS.*
6. *CONCRETE COLLARS WITH TIE RODS MAY BE USED ON DEAD END LINES AT THE CONTRACTOR'S DISCRETION. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:*

3" - 8"	*DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (5/8" ROD)*
10" - 12"	*DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (5/8" ROD)*
14" - 16"	*DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (5/8" ROD)*

7. *TIE RODS AND NUTS SHALL CONFORM TO AWWA/ANSI CIII/A21.11*
8. *TIE RODS AND NUTS SHALL PROVIDE MIN YIELD AND TENSILE STRENGTH OF 45,000 PSI AND 60,000 PSI, RESPECTIVELY.*
9. *MAXIMUM TEST PRESSURE TO BE 150 PSI.*
10. *SAFETY FACTOR = 1.5*



THRUST BLOCK FOR BENDS

	90° BEND			SF BEARING	45° BEND			SF BEARING	22-1/2° BEND			SF BEARING	11-1/4° BEND			SF BEARING
SIZE	*A*	*B*	*C*	*SURFACE*	*A*	*B*	*C*	*SURFACE*	*A*	*B*	*C*	*SURFACE*	*A*	*B*	*C*	*SURFACE*
4"	16"	16"	18"	*1.78*	14"	16"	18"	*1.56*	14"	16"	18"	*1.56*	14"	16"	18"	*1.56*
6"	22"	32"	18"	*4.89*	16"	18"	18"	*2.00*	14"	16"	18"	*1.56*	14"	16"	18"	*1.56*
8"	32"	36"	18"	*8.00*	24"	28"	18"	*4.67*	16"	18"	18"	*2.00*	14"	16"	18"	*1.56*
10"	36"	46"	18"	*11.50*	26"	36"	18"	*6.50*	20"	24"	18"	*3.33*	14"	18"	18"	*1.75*
12"	44"	56"	24"	*17.11*	32"	40"	24"	*8.89*	24"	30"	24"	*5.00*	16"	20"	24"	*2.22*
14"	52"	62"	24"	*22.39*	36"	48"	24"	*12.00*	26"	36"	24"	*6.50*	20"	24"	24"	*3.33*
16"	58"	72"	24"	*29.00*	40"	54"	24"	*15.00*	32"	38"	24"	*8.44*	22"	26"	24"	*3.97*

THRUST BLOCK FOR TEES AND PLUGS

	90° BEND			SF BEARING
SIZE	*A*	*B*	*C*	*SURFACE*
4"	16"	16"	18"	*1.78*
6"	20"	24"	18"	*3.33*
8"	26"	32"	18"	*5.78*
10"	32"	40"	18"	*8.89*
12"	36"	48"	24"	*12.00*
14"	40"	56"	24"	*15.56*
16"	48"	60"	24"	*20.00*

306 THRUST BLOCK AND TIE ROD DETAILS — *NTS*

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

307 PAINT SYSTEM NO. 5 — *NTS*

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

CHW Professional Consultants

SCALE: N/A

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/20/21 CITY OF ALACHUA
1ST REVIEW
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/07/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
1ST REVIEW
03/21/22 SRWMD
03/25/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS

SHEET TITLE: CONSTRUCTION DETAILS

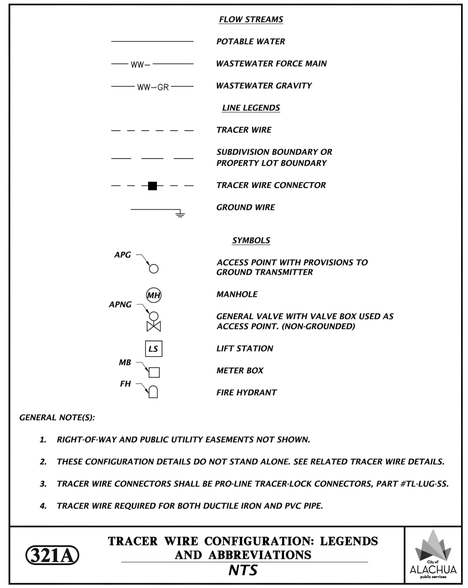
TECHNICIAN: T.F. COWART
DESIGNER: T.F. COWART, P.E.
IN CHARGE: T.L. HASTAY, P.E.

PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA
PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO: C2.33

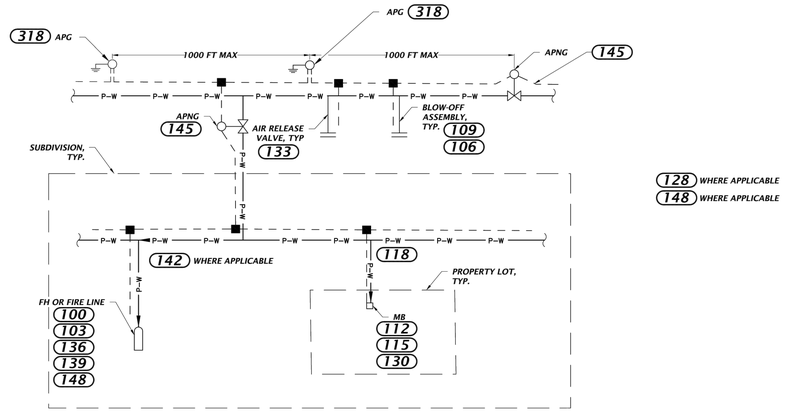
Tech: ThomasC Plot Date: Apr 04,2022 - 9:45pm Filename: N:\2021\21-0105.06\Department\04-Engineering\02-Civil\Production Files\21-0105.06 CV.dwg



GENERAL NOTE(S):

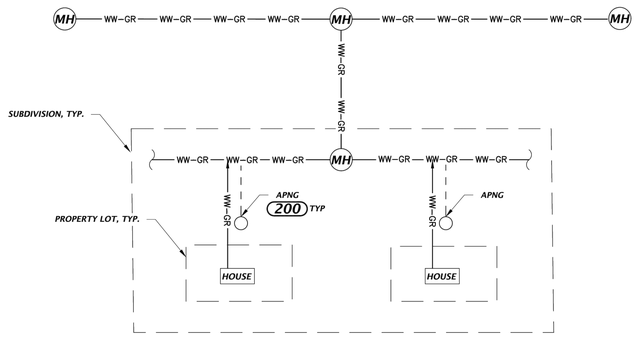
1. *RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.*
2. *THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.*
3. *TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.*
4. *TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.*

321A **TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS**
NTS



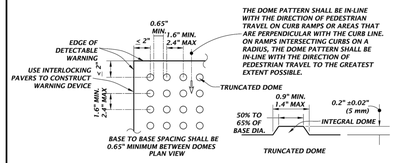
GENERAL NOTES: SEE 321A

321B **POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION**
NTS



GENERAL NOTES: SEE 321A

321D **WASTEWATER GRAVITY SYSTEM TRACER WIRE CONFIGURATION**
NTS



THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF PEDESTRIAN TRAVEL ON CURB RAMPS OR AREAS THAT ARE PERPENDICULAR WITH THE CURB LINE. ON RAMPS INTERSECTING CURBS ON A RADIUS, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF PEDESTRIAN TRAVEL TO THE GREATEST EXTENT POSSIBLE.

1. *PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 705-DETECTABLE WARNINGS ON WALKING SURFACES AND THE 2017 FLORIDA BUILDING CODE, ACCESSIBILITY, CHAPTER 7, SECTION 705.*
2. *RAISED TRUNCATED DOMES SHALL HAVE A BASE DIAMETER FROM 0.9" MIN TO 1.4" MAX, A TOP DIAMETER FROM 50% TO 65% OF BASE DIAMETER, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, CENTER-TO-CENTER SPACING FROM 1.6" MIN TO 2.4" MAX, AND BASE-TO-BASE SPACING OF 0.65% MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.*
3. *SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.*
4. *ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES.*
5. *MATS ARE NOT ACCEPTABLE.*
6. *PROVIDE INTERLOCKING PAVERS AS FOLLOWS:*
   - *A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE I; AND BRICK PAVERS ARE TO MEET ASTM C55, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.*
   - *B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.*
   - *C - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.*
   - *D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE ¼" RADIUS ALONG CONCRETE EDGES.*
   - *E - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES..*
7. *ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER AND CITY OF ALACHUA PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.*

403 **ADA DETECTABLE WARNING**
NTS

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

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

SUBMITTALS:
10/20/21 CITY OF ALACHUA
1ST SUBMITTAL
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/07/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/25/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: T.J. HASTAY, P.E.
IN CHARGE: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA
Apr 05 2022
PROFESSIONAL ENGINEER
FL PE No. 84295

SHEET NO.: C2.34

CONSTRUCTION/BID REVISIONS:

Tech: ThomasF Plot Date: Apr 04,2022 9:44pm Filename: M:\2021\21-0105.06\Department\04_Engineering\02_DWGs\Production Files\21-0105.06 CV.dwg

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
MH-1	SANITARY MANHOLE PER CITY OF ALACHUA STD DETAIL 215	81.64'	69.07' S 68.97' N	N: 286683.03 E: 2609403.23
MH-2	SANITARY MANHOLE PER COA STD DETAIL 215	85.12'	69.56' N 69.66' W 69.86' E	N: 286562.48 E: 2609417.56
MH-3	SANITARY MANHOLE PER COA STD DETAIL 215	86.46'	67.13' SE 67.03' NW	N: 286888.76 E: 2610008.26
MH-4	SANITARY DROP MANHOLE PER COA STD DETAIL 215	87.00'	72.56' NW 78.29' S 72.86' E	N: 286777.81 E: 2610055.60
MH-5	SANITARY MANHOLE PER COA STD DETAIL 215	89.25'	79.50' N 79.60' W 79.60' E	N: 286479.49 E: 2610102.27
MH-6	SANITARY MANHOLE PER COA STD DETAIL 215	86.80'	80.49' E 80.59' W 80.59' S 80.79' N	N: 286452.89 E: 2609881.16
MH-7	SANITARY MANHOLE PER COA STD DETAIL 215	87.95'	81.12' E 81.42' N	N: 286437.05 E: 2609749.45
MH-8	SANITARY MANHOLE PER COA STD DETAIL 215	89.00'	81.38' N	N: 286256.19 E: 2609898.37

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

SCALE: 1"=40'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/12/21 FDEP
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/07/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: MASTER UTILITY PLAN

TECHNICIAN: T.F. COWART
DESIGNER: M.A. CONNAP, P.E.
REVIEWER: T.J. HASTAY, P.E.
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C3.00

Tech: ThomasC Plot Date: Apr 04,2022 11:58pm Filename: W:\2021\21-0105.06\Department\04_Engineering\02_DWGs\Production Files\21-0105.06 MPS.dwg

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
MH-1	SANITARY MANHOLE PER CITY OF ALACHUA STD DETAIL 215	81.64'	69.07' S 68.97' N	N: 286683.03 E: 2609403.23
MH-2	SANITARY MANHOLE PER COA STD DETAIL 215	85.12'	69.56' N 69.66' W 69.86' E	N: 286562.48 E: 2609417.56
MH-3	SANITARY MANHOLE PER COA STD DETAIL 215	86.46'	67.13' SE 67.03' NW	N: 286888.76 E: 2610008.26
MH-4	SANITARY DROP MANHOLE PER COA STD DETAIL 215	87.00'	72.56' NW 78.29' S 72.86' E	N: 286777.81 E: 2610055.60
MH-5	SANITARY MANHOLE PER COA STD DETAIL 215	89.25'	79.50' N 79.60' W 79.60' E	N: 286479.49 E: 2610102.27
MH-6	SANITARY MANHOLE PER COA STD DETAIL 215	86.80'	80.49' E 80.59' W 80.59' S 80.79' N	N: 286452.89 E: 2609881.16
MH-7	SANITARY MANHOLE PER COA STD DETAIL 215	87.95'	81.12' E 81.42' N	N: 286437.05 E: 2609749.45
MH-8	SANITARY MANHOLE PER COA STD DETAIL 215	89.00'	81.38' N	N: 286256.19 E: 2609898.37

REFER TO C3.12

REFER TO C3.11

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

SCALE: 1"=20'
VERIFY SCALE BAR IS ACCURATE FOR PLOTTED SIZE
0 1" IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/22/21 EPR
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/07/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/29/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: DETAILED UTILITY SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: T.J. HASTAY, P.E.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C3.10

CONSTRUCTION BID REVISIONS

Tech: ThomasC Plot Date: Apr 04,2022 11:35pm Filename: N:\2021\21-0105.06\Departments\04_Engineering\03_Dwgs\Production Files\21-0105.06 XS.dwg

REFER TO C3.10

3" BLOW OFF PER COA STD DETAIL 106

8" CAP INV=69.73

SECTIONALIZING CABINET MOUNTED ON CONCRETE BOX & TOP, DETAIL 519 & 527

MH#2

32'-6" PVC @ 4.50%

18"-8" PVC @ 0.40%

8" DIP W.M. (MIN. 36" COVER)

1-8" TEE
2-8" GATE VALVE AND BOX

SS C/O TOP=85.50 INV=71.31

WATER MAIN CROSSING, MIN. 6" SEPARATION

2-6" PVC SLEEVE STUB OUTS

8" PVC W.M. (MIN. 36" COVER)

PROPOSED P.U.E.

FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 103

1-8"X8"X6" TEE
1-8" GATE VALVE AND BOX
1-6" GATE VALVE AND BOX

6" DIP WATER SERVICE (MIN. 36" COVER)

2-8" GATE VALVE AND BOX
1-6" GATE VALVE AND BOX

FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 103

SS C/O W/ PED. RATED COVER TOP=87.50 INV=82.32

40'-6" PVC @ 1.00%

MH#6

MH#7

END CITY OF ALACHUA MAINTENANCE

GAS SERVICE

133'-8" PVC @ 0.40%

6" DIP WATER SERVICE (MIN. 36" COVER)

1-8"X8"X6" TEE
1-8" GATE VALVE AND BOX
1-6" GATE VALVE AND BOX

CONTRACTOR TO DEFLECT WATER MAIN BELOW STORM, 12" MIN. SEPARATION

SECTIONALIZING CABINET MOUNTED ON CONCRETE BOX & TOP, DETAIL 519 & 527

PROPOSED P.U.E.

REFER TO C3.13

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
MH-1	SANITARY MANHOLE PER CITY OF ALACHUA STD DETAIL 215	81.64'	69.07' S 68.97" N	N: 286683.03 E: 2609403.23
MH-2	SANITARY MANHOLE PER COA STD DETAIL 215	85.12'	69.56' N 69.66' W 69.86' E	N: 286562.48 E: 2609417.56
MH-3	SANITARY MANHOLE PER COA STD DETAIL 215	86.46'	67.13' SE 67.03' NW	N: 286888.76 E: 2610008.26
MH-4	SANITARY DROP MANHOLE PER COA STD DETAIL 215	87.00'	72.56' NW 78.29' S 72.86' E	N: 286777.81 E: 2610055.60
MH-5	SANITARY MANHOLE PER COA STD DETAIL 215	89.25'	79.50' N 79.60' W 79.60' E	N: 286479.49 E: 2610102.27
MH-6	SANITARY MANHOLE PER COA STD DETAIL 215	86.80'	80.49' E 80.59' W 80.59' S 80.79' N	N: 286452.89 E: 2609881.16
MH-7	SANITARY MANHOLE PER COA STD DETAIL 215	87.95'	81.12' E 81.42" N	N: 286437.05 E: 2609749.45
MH-8	SANITARY MANHOLE PER COA STD DETAIL 215	89.00'	81.38' N	N: 286256.19 E: 2609898.37

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-8075

CHW Professional Consultants

SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/20/21 CITY OF ALACHUA 1ST SUBMITTAL
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/07/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: DETAILED UTILITY SITE PLAN

TECHNICIAN: T.F. COWART

DESIGNER: T.J. HASTAY, P.E.

REVIEWED BY: T.J. HASTAY, P.E.

PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C3.11

Tech: ThomasC Plot Date: Apr 04,2022 11:40pm Filename: N:\2021\21-0105.06\Departments\04_Engineering\03_DWGs\Production Files\21-0105.06 WS.dwg

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
MH-1	SANITARY MANHOLE PER CITY OF ALACHUA STD DETAIL 215	81.64'	69.07' S 68.97' N	N: 286683.03 E: 2609403.23
MH-2	SANITARY MANHOLE PER COA STD DETAIL 215	85.12'	69.56' N 69.66' W 69.86' E	N: 286562.48 E: 2609417.56
MH-3	SANITARY MANHOLE PER COA STD DETAIL 215	86.46'	67.13' SE 67.03' NW	N: 286888.76 E: 2610008.26
MH-4	SANITARY DROP MANHOLE PER COA STD DETAIL 215	87.00'	72.56' NW 78.29' S 72.86' E	N: 286777.81 E: 2610055.60
MH-5	SANITARY MANHOLE PER COA STD DETAIL 215	89.25'	79.50' N 79.60' W 79.60' E	N: 286479.49 E: 2610102.27
MH-6	SANITARY MANHOLE PER COA STD DETAIL 215	86.80'	80.49' E 80.59' W 80.59' S 80.79' N	N: 286452.89 E: 2609881.16
MH-7	SANITARY MANHOLE PER COA STD DETAIL 215	87.95'	81.12' E 81.42' N	N: 286437.05 E: 2609749.45
MH-8	SANITARY MANHOLE PER COA STD DETAIL 215	89.00'	81.38' N	N: 286256.19 E: 2609898.37

REFER TO C3.10

REFER TO C3.13

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

SCALE: 1"=20'

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

0 1"

CONSTRUCTION/BID REVISIONS

SUBMITTAL:
10/20/21 CITY OF ALACHUA
11/11/21 FDEP
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
03/11/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/29/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM OAKS

SHEET TITLE: DETAILED UTILITY SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: M. KOTTKAMP, P.E.
QA/QC: T.J. HASTAY, P.E.
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.: C3.12

Xref: Thomas Plot Date: Apr 04,2022 11:43pm Filename: W:\2021\21-0105.06\Departments\04_Engineering\03_DWGS\Production Files\21-0105.06 XS.dwg

REFER TO C3.12

REFER TO C3.11

PROPOSED BUILDING FFE=89.00

FIRE LINE AND POTABLE WATER TO LINE BACKFLOW PREVENTERS TO BE LOCATED INSIDE BUILDING

SS C/O W/ PED. RATED COVER TOP=87.56 INV=81.64

SS C/O W/ PED. RATED COVER TOP=87.50 INV=82.32

PROPOSED TRANSFORMER

REFER TO INSET 'A'

34'-6" PVC @ 1.00%

40'-6" PVC @ 1.00%

WATER SERVICE CROSSING, MIN. 6" SEPARATION

GAS SERVICE

133'-8" PVC @ 0.40%

6" DIP WATER SERVICE (MIN. 36" COVER)

END CITY OF ALACHUA MAINTENANCE

MH#7

MH#6

MH#5

MH#8

WATER MAIN CROSSING, MIN. 6" SEPARATION

8" DIP W.M. (MIN. 36" COVER)

1-8"X8"X6" TEE

2-8" GATE VALVE AND BOX

1-8" GATE VALVE AND BOX

1-6" GATE VALVE AND BOX

CONTRACTOR TO DEFLECT WATER MAIN BELOW STORM, 12" MIN. SEPARATION

PROPOSED P.U.E.

223'-8" PVC @ 0.40%

8" DIP W.M. (MIN. 36" COVER)

46'-8" PVC @ 0.40%

8" PVC W.M. (MIN. 36" COVER)

2-6" PVC CONDUITS

7.5'

GAS MAIN STUB FOR FUTURE MULTI-FAMILY

8" CAP INV=80.28'

WATER MAIN CROSSING, MIN. 6" SEPARATION

1-8" TEE

3-8" GATE VALVE AND BOX

1-8"X8"X6" TEE

1-6" GATE VALVE AND BOX

1-FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 103

8" PVC W.M. (MIN. 36" COVER)

1-8" TEE

1-8" GATE VALVE AND BOX

1-8" CAP

SECTIONALIZING CABINET MOUNTED ON CONCRETE BOX & TOP, DETAIL 519 & 527

3" BLOW OFF PER COA STD DETAIL 106

1-6" PVC CONDUIT FOR FUTURE LOOP

197'-8" PVC @ 0.40%

8" DIP W.M. (MIN. 36" COVER)

8" GATE VALVE AND BOX

3" BLOW OFF PER COA STD DETAIL 106

SECTIONALIZING CABINET MOUNTED ON CONCRETE BOX & TOP, DETAIL 519 & 527

PIV (DESIGNED AND PERMITTED BY OTHERS)

4" FIRE LINE (DESIGNED AND PERMITTED BY OTHERS)

3" WATER SERVICE

2" WATER METER (END COA MAINTENANCE)

1" BACKFLOW PREVENTER

REFER TO IRRIG. PLANS FOR CONTINUATION

PROPOSED P.U.E.

4" C.V. AND BOX (END COA MAINTENANCE)

6"X4" TAPPED PLUG

6" GATE VALVE AND BOX

FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 103

4" FIRE LINE (DESIGNED AND PERMITTED BY OTHERS)

FDC ON POST (DESIGNED AND PERMITTED BY OTHERS

3/4" IRRIGATION METER (END COA MAINTENANCE)

2-2" G.V. AND BOX

2" 90° BEND

2" TEE

6"X2" TAPPED PLUG

6" PVC

INSET 'A' SCALE: 1"=10'

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
MH-1	SANITARY MANHOLE PER CITY OF ALACHUA STD DETAIL 215	81.64'	69.07' S 68.97' N	N: 286683.03 E: 2609403.23
MH-2	SANITARY MANHOLE PER COA STD DETAIL 215	85.12'	69.56' N 69.66' W 69.86' E	N: 286562.48 E: 2609417.56
MH-3	SANITARY MANHOLE PER COA STD DETAIL 215	86.46'	67.13' SE 67.03' NW	N: 286888.76 E: 2610008.26
MH-4	SANITARY DROP MANHOLE PER COA STD DETAIL 215	87.00'	72.56' NW 78.29' S 72.86' E	N: 286777.81 E: 2610055.60
MH-5	SANITARY MANHOLE PER COA STD DETAIL 215	89.25'	79.50' N 79.60' W 79.60' E	N: 286479.49 E: 2610102.27
MH-6	SANITARY MANHOLE PER COA STD DETAIL 215	86.80'	80.49' E 80.59' W 80.59' S 80.79' N	N: 286452.89 E: 2609881.16
MH-7	SANITARY MANHOLE PER COA STD DETAIL 215	87.95'	81.12' E 81.42' N	N: 286437.05 E: 2609749.45
MH-8	SANITARY MANHOLE PER COA STD DETAIL 215	89.00'	81.38' N	N: 286256.19 E: 2609898.37

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
FAX: (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

SCALE: 1"=20'
VERIFY SCALE
IF BAR MEASURES
0 1" NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
10/20/21 CITY OF ALACHUA 1ST DRT
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/13/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/25/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

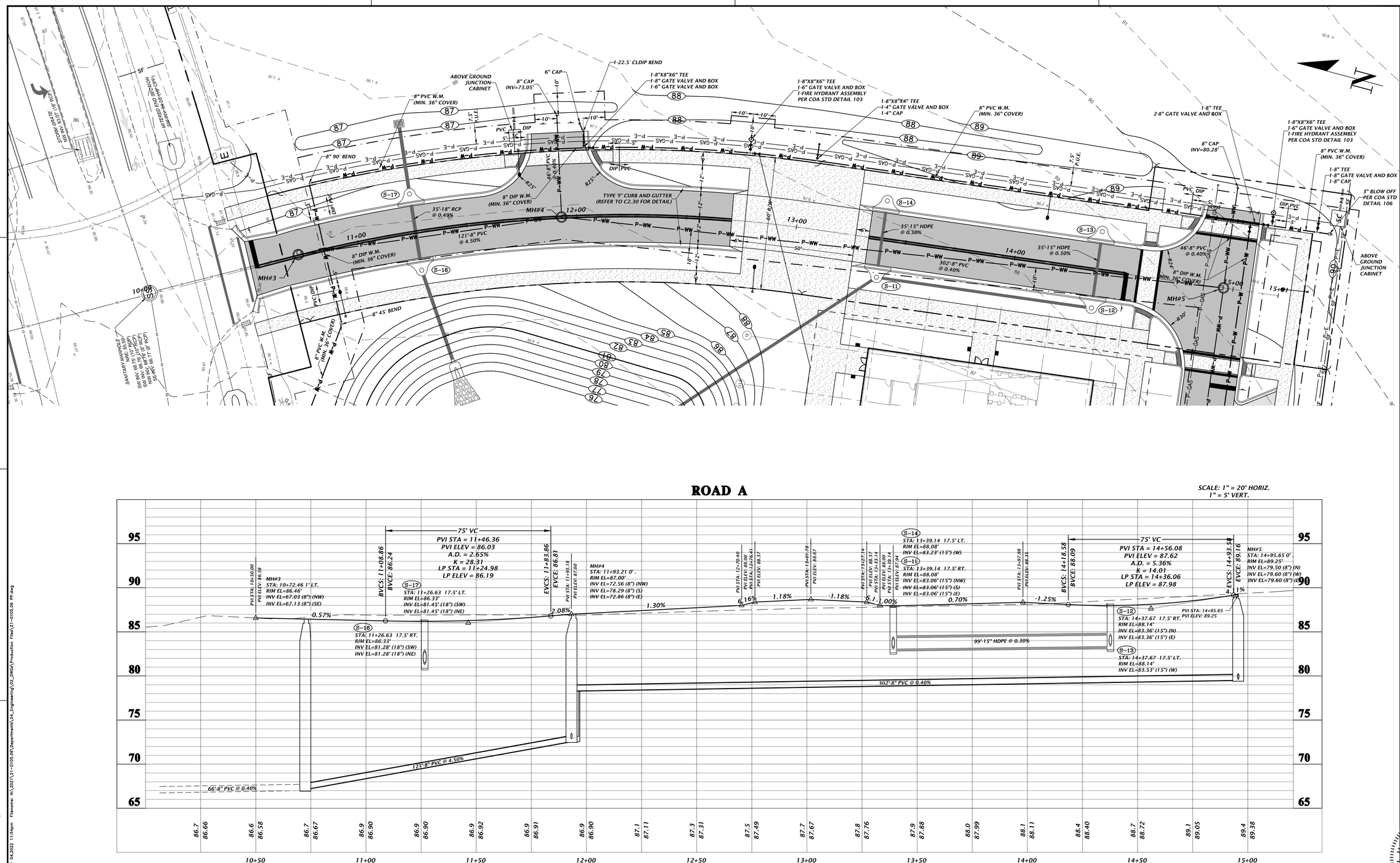
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MONKEYPOX LABS
SHEET TITLE: DETAILED UTILITY SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: T.J. HASTAY, P.E.
PM / CONTRACTS: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.
C3.13

Tech: ThomasC Plot Date: Apr 04,2022 11:48pm Filename: N:\2021\21-0105.06\Department\04_Engineering\03_DWGs\Production Files\21-0105.06 VES.dwg



ROAD A

SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

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

CHW
Professional Consultants

SCALE: 1"=20'

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

0" 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/22/21 CITY OF ALACHUA
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/11/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/25/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: T.F. COWART
DESIGNER: M. CHAP P.E.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 05 2022
FL PE No. 84295

SHEET NO.
C4.00

Tech: ThomasF Plot Date: Apr 04,2022 11:54pm Filename: W:\2021\21-0105.06\Departments\04_Engineering\03_DWGs\Production Files\21-0105.06 PP.dwg

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

PLANT SCHEDULE

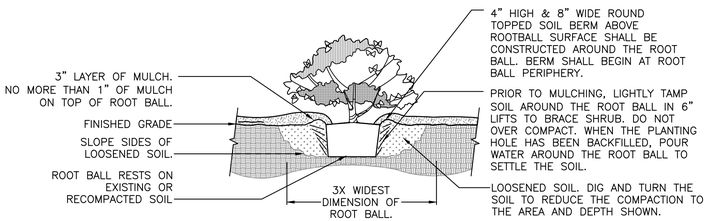
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	9	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE	30 GAL, 11' HT, 3' SPR, 2" CAL
IAE	18	ILEX X ATTENUATA 'EAGLESTON'	EAGELSTON HOLLY	30 GAL., 8' HT., 3' SPR., 2" CAL.
LIN	33	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL., 6' HT., 24" SPR., 1.5" CAL.
MGD	12	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
PA	6	PRUNUS ANGUSTIFOLIA	CHICKASAW PLUM	15 GAL, 8' HT, 30" SPR, 1.5" CAL
PM	51	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL, 6' HT, 30" SPR, 1.5" CAL
QO	50	QUERCUS MICHAUXII	BASKET OAK	30 GAL, 12' HT, 42" SPR, 2" CAL
QV	5	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	30 GAL, 12' HT, 54" SPR, 2" CAL
QVP	10	QUERCUS VIRGINIANA 'PARKSIDE'	PARKSIDE LIVE OAK	30 GAL, 12' HT, 54" SPR, 2" CAL
TD	53	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL, 12' HT, 42" SPR, 2" CAL
UA	23	ULMUS ALATA	WINGED ELM	30 GAL, 10' HT, 4' SPR, 2" CAL
VOW	10	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	15 GAL, 8' HT, 30" SPR, 1.5" CAL

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SP	15	SABAL PALMETTO	SABAL PALM	12 C.T., MIN 12" DBH

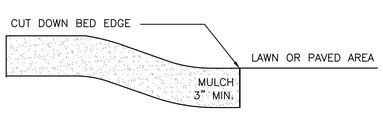
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DP	172	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PRINGLES PODOCARPUS	3 GAL., 18" HT., 18"SPR.
IN	404	ILEX VOMITORIA 'NANA'	DWARF YAUPON	3 GAL., 5" HT., 14" SPR.
RI	211	RHAPHIOLEPIS INDICA 'ELEANOR TABER'	INDIAN HAWTHORN 'ELEANOR TABER'	3 GAL., 24" HT. X 12" SPR.
VD	179	VACCINIUM DARROWII	LOWBUSH BLUEBERRY	3 GAL., 16" HT. X 12" SPR.
VOS	518	VIBURNUM OBOVATUM 'MRS. SHILLER'S DELIGHT'	MRS. SHILLERS DELIGHT VIBURNUM	3 GAL., 18" HT., 18"SPR.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
LEM	896	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	1 GAL., FULL	18" o.c.

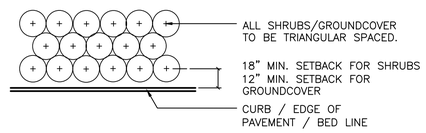
SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE
SOD	PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD



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



2 MULCH DETAIL
SCALE: N.T.S.



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

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

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

TOTAL SITE AREA	10.71 ACRES
TOTAL PROPOSED OPEN AREA	6.26 ACRES
OPEN AREA % OF TOTAL SITE AREA (MIN. 10%)	58.5%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA)	1.56 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	15%

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

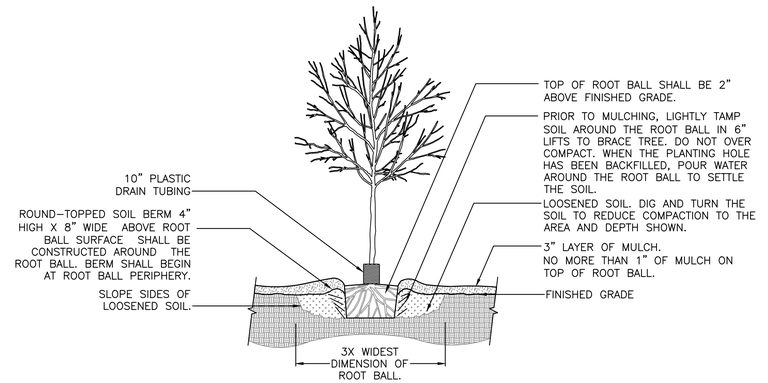
LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
WEST PERIMETER	339 L.F. BUFFER TYPE 'A'	OPTION 2 1 CANOPY TREE/60 LF, CONTINUOUS HEDGE	6 CANOPY TREES PROVIDED CONTINUOUS HEDGE PROVIDED
EAST PERIMETER	217 L.F. BUFFER TYPE 'A'	OPTION 2 1 CANOPY TREE/60 LF, CONTINUOUS HEDGE	4 CANOPY TREES PROVIDED CONTINUOUS HEDGE PROVIDED
SOUTHEAST PERIMETER	415 L.F. BUFFER TYPE 'D'	OPTION 2 1 CANOPY TREE/25 LF, 1 UNDERSTORY TREE/35 LF CONTINUOUS HEDGE	17 CANOPY TREES PROVIDED 12 UNDERSTORY TREES PROVIDED CONTINUOUS HEDGE PROVIDED

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

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 4,800 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 192 CANOPY TREES REQUIRED 96 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	192 CANOPY TREES PROVIDED 96 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 70,702 S.F. 1 CANOPY TREE REQUIRED PER 1,800 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 39 CANOPY TREES REQUIRED 390 SHRUBS REQUIRED	39 CANOPY TREES PROVIDED 390 SHRUBS PROVIDED

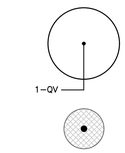
SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	1 TREES PER ACRE X 10.71 ACRES = 11 CANOPY TREES REQUIRED	11 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 10.71 ACRES = 21 TREES REQUIRED	21 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 10.71 ACRES = 21 TREES REQUIRED	21 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 10.71 ACRES = 21 TREES REQUIRED	21 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 10.71 ACRES = 64 TREES REQUIRED 50% IN FRONT = 32 TREES REQUIRED 25% ON EAST SIDE = 16 TREES REQUIRED 25% ON WEST SIDE = 16 TREES REQUIRED 50 UNDERSTORY TREES REQUIRED	FRONT SIDE 32 UNDERSTORY TREES PROVIDED EAST SIDE 16 UNDERSTORY TREES PROVIDED WEST SIDE 16 UNDERSTORY TREES PROVIDED 64 UNDERSTORY TREES PROVIDED
BUILDING FACADE	4 CANOPY TREES PER 150 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE 260 LF NORTH FACADE = 7 TREES REQUIRED 260 LF SOUTH FACADE = 7 TREES REQUIRED 100 LF WEST FACADE = 3 TREES REQUIRED 100 LF EAST FACADE = 3 TREES REQUIRED	NORTH FACADE 7 CANOPY TREES PROVIDED SOUTH FACADE 7 CANOPY TREES PROVIDED WEST FACADE 3 CANOPY TREES PROVIDED EAST FACADE 3 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ON ALL SIDES



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

LEGEND



NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

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

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

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

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

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

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

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

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

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

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

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

ALL NEWLY PLANTED TREES SHALL HAVE INDIVIDUAL LOW FLOW OR MICRO-IRRIGATION SUPPLIES [407.46(A)3]. ALL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A MOISTURE SENSOR/AUTOMATIC RAINFALL SHUTOFF DEVICE [407.46(A)4].

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA0001683
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
09/07/2021 CITY OF ALACHUA, SRWMD
10/07/2021 CITY OF ALACHUA, SRWMD
11/19/2021 100% CDS
01/31/2022 CITY OF ALACHUA, SRWMD
03/08/2022 CITY OF ALACHUA, SRWMD
04/05/2022 CITY OF ALACHUA

CLIENT: CONCEPT DESIGN DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: LANDSCAPE NOTES, SCHEDULE, AND DETAILS

TECHNICIAN: L. ROSARIO
DESIGNER: L. ROSARIO
QUALITY CONTROL: C. TOLAR
PROJECT NUMBER: 21-0105.06

SHEET NO.: LS-1

Tech: hanson Plot Date: Apr 05,2022 6:41pm Filename: N:\2021\21-0105.06\Department\03_Design\02_DWG\01_Permitting\21-0105.06 Design Base.dwg

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

SAN FELASCO PARKWAY

SEE CIVIL PLANS FOR BASIN-RELATED GRASSING INFORMATION

FLU: COMMERCIAL RETAIL

FLU: MANUFACTURING & OFFICE

BUILDING

LIMITS OF SOD, TYP

MATCHLINE LS-2
MATCHLINE LS-3

GRAPHIC SCALE
0 15 30 60

N

11801 Research Drive
Alachua, Florida 32615
352.331.1976
www.chw-inc.com
est. 1988 FLORIDA LA0001663
CHW Professional Consultants

SCALE: 1"=30'

VERIFY SCALE BAR IS CORRECT FOR THIS PLOT
0 1" 2"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
09/07/2021_CITY OF ALACHUA, SRWMD
10/07/2021_CITY OF ALACHUA, SWMD
11/19/2021_100% CDS
01/31/2022_CITY OF ALACHUA, SRWMD
03/30/2022_CITY OF ALACHUA, SWMD
04/05/2022_CITY OF ALACHUA

CLIENT: CONCEPT DESIGN DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

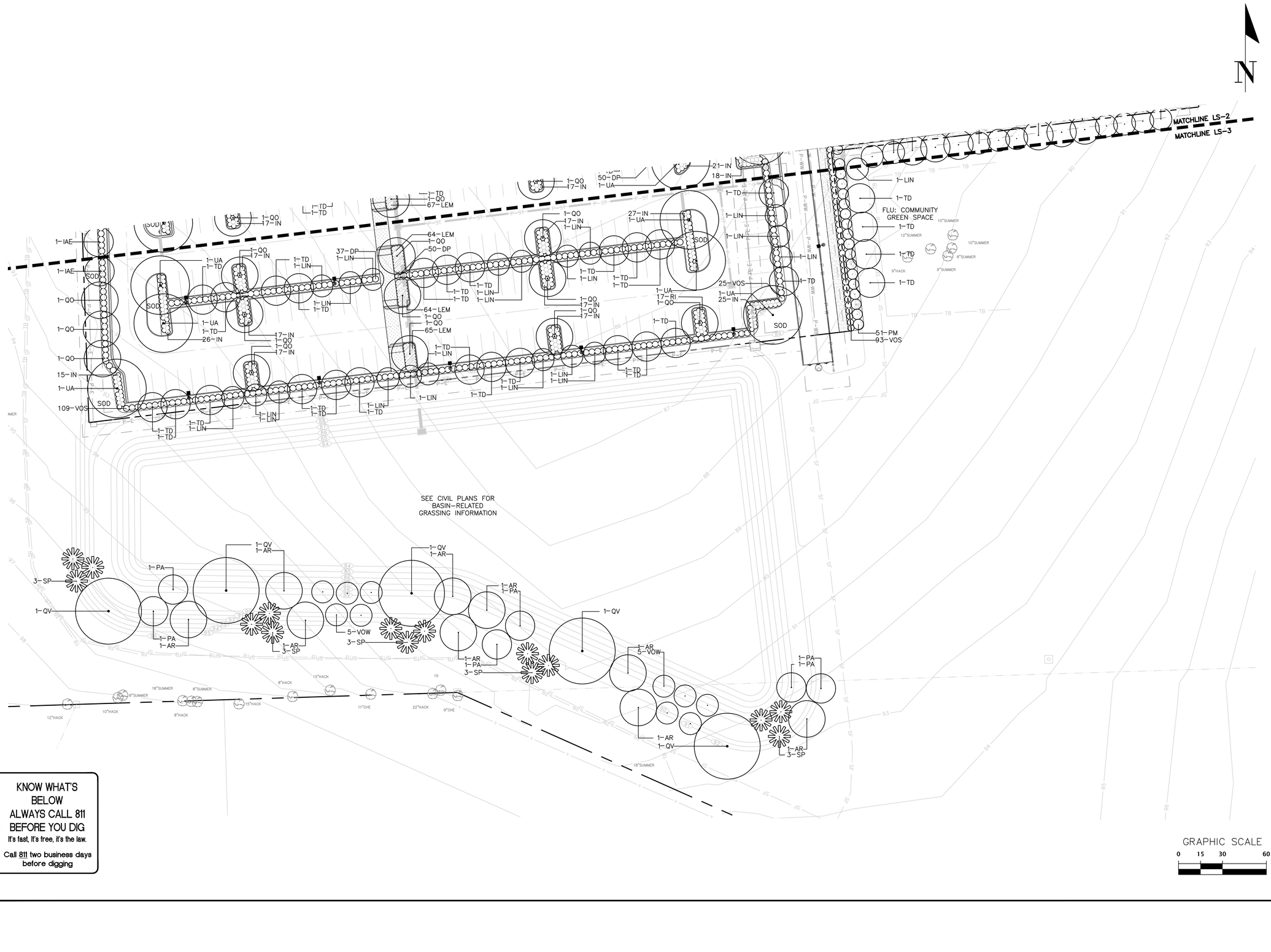
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: L. ROSARIO
DESIGNER: L. MOSCARITOLO
QUALITY CONTROL: C.TOLAR

PROJECT NUMBER: 21-0105.06

SHEET NO.: LS-2

Tech: hanor Plot Date: Apr 05,2022 8:42pm Filename: N:\2021\21-0105.06\Departments\03_Design\02_Dwgs\01_Permitting\21-0105.06 Design Base.dwg



GRAPHIC SCALE
0 15 30 60

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

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

SCALE: 1"=30'
VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1" 2"
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
09/07/2021 CITY OF ALACHUA, SRWMD
10/07/2021 CITY OF ALACHUA, SRWMD
11/19/2021 100% CDS
01/31/2022 CITY OF ALACHUA, SRWMD
03/08/2022 CITY OF ALACHUA, SRWMD
04/05/2022 CITY OF ALACHUA

CLIENT: CONCEPT DESIGN DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: L. ROSARIO
DESIGNER: L. ROSARIO
QUALITY CONTROL: C. TOLAR
PROJECT NUMBER: 21-0105.06

SHEET NO.: LS-3

Tech: lwinur Plot Date: Apr 05,2022 6:42am Filename: H:\2021\21-0105.06\Department\05_Design\02_DWGs\01_Permitting\21-0105.06 Design Base.dwg

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

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

CHW
Professional Consultants

SCALE: 1"=30'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
09/07/2021_CITY OF ALACHUA, SRWMD
10/07/2021_CITY OF ALACHUA, SRWMD
11/19/2021_100% CDS
01/31/2022_CITY OF ALACHUA, SRWMD
03/08/2022_CITY OF ALACHUA, SRWMD
04/05/2022_CITY OF ALACHUA

CLIENT:
CONCEPT DESIGN DEVELOPMENT, INC.

PROJECT:
CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE:
IRRIGATION PLAN

TECHNICIAN:
L. KOSARIO

DESIGNER:
L. KOSARIO

QUALITY CONTROL:
C.TOLAR

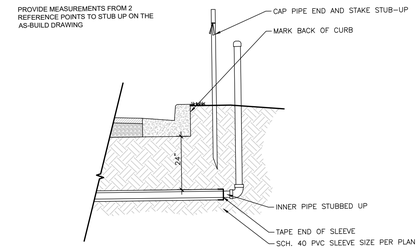
PROJECT NUMBER:
21-0105.06

SHEET NO.:
IR-1

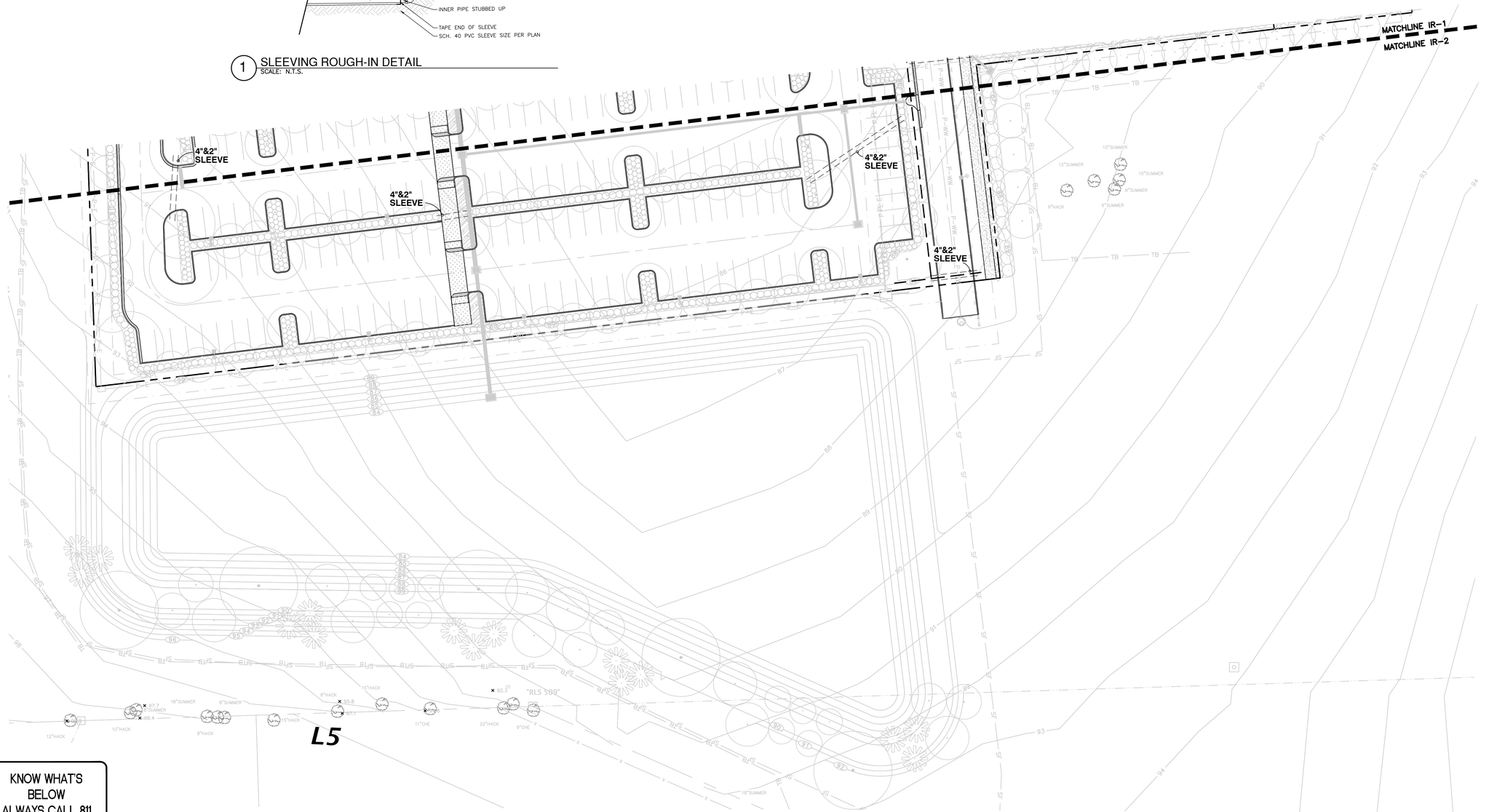
Tech: lwinor Plot Date: Apr 05,2022 8:47am Filename: M:\2021\21-0105.06\Department\03_Design\02_CWork\01_Permitting\IR -21-0105.06 Design Base.dwg

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	Hunter I2C-1200-PL 12 Station Controller
S	Hunter Solar-Sync Weather Sensor
M	Water Meter 1"
BF	Wilkins 975XL 1-1/2"
———	Irrigation Mainline: PVC Class 200 2"
= = = = = = = =	Pipe Sleeve: PVC Schedule 40



1 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.



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

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

SCALE: 1"=30'
VERIFY SCALE BAR IS CORRECT ON PLOTTED DRAWING
0 30 60 90 120
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITALS:
09/07/2021_CITY OF ALACHUA, SRWMD
10/07/2021_CITY OF ALACHUA, SRWMD
11/19/2021_100% CDS
01/31/2022_CITY OF ALACHUA, SRWMD
03/09/2022_CITY OF ALACHUA, SRWMD
04/05/2022_CITY OF ALACHUA

CLIENT: CONCEPT DESIGN DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS
SHEET TITLE: IRRIGATION SCHEDULE, DETAIL, & PLAN

TECHNICIAN: L. ROSARIO
DESIGNER: L. ROSARIO
AUTO-CONTROL: C.TOLAR
QA/QC: C.TOLAR
PROJECT NUMBER: 21-0105.06

SHEET NO.: IR-2

Tech: tenor Plot Date: Apr 05,2022 6:46am Filename: M:\2021\21-0105.06\Departments\03_Design\03_Civil\01_Permitting\IR -21-0105.06 Design Base.dwg

UTILITY PROVIDED
PME-9 SWITCH
OPEN POINT OF
DISTIBUTION LOOP

R/W L8

R/W L7

CIRCUIT A
2#8, #8EGC IN 1.25"C. 208V
1.31%V DROP

TO LIGHTING PANEL
SEE MEP DRAWINGS

TO LIGHTING PANEL
SEE MEP DRAWINGS

SECTIONALIZING
CABINET MOUNTED ON
CONCRETE BOX & TOP,
DETAIL 519 & 527

2-4" STUB

CIRCUIT B
2#8, #8EGC IN 1.25" C. 208V
1.91%v DROP

1500 KVA FOR PH1 & 2

3-4/0 LOOP
IN 4" C.
TYPIVCAL

DETAIL 503

B4 B4S B4X B5 A D F

#8 4/0P

12"SUMMER

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/15/21 CDP
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/31/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: PHOTOMETRIC LIGHTING PLAN

TECHNICIAN: T.F. COWART
DESIGNER: W.T. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-1

Tech: colem Plot Date: Apr 05,2022 8:59am Filename: N:\2021\21-0105.06\Departments\04_Engineering\03_DWGs\Production Files\21-0105.06 Electric Plans.dwg

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: 1"=20'

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

0 1"

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/10/21 FDP
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
03/07/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CONSTRUCTION/BID REVISIONS:

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: PHOTOMETRIC LIGHTING PLAN

TECHNICIAN: T.F. COWART

DESIGNER: W.T. STORMANT, P.E.

QUALITY CONTROL: W.T. STORMANT, P.E.

PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-2

tech: colem Plot Date: Apr 05,2022 9:00am Filename: N:\2021\21-0105.06\Departments\04_Engineering\03_DWGs\Production Files\21-0105.06 Electric Plans.dwg

R/W C12

DRAINAGE EASEMENT #6 (O.R.B. 4672, PG. 1213)

R/W C3

R/W L6

R/W L5

R/W L4

PUBLIC UTILITY EASEMENT #2 (O.R.B. 4672, PG. 1184)

AUTOTRANSFER SWITCH BY COA

3-4/0 LOOP PRIMARY IN 4" C. TYPICAL

6/3 TPX IN 1 ½" PVC

2-4" STUB

SECTIONALIZING CABINET, DETAIL 1

UTILITY LIGHT POLE & BURIED WIRE ENCLOSURE DETAIL 515

FEED FROM EXISTING STREETLGHT PULL BOX

6/3 TPX IN 1 ½" PVC

CIRCUIT A
2#8, #8EGC IN 1.25"C. 208V
1.31%V DROP

TO LIGHTING PANEL
SEE MEP DRAWINGS

TO LIGHTING PANEL
SEE MEP DRAWINGS

3-4/0 LOOP IN 4" C.

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/11/21 FDEP
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
02/17/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: PHOTOMETRIC LIGHTING PLAN

TECHNICIAN: T.F. COWART

DESIGNED: W.T. STORMANT, P.E.

QUALITY CONTROL: W.T. STORMANT, P.E.

PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-3

Tech: cstem Plot Date: Apr 05,2022 9:03am File:none M:\2021\21-0105.06\Department\04_Engineering\02_DWGs\Production Files\21-0105.06 Electric Plans.dwg

TO LIGHTING PANEL
SEE MEP DRAWINGS

1500 KVA FOR PH1 & 2

CIRCUIT B
2#8, #8EGC IN 1.25" C. 208V
1.91%v DROP

CIRCUIT C
2#8, #8EGC IN 1.25"C. 208V
1.82%V DROP

CIRCUIT E
2#8, #8EGC IN 1.25"C. 208V
.56% V DROP

SECTIONALIZING CABINET
MOUNTED ON CONCRETE
BOX & TOP,
DETAIL 519 & 527

2-4" STUB

SECTIONALIZING
CABINET MOUNTED ON
CONCRETE BOX & TOP,
DETAIL 519 & 527

CIRCUIT D
2#8, #8EGC IN 1.25"C. 208V
2.85% V DROP

2-4" STUB

10"SUMMER
12"SUMMER
17"SUMMER
8"SUMMER
9"HACK
9"SUMMER

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: 1"=20'

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

0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/17/21 CITY OF ALACHUA
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/18/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: PHOTOMETRIC LIGHTING PLAN

TECHNICIAN: T.F. COWART
DESIGNER: W.T. STORMANT, P.E.
DRAWN BY: T.F. COWART
QUALITY CONTROL: W.T. STORMANT, P.E.

PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-4

Tech: colvin Date: Apr 28, 2022 Time: 10:55:57 Figure: C:\Users\tfcowart\Documents\Revit_Projects\21-0105.06_Convergence Research Park_Central_tfcowart.rvt Plotted: 4/28/2022 2:21:47 PM

SPECIFICATIONS:

1. SCOPE OF PROJECT - THE WORK SHALL INCLUDE (BUT NOT BE LIMITED TO) THE FOLLOWING COMPLETE (AND OPERATING) SYSTEMS AND AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN FOR A ON-SITE COA ELECTRICAL PRIMARY VOLTAGE DISTRIBUTION SYSTEM INCLUDING A 3 PHASE -4/0 URD LOOP AND A COA AND PRIVATE LIGHTING SYSTEMS. THE BREAK OUT THE FORK IS DETAILED BELOW.

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPEIFIED HEREIN.

1.2 THE WORK TO EXTEND THE SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY LOAD-SIDE SERVICE FROM THE TRANSFORMER INCLUDING THE PRIVATE LIGHTING SYSTEM.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH WILL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS, AND ALL MAKEUP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALL BY COA. ALL PRIMARY MAKE UP, CONNECTIONS AND TESTING WILL BE COMPLETED BY COA. ALL WORK PERFORMED BY COA WILL BE BACK CHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES FOR THE UTILITY SYSTEM.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

1.7 PROVIDE ALL WIRING, CONDUIT, POLES, LUMINAIRES, BASES AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATING PRIVATE LIGHTING SYSTEM. CONTRACTOR'S RESPONSIBILITY TO ADD PULL BOXES AS NEEDED. TO MEET CODE.

1.8 PRIVATE LIGHTING SYSTEM WILL BE SERVED AND CONTROLLED FROM THE BUILDING ELECTRICAL ROOM AS SHOWN ON THE BUILDING ELECTRICAL (MEP) PLANS AND IS NOT A PART OF THIS PLAN. COORDINATED CABLE BUILDING ENTRY WITH MEP PLANS.

1.9 ALL UTILITY SYSTEM CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS FOR THIS TYPE FACILITY AND MEET CITY OF ALACHUA UTILITIES POLICIES AND PRACTICES.

1.10 "PROVIDE" SHALL MEAN FURNISH, INSTALL, CONNECT, ADJUST, AND TEST EXCEPT WHERE NOTED.

2. MATERIALS AND EQUIPMENT SHALL BE NEW AND SUITABLE FOR THE PURPOSE INTENDED. CUT SHEETS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE ELECTRIC DEPARTMENT PRIOR TO ORDERING FOR APPROVAL.CONTRACTOR IS RESPONSIBLE FOR PROCURING AND INSTALLING: CONDUITS, POLES, LUMINARIES. ALL SECONDARY VOLTAGE CABLES AND CONNECTORS, SECTIONALIZING CABNETS, SWITCHGEAR BASES AND COVERS, UNDERGROUND JUNCTION BOXES AND BURIED WIRE ENCLOSURES AND AL OTHER ITEMS REQUIRED FOR COMPLETE OPERATING SYSTEMS.

2.1A. UNDERGROUND 15 KV 1/0 AWG AL, 19 STRAND, JACKETED PRIMARY CABLE SHALL HAVE STRAND FILLED CENTRAL CONDUCTOR, SEMI-CONDUCTING CONDUCTOR SHIELD, 175 MIL VIRGIN TREE RETARDANT CROSS-LINKED POLYETHYLENE INSULATION, BLACK CROSS-LINKED POLYETHYLENE SHIELD, FULL CONCENTRIC CU NEUTRAL, WITH INSULATING, BLACK LINEAR LOW DENSITY POLYETHYLENE JACKET EXTRUDED OVER THE NEUTRAL. APPROVED MANUFACTURERS ARE HENDRIX, PIRELLI, PRYSMIAN AND SOUTHWIRE. COA PROCURED.

2.1B. UNDERGROUND 15 KV 4/0 AWG AL, 19 STRAND, (3/4 HARD) JACKETED PRIMARY CABLE SHALL HAVE STRAND FILLED CENTRAL CONDUCTOR, SEMI-CONDUCTING CONDUCTOR SHIELD, 175 MIL VIRGIN TREE RETARDANT CROSS-LINKED POLYETHYLENE INSULATION, BLACK CROSS-LINKED POLYETHYLENE SHIELD, 1/3 CONCENTRIC CU NEUTRAL, WITH INSULATING, BLACK LINEAR LOW DENSITY POLYETHYLENE JACKET EXTRUDED OVER THE NEUTRAL. APPROVED MANUFACTURERS ARE HENDRIX, PIRELLI, PRYSMIAN AND SOUTHWIRE. COA PROCURED.

2.2A. UNDERGROUND UTILITY SECONDARY ALUMINUM CABLES SHALL HAVE THERMOSETTING XLP INSULATION WITH YELLOW STRIPE TO IDENTIFY NEUTRAL. 1/0 TRIPLEX - CODE WORD MARION OR BRENAU/EYS; 4/0 TRIPLEX - CODE WORD SWEET BRIAR; #2 TRIPLEX AND #6 TRIPLEX. APPROVED MANUFACTURERS ARE HENDRIX, PIRELLI, AND SOUTHWIRE. CONTRACTOR FURNISHED, AL WIRE IS NOT TO BE USED FOR THE PRIVATE LIGHTING SYSTEM.

2.2B. UNDERGROUND PRIVATE LIGHTING SECONDARY CABLES SHALL COPPER WITH THHN OR THWN-2 INSULATION WITH COLORATION TO MEET THE NATIONAL ELECTRICAL REQUIREMENTS.

2.3. THE LOAD BREAK ELBOWS AND T HOUSINGS SHALL HAVE EPDM RUBBER INSULATION. VERIFY CABLE DIMENSIONS FOR APPLICABILITY. APPROVED MANUFACTURERS ARE ELASTIMOLD, COOPER POWER SYSTEMS, AND RTE. COA PROCURED.

2.4. THREE PHASE PAD MOUNTED TRANSFORMER SHALL BE DEAD FRONT, LOOP FEED CAPABILITY, HIGH VOLTAGE 12470 GRD Y 7200 VOLTS, LOW VOLTAGE 208 GRD Y/120 VOLT, 95 KV BIL, COMPARTMENTAL TYPE, RATINGS BASED ON 65 DEGREE C WINDING RISE, HIGH GRADE, COLD REDUCED, GRAIN ORIENTED SILICON STEEL CORE, 8.3/14.4 KV CLASS BUSHING WELLS AND LOAD BREAK INSERTS, LOW VOLTAGE TERMINALS SHALL BE STUD TYPE, TANK SHALL BE SEALED AND FURNISHED COMPLETE WITH PCB FREE DIELECTRIC OIL, AND DOORS SHALL BE PAD LOCKABLE. TRANSFORMERS SHALL BE PROTECTED WITH A BAYONET FUSE. SHALL BE EQUIPPED WITH A PRESSURE RELIEF DEVICE. TRANSFORMER. SHALL MEET OR EXCEED THE JANUARY 1, 2010 D.O.E. EFFICIENCY LEVELS FOR LIQUID FILLED TRANSFORMERS. TRANSFORMERS WILL BE MOUNTED ON A WINDOWED, CONTRACTOR PROVIDED, POURED IN PLACE TRANSFORMER PAD AS SHOWN IN THE DETAILS. TRANSFORMER IS SIZED AS SHOWN AND IS COA PROCURED. PLEASE COORDINATE WITH COA FOR A DETAILED TRANSFORMER SPECIFICATION.

2.5. UTILITY SECONDARY CABLES SHALL BE TERMINATED WITHIN THE TRANSFORMERS ON SPADE TYPE TRANSFORMER TERMINALS WITHIN THREE PHASE TRANSFORMERS. APPROVED MANUFACTURERS UTILCO, CMC, ESP AND PREFORMED LINE PRODUCTS.

2.6A.10" BURIED WIRE ENCLOSURE", SECONDARY JUNCTION BOX SHALL BE MADE OFHIGH DENSITY POLYETHYLENE AND TOP. APPROXIMATE DIMENSTIONS 10" TOP DIAMETER, 19" DEPTH. BASIS OF DESIGN PENCELL PLASTICS PE-10HDH EITH ELECTRIC ID.

2.6B. "LARGE BURIED WIRE ENCLOSURE" (LBWE),F0R SECONDART CONNECTIONS SHALL BE MADE OF POLYMER CONCRETE BOX WITH FIBERGLASS COVER. BASIS OF DESIGN CDR SYSTEM CORP. PA10-1730-18.

2.6C. SECONDARY CONNECTIONS MADE WITHIN ENCLOSURES SHALL BE DIRECT BURIAL, BOLTED TYPE. APPROVED MANUFACTURERS ARE UTILCO, CMC, AND ESP.

2.7. PVC CONDUIT SHALL BE SCHEDULE 40, HEAVY WALL, RATED FOR 90C. CABLE, UL LISTED IN 10 OR 20 FOOT LENGTHS WITH INTEGRAL BELLS. ALL 6" ELBOWS SHALL BE FIBERGLASS WITH 48" RADIUS WITH APPROPRIATE TRANSITION FITTINGS. ALL OTHER ELBOWS SHALL BE PVC SCHEDULE 40 WITH LONG RADIUS SWEEPS.

2.8. PROVIDE PARKING STAND ARRESTORS TO BE INSTALLED AT EACH OPEN POINT AND ELBOW ARRESTORS AT END POINT. APPROVED MANUFACTURER IS ELASTIMOLD. COA PROCURED.

2.9. ALL TRANSFORMERS SHALL HAVE SCHWEITZER ENGINEERING LABORATORIES (SEL) 3 PHASE FAULT INDICATORS INSTALLED ON B SIDE OF TRANSFORMER. - SHALL BE SEL 3BCRB0200IR. NOT APPLICABLE. COA PROCURED.

2.10. SEE LIGHTING SCHEDULE FOR STREET LIGHT FIXTURE AND POLE SPECIFICATIONS.

2.11 SECTIONALIZING CABINET (SC) SHALL BE FIBERGLASS WITH STAINLESS STEEL HARDWARE AND PENTA HEAD LOCKING SYSTEM. PROVIDE WITH (3)4-WAY 15 KV MULTITAP FEED THROUGH JUNCTION BARS INSTALLED A FACTORY. APPROVED MANUFACTURER IS NORDIC FIBERGLASS , INC. STOCK # OF CABINET IS ND552454-MG-101-X-X AND JUNCTION BAR IS 215J4U.

2.12 SECTIONALIZING CABINET INSTALLED ON TOP OF THE PRECAST CONCRETE SWITCHGEAR BASE. PRECAST BOX AND TOP SHALL BE 5000 PSI CONCRETE MADE BY SOUTHERN PRECAST INC. CATALOG NUMBER FOR BOX IS SPSWB0016X6 AND SECTIONALIZING CABINET BOX TOP IS SPSWTOO36X6. PROVIDE SECTIONALIZING CABINET, BOX AND TOP.

2.14 UNDERGROUND JUNCTION BOX "UJB" SHALL BE MADE OF CORRUGATED POLYESTER WALLS AND POLYMER CONCRETE COLLAR AND TOP. BASIS OF DESIGN CDR SYSTEM CORP. PA10-3038-30.

2.15 SEE LIGHTING DETAIL SHEET FOR SPECIFICATIONS FOR LUMINAIRE, ARM AND POLES.

GENERAL NOTES:

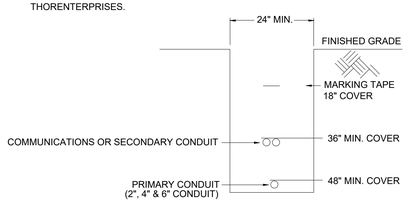
THE DRAWINGS ARE IN PART DIAGRAMMATIC AND ARE INTENDED TO CONVEY THE SCOPE OF THE WORK, INDICATE THE GENERAL LOCATION AND ARRANGEMENT OF CONDUIT AND PADS OR BASES, AND THE LIKE. IT IS NOT INTENDED TO SHOW IN MINUTE DETAIL EVERY AND ALL ACCESSORIES REQUIRED AT EACH LOCATION FOR THE EXECUTION OF THE WORK, BUT IT IS INTENDED THAT ALL ACCESSORIES REQUIRED FOR A COMPLETE SYSTEM BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

EXAMINE ALL DRAWINGS FOR COORDINATION AND ALLOCATION OF SPACE AND AVOID INTERFERENCE WITH SURROUNDS. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS PRACTICAL IN PERFORMING THE WORK. DISCREPANCIES BETWEEN THE ELECTRICAL CONDUIT SYSTEM AND WORK OF OTHER TRADES SHALL BE COORDINATED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER AND AS REQUIRED BY FIELD CONDITIONS.

DISCREPANCIES DISCOVERED DURING THE BID PROCESS SHALL BE REFERRED TO THE ENGINEER PRIOR TO SUBMITTING A BID. THE ENGINEER WILL ISSUE INSTRUCTIONS BY ADDENDUM WHEN NECESSARY. INTERPRETATION OF THE DRAWINGS WILL BE BY THE ENGINEER.

CHANGES FROM THE DRAWINGS THAT ARE NECESSARY TO MAKE WORK CONFORM TO FIELD CONDITIONS, TO FIT WORK OF OTHER TRADES, OR TO RULES OF BODIES HAVING JURISDICTION, WILL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT. IN CASE OF DISPUTE, THE ENGINEER WILL RENDER A DECISION ON HOW TO PRECEED.

WARNING TAPE SHALL BE RED WITH CONTINUOUS BLACK MARKINGS "CAUTION CAUTION - CITY OF ALACHUA - ELECTRIC LINE BURIED BELOW SHALL BE ALLENSYSTEM "MARKLINE" OR EQUAL REEFINDUSTRIES OR THORENTERPRISES.



TYPICAL CONDUIT TRENCH DETAIL

NOT TO SCALE

ABBREVIATIONS

ABBREVIATION	***DESCRIPTION***
AL	***ALUMINUM***
AWG	***AMERICAN WIRE GAUGE***
BIL	***BASIC INSULATION LEVEL***
BUG	***BACK, UP AND GLARE RATING***
C	***CONDUIT***
COA	***CITY OF ALACHUA***
CU	***COPPER***
EGC	***EQUIPMENT GROUNDING CONDUCTOR***
FC	***FOOTCANDLE***
GRD	***GROUND***
IES	***ILLUMINATING ENGINEERING SOCIETY***
KCMIL	***THOUSANDS OF CIRCULAR MILS***
KV	***KILOVOLT***
LED	***LIGHT EMITTING DIODE***
SE	***LARGE BURIED WIRE ENCLOSURE***
LDR	***LAND DEVELOPMENT REGULATIONS***
MAX	***MAXIMUM***
MEP	***MECHANICAL, ELECTRICAL, AND PLUMBING***
MIN	***MINIMUM***
NEC	***NATIONAL ELECTRIC CODE***
P	***PROPOSED***
P-E	***PROPOSED ELECTRIC***
PSI	***POUNDS PER SQUARE INCH***
PUE	***PUBLIC UTILITY EASEMENT***
ROW	***RIGHT OF WAY***
RP	***RECOMMENDED PRACTICE***
S/L	***STREET LIGHT***
10"	***SMALL BURIED WIRE ENCLOSURE***
SC	***SECTIONALIZING CABINET***
TPX	***TRIPLEX***
TX	***TRANSFORMER***
TYP	***TYPICAL***
UD	***UNDERGROUND***
UGE	***UNDERGROUND ELECTRIC***
UJB	***UNDERGROUND JUNCTION BOX***
URD	***UNDERGROUND DISTRIBUTION***

ELECTRICAL UTILITIES LEGEND

SC — SECTIONALIZING CABINET ON CONCRETE BASE WITH TOP

SC — PRIMARY SECTIONALIZING CABINET DIRECT BURIED INTEGRAL BASE- FOR 4/0 PRIMARY VOLTAGE LOOP - WILL BE SOURCE FOR OUT PARCELS.

TX — 3 ϕ TRANSFORMER ON CONCRETE PAD

P–4/0P — 4/0 P — P–4/0P — 3-4/0 AL UTILITY PRIMARY CABLE IN 4" PVC AT 48" MIN. COVER

P–#6 — #6 — P–#6 — #6 TPX AL SECONDARY CONDUCTORS AT 36" MIN. CONDUCTOR SIZE AND QUANTITY AS MARKED. CONDUIT FOR #6 IS 1 1/4"FOR UTILITY S/L

#8 — 2 #8 AND #8 CU EGC SECONDARY CONDUCTORS IN 1.25"AT 36" MIN. OR AS CODE ALLOWS FOR PRIVATE LIGHTING

P–2–4in — P–2–4in — CAP STUBS AND MARK WITH 4' STICK OF CONDUIT

10" — SMALL BURIED WIRE ENCLOSURE, APPROXIMATELY10" DIA. X 19" DEEP. (TYPICALLY FOR STREETLIGHTING FEEDS - INCLUDED BUT NOT SHOWN ON ALL LIGHTS)

SE — LARGE BURIED WIRE ENCLOSURE, APPROXIMATELY 30" X 17"X16" DEEP.

UJB — UD JUNCTION BOX 30" X 48" X 30" DEEP - FOR 1/0 PRIMARY CONNECTIONS.

SEE LIGHTING DETAIL SHEET FOR LIGHTING LEGEND FOR LUMINAIRE DESCRIPTION AND SPECS.

System Capacity and Calculated Demand Load

Building Load Summary		
	Normal Power	Standby Power
kVA	1,660	310
VA/SF	20	8

Notes:
1. Refer to service load calculations located in for detailed analysis.
2. Includes 10% spare capacity.
3. Power factor is anticipated to be 90% and is derived from historical data on recent projects with similar program elements.

PRELIMINARY LOAD INFORMATION

FROM MEP DOCUMENTATION

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: N/A

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/11/21 SRWMD
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/31/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: LEGEND AND SPECIFICATIONS

TECHNICIAN: T.F. COWART

DESIGNER: W.T. STORMANT, P.E.

QUALITY CONTROL: W.T. STORMANT, P.E.

PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-5

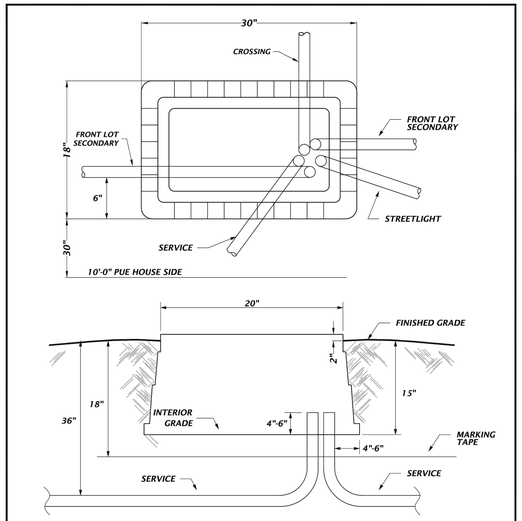
Mech. colem Plot Date: Apr 05,2022 9:05am Filename: H:\2021\21-0105.06\Departments\04_Engineering\03_DWGS\Production Files\21-0105.06 Electric Plans.dwg

ELECTRICAL UTILITIES LEGEND AND ABBREVIATIONS

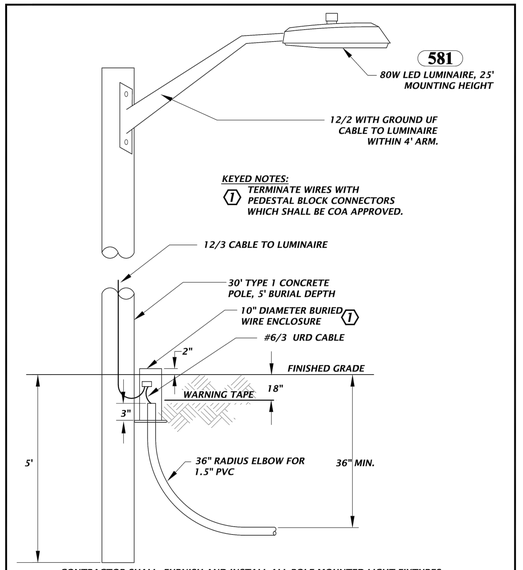
50a	TRANSFORMER ON CONCRETE PAD, 50 KVA PHASE b, 120/240 VOLT SINGLE PHASE SECONDARY.
P-2b P-2b P-2b	1/0 AL PRIMARY CABLE, IN 2" PVC AT 48" MIN. COVER.
P-4/0 P-4/0 P-4/0	4/0 AL TPX SECONDARY CABLE, IN 2.5" PVC AT 36" MIN. COVER.
6/3 P-SL P-SL P-SL	6/3 AL TPX SECONDARY STREETLIGHT CABLE, IN 1.5" PVC AT 36" MIN. COVER.
12/2 P-SL P-SL P-SL	12/2 WITH GROUND, IN 1.5" PVC AT 36" MIN. COVER.
	JUNCTION BOX
SE	SERVICE ENCLOSURE, BURIED, APPROXIMATELY 33" X 20" X 15" DEEP.
80W 30'	80 WATT LED CUTOFF LUMINAIRE ON 30' FIBERGLASS POLE (25' MOUNTING HT) WITH 4' ARM.
10"	ROUND BURIED STREETLIGHT WIRING ENCLOSURE APPROXIMATELY 10" DIAMETER X 12" DEEP HIGH DENSITY POLYETHYLENE.
SW	600 AMP PAD MOUNTED SWITCHGEAR. DOORS INDICATE SOURCE AND LOAD SIDES.

PME	PAD MOUNTED EQUIPMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
CT	CURRENT TRANSFORMER
R/W	RIGHT OF WAY

500 ELECTRICAL UTILITIES LEGEND AND ABBREVIATIONS
NTS



503 SERVICE ENCLOSURE
NTS



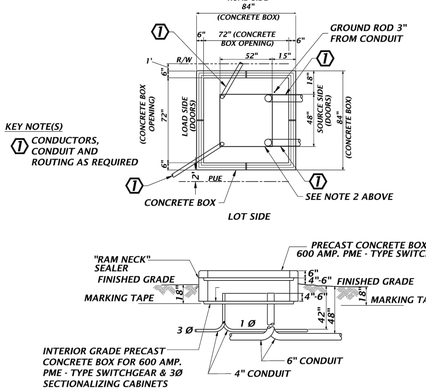
CONTRACTOR SHALL FURNISH AND INSTALL ALL POLE MOUNTED LIGHT FIXTURES, POLES, AND 10" DIAM. SECONDARY ENCLOSURES AS SHOWN ON THE DRAWINGS.

515 STREETLIGHT
NTS

GENERAL NOTE(S) :

1) ALL CONDUIT FURNISHED AND INSTALLED BY OWNER. CONDUIT SHALL BE INSTALLED WITH ONE PIECE OF CONTINUOUS PRE-LUBRICATED WOVEN POLYESTER PULL TAPE WITH PRINTED SEQUENTIAL FOOTAGE MARKINGS.
2) THIS 48" X 52" (NOTE LOCATION OF FUSE AND SWITCH SIDES OF SWITCHGEAR) AREA WILL BE LOCATED IN THE FIELD AND USED TO INSTALL CONDUIT BEFORE THE CONCRETE BOX IS INSTALLED.
3) DO NOT CUT OFF ELBOWS.
4) FOR 4" CONDUIT A 48" RADIUS ELBOW IS REQUIRED, FOR LESS THAN 4" CONDUIT 36" RADIUS ELBOW IS REQUIRED.

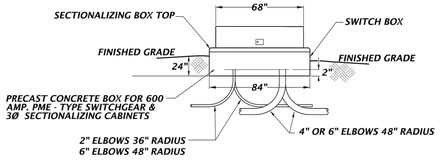
KEY NOTE(S)
1 CONDUCTORS, CONDUIT AND ROUTING AS REQUIRED



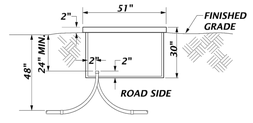
518 TYPICAL 600 AMP. PME 9 & SOURCE TRANSFER PME 9, SWITCHGEAR AND SECTIONALIZING CABINET (SC) & 3Ø CONDUIT LAYOUT
NTS

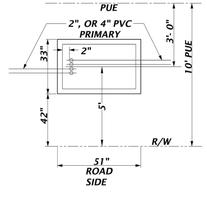
GENERAL NOTE(S):

1) DO NOT CUT OFF ELBOWS. ELBOWS AT EQUIPMENT LOCATIONS AND THE CONDUIT SYSTEM TRANSITION TO THIS EQUIPMENT WILL BE INSTALLED DEEPER THAN THE NOMINAL INSTALLATION DEPTH TO MEET TURN-UP REQUIREMENTS. ELBOWS SHALL BE TURNED UP IN CENTER PORTION OF BASE.
2) 2" OR 4" CONDUIT SHALL BE USED AS SHOWN ON THE SITE PLAN.
3) PROVIDE THREE 4-WAY JUNCTION BARS AT ALL LOCATIONS. GROUND PER NATIONAL ELECTRICAL SAFETY CODE.
4) FOR 4" AND 6" CONDUIT, 48" RADIUS ELBOWS ARE REQUIRED; FOR LESS THAN 4" CONDUIT 36" RADIUS ELBOWS ARE REQUIRED
5) CABINET MADE BY SHALLBETTER, INC. CATALOG # SSED-306830-NJM-AL-GRU.



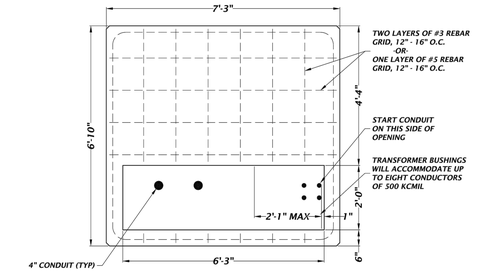
527 TYPICAL SECTIONALIZING CABINET (SC) WITH SECTIONALIZING BOX TOP AND SWITCH BOX
NTS





TRANSFORMER PADS SHALL BE PLACED ON COMPACTED EARTH.

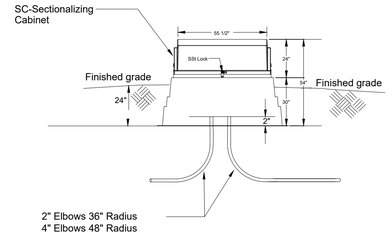
530 UNDERGROUND JUNCTION BOX
NTS

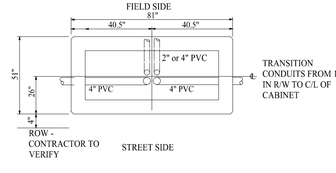


NOTES:
1. LOCATE TRANSFORMER FRONT 8' TO 15' FROM PAVING FOR LINE TRUCK ACCESS.
2. LOCATE TRANSFORMER A MINIMUM OF 4' FROM THE BUILDING DRIP LINE AND 10' FROM ANY WINDOW OR DOOR.
3. MAINTAIN 10' SEPARATION FROM FIRE HYDRANT, TRASH DUMPSTER OR TRASH COMPACTOR.
4. TERMINATE CONDUITS FLUSH WITH TOP OF PAD.
5. CONCRETE SHALL BE 3500 PSI POURED IN PLACE OR COA-APPROVED PRECAST.
6. CONTRACTOR SHALL COORDINATE WITH COA FOR EXACT LOCATION OF CONDUIT, ETC.

584A CONCRETE MOUNTING PAD AND CONDUIT PLACEMENT FOR THREE-PHASE TRANSFORMERS, 750-2500 KVA
NTS

NOTES:
1) Do not cut off elbows. Elbows at equipment locations and the conduit system transition to this equipment will be installed deeper than the nominal installation depth to meet turn-up requirements. Elbows shall be turned up in center portion of base.
2) 2" or 4" conduit shall be used as shown on the site plan.
3) Provide three 4-way junction bars at all locations. Ground per National Electrical Safety Code.
4) For 4" conduit, 48" radius elbows are required; for less than 4" conduit 36" radius elbows are required
5) Fiberglass enclosure made by Nordic Fiberglass Catalog # ND552454-MG-101-X-X-215J4U. or approved equal. (TOP 23"Dx55"Wx24"H) (BASE 51"Dx81"Wx30"H)
6) The centerline of the base shall be located 2' 6" from right of way line.
7) The base flares out to 81" at bottom.





SECTIONALIZING CABINET (SC) WITH GROUND SLEEVE (TYP.)

DETAIL 1 : NOT TO SCALE

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/20/21 CITY OF ALACHUA
11/11/21 CITY OF ALACHUA
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/14/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: ELECTRIC DETAILS

TECHNICIAN: T.F. COWART
DESIGNED: W.T. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT
FL PE No. 44156

SHEET NO.: E-6

Tech: cstem Plot Date: Apr 05,2022 9:05am Filename: N:\2021\21-0105.06\Department\04_Engineering\02_DWGs\Production Files\21-0105.06 Electric Plans.dwg

"A"

Solera

1610 Sismet Road, Mississauga, Ontario L4W 1R4, Canada
Toll Free: 1.877.765.3722 Fax: 905.457.1115 www.soleracorp.com

Date
Quote #
Project Name
Type

BONGO - Post Top

Description:

BONGO is post-top with a modern appearance. Light is distributed by an indirect throw. Both symmetric and asymmetric patters available. All external hardware is stainless steel.

Name | Engine | Lumens | CCT | Electrical | Mounting | Lens | Pattern | Options | Finish

Name	Light Engine	Source Lumens (4000K/5000K)	Color Temp	Electrical
BONGO	60W LED (Max)	8010	3000K	UNV 120-277V
	150 HPS		3500K	HLV 347-480V
	150MH-T6		4000K	TT Tri-Tap(HID)
	150MH ED17 Base		5000K	MT Multi-Tap(HID)
	Contact for custom	Contact for custom	Contact for custom	

Mounting		Lens		Light Pattern		Options		Finishes	
PT3	Post top slips over 3" pole	CPL	Clear polycarbonate lens (Std)	SYM	Symmetric (Std)	SD	Step dimming	Standard	
PT4	Post top slips over 4" pole	PR	Prismatic lens (K12)	ASM	Asymmetric	MS	Motion sensor	BL	Black
WM	Wall mount	CG	Clear glass lens			TCO	Trespass cut off	WH	White
						TP	Tamperproof hardware	SG	Silver Grey
						TS	Tamperproof screws	BZ	Bronze
						PC	Buttom photocell	Custom CC	Custom Color
						SF	Single fuse		See website for custom colors. Contact factory for physical samples.

- Lumens are based on max wattage & 5000K CCT
- IES files available upon request
- Std - Standard Offering

Since product development is an on-going process, Solera reserves the right to change the information on this spec sheet.
Date Modified: 09-20-2019

1

"B" NV-1

NLS LIGHTING

AREA LIGHTING

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010

LED WATTAGE CHART

	16L	32L	48L	64L
350 milliamps	18w	-	-	-
530 milliamps	28w	-	-	-
700 milliamps	38w	71w	104w	136w
1050 milliamps	56w	106w	156w	205w

Project Name: Type:

Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV Size 1 **(NV-1)**	Type 2 **(T2)** Type 3 **(T3)** Type 4 **(T4)** Type 5 **(T5)** Nema 2 24° Narrow Beam **(N2)** Nema 3 30° Narrow Beam **(N3)**	16 **(16L)** 32 **(32L)** 48 **(48L)** 64 **(64L)**	350 **(35)** 530 **(53)** 700 **(7)** 1050 **(1)**	3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277 **(UNV)** 347-480 **(HV)**	**Direct Pole** Single O180 3" **(DP3)** DSO, TSO, TTSO, DO 3" **(DPS3)** Knuckle Mount **(KM)** Wall Mount **(WM)** Trunnion Mount **(TM)** **Standard finish is stainless steel. Can be painted to match fixture* Tennis Arm **(TA)** **See next page for Arm Configurations* **For Round Pole, please specify RPA4 or RPA5*	Bronze **(BRZ)** White **(WHT)** Silver **(SVR)** Black **(BLK)** Graphite **(GPH)** Grey **(GRY)** Custom **(CS)**	Bird Deterrant **(BD)** Marine Grade Finish **(MGF)** Optic Plate Painted to Match Fixture **(OPP)** Nema 7-Pin Receptacle **(PE7)** 7 Photocell + Receptacle **(PCR)** Receptacle + Shorting Cap **(PER)** FSP-211 with Motion Sensor (UNV Voltage) **(FSP-20)** **0'-20' Heights* **(FSP-40)** **21'-40' Heights* Quick Mount Bracket **(QMB)** Retrofit Mount Bracket **(RQMB)** Round Pole Adaptor 3"- 4" Pole **(RPA4)** Round Pole Adaptor 5"- 6" Pole **(RPA5)** Rotated Optic Left **(ROL)** Rotated Optic Right **(ROR)** Automotive House Side Shield **(AHS)** House Side Shield **(HSS)** **HSS not applicable with N2 - NEMA 24° Optics* **HSS not applicable with N3 - NEMA 30° Optics*

"D"

NLS LIGHTING

HERMOSA WALL PACK

WALL/CEILING/FLOOD LIGHTING

The Hermosa 66 Watts LED Wall Pack is California Title 24 Compliant. Each model comes with photocell. Recommended replacement wattage up to 150 watts Metal Hallide. Clear lens is standard.

The Hermosa is the Best Value Solid State Outdoor Lighting Solution Today
- UL Listed for Wet Location
- Tempered Borosilicate Glass Lens
- High Quality Outdoor Powder Coat Finish
- Minimum Start Temperature -40° F
- Weather Resistant Silicon Gasket
- Independent Photometric Testing
- 5 Year Full Fixture or 483,000 Hour Life*
- Title 24 Compliant
- Die Cast Aluminum Housing
- IP 66 Rated
- Suitable for use at 40° C Ambient Temperature

STAR POWER™ OPTICAL SYSTEM
The Star Power™ reflector is an excellent system which provides great value and performance.

LED WATTAGE CHART

	16L	32L
530 milliamps	28w	56w
700 milliamps	36w	71w
1050 milliamps	55w	-

Project Name: Type:

Cat #	Light Dist	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
Hermosa 1 **(HRM-1)**	Type 2 **(T2)** Type 4 **(T4)**	16 **(16L)** 32 **(32L)**	530 **(53)** 700 **(7)** 1050 **(1)** **16L Only*	3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277 **(UNV)**	Wall Mount **(WM)**	Bronze **(BRZ)** White **(WHT)** Silver **(SVR)** Hunter Green **(HGN)** Black **(BLK)** Graphite **(GPH)** Grey **(GRY)** Custom **(CS)**	Surge Protector **(10K)** Polycarbonate Lens **(PL)** Dual Circuit **(DC)** Photo Cell **(PC)** **Universal Voltage 120-277* FSP-211 with Motion Sensor (UNV Voltage) **(FSP-8)** **For 8' or Below* **(FSP-20)** **For 9'-20' Heights* Emergency Battery Back-Up **(EB)** Cold Weather Battery Back-Up **(CWB)**

318

L400 Series

HOWARD LIGHTING PRODUCTS

09/09/2018

LED Street & Area Light

L400 Series

L403/L404 Models
LED Street and Area Light

"E"

The L400 Series captures the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The L400 Series is the better alternative for traditional street and area lighting with quick payback and improved performance.

Applications: Roadway, parking lots, walkways and general area spaces.

Warranty:
- Ten year limited warranty.

Ordering Information

Model	Options	Power	Color	Distribution	Control Options	Finish	Input Voltage
L403	L: No Photocontrol* LC: With Long Life Photocontrol	120W 180W 150W 240W	30K: 3000 K 40K: 4000 K*	T2: Type 2 T3: Type 3 T4: Type 4 T5: Type 5	10: 0-10V Dimming*	GR: Grey* WH: White BL: Black BR: Brown	M: 120-277VAC* H: 347-480VAC
L404							

*Standard Configuration

Standard Features:
- Standard 7-Pin Photocontrol Receptacle (per ANSI C136.41)
- Stand-alone 10KV/10KA Surge Suppression Device (consult factory for 20KV / 20KA option)
- Terminal block accepts 14-6 AWG conductors (Line, Neutral, Ground) (consult factory for 600V, 85A, 14-2AWG terminal block)
- Four Bolt Mounting accommodates 1 ¼" NPS to 2" NPS horizontal tenon (pre-configured for 2" NPS)
- Integral Tilt-adjustment Steps ±5°
- Bird-guard
- Tool-Less Entry
- Input Voltage: 120-277V or 347-480V, 50/60Hz
- Power Factor : > 0.9 at full load and Total Harmonic Distortion: < 20% at full load
- Ambient Operating Temperatures -40°C to +50°C

Specifications subject to change without notice.

11-09-2018

Howard Lighting Products | 580 Eastview Drive | Laurel, MS 39443
(toll free) 800.956.3456 | (direct) 601.422.0033 | (fax) 601.422.1652
www.HowardLightingProducts.com

"F"

STANLEY 1
DUS814 Grey

Project:	Type:
Cat. No.:	

LED Surface bollard luminaire. One-sided down lighting. Driver included.

FIXTURE:
Mounting: surface bollard
Finish: Grey ("Powder coat")
Material: Aluminum
Wet Location Listed (for use outdoors)
CSA/US Listed

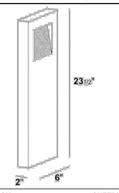
LAMP/LED SOURCE/COLOR TEMP:
-930
7W LED / 3000K / CRI ≥ 90 / 650lm
Efficacy (CRI ≥ 90): 92lm/W, Rated life > 50000hrs

DRIVER:
-120V/277V-DRV
Class 2 120-277Vac/60Hz, not dimmable
Power factor ≥ 0.9 / Flicker (THD) ≤ 20%, Constant current 350mA

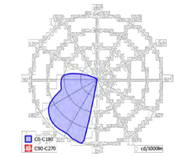
photometric files, dimming compatibility list and warranty information available online at www.dlslightingus.com

Shown above: DUS814-grey-7W-930-120V/277V-DRV

Measurements (Inches)



Light Distribution



ORDERING INFORMATION **-SUFFIX**

Model Number	Finish	LED Source	Color Temp.	Driver
DUS814	-grey	-7W	-930	-120V/277V-DRV
-	-			
-	-			
-	-			

Example of Catalog #: DUS814-grey-7W-930-120V/277V-DRV

DLS Lighting US
3135 SR 580, Suite 6
Safety Harbor, FL 34695
www.dlslightingus.com
dlsus@dlslightingus.com

263381

US

DLS LIGHTING US

21/04

Schedule - PROVIDE ALL FIXTURES. COORDINATE "D" WITH BUILDING CONTRACTOR.											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Lumen Multiplier	Total Lamp Lumens	Wattage	Distribution	MOUNT HT/POLE LENGTH	Notes
●	A	21	SOLERA	BONGO-60W-LED-8010-4000KUNV-PT4-SYM-BL PROVIDE 4" DIA POLE	PEDESTRIAN-SCALE LIGHT POST TOP	bongo-423287.ies	0.9	7108	59.4	TYPE 5	15' M.H. 15' POLE & 0" BASE	PEDESTRIAN LIGHTING FOR ON-SITE NORTH SIDEWALK
B	B4	6	NLS Lighing LLC	NV-1-T4-64L-7-40K-UNV D180-BLK PROVIDE 24' SQUARE POLE BLACK.	NV Series Area Lighting Fixture	NV-1-T4-64L-7-40K.IES	0.95	15110	136	TYPE4	24' M.H. ON 22' POLE ON 2' BASE	PRIVATE LIGHTING FOR PARKING AREAS AND WEST PRIVATE DRIVE
B	B4S	11	NLS Lighting	NV-1-T4-64L-1-40K-UNV--HSS-D180-BL PROVIDE 24' SQUARE POLE BLACK.	NV Series Area Lighting Fixture	NV-1-T4-64L-1-40K-HSS.IES	0.95	12857	205	TYPE 4 HOUSE SIDE SHIELD	24' M.H. ON 22' POLE ON 2' BASE	PRIVATE LIGHTING FOR PARKING AREAS AND WEST PRIVATE DRIVE
B	B4X	1	NLS Lighing LLC	NV-1-T4-48L-1-40K-UNV D180-BLK PROVIDE 24' SQUARE POLE BLACK.	NV Series Area Lighting Fixture	NV-1-T4-48L-1-40K.IES	0.95	17925	156	TYPE 4	24' M.H. ON 22' POLE ON 2' BASE	PRIVATE LIGHTING FOR PARKING AREAS AND WEST PRIVATE DRIVE - ADDNL LUMENS FOR SIDEWALK
B	B5	1	NLS Lighting, LLC	NV-1-T5-48L-1-40-UNV D180-BLK PROVIDE 24' SQUARE POLE BLACK.	NV Series Area Lighting Fixture	NV-1-T5-48L-1-40K.IES	0.95	18368	156	TYPE 5	24' M.H. ON 22' POLE ON 2' BASE	PRIVATE LIGHTING FOR PARKING AREAS AND WEST PRIVATE DRIVE
■	D	3	NATIONAL LIGHTING SOLUTIONS	DUS814-GREY-7W-930-120V/277V-DRV	ARCHITECTURAL BOLLARD LIGHT 6"L. X 2.00"W. X 23.5"H LED 3000K - 7WATT	TBA-T3-16L-175-30K.IES * SEE NOTE	0.9	2782	36	TYPE 4	15'	FULL CUTOFF WALL PACKS ON WEST WALL
	E	5	HOWARD LIGHTING PRODUCTS	L403L-180W-40K-T3-10-GR- SEE BELOW.	100-277V 50/60HZ 180W 4000K	Howard-LM63_L403L180 W40KT3.ies	0.85	15291	173.3	TYPE 3	30' M.H. 35' CONCRETE POLE	UTILITY POLE AND LIGHT WITH IN PRIVATE RIGHT OF WAY MATCH SAN FELASCO PARKWAY LIGHTS
■	F	6	DLS LIGHTING US	GR-CZ20-FL-RD	RECESSED CEILING LIGHT	GR-CZ20-FL-RD.ies	0.85	650	7	TYPE 3	2' M.H.	ACTUAL FILE NOT AVAILABLE, EMULATED WITH A DIFFERENT BOLLARD

LIGHTING LEGEND AND SPECIFICATIONS

PROVIDE "E" FIXTURE - 180W TYPE III MED LED CUTOFF ON 10' ARM, 35' TYPE I CONCRETE POLE (POLE 1' FROM S/W TYP.) INCLUDE SBWE OR LBWE AS NOTED.
PROVIDE: -LUMINAIRE HOWARD LIGHTING (L403L-180-40K-T3-10-GRM) WITH SLIP FITTER
THIS IS THE CITY OF ALACHUA STANDARD LIGHT.
-10' BRACKET: CURLEY MACHINERY COMPANY C20011439TWFL
-35' TYPE I CONCRETE POLE, PRE-DRILLED, 1" I.D. P.V.C CONDUIT FROM 2' TOP OF POLE TO HANDHOLE 4'-6", BOTTOM OF POLE - MANUFACTURER ACCORD INDUSTRIES OR DURA-STRESS

NOTE: FOR THE A AND B TYPE FIXTURES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE POLES AND BASES THAT MEET THE FLORIDA BUILDING CODE WIND LOADING REQUIREMENTS.

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW I 75 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: N/A

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

CONSTRUCTION/BID REVISIONS:

SUBMITALS:
10/20/21 CITY OF ALACHUA
11/1/21 PERMIT
12/07/21 CITY OF ALACHUA 100% CONSTRUCTION DOCUMENTS
12/10/21 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: SCHEDULE AND CUT SHEETS

TECHNICIAN: T.F. COWART
DESIGNER: W.T. STORMANT, P.E.
REVIEWED BY: W.T. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT

FL PE No. 44156

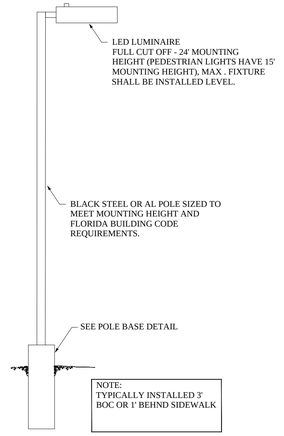
SHEET NO.: E-7

Tech: cowm Plot Date: Apr 05,2022 9:07am Filename: M:\2021\21-0105.06\Departments\04_Engineering\03_DWGs\Production Files\21-0105.06 Electric Plans.dwg

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Applicable Code
PARKING	+	2.1 fc	4.9 fc	0.6 fc	8.2:1	3.5:1	NOTES C AND D
EAST ROAD	+	2.2 fc	3.6 fc	1.1 fc	3.3:1	2.0:1	NOTES C AND D, IESNA RP 8-18
WEST ROAD	+	1.7 fc	4.6fc	0.5 fc	9.2:1	3.4:1	NOTES C AND D, IESNA RP 8-18
SIDEWALK ADJACENT TO BUILDING	+	1.8 fc	5.0 fc	0.8fc	6.3:1	2.8:1	MEETS IESNA DG 5-94, NOTE F
SIDEWALKS REMOTE FROM BUILDING	+	1.7 fc	5.0 fc	0.5 fc	10.0:1	3.5:1	MEETS IESNA DG 5-94
PARCEL LINE BOUNDARY	+	N/A	0.9 fc	0.0 fc	N/A	N/A	NOTE E

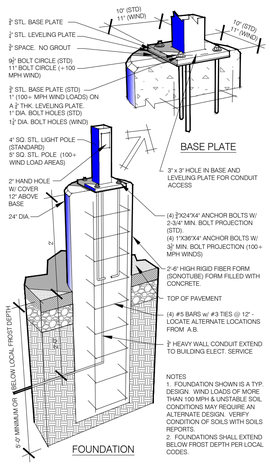
LIGHTING NOTES:

A. THIS PLAN MEETS THE CITY OF ALACHUA, COA, DEVELOPMENT STANDARDS AND RECOMMENDED MAINTAINED HORIZONTAL FOOTCANDLE RECOMMENDATIONS OF THE ILLUMINATING ENGINEER SOCIETY OF NORTH AMERICA (IESNA) FOUND IN IESNA RP8-18 FOR PARKING LOT LIGHTING. SIDEWALKS AND AREA WITHIN PARKWAY RIGHT OF WAY ARE NOT PART OF THIS PLAN.
B. ALL LUMINAIRES ARE CUT-OFF AS PER COA DEVELOPMENT STANDARDS 6.4.4 (F)(1) .
C. LIGHTING UNIFORMITY RATIOS DO NOT EXCEED 10:1 AS PER COA 6.4.4(E)
D. MAXIMUM HORIZONTAL ILLUMINATION DOES NOT EXCEED 5 FOOTCANDLES AS PER COA 6.4.4(C)(2) IN PARKING LOT.
E. THE MAXIMUM LIGHT SPILL IS LESS THAN 1 FOOTCANDLE (FC) ON ADJACENT PROPERTIES. ROADWAY VALUES NOT INCLUDED.
F. BUILDING ENTRIES LESS THAN 10 FOOTCANDLES AS PER 6.4.4(C) (2).
G. THE MAXIMUM MOUNTING HEIGHT OF THE POLE MOUNTED FIXTURES IS 25' ABOVE FINISH GRADE AS PER COA 6.4.5.1.
H. LIGHT POLES ARE BLACK METAL (AL OR STEEL), MOUNTING HEIGHTS INCLUDING ABOVE GRADE FOUNDATION ARE INCLUDED IN SCHEDULE. CONTRACTOR RESPONSIBILITY TO VERIFY POLE CAPACITY AND FOUNDATIONS MEET FLORIDA BUILDING CODE WIND LOAD REQUIREMENTS. POLE LENGTH MUST TAKE INTO ACCOUNT THE HEIGHT OF THE CONCRETE FOUNDATION AND MAXIMUM MOUNTING HEIGHT ABOVE GRADE.
I. POLES ARE INSTALLED 3' FROM BACK OF CURB TO FACE OF POLE OR 1' BACK OF SIDEWALK.
J. LIGHTS ARE CONTROLLED BY TIME CLOCK AND PHOTOCELL (INSTALLED AS PER ARCHITECTURAL BUILDING ELECTRICAL PLANS, NOT A PART OF THIS PLAN).
K. FOOTCANDLE LEVELS SHOWN ARE MAINTAINED VALUES.



PRIVATE LIGHT POLE DETAIL

TYPICAL - NOT TO SCALE



SITE POLE BASE DETAIL FOR B TYPE FIXTURES

BIDDING PURPOSES ONLY - NOT FOR CONSTRUCTION

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW I 75 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: N/A

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS: CITY OF ALACHUA
10/20/21 CITY OF ALACHUA
11/11/21 CITY
12/07/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/07/22 CITY OF ALACHUA
03/08/22 CITY OF ALACHUA
03/21/22 SRWMD
03/28/22 CITY OF ALACHUA
04/05/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: STATISTICS AND DETAILS

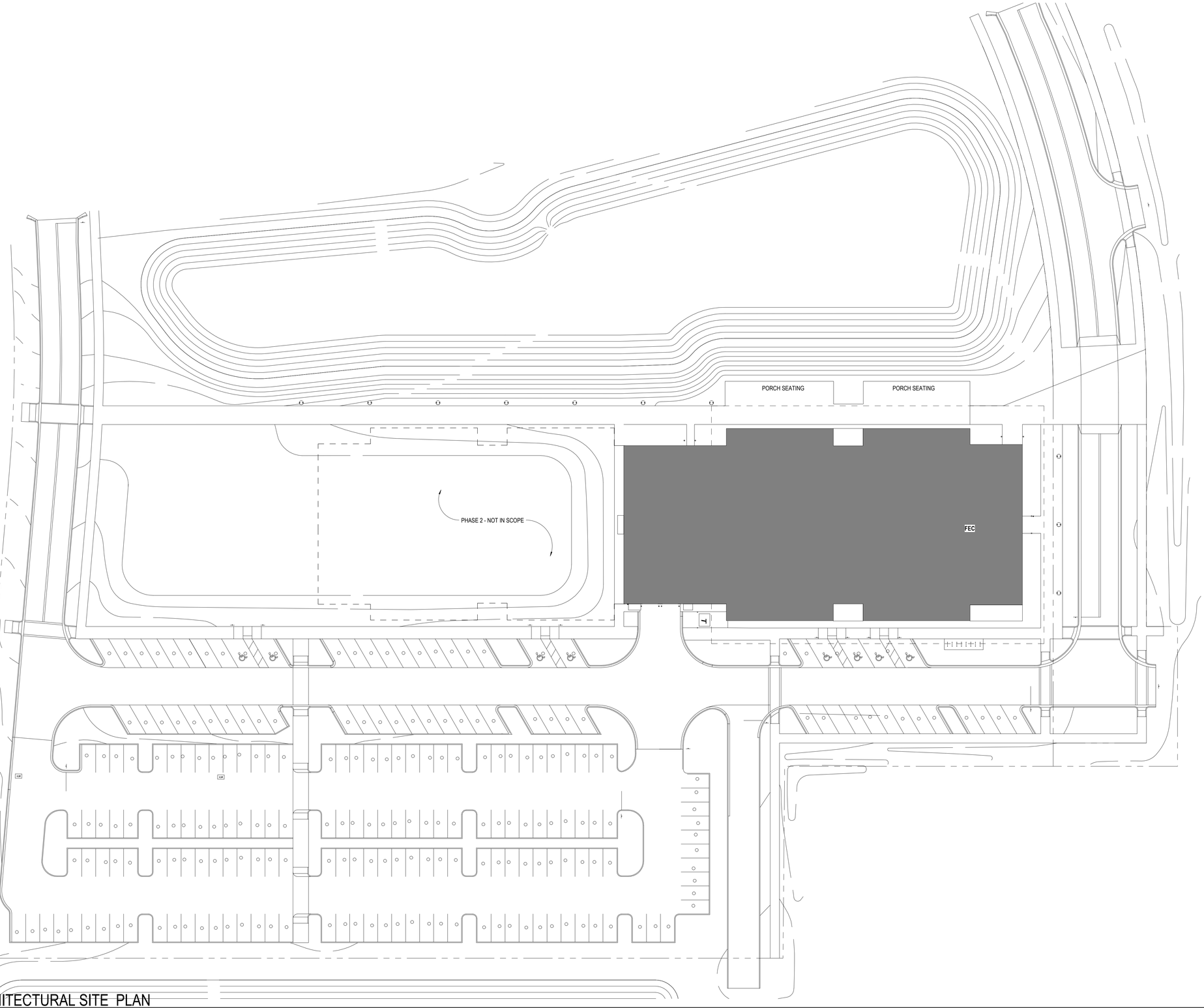
TECHNICIAN: T.F. COWART
DESIGNER: W.T. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-8

Tech: cstem Plot Date: Apr 05,2022 9:08am Filename: N:\2021\21-0105.00\Departments\04_Engineering\02_Design\Production Files\21-0105.06 Electric Plans.dwg



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

Perkins&Will

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

CONSULTANTS

STRUCTURAL
WALTER P MOORE
202 E Kennedy Blvd, Suite 300, Tampa, FL 33602

MEP
AEI ENGINEERING
12921 SW 1st Road Ste 205, Newberry, FL 32669

PROJECT
MOMENTUM LABS

MOMENTUM LABS

PROGRESS BOULEVARD
ALACHUA, FL 32615

CONCEPT COMPANIES

CONCEPT COMPANIES

1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607

KEYPLAN

PHASE 2 | PHASE 1

1

ISSUE CHART

MARK	ISSUE	DATE

Job Number 801845

TITLE

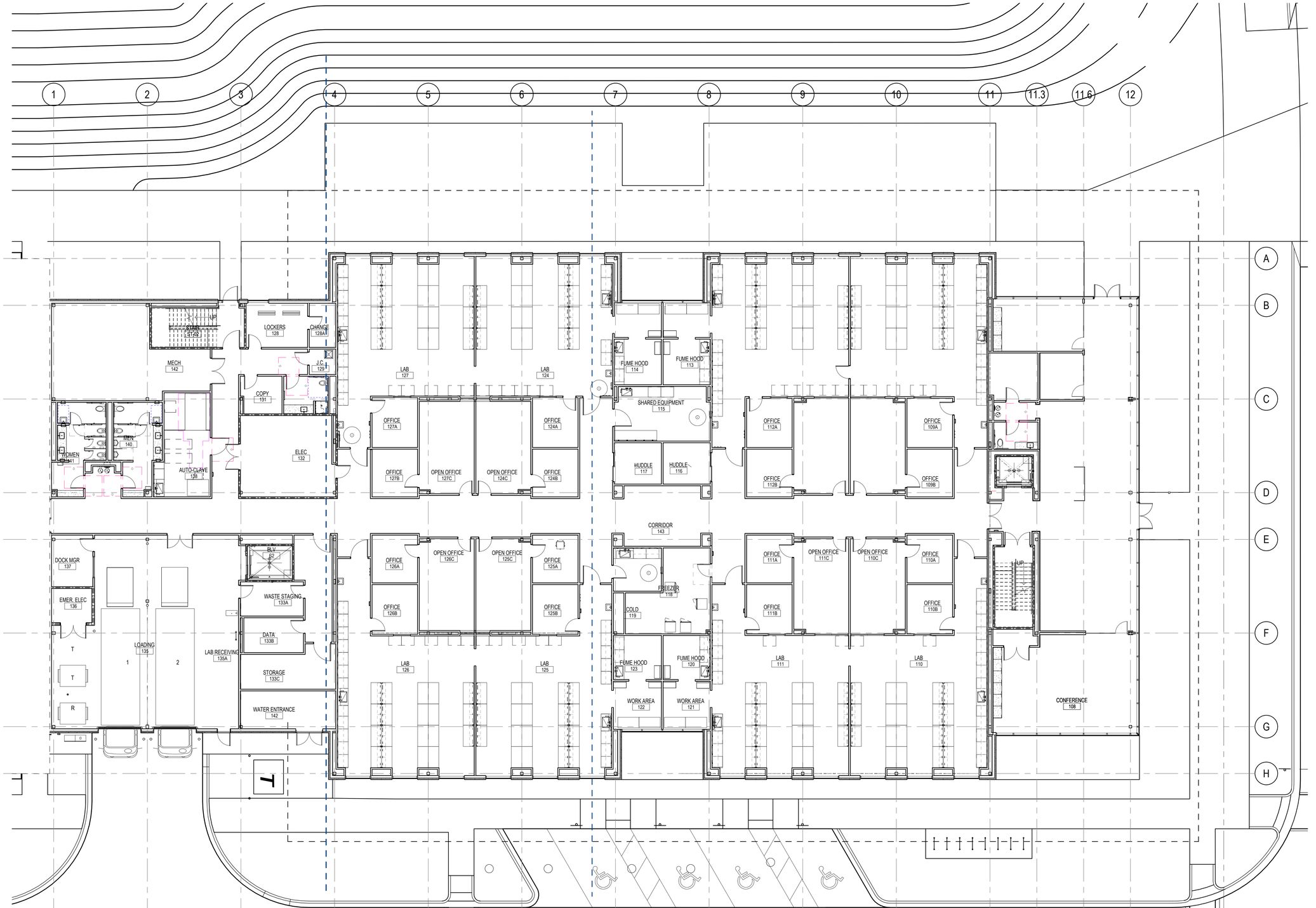
ARCHITECTURAL SITE PLAN

SHEET NUMBER

A01-1

© 2022 Perkins and Will

1/31/2022 12:58:37 PM BIM 360://San Felasco Research Master Plan/ARCH-SanFelascoResearch-MomentumLab.rvt



1 FLOOR PLAN - LEVEL 01
3/32" = 1'-0"

1/31/2022 12:58:41 PM BIM 360://San Feliaco Research Master Plan/ARCH-SanFeliaco/Research-Momentum_lab.rvt

Perkins&Will

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

CONSULTANTS

STRUCTURAL
WALTER P MOORE
202 E Kennedy Blvd, Suite 300, Tampa, FL 33602

MEP
AEI ENGINEERING
12921 SW 1st Road Ste 205, Newberry, FL 32669

PROJECT
MOMENTUM LABS

MOMENTUM LABS

PROGRESS BOULEVARD
ALACHUA, FL 32615

CONCEPT COMPANIES

CONCEPT COMPANIES

1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607

KEYPLAN

PHASE 2 PHASE 1

1

ISSUE CHART

MARK	ISSUE	DATE

Job Number 801845

TITLE

FLOOR PLAN - LEVEL 01

SHEET NUMBER

A10-1

© 2022 Perkins and Will

1 FLOOR PLAN - LEVEL 02
3/32" = 1'-0"

Perkins&Will

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

CONSULTANTS

STRUCTURAL
WALTER P MOORE
202 E Kennedy Blvd, Suite 300, Tampa, FL 33602

MEP
AEI ENGINEERING
12921 SW 1st Road Ste 205, Newberry, FL 32669

PROJECT
MOMENTUM LABS

MOMENTUM LABS
PROGRESS BOULEVARD
ALACHUA, FL 32615

CONCEPT COMPANIES

CONCEPT COMPANIES

1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607

KEYPLAN

PHASE 2 | PHASE 1

1

ISSUE CHART

MARK	ISSUE	DATE
	Job Number	801845

TITLE

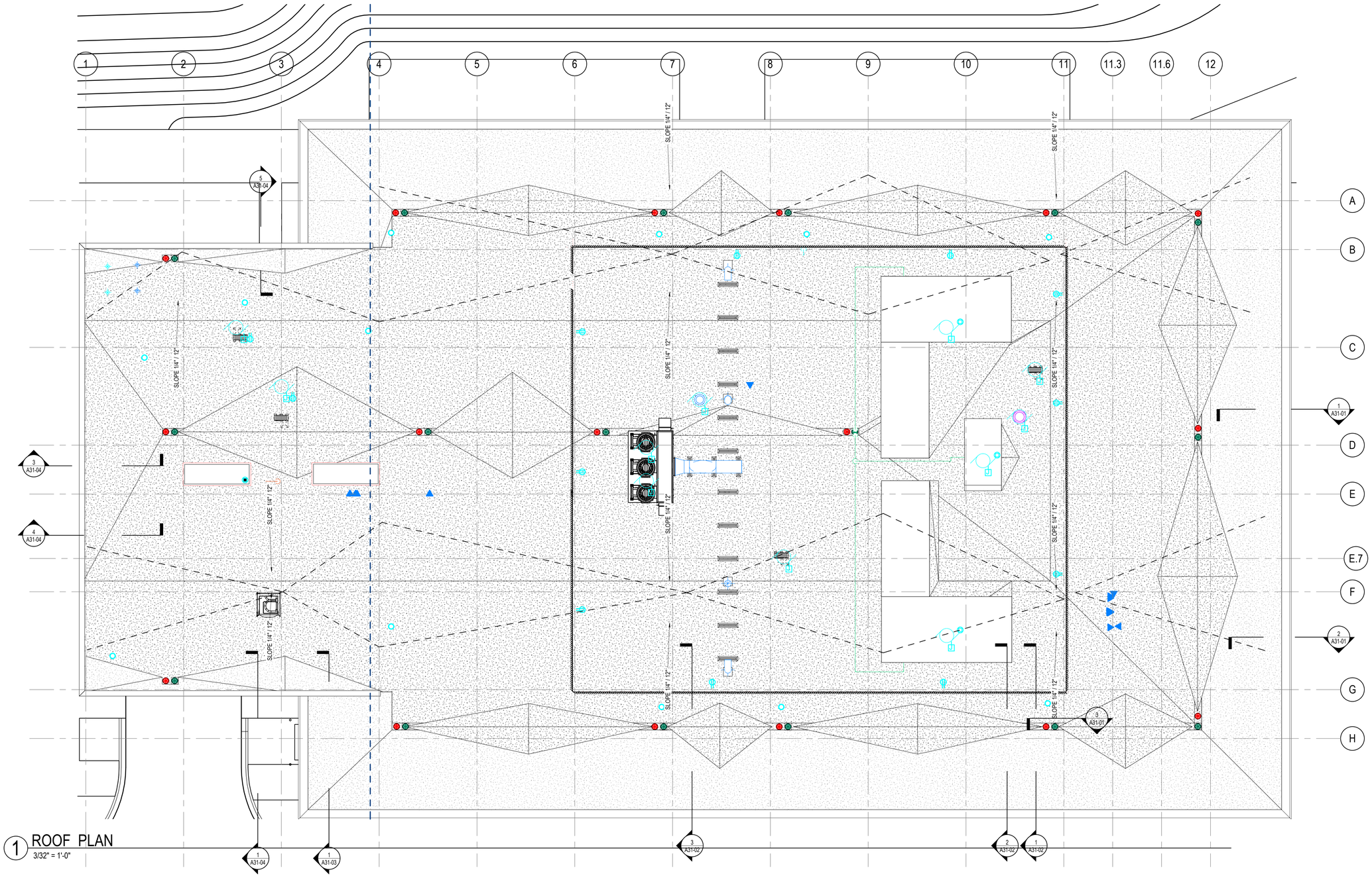
FLOOR PLAN - LEVEL 02

SHEET NUMBER

A10-2

© 2022 Perkins and Will

1/31/2022 12:58:46 PM BIM 360://San Feliaco Research Master Plan/ARCH-SanFeliacoResearch-MomentumLab.rvt



1 ROOF PLAN
3/32" = 1'-0"

Perkins&Will

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

CONSULTANTS

STRUCTURAL
WALTER P MOORE
202 E Kennedy Blvd, Suite 300, Tampa, FL 33602

MEP
AEI ENGINEERING
12921 SW 1st Road Ste 205, Newberry, FL 32669

PROJECT
MOMENTUM LABS

MOMENTUM LABS

PROGRESS BOULEVARD
ALACHUA, FL 32615

CONCEPT COMPANIES

CONCEPT COMPANIES

1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607

KEYPLAN

PHASE 2 PHASE 1

ISSUE CHART

MARK	ISSUE	DATE
Job Number		801845

TITLE

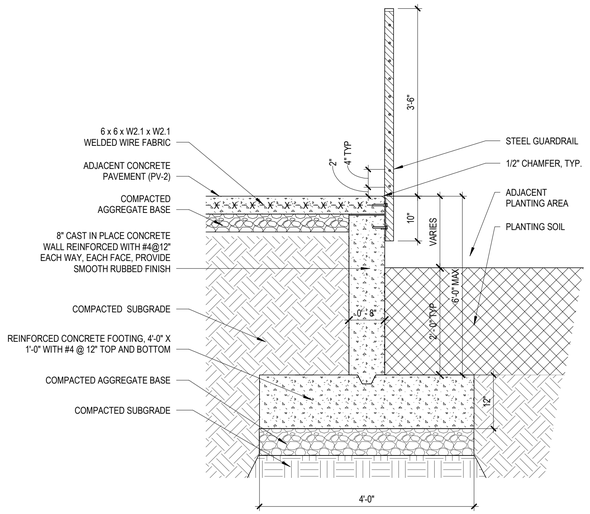
ROOF PLAN

SHEET NUMBER

A10-3

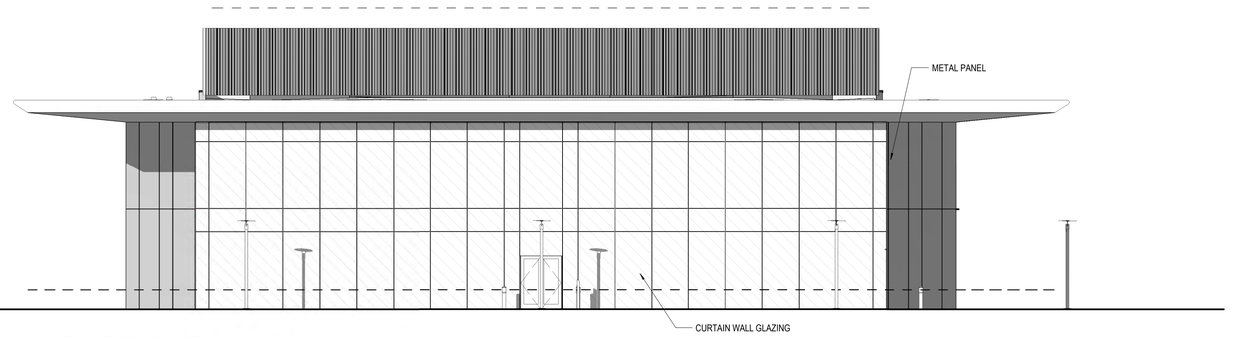
© 2022 Perkins and Will

1/31/2022 12:58:52 PM BIM 360://San Felasco Research Master Plan/ARCH-SanFelascoResearch-MomentumLab.rvt

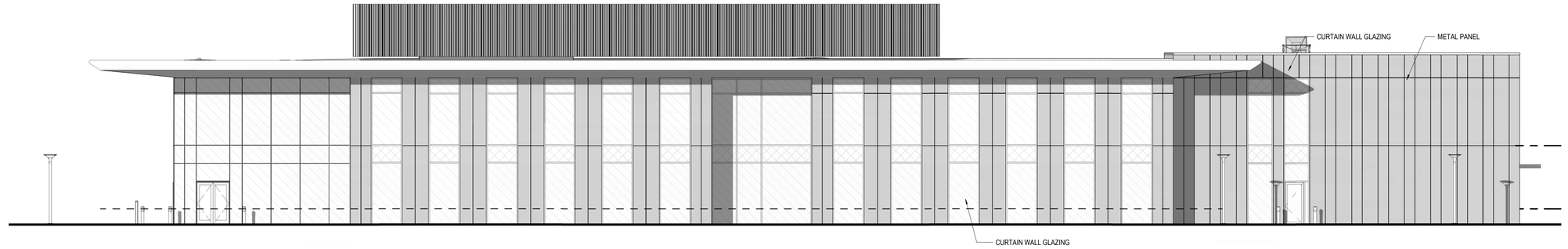


5 CONCRETE RETAINING WALL DETAIL
3/4" = 1'-0"

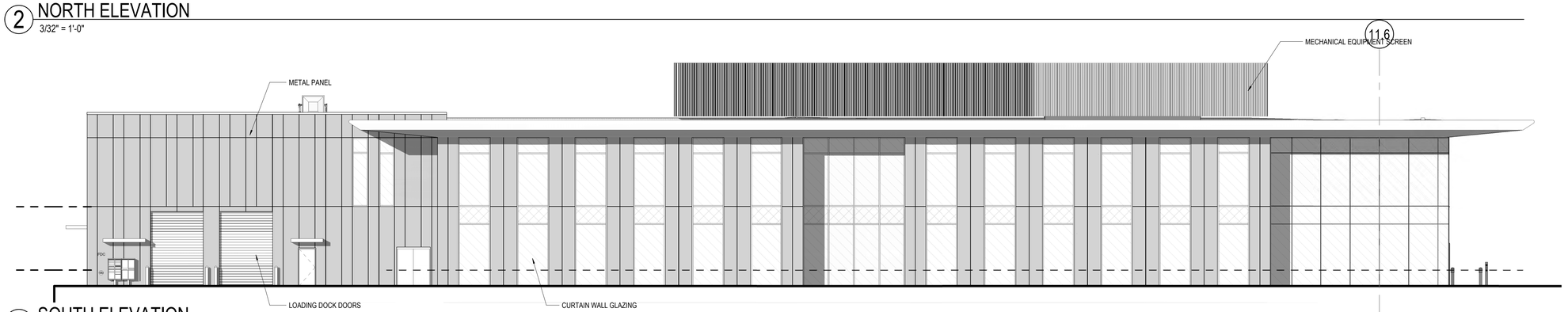
4 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

Perkins&Will

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

CONSULTANTS

STRUCTURAL
WALTER P MOORE
202 E Kennedy Blvd, Suite 300, Tampa, FL 33602

MEP
AEI ENGINEERING
12921 SW 1st Road Ste 205, Newberry, FL 32669

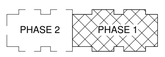
PROJECT
MOMENTUM LABS

PROGRESS BOULEVARD
ALACHUA, FL 32615

CONCEPT COMPANIES

1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607

KEYPLAN



1

ISSUE CHART

MARK	ISSUE	DATE
	Job Number	801845

TITLE

BUILDING ELEVATIONS

SHEET NUMBER

A20-1

© 2022 Perkins and Will

1/31/2022 1:01:57 PM BIM 360://San Felasco Research Master Plan/ARCH-San Felasco Research-MomentumLab.rvt

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: _____
2. Pre-Application Conference Date: _____
3. Neighborhood Meeting Date: _____
4. Address of Subject Property: _____
5. Parcel ID Number(s): _____
6. Existing Use of Property: _____
7. Future Land Use Map Designation: _____
8. Zoning Designation: _____
9. Acreage: _____
10. Total Existing Building Square Footage, if applicable: _____
11. Total Existing Impervious Area (not including existing building area), if applicable: _____
12. Total Building Square Footage Proposed: _____
13. Total New Impervious Area Proposed (not including building area): _____

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): _____ Title: _____
   Company (if applicable): _____
   Mailing address: _____
   City: _____ State: _____ ZIP: _____
   Telephone: _____ FAX: _____ e-mail: _____
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   ** Must provide an executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) authorizing the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

   Site Plan shall include:

   a. Name and location of project.
   b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
   c. Zoning of the subject property.
   d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
   e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   f. Complete legal description of the subject property.
   g. Statement of proposed uses.
   h. Location of the subject property in relation to adjacent properties.
   i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
   j. Area and dimensions of the subject property.
   k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
   l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
   m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
   n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
   o. Location of all existing and proposed fire hydrants.
   p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
   q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
   r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
   s. Location of all bicycle parking areas and specifications of bicycle racks.
   t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
   u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
   v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
   w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
   x. Striping and signage for all traffic control devices.
   y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
      i. Location, identification of the species, and size of all existing trees.
      ii. Required perimeter buffer areas.
      iii. Parking lot perimeter landscaping.
      iv. Parking lot interior landscaping.
      v. Building façade landscaping.
      vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
      vii. Calculation of open space provided (see Section 6.7 of the LDRs).
      viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
      ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
      x. If tree removal is proposed, a tree survey, showing:
         (a) Each tree proposed for removal;
         (b) Each tree proposed for retention;
         (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;
         (d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).
aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.
cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
    i. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    ii. Calculation of the area of all façades subject to glazing.
    iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
    iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
    i. Color plans depicting the color of all materials used in the façade.
    ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
    iii. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    iv. Calculation of the area of all façades subject to glazing.
    v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
    vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.
ee. For development consisting multi-family residential uses and/or a mobile home park:
    i. Gross acreage.
    ii. Number of dwelling units proposed.
    iii. Density.
    iv. Location and percentage of total open space and recreation areas.
    v. Floor area of each dwelling unit.
    vi. Number of proposed parking spaces.
    vii. Street layout, if applicable.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
    a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of all buildings.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
    a. Plans prepared by a professional engineer licensed in the State of Florida.

b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
c. Documentation from the water purveyor stating the available flow to the subject property.

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

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

   For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

   The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

   1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   2. Buffering from adjacent existing/potential uses;
   3. Open space provisions and balance of proportion between gross floor area and site size;
   4. Adequacy of pervious surface area in terms of drainage requirements;
   5. Placement of signage;
   6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
   7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
   8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
   9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
   11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
   12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

10. Proof of payment of taxes.

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

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

13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

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

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

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

TH

Signature of Applicant

Signature of Co-applicant

Travis Hastay

Typed or printed name *and title* of applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 31st day of January, 2022, by Travis Hastay who executed the same and has _____ produced _____ as identification or ☑ is personally known to me.

Trina Lemnah

Signature of Notary

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

Print Name: Trina Lemnah

Notary Public, State of Florida

My Commission Expires: 3/21/2023

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: Title 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: Travis Hastay, P.E. Title: Senior Project Manager

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.

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 10 day of January, 2022 by Brian Crawford, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL

ANDREA BARNETT
MY COMMISSION # GG 916421
EXPIRES: October 26, 2023
Bonded Thru Notary Public Underwriters

Andrea Barnett

Signature of Notary Public, State of FL

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

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

MEMORANDUM

Momentum Labs at Convergence Research Park

21-0105.6

CHW Professional Consultants

To: City of Alachua

From: Travis J. Hastay, P.E.

Date: January 31, 2022

RE: Fire Flow Calculations for Momentum Labs

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code.

Building data is based on the information available from the project architect at the time of this memo. Any changes to the building data will void the provided fire flow calculation and requires a revised analysis to verify the building complies with the applicable fire protection criteria. The building will be protected by an approved automatic fire sprinkler system.

NFPA 1 Calculations:

Building: **Research Lab Building**
Construction Type: II (000)
Fire Flow Area: ±54,800 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 5,000 gpm

Per NFPA 1, 18.4.5.3.2, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1,000 gpm.

Required Fire Flow with automatic sprinkler system reduction: 5,000 gpm – 75% = 1,250 gpm
Required minimum Fire Flow: 1,250 gpm

Available Flow @ 20 psi per test on 8/5/2021: 1,875 gpm

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

Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft² (× 0.0929 for m²)					Fire Flow gpm† (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8200	0–5900	0–3600	1500	2
22,701–30,200	12,701–17,000	8201–10,900	5901–7900	3601–4800	1750	
30,201–38,700	17,001–21,800	10,901–12,900	7901–9800	4801–6200	2000	
38,701–48,300	21,801–24,200	12,901–17,400	9801–12,600	6201–7700	2250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7701–9400	2500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9401–11,300	2750	
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3000	3
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4000	4
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5750	
Greater than 295,900	Greater than 166,500	106,501–115,800	77,001–83,700	47,401–51,500	6000	
		115,801–125,500	83,701–90,600	51,501–55,700	6250	
		125,501–135,500	90,601–97,900	55,701–60,200	6500	
		135,501–145,800	97,901–106,800	60,201–64,800	6750	
		145,801–156,700	106,801–113,200	64,801–69,600	7000	
		156,701–167,900	113,201–121,300	69,601–74,600	7250	
		167,901–179,400	121,301–129,600	74,601–79,800	7500	
		179,401–191,400	129,601–138,300	79,801–85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.
†Measured at 20 psi (139.9 kPa).

Hydrant Flow Test Report

Test Date 08/05/2021 **Test Time** 8:30 AM

Location

Alachua County Progress Boulevard
San Felasco state park/ NW 140th Street
Alachua Fl, 32615

Tested by

GATOR FIRE EQUIPMENT CO.
TESTED BY: J. Mallard & R. Weaver

WITNESSED BY: City of Alachua

Notes

Reading Hydrant on Progress BLVD at San Felasco State Park /Cottontail
Flowing Hydrant on Progress BLVD at NW 140th Street

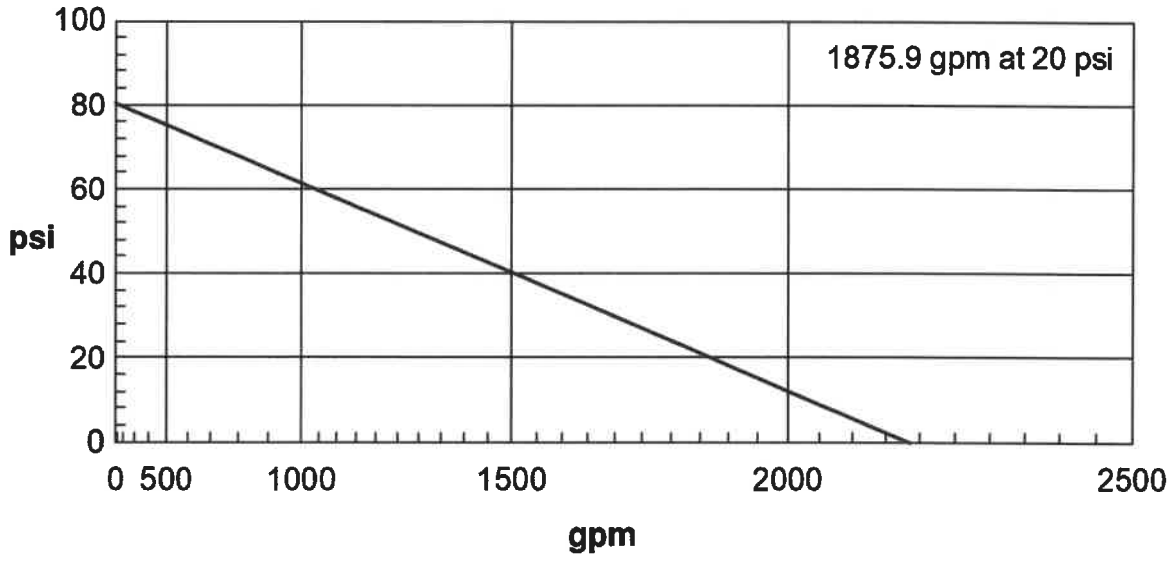
Read Hydrant

81 psi **static pressure**
52 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	15	650 gpm
#2	0	2.5	.9	13	605 gpm
				Total	1255 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

PROPOSED STORMWATER MANAGEMENT FACILITY (REFER TO C2.20)

PROPOSED BUILDING

FUTURE PHASE II

PROPOSED STORMWATER MANAGEMENT FACILITY (REFER TO C2.21)

R/W C12

R/W C5

R/W C4

R/W L8

R/W L7

R/W L6

R/W L4

R/W C2

DRAINAGE EASEMENT PER O.R.B. 4874, PG. 1210

GFR Tower Truck-T2 Custom

S 29°25'07" E 5.00'(C)

R=630.00'
L=248.02'
Δ=22°33'22"(C)

R=570.00'
L=224.40'
Δ=22°33'22"(C)

S 6°51'45" E 150.53'(C)

S 6°51'45" E 202.53'(C)

S 6°51'45" E 90.00'(C)

N 83°08'31" E 20.00'(C)

S 83°08'31" W 80.00'(C)

S 83°08'31" W 172.82'(C)

S 6°51'15" E 223.50'(C)

S 83°08'31" W 524.65'(C)

N 6°51'29" W 33.74'(C)

R=870.00'
L=111.69'
Δ=7°21'29"(C)

N 7°30'30" W 315.71'(C)

10 SPACES
9 SPACES
5 SPACES
4 SPACES
3 SPACES
2 SPACES

30°
60°
90°
120°
150°
180°
OUTSIDE SWEPT PATH
PATH OF FRONT WHEEL
INSIDE SWEPT PATH

58.1 ft
43.0 ft
52.3 ft
12.0 ft
22.9 ft
14.2 ft
8.7 ft

STEERING LOCK ANGLE = 26.0 deg.

ACHIEVED STEERING ANGLE:
30 deg. SWEEP ANGLE: 17.6 deg.
60 deg. SWEEP ANGLE: 23.2 deg.
90 deg. SWEEP ANGLE: 25.1 deg.
120 deg. SWEEP ANGLE: 25.7 deg.
150 deg. SWEEP ANGLE: 25.9 deg.
180 deg. SWEEP ANGLE: 26.0 deg.

GFR Tower Truck–T2
Custom

© 2022 Transoft Solutions, Inc. All rights reserved.

0ft 10ft 20ft

N

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075

CHW
Professional Consultants

SCALE: 1"=40'

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

0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA
11/11/21 FDEP
12/06/21 CITY OF ALACHUA
12/10/21 100% CONSTRUCTION DOCUMENTS
01/31/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: AUTOTURN
GFR TOWER TRUCK

TECHNICIAN: T.F. COWART

DESIGNER: T.F. COWART, P.E.

PM / COORDINATOR: T.J. HASTAY, P.E.

PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: EX-1

Tech: ThomasC Plot Date: Mar 08,2022 1:31pm Filename: H:\2021\21-0105.06\Departments\04_Engineering\02_DWGS\Production Files\21-0105.06 Autoturn.dwg

CONCURRENCY IMPACT ANALYSIS

Convergence Research Park Momentum Labs

21-0105.06

Professional Consultants

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

From: Seth Wood, Project Planner

Date: ~~August 31, 2021~~ RESUBMITTED March 8, 2022

RE: San Felasco Eco Park Momentum Labs – Concurrency Impact Analysis

This application is for a portion of Alachua County Tax Parcel 03929-000-000. The site is located on the San Felasco Parkway. The site's Future Land Use (FLU) category is Corporate Park district, and the Zoning District classification is Corporate Park District. The proposed use is a ±54,800-square-foot biotechnology and medical research incubator facility with associated utility infrastructure and parking.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The Concurrency Impact Analysis for this application is based on an **increase of ±54,800 square feet of Research and Development Center space**, ITE Land Use Code 760.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua January 2022 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Land Use	ITE Code	Variable Used: SF	AM Peak			PM Peak			Daily
			Total	In	Out	Total	In	out	
Research and Development Center	760	54800	23	17	6	43	6	37	765

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

Conclusion: Approval of this application may generate **765 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1 and 2 of this report.

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

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

www.chw-inc.com

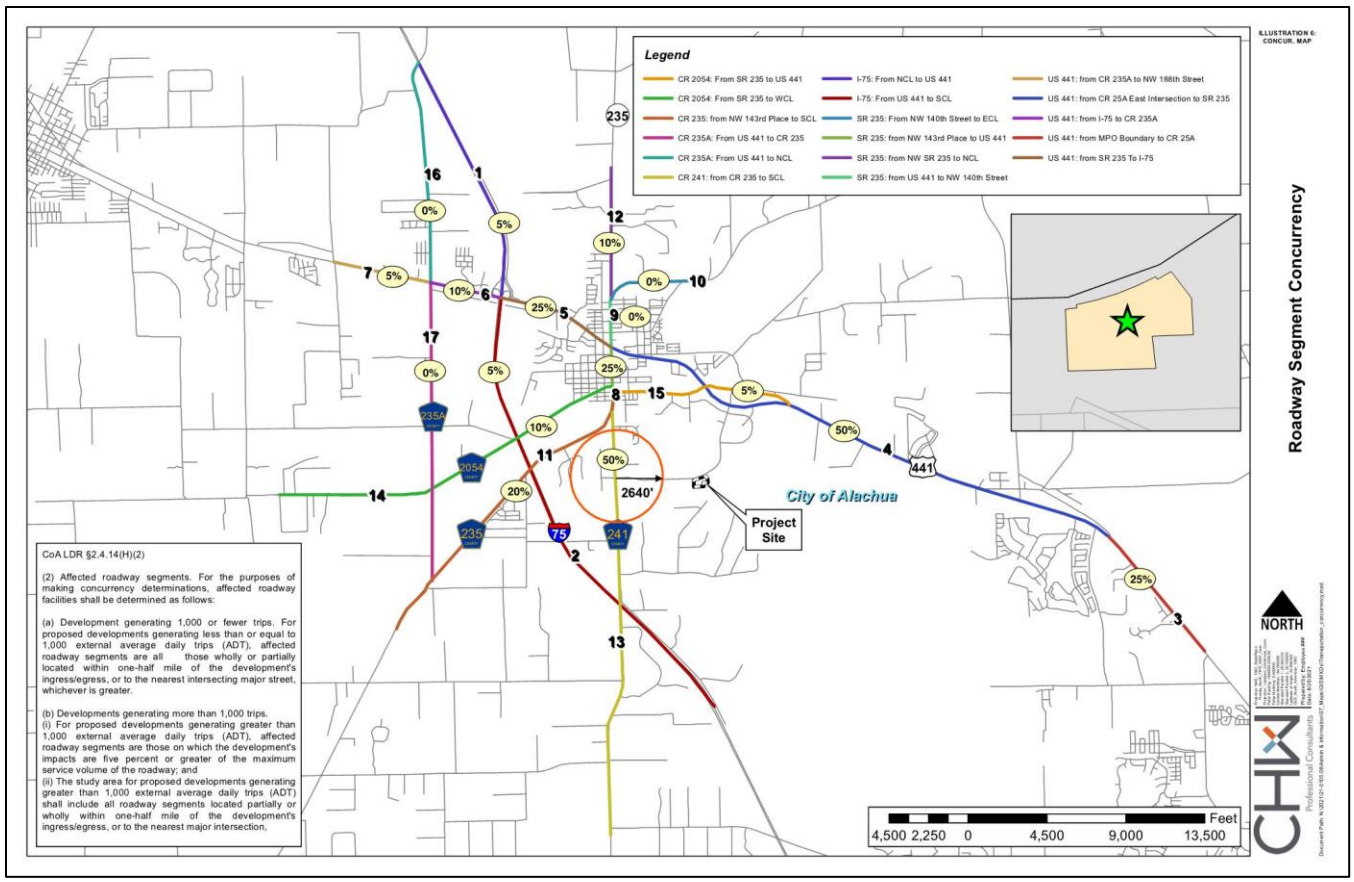


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is on the San Felasco Parkway. The center point used for the one-half mile radius measurement was the intersection of County Road (CR) 241 and the San Felasco Parkway. Because the San Felasco Parkway is accessible by both CR 241 and US 441, 50% of vehicles are anticipated to utilize this roadway. Trips are anticipated to be generated predominately by employees, who will likely live in the City of Alachua and surrounding communities.

Table 2: Projected Impacts on Roadways

	AADT	PM
Traffic System Category	**Segment 13: CR 241** From SR 235 and South City Limit	
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]	382.5	21.5
Available Capacity w/ Application approval	**13,707.5**	**1,244.5**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 50% for Segment 13.*

Conclusion: CR 241 from SR 235 to the northern City limits is an affected roadway segment. There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
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]	8,220
Residual Capacity after Proposed Project	**790,623**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 54,800 sq. ft. x 15 gallons per 100 square feet of floor space

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

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	180,101
Residual Capacity[1]	642,889
Percentage of Permitted Design Capacity Utilized[1]	57.14%
Projected Potable Water Demand from Proposed Project[2]	8,220
Residual Capacity after Proposed Project	**634,669**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 54,800 sq. ft. x 15 gallons per 100 square feet of floor space

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

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	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]		**120.012**

1. *Source: City of Alachua January 2022 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft^2/day x 54,800 sq. ft.) x 365)/2,000)*

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

COMPREHENSIVE PLAN ANALYSIS

San Felasco Eco Park Momentum Labs

21-0105.06

To:	Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From:	Seth Wood, Project Planner
Date:	August 31, 2021
RE:	San Felasco Eco Park Momentum Labs – Comprehensive Plan Consistency Analysis

This application is for a portion of Alachua County Tax Parcel 03929-000-000. The site is located on the San Felasco Parkway. The site's Future Land Use (FLU) category is Corporate Park district, and the Zoning District classification is Corporate Park District. The proposed use is a ±54,800-square-foot biotechnology and medical research incubator facility with associated utility infrastructure and parking.

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

Future Land Use Element (FLUE)

Objective 1.4: 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:

The proposed development, an incubator facility for biotechnology and medical research firms, is part of a larger mixed-use master plan for the area. This master plan will include a diversity of housing options and nonresidential developments, including offices and research and development space. The project site is located on the San Felasco Parkway, which locates the site proximate to multiple major transportation corridors, including US 441, County Road 235, and NW 140th Street.

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

The project site location, near US 441 and Progress Park, is the appropriate location for the proposed development. Progress Park is home to multiple businesses, some of which in the biotechnology and medical research industry. The proposed development in the proposed location will help promote, foster, and grow these industries in the City of Alachua, both by increasing supply of office and laboratory space for new businesses, and through the principle of agglomeration effects—firms locating near one another, fostering competition and collaboration in industry.

2. Provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

By expanding the amount of office space in the City of Alachua, this project will expand the possibility of businesses locating in the City of Alachua, thus expanding employment

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

opportunities. Furthermore, due to this project's status as a business incubator, not only will employment opportunities be expanded, but the opportunity to start new businesses will be expanded in turn.

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.

This application proposes a business incubator building. This application is part of a larger mixed-use master plan, which will propose office space and residential space, developed in a manner that is both internally and externally compatible.

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.

This application is part of a larger mixed-use master plan, which will include generous linked open space. This development, as well as the other developments included in the master plan, will include pedestrian-friendly features, such as sidewalks and trails. These features will link the developments together, as well as link the master planned area to the community.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio (F.A.R.) for parcels 5 acres or greater, 0.75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

The proposed use, on a site area of ±8.34 acres / ±363,290 sf, has a FAR that is less than 0.5 FAR, in conformance with this policy.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

This development will be designed to prevent undesirable impacts to adjacent properties through sufficient buffering in areas abutting surrounding single-family residential homes.

2. The Corporate Park land use category may include flex facilities subject to the following standards and maximums:

Type of Flex	Max. Building Size	Max. area: Manufacturing	Max. Area: Warehousing	Max. Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	75% of total area	50%

The proposed building is ±54,800 sf, which is below the maximum building size permitted. No manufacturing or warehousing areas are being proposed. The building has a footprint of ±28,900 sf, which covers below the 50% maximum building area coverage permitted.

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 access to the site is provided via the San Felasco Parkway. Currently, sidewalks are located along both sides of the roadway. The site will include onsite pedestrian facilities that connect roadside sidewalks to the building. These connections will not cross vehicular use areas, reducing risk of conflict.

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

Adequate buffering from adjacent existing/potential uses will be provided, in order to ensure compatibility with the surrounding area. Landscaping, as demonstrated in the landscaping plans submitted with this application, will assist in creating an integrated design, both within this development plan, as well as within the larger San Felasco Eco Park Master Plan.

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

The gross floor area (GFA) of the proposed development is well proportioned to the site's size, with all open space requirements met.

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

A Stormwater Management Facility (SMF) of adequate size is included in the development plans submitted. It will be of adequate size to address all stormwater needs.

5. Placement of signage;

No signage is being proposed.

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

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

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

The onsite parking area is designed for safe onsite circulation, with minimal vehicle and pedestrian conflicts. Sidewalk connections allows pedestrians to safely travel to the building from the San Felasco Parkway or from the parking area with minimal vehicle conflict. Deliveries

are made along the rear of the building. Trash pickup will occur from the loading areas to the rear of the building.

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

Per Comprehensive Plan Future Land Use Element Policy 2.4.a, minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space area. Landscaping of the project site will be in conformance with this policy, as demonstrated on the submitted landscape plans.

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

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

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,

The proposed use, on a site area of ±8.34 acres / ±363,290 sf, has a FAR that is less than a 0.5 FAR, in conformance with this policy.

12. Complementary residential uses.

No residential uses are proposed as part of this application. Complementary residential uses are included as part of the larger mixed-use master plan.

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

Landscaping plans are submitted as part of this site plan application. These plans demonstrate that the 10% minimum landscaped area requirement is met.

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

The minimum open space requirement is met by this development.

Transportation Element (TE)

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

The proposed Research and Development building will not result in a degradation of transportation Level of Service (LOS) standards. According to the June 2021 Development Monitoring Report, there is sufficient capacity on the affected roadway segment to handle the increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a surplus of available trips. This is demonstrated in detail in the submitted concurrency analysis memorandum.

Community Facilities and Natural Groundwater Recharge Element (CFNGAR)

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

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

The proposed development will allow a net increase of ±54,800 sf of non-residential uses, resulting in an increased demand of ±8,220 gallons per day on the City's sanitary sewer system. Per the City of Alachua June 2021 Development Monitoring Report, there is a residual capacity of 685,260 gallons per day.

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

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

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

The proposed development will allow a net increase of ±54,800 sf of non-residential uses, resulting in an increased demand of 120.012 tons per year on the City's solid waste system. Per the City of Alachua June 2021 Development Monitoring Report, there is a 50-year build-out capacity for the solid waste disposal facility.

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

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

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

The proposed development will allow a net increase of ±54,800 sf of non-residential uses, resulting in an increased demand of ±8,220 gallons per day on the City's potable water system. Per the City of Alachua June 2021 Development Monitoring Report, there is a residual capacity of 843,049 gallons per day.

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

From: Seth Wood, Project Planner

Date: October 7, 2021

RE: San Felasco Eco Park Momentum Labs – Land Development Regulations §6.6.3 Consistency Analysis

This application is for a portion of Alachua County Tax Parcel 03929-000-000. The site is located on the San Felasco Parkway. The site's Future Land Use (FLU) category is Corporate Park District, and the Zoning District classification is Corporate Park District. The proposed use is a ±54,800-square-foot biotechnology and medical research incubator facility with associated utility infrastructure and parking.

The proposed facility will be within 500 ft. of existing and proposed residential development. The following identifies how this application is consistent with City of Alachua Land Development Regulations Section 6.6.3—Residential Protection Standards. Language from the Land Development Regulations is provided in normal font; consistency statements are provided in **bold font**.

6.6.3 Residential Protection Standards

A. *General conditions*. As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

1) *Hours of operation and deliveries.* Hours of operation and deliveries.

Use of the structure is anticipated to occur during standard business operating hours—approximately between 8:00 AM and 5:00 PM. Deliveries to the facility are anticipated to occur during normal operating hours. More detailed hours of operation and delivery will be determined as the building becomes occupied with new businesses.

2) *Activities that generate potential adverse impacts*. Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.

No adverse impacts, such as noise or glare, are anticipated to be generated by the facility due to the nature of the intended use. Little noise can be expected, beyond the normal sounds of a facility of this nature in operation. The landscape buffering of the site will mitigate what noise, if any, is produced.

3) Placement of trash receptacles. Placement of trash receptacles.

Trash receptacles will be located in the southwest corner of the building and will be adequately screened.

4) Loading and delivery area. Location of loading and delivery areas.

The building's loading and delivery area will be located in the southwest corner of the building.

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

www.chw-inc.com

5) *Lighting*. Lighting location, intensity, and hours of illumination.

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

6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.

Any outdoor machines will be located appropriately and in close proximity to the building, in order to minimize impacts to surrounding residential areas to the maximum extent practicable. No outdoor services or activities are anticipated.

7) *Additional landscaping and buffering to mitigate adverse impacts*. Additional landscaping and buffering to mitigate adverse impacts.

No adverse impacts to nearby residential areas are anticipated. Adequate buffering from adjacent existing/potential uses will be provided, in accordance with all City of Alachua landscaping requirements, in order to ensure compatibility with the surrounding area. Landscaping, as demonstrated in the landscaping plans submitted with this application, will assist in creating an integrated design.

8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.

The proposed structure is approximately 32 ft. tall, in conformance with the maximum building height permitted in the CP zoning district—100 ft., per Land Development Regulations Table 5.1-3. Given this height and given the fact that the proposed building is placed as far from residential property as practicable, no adverse impacts to light, privacy, or views are anticipated. Buffering along the project boundary will further protect privacy.

9) *Preservation of natural lighting and solar access*. Preservation of natural lighting and solar access.

The proposed building will be 32 ft. in height and will not inhibit access to natural light or solar for any surrounding residential developments.

10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.

Any odors or fumes potentially generated by future users of the site will be controlled internally and will not be detectable outside of the facility.

11) *Paving and parking areas.* Paving to control dust.

All parking areas onsite will be paved.

12) *Placement or configuration of site design*. Placement or configuration of site design.

Site design, which includes building placement and configuration, was done to minimize impacts of onsite uses to nearby residential property. The proposed building is located as close as practicably possible to the San Felasco Parkway, and thus as far as practicably possible to its residential neighbors to the south.

B. *Height and setbacks.* Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.

Per the elevations submitted as part of this site plan application, the building height will be 32 ft. The proposed nonresidential structure is planned to be located as close as practicable to the San Felasco Parkway to the north, rather than the residential areas to the south, and will be further than 100 ft. from the property boundary of these residential properties.

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

21-0105

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

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

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

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

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

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

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

Mailing Labels

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 HAMI
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

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

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

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

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAMI
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

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

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

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

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

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

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

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

CANDILARIA OSCAR
13023 NW 123RD PL
ALACHUA, FL 32615

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

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

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

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

HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

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

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

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

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

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

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

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

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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

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

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

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

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Newspaper Advertisement

PUBLIC NOTICE

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

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

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

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

CHW
Professional Consultants

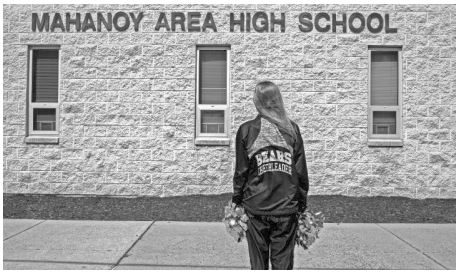
NATION & WORLD

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

Supreme Court backs punished cheerleader

Case centered on teen's profane off-campus post

John Fritze
USA TODAY



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

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

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

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

Associate Justice Clarence Thomas dissented.

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

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

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

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

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

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

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

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

Harris to make 1st visit to border

Alexandra Jaffe
ASSOCIATED PRESS

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

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

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

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

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

NOTICE OF PUBLIC HEARING

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

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

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

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

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

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

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

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

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

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

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

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

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

Free summer meals program for students begins in Alachua County

Gershon Harrell
Gainesville Sun
USA TODAY NETWORK

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

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

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

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

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

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

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

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

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

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

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

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

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

The program runs through July 22.

PUBLIC NOTICE

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

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

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

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

CHW Professional Consultants

Workshop Presentation

San Felasco Eco Park Mixed-use Project

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

City of Alachua
Neighborhood Meeting
July 8, 2021

CHW
Professional Consultants

1

The purpose of the neighborhood meeting:

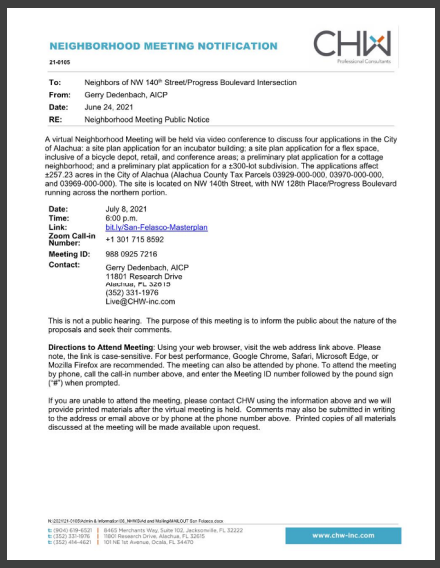
The City of Alachua requires applicants to host a neighborhood meeting *prior* to application submittal.

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

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

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

21-0105

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

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

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

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

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

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

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

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

www.chw-inc.com

NATION & WORLD

Supreme Court backs punished cheerleader

Case centered on teen's profane off-campus post

MAHANOY AREA HIGH SCHOOL

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

Harris to make 1st visit to border

Free summer meals program for students begins in Alachua County

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE

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

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

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

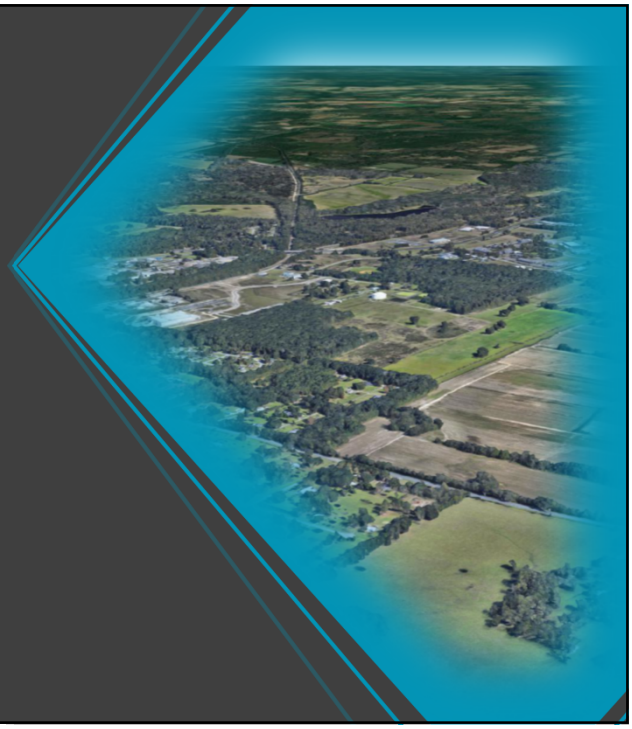
Contact: Gerry Dedenbach, AICP
Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

21-0105: San Felasco Master Plan

3

REQUESTS:

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



21-0105: San Felasco Master Plan

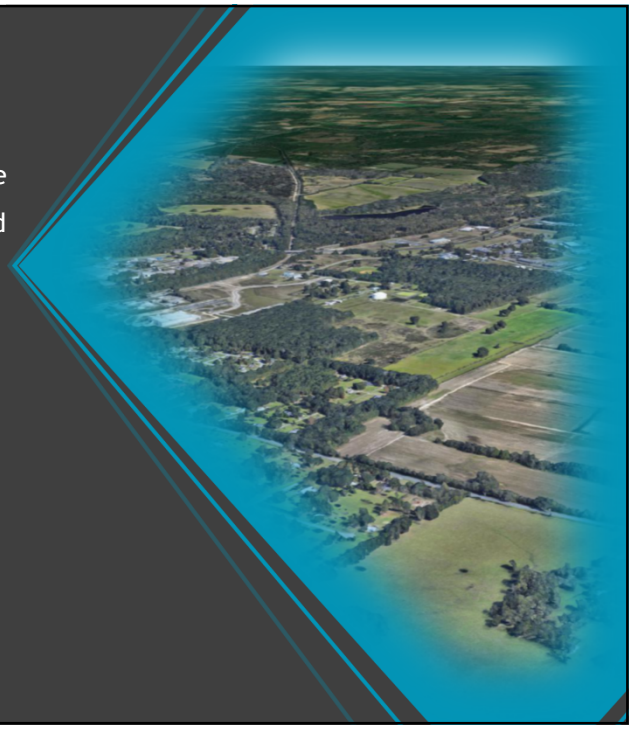
4

INTENTS:

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

OPPORTUNITIES:

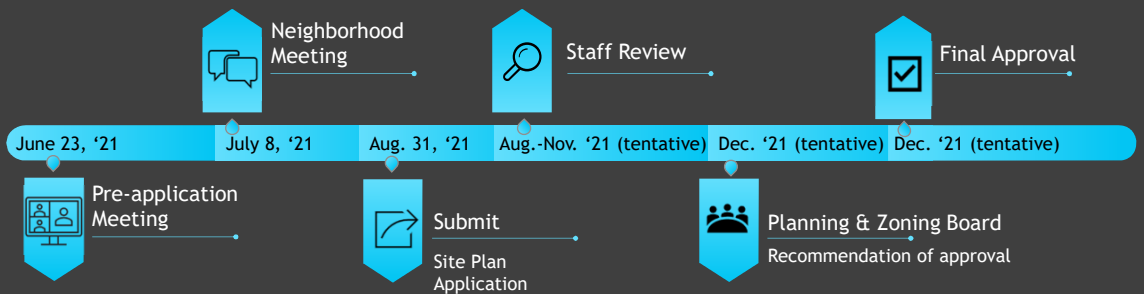
- Facility enabling new Alachua businesses to develop, grow, and prosper;
- Expanded commercial space, meeting space, and flexible space in City of Alachua; and
- Expanded housing options in City of Alachua



21-0105: San Felasco Master Plan

5

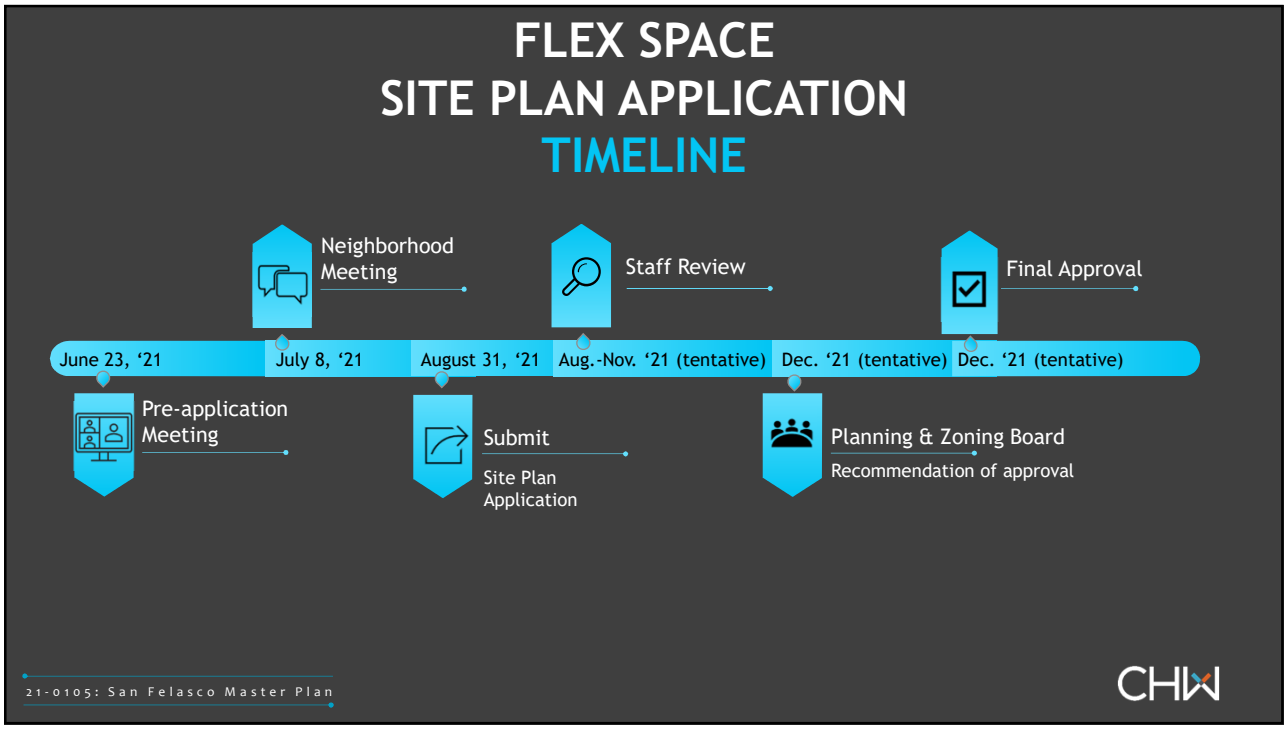
INCUBATOR BUILDING SITE PLAN APPLICATION TIMELINE



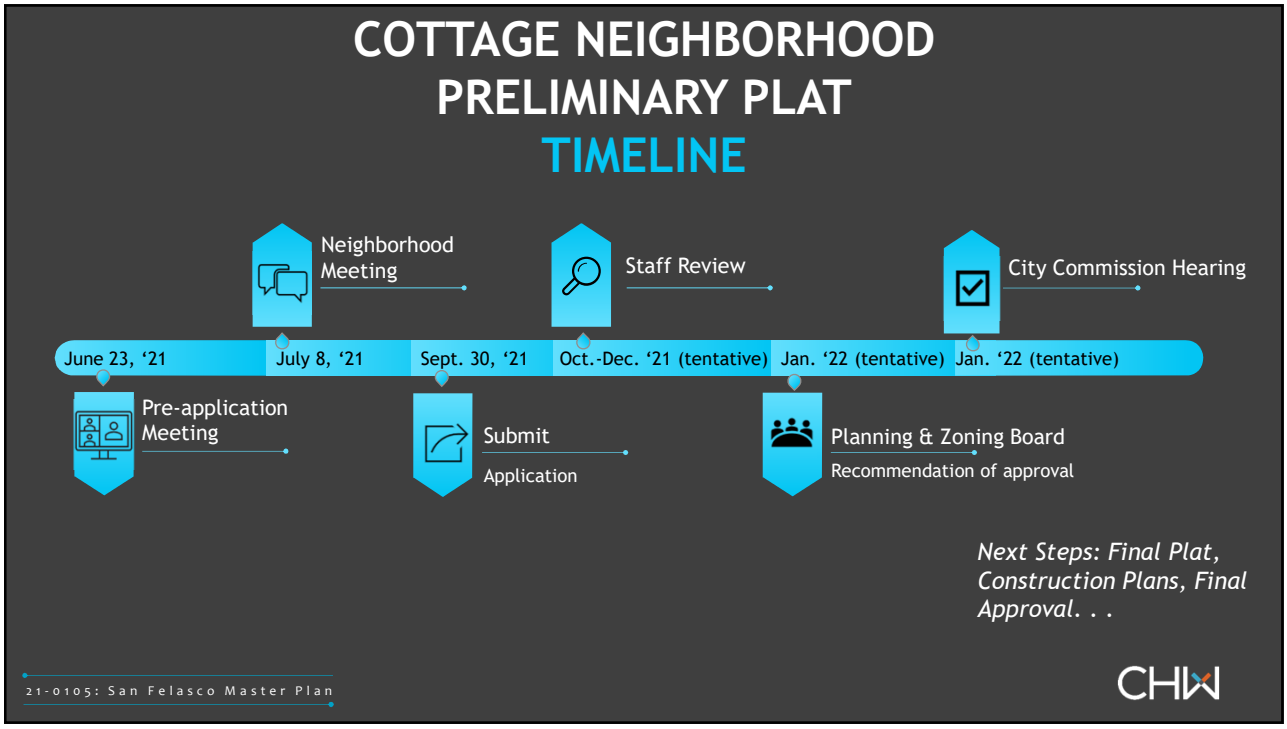
21-0105: San Felasco Master Plan

CHW

6


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

7


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

8

SUBDIVISION PRELIMINARY PLAT TIMELINE

- June 23, '21 — Pre-application Meeting
- July 8, '21 — Neighborhood Meeting
- Aug. 30, '21 — Submit Application
- Aug.-Oct. '21 (tentative) — Staff Review
- Nov. '21 (tentative) — Planning & Zoning Board Recommendation of approval
- Nov. '21 (tentative) — City Commission Hearing

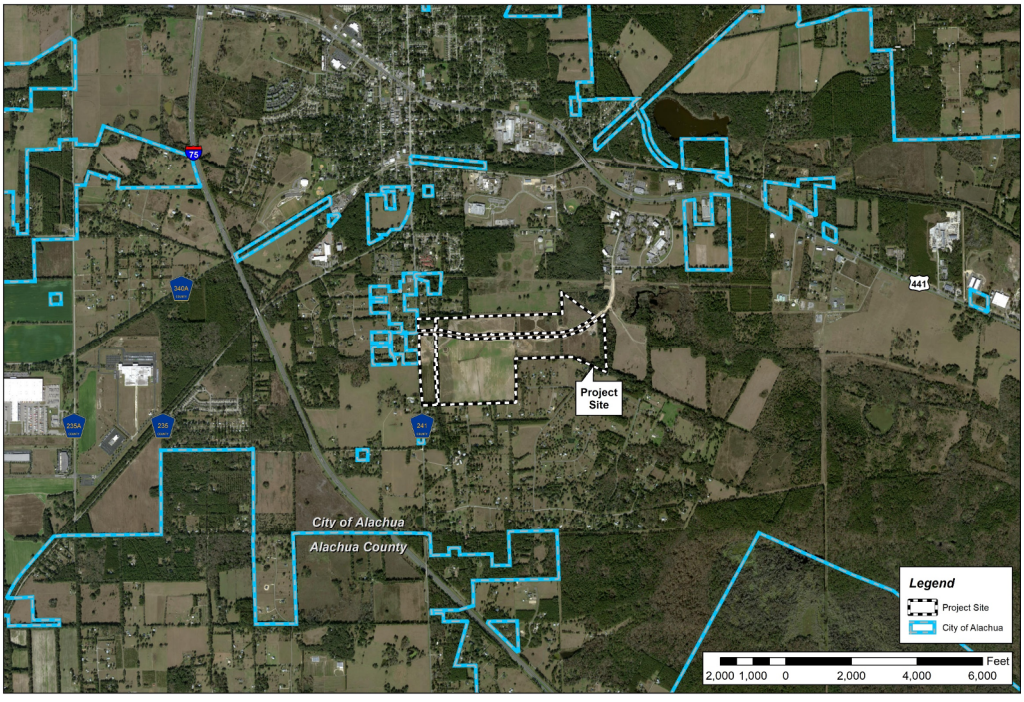
Next Steps: Final Plat, Construction Plans, Final Approval. . .

21-0105: San Felasco Master Plan

CHW

9

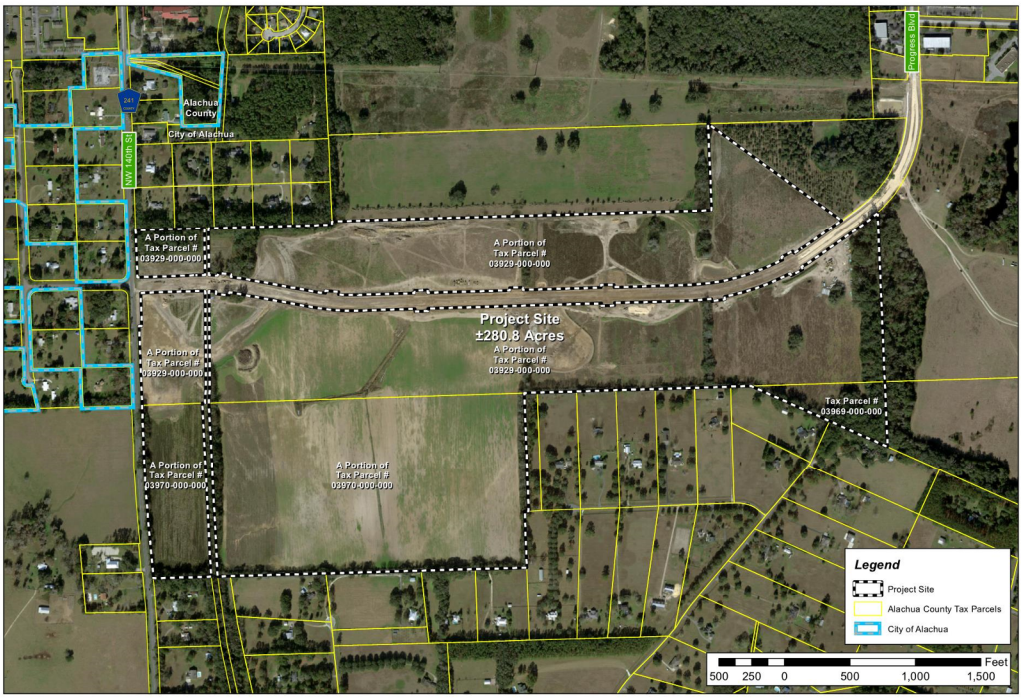
Context Map



CHW

10

Aerial Map



11

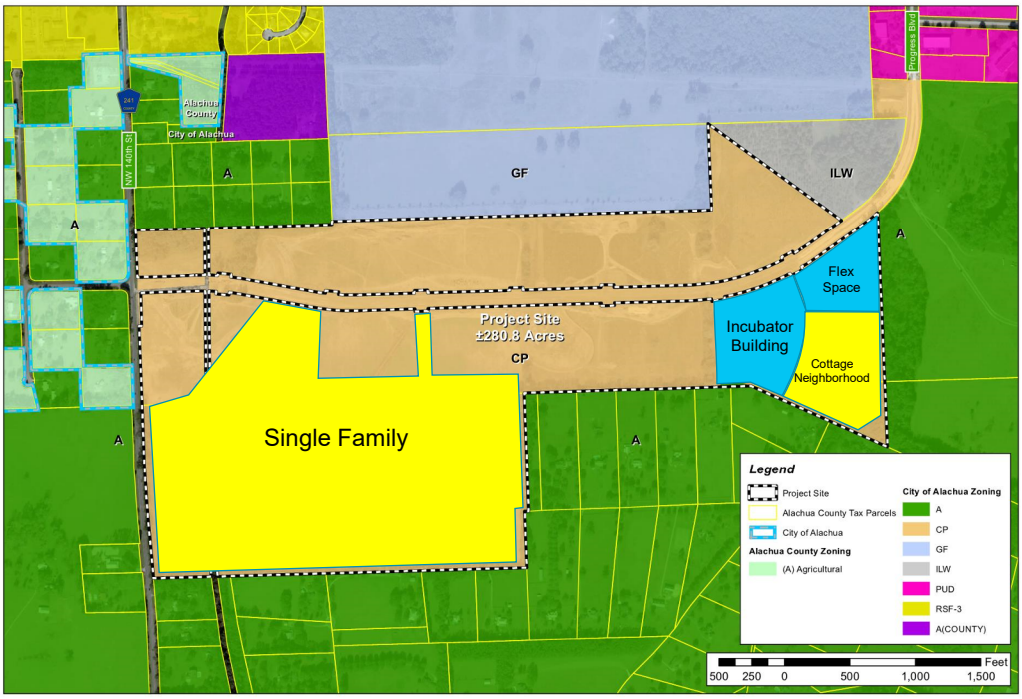
Future Land Use (FLU) Map

Corporate Park

12

Zoning Map

Corporate Park



13

Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: Live@chw-inc.com

Professional Consultants

14

Sign-in Sheet

SIGN-IN SHEET

San Felasco Master Plan

21-0105

Professional Consultants

Event:	Virtual Neighborhood Meeting
Date/Time:	July 8, 2021 @ 6:00 PM
Place:	bit.ly/San-Felasco-Masterplan
Re:	San Felasco Master Plan Virtual Neighborhood Meeting

	Attendee Name (Or as appears on Zoom)
1	Laura Tipton
2	Kelsi Candelaria
3	Dan Pearson
4	Robert Rickles
5	Bob Dampman
6	Daryn Page
7	Mark Page
8	Brian (last name not provided)
9	(352) 231-8194 (call-in)
10	(352) 538-3626 (call-in)
11	iPhone (name, number not provided)
12	
13	

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

www.chw-inc.com

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

San Felasco Master Plan

21-0105

Professional Consultants

Event:	Virtual Neighborhood Meeting
Date/Time:	July 8, 2021 @ 6:00 PM
Place:	bit.ly/San-Felasco-Masterplan
Re:	San Felasco Master Plan Virtual Neighborhood Meeting

CHW (Agent) Attendees: Nicola Cowap, PE; Gerry Dedenbach, AICP; Travis Hastay, PE; Cole Menhennett; Walker Owen; Seth Wood

Public Attendees: 11

CHW hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the individual projects and by the master plan as a whole; the projects' respective timelines; maps illustrating the site's regulatory and physical characteristics; and an illustration showing the location of the projects relative to one another and to the surrounding area. Questions from public attendees are shown below, with applicant/agent responses.

Question: Will there be buffering between this development and neighborhood communities Shaw Farms and Alachua Highlands?
Response: Yes, buffers are planned for the project boundary, near the adjacent Shaw Farms and Alachua Highlands. This will be accomplished by keeping as much existing tree line as practicable. Buffers will vary in width, being wider in areas where existing tree lines are located and where stormwater management facilities are located at points along the site's boundary.

Question: Are there plans to cut down the trees on the east side of the property for the cottage neighborhood?
Response: No, tree removal will be minimized to the extent practicable, in this area and in the project as a whole. The intent is to provide substantial buffers between the cottage neighborhood and existing residents, as well as between the cottage neighborhood and the Cottontail mountain biking trail, which runs along the site's eastern boundary adjacent to the San Felasco Hammock Preserve State Park trail system.

Question: How will this development impact wildlife? I have noticed fewer animals since the San Felasco Parkway was put in.
Response: This community is being master planned diligently in consideration of the land. The intent is for a community built in harmony with nature, rather than in opposition. Trees will be preserved to the maximum extent practicable, and stormwater basins and structures will be located and shaped in consideration of the natural contours of the land. As much of the existing tree coverage along the perimeter, as practicable, will be preserved. This will result in retained tree lines at multiple points. The hope is that, if we leave the tree line in place, not only will it provide natural buffers, it will also allow for easy migration for wildlife, with little disruption to their existing pattern.

Question: Will there be a connecting road into Shaw Farms or Alachua Highlands?
Response: There will be no connectivity to the existing subdivisions. Given the different character of these existing subdivisions to what is being proposed, interconnection was not deemed appropriate. Additionally, there are no connecting rights-of-way in Shaw Farms or Alachua Highlands.

Question: Will this be a gated or walled community?
Response: No, this will not be a gated community or a walled community. Neither gates nor walls are desired. The design intent of this project is to design a community in harmony with nature.

Question: What sort of utilities will this community have?
Response: The homes will be connected to the City's utility system, which will include potable water and sanitary sewer and all other utilities available such as telecommunications and high speed internet services. There will not be septic tanks.

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

Question: What is an incubator building?
Response: An incubator building is a facility targeted towards new biotechnology and biomedical research companies that do not yet have the capital to build their own facilities. The incubator provides laboratory and office space for business owners to start, grow, and develop their businesses and generate the necessary capital to eventually have facilities of their own. The hope is that once these businesses generate that necessary capital in the incubator building, they decide to construct their own facilities in the City of Alachua, having had the opportunity to experience its many offerings while working out of the incubator. This concept currently exists in Progress Park and another would the UF Innovation Hub in Downtown Gainesville.

Comment: Please explain the cottage neighborhood concept.
Response: The cottage neighborhood is a small grouping of smaller homes. Conceptually, it is a group of houses located on common green space, clustered together. The cottage neighborhood in this master plan is meant to provide starter housing, giving people that work at the nearby Progress Park/San Felasco Eco Park or in the incubator building, that is part of this master plan, an opportunity to live in this new community at a price point more suitable to someone newer in their career, or an empty nester. It also can serve as a living space where someone may scale up to larger housing choices in the City later in their career.

Question: Who is the 300-lot single family subdivision for?
Response: Over time, the entire ±280 acres of the San Felasco Eco Park will be built out and developed with approximately 2 million square feet of Research and Development facilities. The 300-lot subdivision is intended to create a neighborhood for all of the people working at those facilities and in surrounding companies. The full construction will take a long time for all businesses, as will the buildout of all 300 lots.

Question: Do you plan on lowering the speed limit on the San Felasco Parkway as more people start living and working in this area?
Response: The applicant also wants a slower, safer road. The applicant is not able to change the speed limit on the roadway, as it is public right-of-way, but will keep this in mind and advocate for it as the development process moves forward.

Comment: I am the park manager for the neighboring San Felasco Hammock Preserve State Park. I would like to meet with the applicant to discuss park protocols and how the applicant and the park can work together.
Response: That is a great idea. The applicant would greatly appreciate the opportunity to meet with you and to find new ways to be good neighbors to the park and to surrounding communities.

The meeting was adjourned at approximately 6:39 p.m.

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

Last Data Upload: 2/3/2022, 5:23:59 AM

Version 2.3.175

Developed by Schneider GEOSPATIAL

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

Parcel Summary

Parcel ID	03969-000-000
Prop ID	15895
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	LOT 1 OR 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	6.000
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	$1,500	$1,500	$1,500	$1,500	$900
Agricultural (Market) Value	$48,000	$48,000	$48,000	$48,000	$48,000
Just (Market) Value	**$48,000**	**$48,000**	**$48,000**	**$48,000**	**$48,000**
Assessed Value	$1,500	$1,500	$1,500	$1,500	$900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,500	$1,500	$1,500	$1,500	$900
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

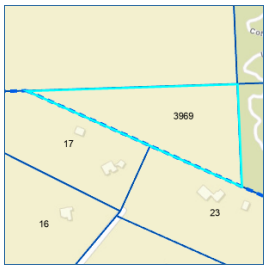
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	6.00	261360	0	0	CP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
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

Last Data Upload: 2/3/2022, 5:23:59 AM

Version 2.3.175

Developed by Schneider GEOSPATIAL

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3389115 7 PG(S)
12/29/2021 1:13 PM
BOOK 4964 PAGE 1044
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1057641
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $57,804.60
Intang. Tax: $0.00

Prepared by and return to:
Marsha M. Wilkes

Florida Land Title Services, LLC
2323 S. Florida Avenue
Lakeland, FL 33803
863-688-7038
File Number: **21110001**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 22 day of **December, 2021** between **University of Florida Foundation, Inc., a Florida not for profit corporation** whose post office address is **P.O. Box 14425, Gainesville, FL 32604**, grantor, and **San Felasco Research Ventures, LLC, a Florida limited liability company** whose post office address is **P.O. Box 238, Lake Butler, FL 32054**, grantee:

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

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

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26 AND THE F.R. SANCHEZ GRANT ALL IN TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P. PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT-OF-BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE NORTHEAST CORNER OF A 100 FOOT WIDE INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993 AT PAGE 0358 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 2°24'55" EAST. ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°29'15" WEST, 883.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°44'19" AN ARC DISTANCE OF 911.50 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE, SAID POINT LYING ON THE AFOREMENTIONED SAID EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE

SOUTH 2°26'25" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 1289.26 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°05'15" EAST, ALONG THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, AS RECORDED IN PLAT BOOK "L", PAGE 64, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF THE AFOREMENTIONED F.R. SANCHEZ GRANT AND THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID FRACTIONAL SECTION 26; THENCE DEPARTING SAID EAST LINE NORTH 65°57'44" WEST, ALONG THE SAID NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A DISTANCE OF 1138.44 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE OF SHAW FARMS OF ALACHUA, SOUTH 88°11'52" WEST, A DISTANCE OF 260.29 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°10'19" WEST, A DISTANCE OF 1375.37 FEET TO A 4" SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 22, SAID SHAW FARMS OF ALACHUA; THENCE ALONG THE WEST LINE OF SAID LOT 22, SOUTH 2°05'34" EAST, A DISTANCE OF 903.47 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND ITS WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 435.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY: THENCE NORTH 5°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 370.10 FEET TO 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" WEST, 630.18 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC DISTANCE OF 630.26 FEET TO A 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1661.20 FEET TO THE SOUTHWEST CORNER OF HIDDEN MEADOWS, AS RECORDED IN PLAT BOOK "R", PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 88°20'46" EAST, ALONG THE SOUTH LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 1501.59 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID HIDDEN MEADOWS; THENCE NORTH 2°35'34" WEST, ALONG THE EAST LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 25.97 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2396 AT PAGE 1039 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA: THENCE NORTH 88°20'38" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 2900.15 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHEAST CORNER

DoubleTime®

OF SAID LANDS; THENCE NORTH 2°22'09" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 660.12 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 54°04'53" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 1259.13 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHERLY MOST CORNER OF SAID LANDS; THENCE NORTH 54°27'14" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 128.78 FEET TO 4" SQUARE CONCRETE MONUMENT (TOP BROKEN NO IDENTIFICATION) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°44'39" EAST, 806.85 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°25'01", AN ARC DISTANCE OF 834.58 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE AND THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.83 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 23; THENCE NORTH 2°22'57" WEST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 308.43 FEET TO THE POINT OF BEGINNING.

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

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

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57" EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389); THENCE SOUTH 2°24'55" EAST, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°02'02" WEST, 999.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°51'14", AN ARC DISTANCE OF 1041.90 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°27'10" WEST, A DISTANCE OF 441.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°43'32" WEST, 143.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'45" AN ARC DISTANCE OF 143.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°34'53" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°37'37" WEST, 532.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF

DoubleTime®

16°55'31", AN ARC DISTANCE OF 534.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 09°19'39" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 80°40'21" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 09°19'39" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°16'42" WEST, 190.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°02'45", AN ARC DISTANCE OF 190.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 551.14 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 1324.31 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 432.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°45'52" WEST, 351.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°52'06", AN ARC DISTANCE OF 352.14 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°49'49" WEST, A DISTANCE OF 563.98 FEET THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°18'53"WEST, 81.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 81.86 FEET TO THE END OF SAID CURVE, THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 84°36'44" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°15'24" WEST, 156.07 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°39'43", AN ARC DISTANCE OF 156.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 421.65 FEET; THENCE SOUTH 02°05'16" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 241, (ALSO KNOWN AS NW 140TH/ STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE RUN NORTH 2°05'16" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 87°54'44" EAST, A DISTANCE OF 441.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°11'34" EAST, 171.72 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°47'24", AN ARC DISTANCE OF 171.79 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°36'44" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°22'43" EAST, 91.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'47", AN ARC DISTANCE OF 91.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°49'49" EAST, A DISTANCE OF 563.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°14'53" EAST, 78.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°50'07", AN ARC DISTANCE OF 78.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°31'15" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°28'45" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°59'44" EAST, 149.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°24'22", AN ARC DISTANCE OF 149.08 FEET TO THE

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

PARCEL 2

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 19, 20 AND 37 OF TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING ON THE WEST LINE OF THE AFOREMENTIONED SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, FOR A POINT OF REFERENCE AND RUN S. 89 DEG. 46 MIN. 15 SEC. E., ALONG AN EASTERLY PROJECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 2661.77 FEET; THENCE RUN N. 28 DEG. 01 MIN. 56 SEC. E., A DISTANCE OF 1381.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20-25 (A.K.A. U.S. HIGHWAY NO. 441); THENCE RUN S. 61 DEG. 58 MIN. 21 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 232.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 5896.58 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4 DEG. 04 MIN. 59 SEC., AN ARC DISTANCE OF 420.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S. 64 DEG. 01 MIN. 02 SEC. E., 420.12 FEET TO THE END OF SAID CURVE; THENCE RUN S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 102.84 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY,

DoubleTime®

FLORIDA; THENCE CONTINUE S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE S.66°04'08"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2,090.13 FEET, TO INTERSECT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 1523, PAGE 895 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S.37°51'54"W. ALONG THE WEST LINE OF SAID TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 1523, PAGE 895 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2,413.60 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTH LINE OF A CITY OF GAINESVILLE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 2936 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT FIVE COURSES ALONG SAID EXTENSION THEREOF AND NORTH LINE OF SAID CITY OF GAINESVILLE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 2936 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, N.74°35'09"W., A DISTANCE OF 1,873.17 FEET; THENCE N.07°49'31"E., A DISTANCE OF 75.10 FEET; THENCE N.82°10'23"W., A DISTANCE OF 49.97 FEET; THENCE S.07°52'36"W., A DISTANCE OF 75.00 FEET; THENCE N.89°38'57"W., A DISTANCE OF 922.54 FEET TO INTERSECT THE EAST LINE OF A 100 FT. WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 297 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N.00°36'14"E. ALONG THE EAST LINE OF SAID 100 FT. WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 297 AND DEED BOOK 226, PAGE 201 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1,282.44 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF PARCEL "E" RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT TWO COURSES ALONG THE SOUTH AND EAST BOUNDARIES OF PARCEL "E" AS RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S.89°46'21"E., A DISTANCE OF 1,022.75 FEET; THENCE N.28°02'28"E., A DISTANCE OF 784.31 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA: THENCE FOLLOWING THE NEXT TWO COURSES ALONG THE SOUTH AND EAST BOUNDARIES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S.61°57'32"E., A DISTANCE OF 655.26 FEET; THENCE N.28°02'28"E., A DISTANCE OF 615.49 FEET; THENCE S.66°04'08"E., A DISTANCE OF 50.00 FEET; THENCE N.28°02'28"E., A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

Witness Name: Tonya J Burningham

Witness Name: Tara Boonstra

University of Florida Foundation, Inc., a Florida not for profit corporation

By: _____
David M. Christie, Treasurer

(Corporate Seal)

Reviewed
Tara Boonstra
UFF Legal Counsel

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 21 day of December, 2021 by David M. Christie, Treasurer of University of Florida Foundation, Inc., a Florida not for profit corporation, on behalf of the corporation. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Tara Boonstra
Notary Public

Printed Name: _____

My Commission Expires: _____

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

DoubleTime®

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3389115 7 PG(S)
12/29/2021 1:13 PM
BOOK 4964 PAGE 1044
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1057641
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $57,804.60
Intang. Tax: $0.00

Prepared by and return to:
Marsha M. Wilkes

Florida Land Title Services, LLC
2323 S. Florida Avenue
Lakeland, FL 33803
863-688-7038
File Number: **21110001**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 22 day of **December, 2021** between **University of Florida Foundation, Inc., a Florida not for profit corporation** whose post office address is **P.O. Box 14425, Gainesville, FL 32604**, grantor, and **San Felasco Research Ventures, LLC, a Florida limited liability company** whose post office address is **P.O. Box 238, Lake Butler, FL 32054**, grantee:

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

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

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26 AND THE F.R. SANCHEZ GRANT ALL IN TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P. PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT-OF-BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE NORTHEAST CORNER OF A 100 FOOT WIDE INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993 AT PAGE 0358 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 2°24'55" EAST. ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°29'15" WEST, 883.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°44'19" AN ARC DISTANCE OF 911.50 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE, SAID POINT LYING ON THE AFOREMENTIONED SAID EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE

SOUTH 2°26'25" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 1289.26 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°05'15" EAST, ALONG THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, AS RECORDED IN PLAT BOOK "L", PAGE 64, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF THE AFOREMENTIONED F.R. SANCHEZ GRANT AND THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID FRACTIONAL SECTION 26; THENCE DEPARTING SAID EAST LINE NORTH 65°57'44" WEST, ALONG THE SAID NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A DISTANCE OF 1138.44 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE OF SHAW FARMS OF ALACHUA, SOUTH 88°11'52" WEST, A DISTANCE OF 260.29 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°10'19" WEST, A DISTANCE OF 1375.37 FEET TO A 4" SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 22, SAID SHAW FARMS OF ALACHUA; THENCE ALONG THE WEST LINE OF SAID LOT 22, SOUTH 2°05'34" EAST, A DISTANCE OF 903.47 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND ITS WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 435.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY: THENCE NORTH 5°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 370.10 FEET TO 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" WEST, 630.18 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC DISTANCE OF 630.26 FEET TO A 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1661.20 FEET TO THE SOUTHWEST CORNER OF HIDDEN MEADOWS, AS RECORDED IN PLAT BOOK "R", PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 88°20'46" EAST, ALONG THE SOUTH LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 1501.59 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID HIDDEN MEADOWS; THENCE NORTH 2°35'34" WEST, ALONG THE EAST LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 25.97 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2396 AT PAGE 1039 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA: THENCE NORTH 88°20'38" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 2900.15 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHEAST CORNER

DoubleTime®

OF SAID LANDS; THENCE NORTH 2°22'09" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 660.12 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 54°04'53" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 1259.13 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHERLY MOST CORNER OF SAID LANDS; THENCE NORTH 54°27'14" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 128.78 FEET TO 4" SQUARE CONCRETE MONUMENT (TOP BROKEN NO IDENTIFICATION) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°44'39" EAST, 806.85 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°25'01", AN ARC DISTANCE OF 834.58 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE AND THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.83 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 23; THENCE NORTH 2°22'57" WEST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 308.43 FEET TO THE POINT OF BEGINNING.

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

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

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57" EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389); THENCE SOUTH 2°24'55" EAST, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°02'02" WEST, 999.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°51'14", AN ARC DISTANCE OF 1041.90 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°27'10" WEST, A DISTANCE OF 441.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°43'32" WEST, 143.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'45" AN ARC DISTANCE OF 143.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°34'53" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°37'37" WEST, 532.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF

DoubleTime®

16°55'31", AN ARC DISTANCE OF 534.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 09°19'39" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 80°40'21" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 09°19'39" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°16'42" WEST, 190.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°02'45", AN ARC DISTANCE OF 190.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 551.14 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 1324.31 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 432.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°45'52" WEST, 351.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°52'06", AN ARC DISTANCE OF 352.14 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°49'49" WEST, A DISTANCE OF 563.98 FEET THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°18'53"WEST, 81.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 81.86 FEET TO THE END OF SAID CURVE, THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 84°36'44" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°15'24" WEST, 156.07 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°39'43", AN ARC DISTANCE OF 156.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 421.65 FEET; THENCE SOUTH 02°05'16" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 241, (ALSO KNOWN AS NW 140TH/ STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE RUN NORTH 2°05'16" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 87°54'44" EAST, A DISTANCE OF 441.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°11'34" EAST, 171.72 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°47'24", AN ARC DISTANCE OF 171.79 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°36'44" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°22'43" EAST, 91.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'47", AN ARC DISTANCE OF 91.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°49'49" EAST, A DISTANCE OF 563.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°14'53" EAST, 78.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°50'07", AN ARC DISTANCE OF 78.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°31'15" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°28'45" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°59'44" EAST, 149.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°24'22", AN ARC DISTANCE OF 149.08 FEET TO THE

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

PARCEL 2

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 19, 20 AND 37 OF TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING ON THE WEST LINE OF THE AFOREMENTIONED SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, FOR A POINT OF REFERENCE AND RUN S. 89 DEG. 46 MIN. 15 SEC. E., ALONG AN EASTERLY PROJECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 2661.77 FEET; THENCE RUN N. 28 DEG. 01 MIN. 56 SEC. E., A DISTANCE OF 1381.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20-25 (A.K.A. U.S. HIGHWAY NO. 441); THENCE RUN S. 61 DEG. 58 MIN. 21 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 232.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 5896.58 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4 DEG. 04 MIN. 59 SEC., AN ARC DISTANCE OF 420.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S. 64 DEG. 01 MIN. 02 SEC. E., 420.12 FEET TO THE END OF SAID CURVE; THENCE RUN S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 102.84 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY,

DoubleTime®

FLORIDA; THENCE CONTINUE S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE S.66°04'08"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2,090.13 FEET, TO INTERSECT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 1523, PAGE 895 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S.37°51'54"W. ALONG THE WEST LINE OF SAID TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 1523, PAGE 895 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2,413.60 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTH LINE OF A CITY OF GAINESVILLE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 2936 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT FIVE COURSES ALONG SAID EXTENSION THEREOF AND NORTH LINE OF SAID CITY OF GAINESVILLE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 2936 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, N.74°35'09"W., A DISTANCE OF 1,873.17 FEET; THENCE N.07°49'31"E., A DISTANCE OF 75.10 FEET; THENCE N.82°10'23"W., A DISTANCE OF 49.97 FEET; THENCE S.07°52'36"W., A DISTANCE OF 75.00 FEET; THENCE N.89°38'57"W., A DISTANCE OF 922.54 FEET TO INTERSECT THE EAST LINE OF A 100 FT. WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 297 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N.00°36'14"E. ALONG THE EAST LINE OF SAID 100 FT. WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 297 AND DEED BOOK 226, PAGE 201 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1,282.44 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF PARCEL "E" RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT TWO COURSES ALONG THE SOUTH AND EAST BOUNDARIES OF PARCEL "E" AS RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S.89°46'21"E., A DISTANCE OF 1,022.75 FEET; THENCE N.28°02'28"E., A DISTANCE OF 784.31 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA: THENCE FOLLOWING THE NEXT TWO COURSES ALONG THE SOUTH AND EAST BOUNDARIES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S.61°57'32"E., A DISTANCE OF 655.26 FEET; THENCE N.28°02'28"E., A DISTANCE OF 615.49 FEET; THENCE S.66°04'08"E., A DISTANCE OF 50.00 FEET; THENCE N.28°02'28"E., A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

Witness Name: Tonya J Burningham

Witness Name: Tara Boonstra

University of Florida Foundation, Inc., a Florida not for profit corporation

By: _____
David M. Christie, Treasurer

(Corporate Seal)

Reviewed
Tara Boonstra
UFF Legal Counsel

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 21 day of December, 2021 by David M. Christie, Treasurer of University of Florida Foundation, Inc., a Florida not for profit corporation, on behalf of the corporation. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Tara Boonstra
Notary Public

Printed Name: _____

My Commission Expires: _____

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

DoubleTime®

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

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				

Please Retain this Portion for your Records. Receipt Available Online.

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 15895

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03969 000 000	UNASSIGNED LOCATION RE	1700

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	1,500	0	1,500	11.80
LIBRARY GENERAL	1.0856	1,500	0	1,500	1.63
SCHOOL CAP36 PROJECT	1.5000	1,500	0	1,500	2.25
SCHOOL DISCRNRY & CN	0.7480	1,500	0	1,500	1.12
SCHOOL GENERAL	3.5950	1,500	0	1,500	5.39
SCHOOL VOTED	1.0000	1,500	0	1,500	1.50
CHILDREN'S TRUST	0.5000	1,500	0	1,500	0.75
SUWANNEE RIVER WATER MGT DIST	0.3615	1,500	0	1,500	0.54
CITY OF ALACHUA	5.3900	1,500	0	1,500	8.09

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $33.07

LEGAL DESCRIPTION

LOT 1 OR 1466/377

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $33.07

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 15895

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03969 000 000	UNASSIGNED LOCATION RE

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

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Dec 31, 2021	$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0074230 $32.08 Paid 12/29/2021

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

April 4, 2022

Brian Crawford
San Felasco Research Ventures, LLC
12469 West State Road 100
Lake Butler, FL 32054

SUBJECT: Permit Number ERP-001-205889-6
Momentum Labs

Dear Brian Crawford:

Enclosed is your permit issued by the Suwannee River Water Management District on April 01, 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
12469 West State Road 100
Lake Butler, FL 32054

PERMIT NUMBER: ERP-001-205889-6
DATE ISSUED: April 01, 2022
DATE EXPIRES: April 01, 2027
COUNTY: Alachua
TRS: S26 T8S R18E, S23 T8S R19E, S26 T8S R19E

PROJECT: Momentum Labs

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
12469 West State Road 100
Lake Butler, FL 32054

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 17.93 acres of impervious surfaces and the construction, operation, and maintenance of a stormwater management system to serve a total of 21 acres of impervious surfaces on a total project area of 43.44 acres. This major modification authorizes the construction of 6.56 acres of impervious area on a total project area of 11.5 acres and the construction, operation, and maintenance of a stormwater management system to serve a total of 13.2 acres of impervious area. The project shall be constructed in a manner consistent with the application package, plans, and calculations submitted and certified by Travis Hastay, P.E., of CHW on or before April 1, 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.

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
12469 West State Road 100
Lake Butler, FL 32054
352-333-3233

This April 04, 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-001-205889-6

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
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

JEFFERSON
Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

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
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

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

MEMORANDUM

Momentum Labs at Convergence Research Park

21-0105.06

CHW Professional Consultants

To:	City of Alachua, Justin Tabor
From:	Travis Hastay, P.E.
Date:	January 24, 2022
RE:	Momentum Labs at Convergence Research Park: Shared Parking Narrative

The Momentum Labs project is proposing a shared parking plan with the Bike Depot development to the east. The Momentum labs development is required by the City of Alachua LDRs to provide a minimum of 157 spaces, with a maximum of 196 parking spaces. The Momentum Labs project is proposing 24 additional parking spaces beyond the maximum amount for a total of 220 spaces. These additional spaces aid in addressing a deficit in parking at the Bike Depot development. The proposed shared parking plan is described in detail below:

The Bike Depot project will consist of three buildings:

- **Building 1:** (Refer to C1.00) will consist of a conference center, which requires 1 parking space per 3 seats per Sec. 6.1 in the City of Alachua Land Development Code. The Conference Center will include 324 seats, therefore a minimum of 108 parking spaces are required.

- **Building 2:** (Refer to C1.00) will consist of a retail portion and restaurant portion.

    - Retail Area**:** The retail portion is 1,705 sf and requires 1 parking space per 305 sf of floor area, therefore 6 parking spaces are required.

    - Restaurant Area**:** The restaurant portion is 3,762 sf and requires 1 space per 100 sf of floor area, therefore 38 total spaces are required.

- **Building 3:** (Refer to C1.00) will consist of a 9,488 sf two-story office space and requires 1 space per 330 sf of floor area, therefore 29 spaces area required, 2 of which are required to be accessible spaces.

In total, the three proposed buildings require 181 total parking spaces based on the City of Alachua LDR parking requirements, 8 of which are required to be accessible spaces. The project proposes 127 total parking spaces, 8 of which are accessible spaces. The intent is to resolve the described parking deficit through shared parking with the Momentum Labs development to the west. CHW is currently in the process of submitting a revised Momentum Labs plan set. The revised Momentum Labs parking lot will include 220 parking spaces, 8 of which are accessible spaces.

The Momentum and Bike Depot parking lots will be considered as a whole to serve both developments and ensure parking is available at any time throughout the week as outlined as follows:

During Business Hours (Mon. – Fri., 8:00 AM – 5:00 PM):

During typical business hours, we anticipate that the Momentum Labs building and Building 3 will be the primary uses. We anticipate the majority of restaurant, retail, and conference center traffic to occur outside these hours. The Momentum Labs building requires a minimum of 157 spaces. Building 3 requires a minimum of 29 spaces. The combined parking demand of these two buildings consists of a minimum of 186 spaces, 6 of which are required to be accessible. The provided parking when considering all available parking for the Momentum project **and** Bike Depot project is 346 total spaces, 16 of which are accessible

spaces. Therefore, we anticipate parking will be sufficient during typical business hours. Additionally, after subtracting the 186 spaces required for Momentum Labs and Building 3, 160 spaces remain for buildings 1 & 2 during typical business hours.

Outside of Business Hours (Mon. – Fri. after 5:00 PM, Weekends):

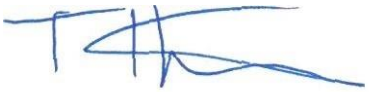
Outside of business hours, we anticipate that Buildings 1 & 2 will be the primary uses. We anticipate that the peak Momentum Labs and Building 3 use will occur outside of these hours. Building 1 requires a minimum of 108 spaces. Building 2 requires a minimum of 44 spaces. The combined parking demand of these two buildings consists of a minimum of 152 spaces, 6 of which are required to be accessible. The provided parking when considering all available parking for the Momentum project **and** Bike Depot project is 346 total spaces, 16 of which are accessible spaces. Therefore, we anticipate parking will be sufficient outside of business hours. Additionally, after subtracting the 152 spaces required for Buildings 1 & 2, 194 spaces remain for Momentum Labs and Building 3.

Conclusion:

The “unique characteristics of the site or the proposed use” include the alternating windows of peak use for each building. Building 3 and Momentum Labs will see their peak use during regular business hours, while peak use will occur outside of these hours for Buildings 1 & 2. Due to these circumstances, we believe that the provided amount of parking will be more than adequate to serve the developments during and outside of typical business hours.

Should you have any questions or require additional information, please contact travish@chw-inc.com or (352) 331-1976.

Sincerely,
CHW



Travis Hastay, P.E.
Sr. Project Manager

MEMORANDUM

Momentum Labs at Convergence Research Park

21-0105.066

CHW Professional Consultants

To: City of Alachua, Justin Tabor

From: Travis Hastay, P.E.

Date: March 7, 2022

RE: Momentum Labs at Convergence Research Park: Traffic Memo

Dear Justin:

In the attached traffic study titled "NW 140th St at the Proposed San Felasco Parkway Extension" (originally submitted to the City of Alachua on February 15th, 2019), the impact of the proposed San Felasco Parkway was analyzed to determine proper traffic signaling assuming full build-out conditions. In the Executive Summary section of the study (p.2), it was stated that a two-way stop control would be required at the intersection of San Felasco Parkway and NW 140th St. It was also stated that the two-way stop intersection would be expected to operate acceptably well after year 2030.

The Executive Summary section (p.2) of the study also states the following: "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."

A trip generation calculation was performed using the ITE Trip Generation Manual, 10th Edition. The ± 277.5 acre UF Foundation site located along the San Felasco Parkway was assumed to consist of Research and Development (ITE Land Use Code 760) with an assumed floor area ratio (FAR) of 15%. Based on the assumptions described above, the trip generation yielded **18,756 Average Daily Trips (ADT)** at full build-out.

Attached is a trip generation report summarizing the projected ADT for the *Convergence Research Park Residential, Phase 1-3*, *Momentum Labs at Convergence Research Park, and Bike Depot at Convergence Research Park* projects. The combined ADT for all three projects is **4,211 trips**. For reference, an additional trip generation calculation has been included utilizing the 75% build-out condition in the Executive Summary section described above. The projected ADT at 75% build-out is **14,118 trips.**

Based on the Executive Summary section (p.2) of the San Felasco Parkway study, the *Convergence Research Park Residential, Phase 1-3*, *Momentum Labs at Convergence Research Park, and Bike Depot at Convergence Research Park* projects do not meet either of the thresholds requiring a signal warrant analysis.

The ADT generated by both projects consists of approximately 29.8% of the full build-out ADT and was taken into account by the initial traffic study. All other operational and safety

concerns were addressed in the original study for the overall development and since the threshold has not been reached no additional traffic study is required.

Should you have any questions or require additional information, please contact travish@chw-inc.com or (352) 331-1976.

Sincerely,
CHW

Travis Hastay, P.E.
Sr. Project Manager

Convergence Research Park Residential Phase 1-3									
Land Use	ITE LU Code	Variable DU	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	760	273	2619	199	54	145	266	168	98

Convergence Residential: 273 units proposed

Momentum Labs at Convergence Research Park												
Land Use	ITE LU Code	Variable Type	Variable	Daily*			AM Peak**			PM Peak**		
				Total	In	Out	Total	In	Out	Total	In	Out
Research and Development	760	1000 GFA	54.8	765	383	382	61	51	10	70	11	59

Momentum Labs: GFA of 54,800 square feet proposed

*Used fitted curve equation of trips vs. 1000 square fet GFA, according to ITE Trip Generation Manual

**Used Peak Hour of Generator fitted curve equations for AM and PM peak, according to ITE Trip Generation Manual

Bike Depot at Convergence Research Park										
Land Use	ITE Code	Variable Type	Variable Quantity	AM Peak			PM Peak			Daily
				Total	In	Out	Total	In	Out	
Recreational Community Center	495	KSF	7.803	46	30	16	35	16	19	229
General Office Building	710	KSF	9.488	35	30	5	12	2	10	108
*Shopping Center	820	KSF	1.705	2	1	1	27	13	14	377
** Pass-by = 34% PM				1	0	1	9	4	5	128
**High-Turnover (Sit-Down) Restaurant	932	KSF	3.762	37	20	17	37	23	14	422
*** Pass-by = 43% PM				16	9	7	16	10	6	181
Total Project Trips				120	81	39	111	54	57	1,136
Net New Total Project Trips				103	72	31	86	40	46	827

* The Shopping Center is used to estimate a 1,705 SF bike shop as it provides the most suitable land use type comparison. The fitted curve equation was used for all scenarios except the Shopping Center AM peak where the average rate provides a better estimate based on the size of the development being proposed.

** The pass-by rate for AM and daily trips are not provided. The PM pass-by rate of 34% is applied to the AM and daily trip generation.

*** The pass-by rate for AM and daily trips are not provided. The PM pass-by rate of 43% is applied to the AM and daily trip generation.

UF Foundation Trip Generation												
Land Use	ITE LU Code	Variable Type	Variable	Daily*			AM Peak**			PM Peak**		
				Total	In	Out	Total	In	Out	Total	In	Out
Research and Development	760	1000 GFA	1,360.085	14,118	7059	7059	1032	857	175	1427	228	1199

Land use: R&D at a 0.15 FAR, resulting in a GFA of 1,813,446 square feet

*Used fitted curve equation of trips vs. 1000 square fet GFA, according to ITE Trip Generation Manual

**Used Peak Hour of Generator fitted curve equations for AM and PM peak, according to ITE Trip Generation Manual

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

Professional Consultants

Figure 1 - Project Trip Distribution

Data Collection

Data collection was performed on Wednesday October 3rd, 2018. Turning movement counts were collected from the following intersections:

- NW 140th Street and NW 128th Place (12-hour count)
- NW 140th Street and CR 235 (2-hour AM peak and 2-hour PM peak count)
- US 441 and NW 140th Street (2-hour AM peak and 2-hour PM peak count)
- US 441 and Progress Blvd (2-hour AM peak and 2-hour PM peak count)

Additionally, a 2-hour AM peak and 2-hour PM peak turning movement count was performed at the intersection of NW 140th Street and Rachael Boulevard on October 16th, 2018. The results from this data collection are provided in Appendix B. The collected data was then used to provide the base from which background and build-out conditions would be analyzed.

Diverted Trips

San Felasco Parkway will provide an alternative route for vehicles to connect from NW 140th Street (south) to US 441 (east) and vice versa, in the City of Alachua. Currently vehicles are using either Rachael Boulevard or connecting directly between US 441 and NW 140th Street to follow this trip pattern.

Based on the turning movement counts it is estimated that about half of the vehicles making a westbound left from Rachael Boulevard to NW 140th Street will continue to NW 140th Street while the other half will drive to CR 235. This forecast conservatively assumes that all of these trips destined to NW 140th Street will now be served by the proposed San Felasco Parkway extension. It is estimated that a quarter of the vehicles making a westbound left from US 441 to NW 140th Street will continue to NW 140th Street while the remaining vehicles are expected to have other destinations. Therefore, a quarter of the westbound lefts at the intersection of US 441 and NW 140th Street will use the proposed San Felasco Parkway extension. Similarly, it is estimated that half of the northbound rights at the intersection of NW 140th Street at Rachael Boulevard and a quarter of the northbound rights at the intersection of NW 140th Street at US 441 will be rerouted to the proposed San Felasco Parkway extension. This rerouting of vehicle trips is illustrated in Figure 2.

Background Trips

The turning movements at the intersection of NW 140th Street and NW 128th Place, with the added rerouted trips, were adjusted based on the seasonal adjustment factor of 1.02 provided by FDOT Traffic Online. These volumes were then adjusted by the growth rate of 1.0% to derive the background volumes for each of the study years. The growth

rate of 1.0% along NW 140th Street was derived from Alachua County's Long Range Transportation Plan which used historical counts provided by Alachua County. The peak season adjustment factor and the growth rate documentation are provided in Appendix C.

The spreadsheets prepared to derive the background and build-out conditions for the opening year 2020, year 2030, and design year 2040 are provided in Appendix D. The AM and PM peak hour build-out volumes for each of these scenarios are provided in Figures 3 through 5.

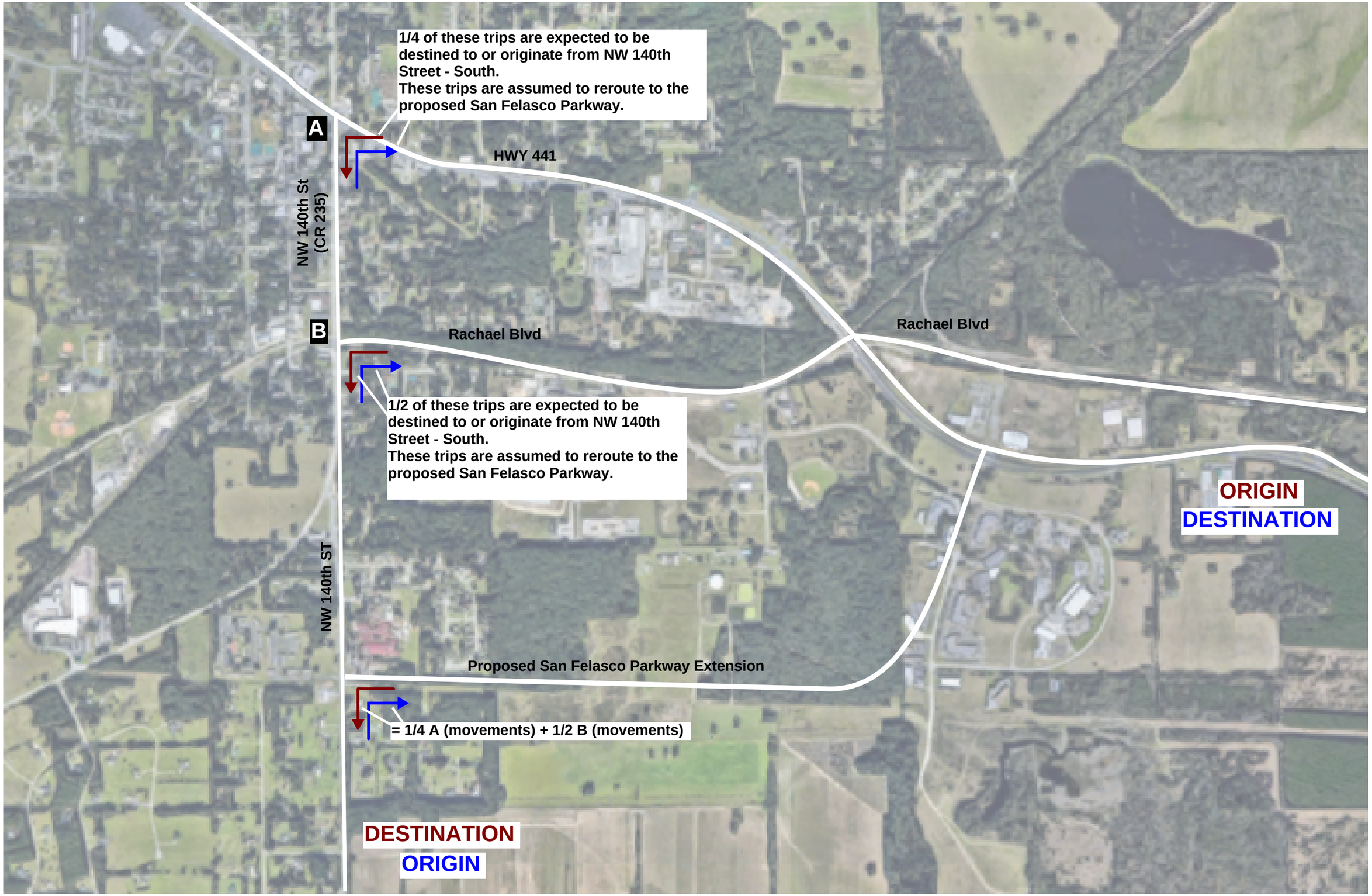


Figure 2 - Diverted Trips

NORTH

CHW Professional Consultants

LEGEND

#(#) Estimated AM(PM) 2020 Build-out Peak Hour Volume

NW 140th St

NW 128th Pl

534(306)

1(8) 10(10)

6(5) 10(10)

2(2) 42(123)

2(3) 102(63)

269(265)

Future San Felasco Parkway Extension

NORTH

Professional Consultants

Figure 3 - Opening Year 2020 Build-out

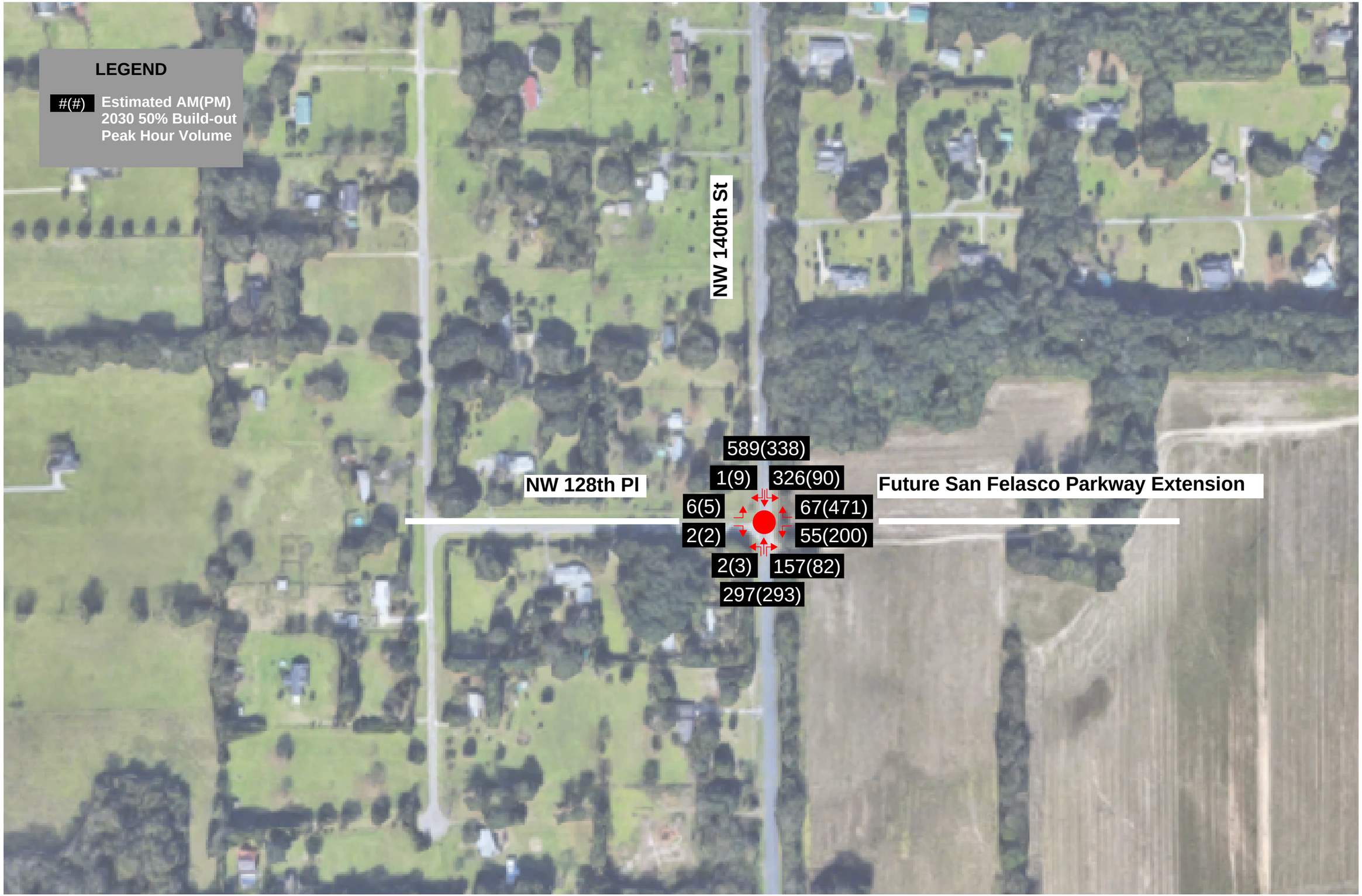


Figure 4 - Year 2030 Build-out

NORTH

CHW Professional Consultants

LEGEND

#(#) Estimated AM(PM) 2040 Build-out Peak Hour Volume

NW 140th St

651(373)

NW 128th Pl

1(10) 651(179)

Future San Felasco Parkway Extension

6(5) 133(941)

2(2) 69(279)

2(4) 212(101)

329(324)

NORTH

Professional Consultants

Figure 5 - Design Year 2040 Build-out

Analysis

The following analyses were performed to provide the most suitable control type and configuration for the intersection of the proposed San Felasco Parkway Extension with NW 140th Street:

- Traffic Signal Warrant Analysis (Opening Year 2020, year 2030, Design year 2040)
- Two-way Stop Control Operational Analysis (Opening Year 2020, year 2030, Design year 2040)
- Traffic Signal Control Operational Analysis (year 2030, Design year 2040)
- Roundabout Control Operational Analysis (Design Year 2040)

The traffic signal warrant analysis used the 7:00 AM to 7:00 PM forecasted traffic volumes. Under the existing T-intersection condition five years of crash history were reviewed which revealed only one crash at this intersection, therefore, Warrant 7 was not met during any of the scenarios. The Signal Warrants program, packaged with the HCS7 software, was used to perform the traffic signal warrant analysis. See Appendix E for the signal warrant documentation.

The two-way stop control was modeled with the following lane additions:

- southbound left-turn lane
- northbound right-turn lane
- westbound left-turn lane
- westbound thru/right lane

HCS7 was used to analyze the two-way stop-controlled conditions.

The traffic signal control was modeled with the lane additions described above, as well as a northbound left-turn lane. The traffic signal was not synchronized with other traffic signals. The left-turn treatment used was permitted/protected for the southbound left-turn and permitted only at all other approaches. The left turn treatment was applied based on the recommendations of the FHWA Signal Timing Manual. The cycle length and phase splits were optimized. Synchro 9 was used to analyze the traffic signal-controlled condition.

The roundabout was modeled as a single lane roundabout with a single approach in each direction. HCS7 was used to analyze the roundabout controlled condition.

Results from all operational analyses are provided in Table 3. Operational analysis reports from HCS7 and Synchro 9 are provided in Appendix F.

AM Intersection LOS Analysis Summary

Intersection	Movement	2020 Buildout- Stop Control				2030 50% Buildout - Stop Control				2030 50% Buildout - Signalized				2040 Build-out - Stop Control				2040 Build-out - Signalized				2040 Build-out - Roundabout			
		LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
NW 140th St & NW 128th Pl/San Felasco Parkway	EBL/T/R	C	17.6	0.03	25	F	66.6	0.12	25	A	0.4	0.06	0	F	729.3	0.85	50	A	0.6	0.08	0				
	EBR*																					B	12.6	0.03	25
	WBL	C	20.1	0.15	25	F	165.0	0.83	100	C	26.1	0.32	50	F	2844.8	5.93	250	E	72.1	0.70	125				
	WBT/R	A	9.7	0.01	0	B	10.3	0.09	25	A	0.4	0.12	0	B	11.3	0.19	25	A	0.5	0.19	0				
	WBR*																					A	5.8	0.21	25
	NBL**									B	13.0	0.01	25					C	27.0	0.01	25				
	NBT**									B	17.3	0.49	175					E	64.7	0.93	350				
	NBL/T	A	8.5	0.00	0	A	8.7	0.00	0					A	8.9	0.00	0								
	NBR**									A	3.7	0.26	50					A	6.7	0.46	50	D	33.9	0.86	25
	SBL	A	8.2	0.01	0	A	9.9	0.31	50	A	9.3	0.59	100	C	15.8	0.67	150	C	25.1	0.89	375				
	SBT/R**									A	7.9	0.53	225					A	5.4	0.53	200				
	SBR*																					F	82.2	1.12	50
	Total		1.2				9.0			B	10.0				104.0			C	23.6			F	61.7		

Yellow highlight = deficiency

PM Intersection LOS Analysis Summary

Intersection	Movement	2020 Buildout- Stop Control				2030 50% Buildout - Stop Control				2030 50% Buildout - Signalized				2040 Build-out - Stop Control				2040 Build-out - Signalized				2040 Build-out - Roundabout			
		LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
NW 140th St & NW 128th Pl/San Felasco Parkway	EBL/T/R	B	13.8	0.02	25	F	66.8	0.11	25	A	0.1	0.03	0	RESULTS NOT REPORTED IN HCS				A	0.0	0.02	0				
	EBR*																					A	6.7	0.01	0
	WBL	C	19.3	0.35	50	F	69.4	0.86	200	C	22.6	0.58	125	F	508.2	1.97	600	B	13.6	0.40	175				
	WBT/R	A	9.8	0.01	0	C	20.3	0.69	150	A	7.9	0.68	100	F	226.7	1.45	1200	D	40.3	0.99	750				
	WBR*																					F	191.8	1.38	75
	NBL**									B	14.3	0.01	25					C	29.8	0.02	25				
	NBT**									B	17.1	0.44	175					E	77.6	0.97	375				
	NBL/T	A	8.0	0.00	0	A	8.0	0.00	0					A	8.2	0.00	0								
	NBR**									A	1.6	0.13	25					A	8.4	0.28	50	A	7.7	0.42	25
	SBL	A	8.0	0.01	0	A	8.4	0.08	25	A	8.3	0.19	50	A	8.9	0.17	25	E	66.0	0.89	200				
	SBT/R									B	10.8	0.41	150					C	34.1	0.70	325				
	SBR*																					B	11.9	0.60	25
	Total		3.4				16.5			B	12.0				RESULTS NOT REPORTED			D	42.4			F	110.0		

Yellow highlight = deficiency

Table 3: Intersection Operational Analysis Summary

Opening Year 2020

The traffic signal warrant analysis resulted with no warrants being met during the opening year 2020. The two-way stop analysis resulted with no deficiencies for the AM and PM peak hours.

Year 2030

The traffic signal warrant analysis resulted with the following warrants being met during the year 2030 condition:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour

The two-way stop operates with a LOS of F for the eastbound approach and westbound left movements for the AM and PM peak hours. However, all v/c ratios are well below 1.0, demonstrating that backups are not expected. It is typical for main street left-turning movements and side street movements to operate with a LOS of F as the right-of-way is provided to the higher volume main street through movements.

The traffic signal operates with no deficiencies during year 2030. All movements operate well, providing a total intersection LOS of B during the AM and PM peak hours.

With the conservative estimates used in the traffic forecast it is expected that a two-way stop-controlled intersection will operate acceptably well after year 2030. Though three of the signal warrants are met, the two-way stop control continues to operate with no major deficiencies and no delay for the higher-volume NW 140th Street through movements.

Design Year 2040

The traffic signal warrant analysis resulted with the following warrants being met during the 2040 condition:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour

The two-way stop AM peak analysis resulted with a LOS of F for the eastbound approach and westbound left movements. The volume exceeds capacity for the westbound left, indicating that backups will occur for this movement. Additionally, the two-way stop PM peak analysis indicates that the westbound left and westbound through/right movements operate with a LOS of F and v/c ratios exceeding 1.0, indicating that backups are expected for these movements. If drivers from these failing movements are required to wait an extended length of time for a gap in traffic, the

drivers will be inclined to accept shorter gaps which could create safety issues at the intersection. The results for the eastbound left/thru/right movement and intersection total are not provided from HCS7 for the PM condition. Disregarding the eastbound approach, the total intersection delay during the PM peak hour is calculated as 161.4 seconds.

The traffic signal modeled during design year 2040 resulted with no deficient movements during the AM peak hour and PM peak hour analysis. The traffic signal operates with a total intersection delay that is lower than the roundabout during both the AM and PM peak hours. The traffic signal operates with a total intersection delay that is much lower, approximately one quarter, than the stop-controlled intersection delay, during the AM and PM peak hours.

A roundabout was modeled during the design year 2040. The roundabout analysis resulted with a LOS of F and a v/c exceeding 1.0 for the southbound approach during the AM and a LOS of F with a v/c exceeding 1.0 for the westbound approach during the PM. Comparing the total intersection operations, the roundabout operates with an average delay of 61.7 s during the AM peak and operates with a LOS of F and an average delay of 110s during the PM peak. This intersection delay is approximately 2.6 times that of the traffic signal.

Intersection Configuration

The following lane additions are recommended for the two-way stop-controlled intersection of NW 140th Street and NW 128th Place to accommodate the traffic added by the proposed San Felasco Parkway extension and future development along this roadway:

- A southbound left-turn lane with a queue length of 50 FT
- A northbound right-turn lane with no queue length
- A westbound left-turn lane with a queue length of 200 FT
- A westbound thru/right turn lane

By the design year 2040, the site is expected to warrant a traffic signal, should the UF Foundation site develop to the extent projected in this analysis. If the intersection is signalized in the future, the northbound left-turn lane would be needed as a northbound through vehicle could view a green light and rear-end a northbound left turning driver stopped to make a northbound left-turn at the intersection. Additionally, the southbound left-turn lane may need to be extended to accommodate the project trips.

Conclusion and Recommendations

Based on our analysis, and the understanding that the project trip traffic forecasted is conservatively high, with 18,756 daily trips estimated at full build-out, the following conclusions are made:

- The two-way stop control is expected to operate acceptably well after year 2030.
- A roundabout is not a recommended control type for this intersection.
- A traffic signal is expected to be warranted at some point beyond year 2030 given that the UF Foundation site develops to the extent provided in this analysis.

Similarly, CHW provides the following recommendations:

- A two-way stop-controlled intersection with the following lane configuration should be provided with the proposed San Felasco Parkway connection to NW 140th Street:

    - A southbound left-turn lane, with a queue length of 50 FT
    - A northbound right-turn lane with no queue length
    - A westbound left-turn lane
    - A westbound thru/right turn lane with a queue length of 200 FT

- A signal warrant analysis should be performed at the time either of the scenarios below occur. A traffic signal should be constructed if the analysis demonstrates that a traffic signal is warranted.

    - For any development or roadway plan impacting traffic volumes along San Felasco Parkway, that occurs beyond year 2030; or
    - For any development within the UF Foundation site that exceeds 75% of full build-out, equivalent to 1,360,000 SF Gross Leasable Area (GLA), before year 2030.

Appendix A:
Project Trip Distribution

Table 1: Office Uses Combined

Time	Average Weekday		Average Saturday		Average Sunday	
	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic
6–7 a.m.	4.6	0.7	4.1	1.4	1.8	2.4
7–8 a.m.	14.9	1.9	5.4	2.5	3.8	1.2
8–9 a.m.	20.7	3.0	9.1	1.5	6.0	2.9
9–10 a.m.	8.2	3.2	7.2	3.9	6.6	3.8
10–11 a.m.	5.0	3.9	6.8	4.6	9.7	7.5
11–12 p.m.	5.1	8.6	7.1	11.3	8.9	9.6
12–1 p.m.	8.7	10.5	8.1	14.0	6.9	9.1
1–2 p.m.	10.0	6.6	7.3	8.3	8.6	12.0
2–3 p.m.	5.9	6.3	7.6	7.7	6.6	8.2
3–4 p.m.	4.3	9.5	6.0	9.6	4.6	6.3
4–5 p.m.	3.4	15.4	3.1	7.9	5.5	7.5
5–6 p.m.	2.5	16.5	3.2	6.9	3.1	6.7
6–7 p.m.	1.4	5.5	2.5	3.2	3.5	4.1
7–8 p.m.	0.9	2.5	2.0	2.2	2.7	2.9
8–9 p.m.	0.7	1.6	2.4	2.1	3.3	4.3
9–10 p.m.	0.6	1.1	1.4	1.4	3.1	3.1
10 p.m.–6 a.m.	3.2	3.2	16.9	11.4	15.3	8.4

Table 2: Residential Uses Combined – Excluding Senior-Oriented Facilities

Time	Average Weekday		Average Saturday		Average Sunday	
	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic
6–7 a.m.	1.6	5.7	1.1	2.1	0.9	1.9
7–8 a.m.	2.5	9.0	1.8	3.6	1.6	3.3
8–9 a.m.	3.7	9.1	2.8	5.6	2.6	4.7
9–10 a.m.	3.7	6.5	4.4	7.3	3.5	6.8
10–11 a.m.	4.1	5.5	5.6	7.7	6.3	7.5
11–12 p.m.	4.5	5.7	6.9	7.5	6.4	9.5
12–1 p.m.	5.3	5.3	6.6	7.8	6.9	7.6
1–2 p.m.	5.4	5.7	7.1	6.9	7.2	7.4
2–3 p.m.	6.5	5.9	7.1	6.7	7.2	6.6
3–4 p.m.	8.1	6.3	7.4	6.1	7.3	6.6
4–5 p.m.	9.8	6.3	8.5	5.9	8.0	6.7
5–6 p.m.	10.8	6.5	8.6	6.3	7.3	6.9
6–7 p.m.	8.5	6.1	6.4	6.0	5.8	5.1
7–8 p.m.	5.9	4.9	5.2	4.9	5.5	4.1
8–9 p.m.	5.1	3.4	4.2	3.6	4.6	3.3
9–10 p.m.	4.2	2.3	3.8	2.6	4.3	2.7
10 p.m.–6 a.m.	10.3	5.6	12.4	9.3	14.6	9.4

Daily Percentages - ITE Journal		
Time	Average Weekday	
	% of 24-Hour Entering Traffic	% of 24-Hour Exiting Traffic
6-7 AM	4.6%	0.7%
7-8 AM	14.9%	1.9%
8-9 AM	20.7%	3.0%
9-10 AM	8.2%	3.2%
10-11 AM	5.0%	3.9%
11-12 AM	5.1%	8.6%
12-1 PM	8.7%	10.5%
1-2 PM	10.0%	6.6%
2-3 PM	5.9%	6.3%
3-4 PM	4.3%	9.6%
4-5 PM	3.4%	15.4%
5-6 PM	2.5%	16.5%
6-7 PM	1.4%	5.5%
7-8 PM	0.9%	2.5%
8-9 PM	0.7%	1.6%
9-10 PM	0.6%	1.1%
10 PM - 6 AM	3.2%	3.2%
Total	100.1%	100.1%

Daily Relative Percentages - ITE Journal		
Time	Average Weekday	
	% of 24-Hour Entering Traffic	% of 24-Hour Exiting Traffic
6-7 AM	5.98%	0.9%
7-8 AM	19.38%	2.4%
8-9 AM	0.00%	0.0%
9-10 AM	10.66%	4.0%
10-11 AM	6.50%	4.8%
11-12 AM	6.63%	10.7%
12-1 PM	11.31%	13.0%
1-2 PM	13.00%	8.2%
2-3 PM	7.67%	7.8%
3-4 PM	5.59%	11.9%
4-5 PM	4.42%	19.1%
5-6 PM	0.00%	0.0%
6-7 PM	1.82%	6.8%
7-8 PM	1.17%	3.1%
8-9 PM	0.91%	2.0%
9-10 PM	0.78%	1.4%
10 PM - 6 AM	4.16%	4.0%
Total		

% Non-peak Entering	76.9%
% Non-peak exiting	80.6%

Daily Project Volumes - Trip Generation- Original		
Time	Average Weekday	
	# Trips 24-Hour Entering Traffic	# Trips 24-Hour Exiting Traffic
6-7 AM	477	66
7-8 AM	1544	178
8-9 AM	1104	226
9-10 AM	850	300
10-11 AM	518	366
11-12 AM	529	806
12-1 PM	902	984
1-2 PM	1036	619
2-3 PM	611	591
3-4 PM	446	900
4-5 PM	352	1444
5-6 PM	304	1595
6-7 PM	145	516
7-8 PM	93	234
8-9 PM	73	150
9-10 PM	62	103
10 PM - 6 AM	332	300
Non-Peak Total	7969	7557
Peak Total	9378	9378

GOAL - To determine the entering and exiting project trips during the non-peak hours.

Step 1 - Determine the percentage of non-peak entering (76.9%) and exiting traffic (80.6%).

Step 2 - Determine the relative percentages of all non-peak hours. This is determined by dividing the original Office Use Daily percentages by the percentages of non-peak traffic.
Example: During 6:00 AM to 7:00 PM the relative percentage of entering project trips is 4.6%/76.9% = 6.0%

Step 3 - Determine the non-peak total daily trips by subtracting the AM and PM peak hour totals from the daily project trips resulting in 7969 entering trips and 7557 exiting trips.

Step 4 - Determine the non-peak hour project trips by multiplying the relative percentages by the non-peak total daily trips.
Example: During 6:00 AM to 7:00 PM the entering project trips = 5.98% X 7969 = 477

Appendix B:
Turning Movement Counts

NW 140th St. and NW 128th Pl.

Peggy Malone & Associates
(888) 247-8602

File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	NW 140th St Southbound				NW 140th St Northbound				NW 128th Pl Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
07:00 AM	0	94	0	94	50	0	0	50	2	2	0	4	148
07:15 AM	0	96	0	96	66	0	0	66	0	0	0	0	162
07:30 AM	0	104	0	104	72	0	0	72	2	1	0	3	179
07:45 AM	1	115	0	116	62	0	0	62	0	4	0	4	182
Total	1	409	0	410	250	0	0	250	4	7	0	11	671
08:00 AM	0	105	0	105	78	1	0	79	1	4	0	5	189
08:15 AM	1	111	0	112	69	1	0	70	0	1	0	1	183
08:30 AM	0	121	0	121	58	0	0	58	1	0	0	1	180
08:45 AM	0	135	0	135	49	0	0	49	0	1	0	1	185
Total	1	472	0	473	254	2	0	256	2	6	0	8	737
09:00 AM	0	96	0	96	36	0	0	36	0	0	0	0	132
09:15 AM	1	119	0	120	33	0	0	33	3	0	0	3	156
09:30 AM	0	86	0	86	33	0	0	33	1	1	0	2	121
09:45 AM	0	64	0	64	46	0	0	46	2	0	0	2	112
Total	1	365	0	366	148	0	0	148	6	1	0	7	521
10:00 AM	0	65	0	65	40	0	0	40	0	0	0	0	105
10:15 AM	0	42	0	42	29	0	0	29	0	0	0	0	71
10:30 AM	0	45	0	45	38	1	0	39	2	0	0	2	86
10:45 AM	0	40	0	40	38	0	0	38	0	0	0	0	78
Total	0	192	0	192	145	1	0	146	2	0	0	2	340
11:00 AM	1	32	0	33	27	0	0	27	0	0	0	0	60
11:15 AM	0	39	0	39	37	0	0	37	0	1	0	1	77
11:30 AM	0	30	0	30	41	0	0	41	0	0	0	0	71
11:45 AM	0	45	0	45	37	0	0	37	0	0	0	0	82
Total	1	146	0	147	142	0	0	142	0	1	0	1	290
12:00 PM	0	30	0	30	51	0	0	51	0	1	0	1	82
12:15 PM	1	37	0	38	35	1	0	36	0	1	0	1	75
12:30 PM	1	47	0	48	46	0	0	46	0	1	0	1	95
12:45 PM	0	46	0	46	27	0	0	27	0	0	0	0	73
Total	2	160	0	162	159	1	0	160	0	3	0	3	325
01:00 PM	1	39	0	40	38	1	0	39	0	0	0	0	79
01:15 PM	1	32	0	33	44	0	0	44	0	0	0	0	77
01:30 PM	0	28	0	28	48	0	0	48	0	0	0	0	76
01:45 PM	1	30	0	31	36	1	0	37	0	0	0	0	68
Total	3	129	0	132	166	2	0	168	0	0	0	0	300
02:00 PM	0	43	0	43	25	0	0	25	0	1	0	1	69
02:15 PM	0	41	0	41	30	0	0	30	0	0	0	0	71
02:30 PM	1	28	0	29	30	0	0	30	0	0	0	0	59
02:45 PM	0	44	0	44	38	1	0	39	0	0	0	0	83
Total	1	156	0	157	123	1	0	124	0	1	0	1	282
03:00 PM	0	41	0	41	48	1	0	49	1	0	0	1	91
03:15 PM	2	29	0	31	40	0	0	40	1	1	0	2	73
03:30 PM	2	64	0	66	42	0	0	42	0	1	0	1	109
03:45 PM	1	49	0	50	58	0	0	58	0	0	0	0	108
Total	5	183	0	188	188	1	0	189	2	2	0	4	381
04:00 PM	1	50	0	51	49	3	0	52	0	0	0	0	103
04:15 PM	5	59	0	64	45	2	0	47	1	0	0	1	112
04:30 PM	2	47	0	49	66	3	0	69	0	0	0	0	118
04:45 PM	0	57	0	57	69	0	0	69	1	1	0	2	128
Total	8	213	0	221	229	8	0	237	2	1	0	3	461
05:00 PM	3	78	0	81	64	2	0	66	1	1	0	2	149
05:15 PM	2	79	0	81	62	0	0	62	0	3	0	3	146
05:30 PM	3	78	0	81	55	1	0	56	0	0	0	0	137
05:45 PM	1	56	0	57	49	0	0	49	1	2	0	3	109
Total	9	291	0	300	230	3	0	233	2	6	0	8	541
06:00 PM	1	52	0	53	55	1	0	56	0	0	0	0	109
06:15 PM	1	54	0	55	40	0	0	40	0	0	0	0	95
06:30 PM	0	47	0	47	36	0	0	36	0	1	0	1	84
06:45 PM	2	51	0	53	35	0	0	35	0	2	0	2	90
Total	4	204	0	208	166	1	0	167	0	3	0	3	378
Grand Total	36	2920	0	2956	2200	20	0	2220	20	31	0	51	5227
Apprch %	1.2	98.8	0		99.1	0.9	0		39.2	60.8	0		
Total %	0.7	55.9	0	56.6	42.1	0.4	0	42.5	0.4	0.6	0	1	

Peggy Malone & Associates
(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

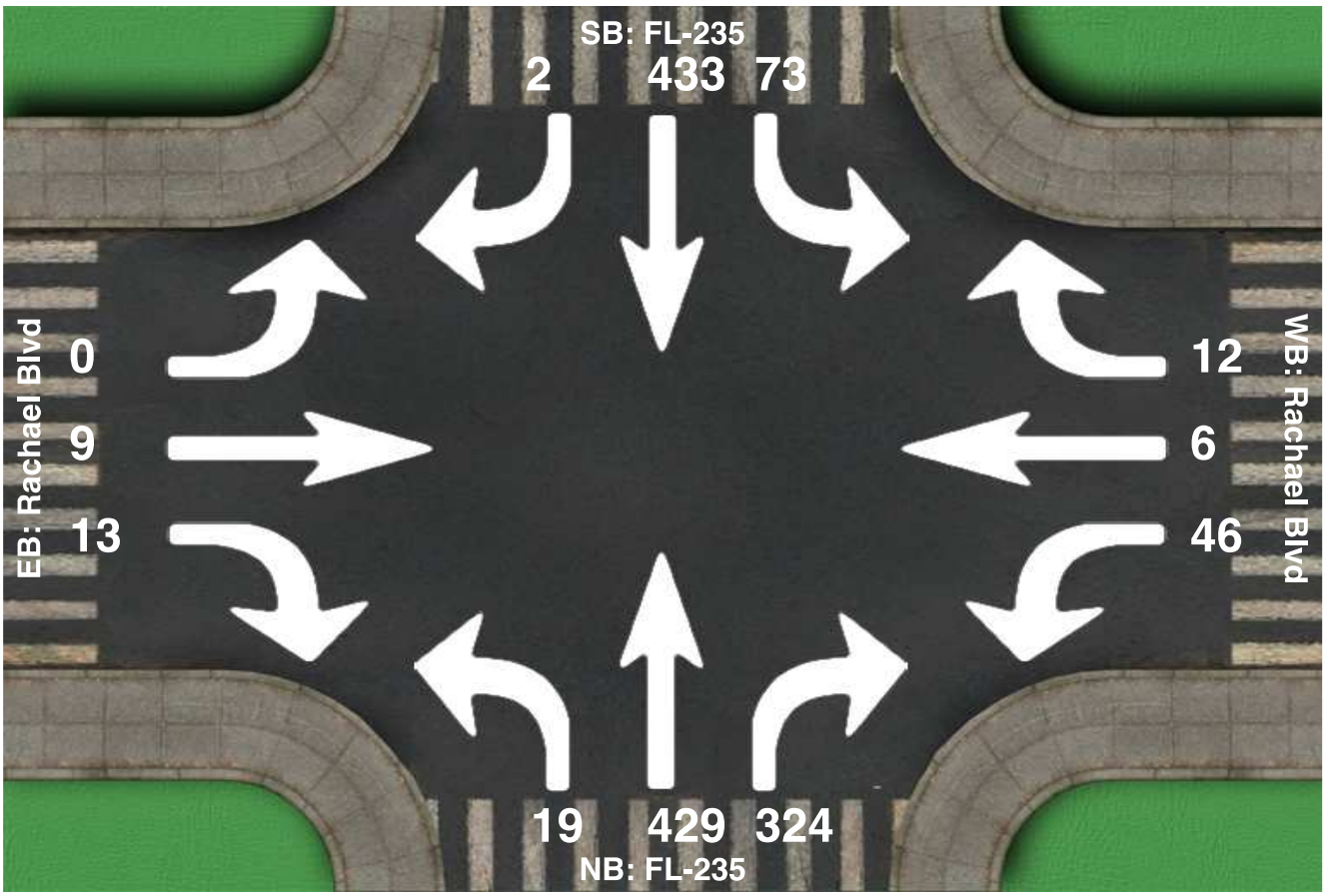
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	73	351	2	43	6	11	18	381	303	0	9	13	1210
Truck	0	80	0	2	0	1	1	48	19	0	0	0	151
Bicycle	0	2	0	1	0	0	0	0	2	0	0	0	5

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

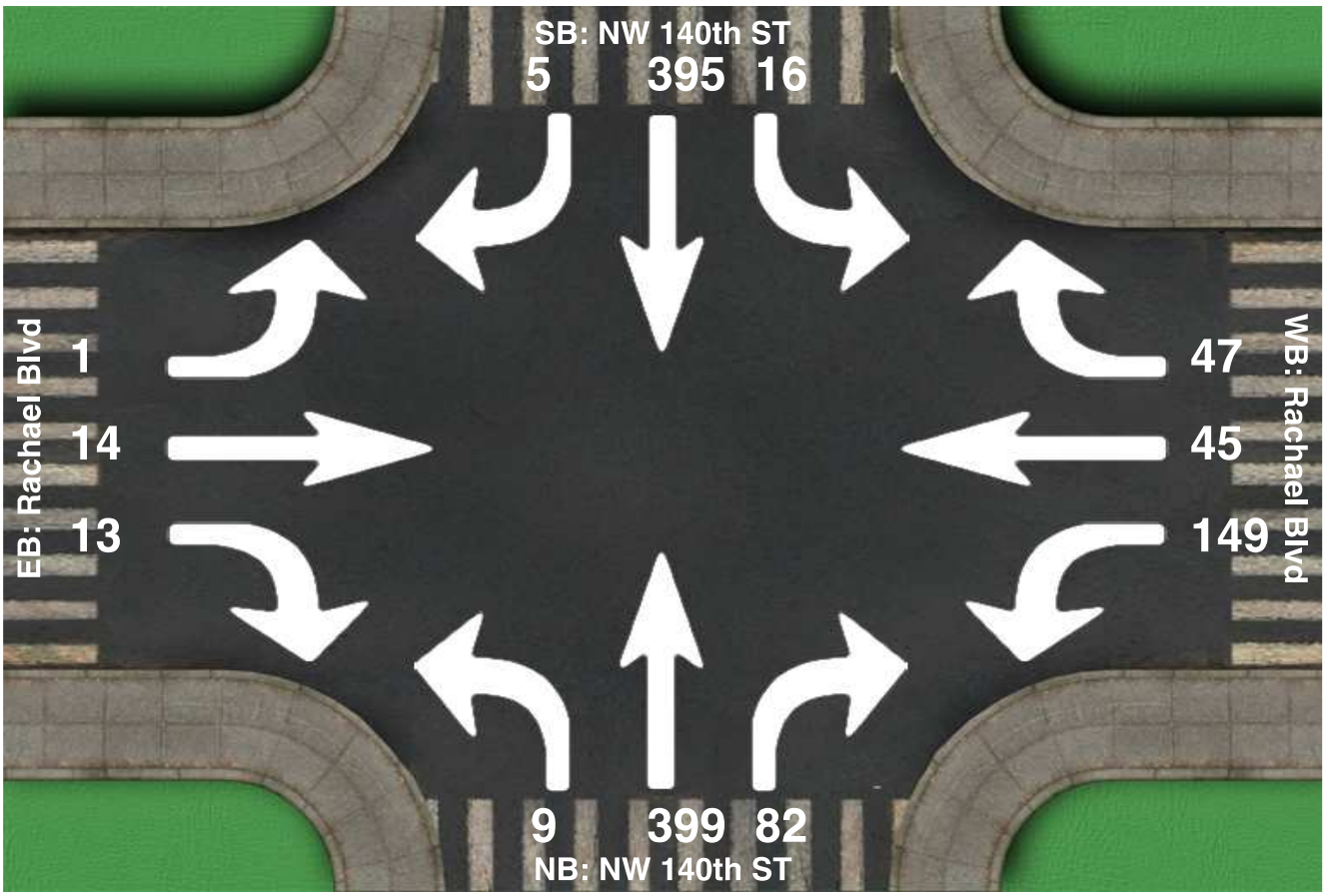
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	16	385	5	149	45	47	9	381	80	1	14	13	1145
Truck	0	10	0	0	0	0	0	18	2	0	0	0	30
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

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

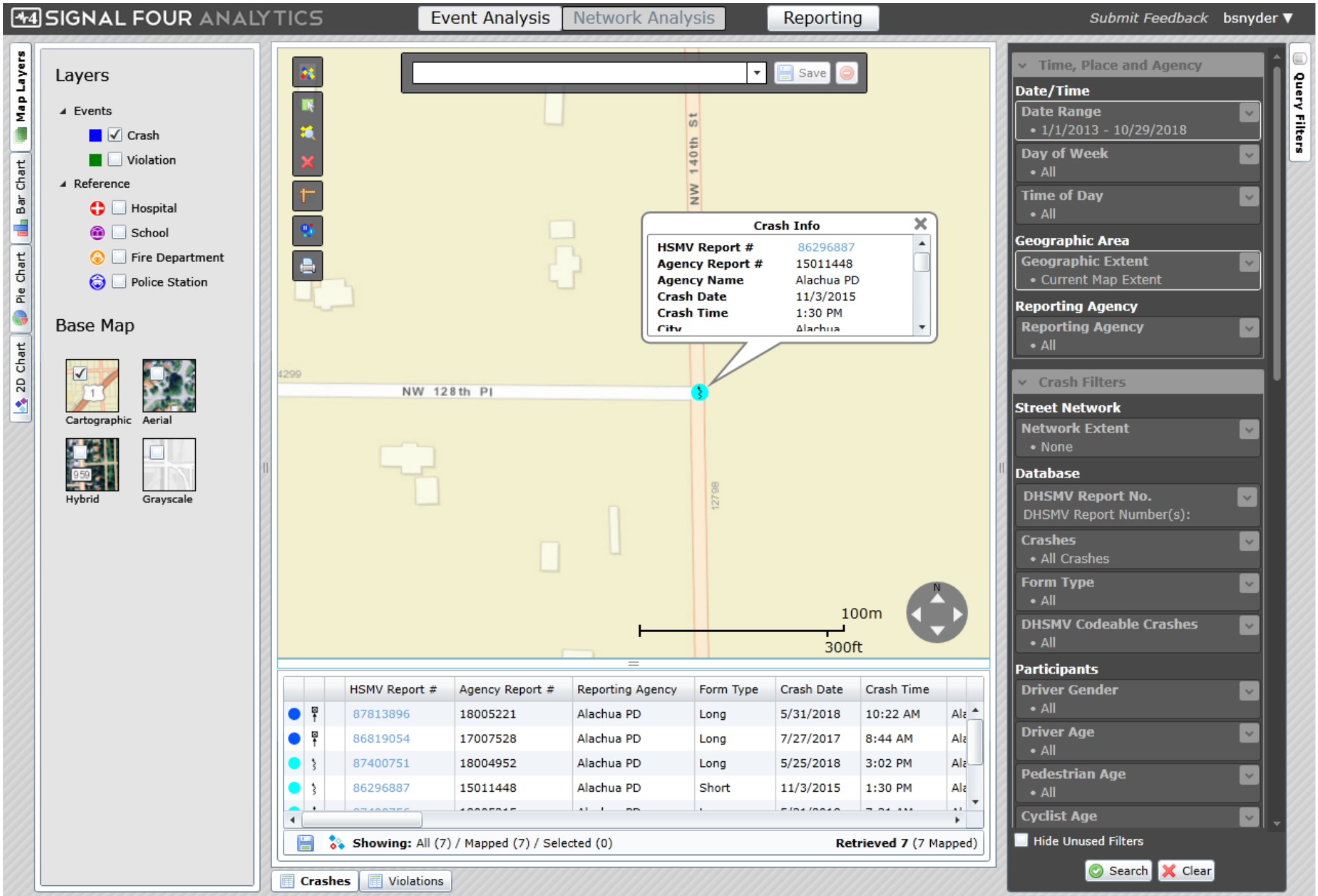
59% Project Entering Traffic

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

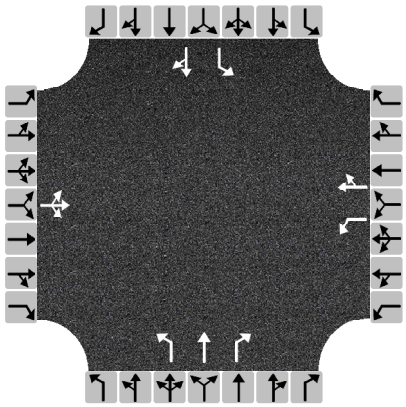
Project Information

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

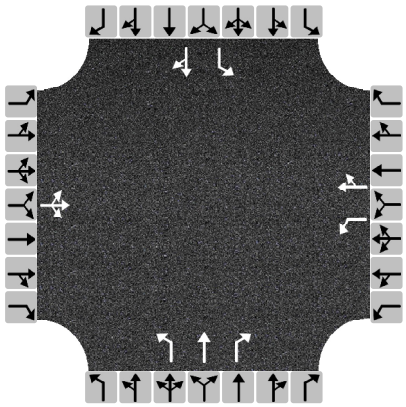
Project Information

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

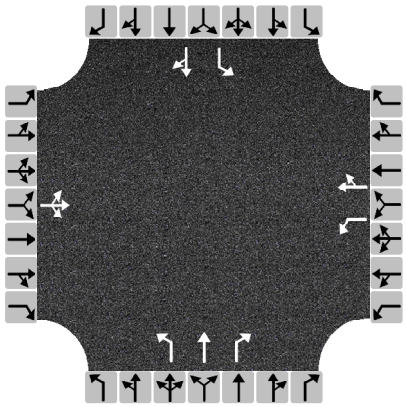
Project Information

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.

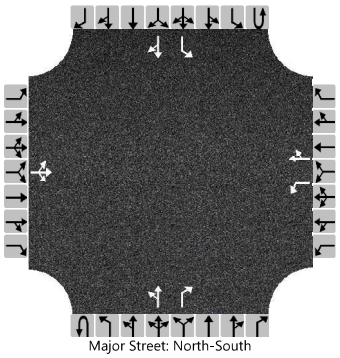
Appendix F:
Operational Analysis Results

Opening Year 2020

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Brian Snyder	Intersection	NW 140th at NW 128th Pl
Agency/Co.	CHW Consultants	Jurisdiction	Alachua County
Date Performed	11/26/2018	East/West Street	NW 128th Pl
Analysis Year	2020	North/South Street	NW 140th St
Time Analyzed	AM 2020 Opening Year	Peak Hour Factor	0.98
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	San Felasco Parkway		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		6	0	2		42	0	10		2	269	102		10	534	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				8		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.18		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.27		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			43		10		2				10		
Capacity, c (veh/h)			294			281		769		1023				1148		
v/c Ratio			0.03			0.15		0.01		0.00				0.01		
95% Queue Length, Q_{95} (veh)			0.1			0.5		0.0		0.0				0.0		
Control Delay (s/veh)			17.6			20.1		9.7		8.5				8.2		
Level of Service (LOS)			C			C		A		A				A		
Approach Delay (s/veh)	17.6				18.1				0.1				0.1			
Approach LOS	C				C											

Copyright © 2018 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

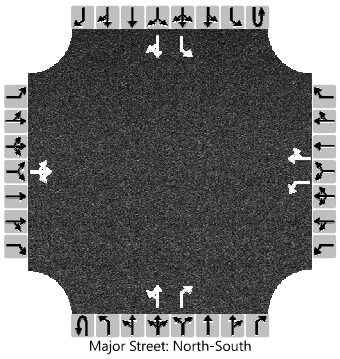
General Information

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

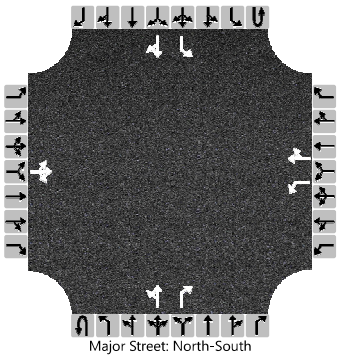
General Information

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

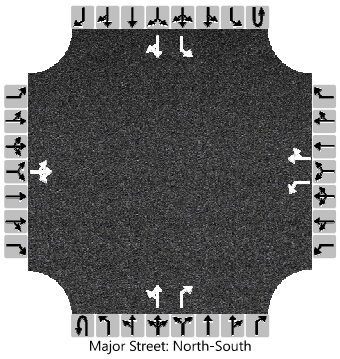
General Information

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											

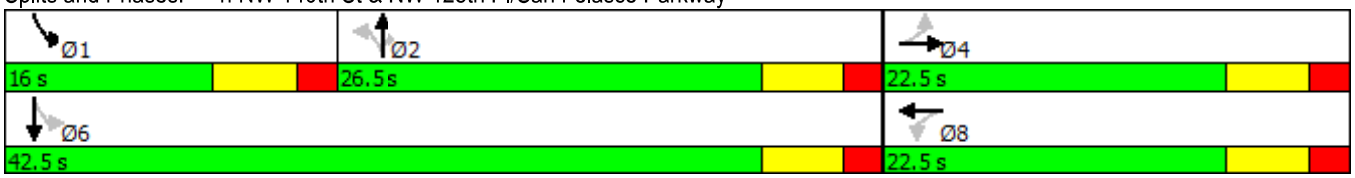
Copyright © 2018 University of Florida. All Rights Reserved.

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

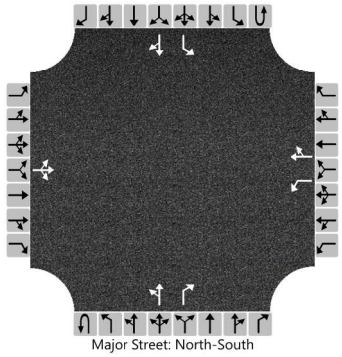
General Information

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

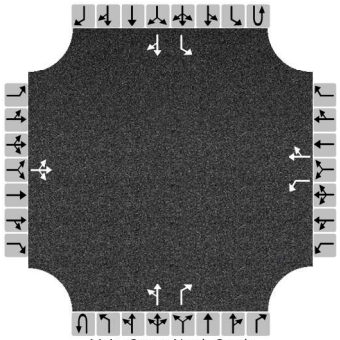
General Information

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															

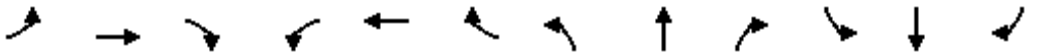
Critical and Follow-up Headways

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	

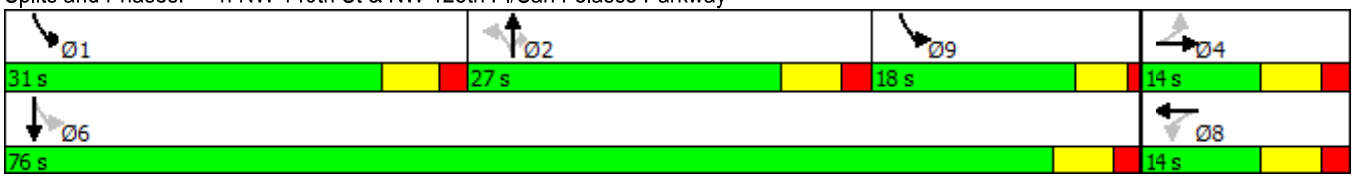
Lane Group	Ø1	Ø9
Lane Configurations		
Traffic Volume (vph)		
Future Volume (vph)		
Ideal Flow (vphpl)		
Storage Length (ft)		
Storage Lanes		
Taper Length (ft)		
Lane Util. Factor		
Frt		
Flt Protected		
Satd. Flow (prot)		
Flt Permitted		
Satd. Flow (perm)		
Right Turn on Red		
Satd. Flow (RTOR)		
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			

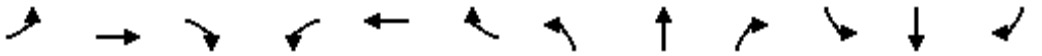
\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

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



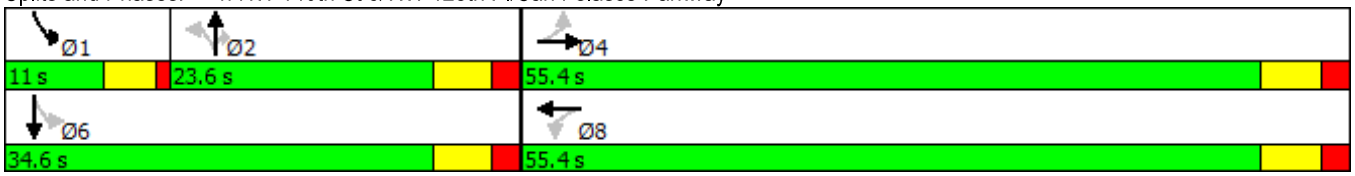
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	0	2	279	0	941	4	324	101	179	373	10
Future Volume (vph)	5	0	2	279	0	941	4	324	101	179	373	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	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.

SAN FELASCO VENTURES PROJECT (±251.42 ACRES)

ALACHUA COUNTY, FLORIDA

ECOLOGICAL SURVEY REPORT

Prepared For:

Gerry Dedenbach
Vice President
CHW Professional Consultants
11801 Research Drive
Alachua, FL 32615

May 28, 2021

Prepared by:

FLATWOODS Consulting Group
8306 Laurel Fair Circle•Suite 120
Tampa, FL 33610•813-600-5747

M. Camille Knight
Ecologist

Lee M. Walton
Senior Ecologist/Principal

Contents

1.0 INTRODUCTION 4
2.0 METHODOLOGY 4
2.1 Preliminary Review 4
2.2 Survey Methods 5
2.2.1 Wetland Delineation 5
2.2.2 Standard Listed Species Survey 5
2.2.3 Listed Plant Survey 5
3.0 RESULTS 5
3.1 Soil Descriptions 5
3.2 Existing Upland Communities 6
3.3 Existing Wetland Communities 6
3.4 Listed Species Survey Results 7
3.4.1 Florida Pine Snake 7
3.4.2 Gopher Tortoise 7
3.4.3 Little Blue Heron 7
3.4.4 Southeastern American Kestrel 8
3.4.5 Tricolored Heron 8
4.0 PROTECTED HABITATS AND WATERS 11
5.0 FEMA FLOODPLAIN 11
6.0 PERMITTING DISCUSSION 11
7.0 REFERENCES 13

Tables

Table 1 Protected Plants and Animals Potentially Occurring on the San Felasco Ventures Project in Alachua County, Florida 9

Figures

Aerial Map ..... Follows Text
Quad Map..... Follows Text
Location Map ..... Follows Text
Soil Map..... Follows Text
Land Use Map..... Follows Text
Ecological Survey Map..... Follows Text
FNAI/FWC Map ..... Follows Text
Protected Lands Map ..... Follows Text
Protected Waters Map ..... Follows Text
Floodplain Map ..... Follows Text
Photo Station Map..... Follows Text

Appendix

Photo Document..... Follows Text

1.0 INTRODUCTION

Flatwoods Consulting Group Inc. (Flatwoods) was retained by CHW Professional Consultants (Client) to conduct a jurisdictional wetland delineation for the approximate 251.42-acre San Felasco Ventures Project on May 19 and 21, 2021. The site is located east of County Road 241 and north and south of Progress Boulevard in Alachua, Florida. (Location Map). The site consists of Parcel ID No. 03970-000-000 and 03929-000-000, according to the Alachua County Property Appraiser and is in Sections 23 and 26, Township 8 South, and Range 18 East (Quad Map).

2.0 METHODOLOGY

The following sections describe the methods used by Flatwoods to determine the wetland limits and the potential presence of listed wildlife and plants within the study site.

2.1 Preliminary Review

Information on the potential presence of listed species was collected through literature and data review. Flatwoods reviewed information from the U.S. Fish and Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission (FWC), the Florida Natural Areas Inventory (FNAI), the Suwannee River Water Management District (SRWMD), and the Florida Department of Environmental Protection (FDEP) Geographic Information System (GIS) databases regarding the occurrence of listed species and protected habitats.

To further identify which federally and state listed plant and animal species have the potential to occur within the study site, upland and wetland vegetative communities were assessed to determine their plant species composition, approximate boundaries, and general condition and quality. To establish the approximate locations and boundaries of existing upland and wetland communities within the study site, available site-specific data were collected and reviewed using the following resources and methods (see References for complete source information):

- Infrared and true color aerial imagery of the project area
- U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida
- Florida U.S. Geological Survey (USGS) Topographic Quadrangle maps
- FWS Critical Habitat Portal
- FNAI Biodiversity Matrix
- Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCCS)
- SRWMD land use mapping

2.2 Survey Methods

2.2.1 Wetland Delineation

Wetlands and surface waters are delineated in accordance with The Florida Wetlands Delineation Manual (Chapter 62-340, F.A.C.) and the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual, 2010 Supplement, suitable for submittal to the SRWMD, the USACE, and Alachua County. These delineation methods are based on the identification of specific hydrologic characteristics, including the presence of hydric soils and hydric soil conditions (periodic, continuous, or saturated), a dominance of hydrophytic vegetation, and other indicators of hydrologic conditions (e.g., evidence of frequent inundation, moss collars, and the presence of muck soils). If any wetlands or surface waters were found, the landward extent of each jurisdictional wetland was flagged in the field. Each flag location was recorded using a sub-meter Global Positioning System (GPS). Wetlands and surface waters found occurring within the site, are shown on the Ecological Survey map.

2.2.2 Standard Listed Species Survey

Flatwoods conducted a listed species survey within the study site in accordance with the FWC Florida Wildlife Conservation Guide. The purpose of the listed species survey was to identify presence and relative abundance of species considered Endangered, Threatened, or of Special Concern by the FWS under 50 CFR 11-12 and the FWC under Chapter 68A-27 F.A.C. During these surveys, all habitats within the site are canvassed for listed species. Any observations of listed species, as well as physical features that may indicate the presence of these species, such as tracks, scat, nests, burrows, and nest cavities in trees were shown on the Ecological Survey Map, if present.

2.2.3 Listed Plant Survey

Flatwoods conducted a survey in all suitable habitats within the site for plant species listed by the FWS as Threatened or Endangered. If found, any observations of listed plant species will be recorded using a sub-meter GPS and shown on the Ecological Survey Map, if present.

3.0 RESULTS

3.1 Soil Descriptions

Based on the USDA/NRCS Soil Survey for Alachua County (1982), nine soil types were mapped: Arredondo Fine Sand, 0 to 5 Percent Slopes (3); Fort Meade Fine Sand, 0 to 5 Percent Slopes (5); Millhopper Sand, 0 to 5 Percent Slopes (8); Kendrick Sand, 2 to 5 Percent Slopes (30); Gainesville Sand, 0 to 5 Percent Slopes (35); Arredondo Fine Sand, 5 to 8 Percent Slopes (69); Millhopper Sand, 5 to 8 Percent Slopes (71); Lochloosa Fine Sand, 5 to 8 Percent Slopes (72); and Kendrick Sand, 5 to 8 Percent Slopes (73) (Soil Map). According to the *Hydric Soils of Florida Handbook*, no hydric soils occur onsite.

3.2 Existing Upland Communities

Existing land use within the site was determined using a combination of the FLUCCS descriptions, SRWMD land use mapping, and field reconnaissance (Land Use Map). The FLUCCS represents current habitat conditions on the property. Representative photographs of the site are depicted in the Photo Document.

Land Use Communities

Row Crops (FLUCCS 214)

This habitat consisted of well-defined rows for growing peanuts, cabbage, and melons.

Fallow Crop Land (FLUCCS 261)

This habitat is previously harvested agricultural land that is no longer in crop production. Vegetation within this land use included ruderal species such as dogfennel (*Eupatorium capillifolium*), fireweed (*Erechtites hieraciifolius*), hairy indigo (*Indigofera hirsuta*), and broomsedge bluestem (*Andropogon virginicus*).

Upland Hardwood Forest (FLUCCS 420)

The canopy within this habitat consisted of live oak (*Quercus virginiana*), chinaberry (*Melia azedarach*), Carolina laurelcherry (*Prunus caroliniana*), and hackberry (*Celtis occidentalis*). Other vegetative species within this habitat included American beauty-berry (*Callicarpa americana*), greenbrier (*Smilax* spp.), Virginia creeper (*Parthenocissus quinquefolia*), and poison ivy (*Toxicodendron radicans*).

3.3 Existing Wetland Communities

Seven surface waters were delineated on the San Felasco Ventures property during the field review. No wetlands were found on the property. The text below provides a brief description the surface waters.

Reservoirs less than 10 Acres (FLUCCS 534)

This land use category designates man-made surface waters that are less than 10 acres. The surface waters found on site were constructed to serve as stormwater management features. Conveyances are stabilized with rip rap, areas that serve as ponds contain a sand bottom. These systems are maintained by mowing. Vegetative species included bahiagrass (*Paspalum notatum*), falsefennel (*Eupatorium leptophyllum*), and saltbush (*Baccharis halimifolia*).

3.4 Listed Species Survey Results

No listed wildlife or plant species were observed. In addition to the field review, Flatwoods conducted a desktop review of possible nearby wildlife species. Flatwoods reviewed the FWC Eagle Nest Locator (2016-2017 Survey), the 1999 FWC Wading Bird Colony Database, and the FWS Wood Stork (*Mycteria americana*) Consultation Area. No known bald eagle (*Haliaeetus leucocephalus*) nests or wading bird colonies occur within one mile of the site. The project is not located within any wood stork Core Foraging Areas (CFAs) (FNAI/FWC Map).

Based on the project's available habitats and location, other listed species (animals and plants) have the potential to occur. Table 1 describes the potentially occurring species' habitat preferences, preferred survey window (breeding season or flowering time), their likelihood of occurrence, whether they were observed on the site, and their FWS and FWC listing status. The species that have a moderate or high probability of occurrence on the site are described in the sections below.

3.4.1 Florida Pine Snake

The Florida pine snake (*Pituophis melanoleucus mugitus*) is listed as Threatened by the FWC and not listed by the FWS. The Florida pine snake is a large, stocky, tan or rusty colored snake with an indistinct pattern of large blotches on a lighter background. They have a muscular body, with keeled scales with a relatively small head, somewhat pointed snout, and four prefrontal scales. These snakes may hiss loudly and vibrate their tail when encountered. They are found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. They often coexist with pocket gophers and gopher tortoises. Flatwoods did not observe the Florida pine snake during the survey.

3.4.2 Gopher Tortoise

The gopher tortoise is listed as Threatened by the FWC and is a candidate for listing by the FWS. Gopher tortoises are terrestrial turtles averaging 9 to 11 inches in length. They are typically found in sandhill, pine flatwoods, scrub, dry prairie, coastal dunes, and other well-drained, open habitats. Gopher tortoises dig half-moon-shaped burrows that average 15 feet long and 7 feet deep. No gopher tortoise burrows were observed during the ecological survey. Please note, a 100 percent gopher tortoise was not conducted at the time of this survey. Flatwoods will conduct a gopher tortoise survey at a future date. Completion of this survey will determine if gopher tortoises are present onsite and if an FWC Gopher Tortoise Relocation Permit will be required for site development.

3.4.3 Little Blue Heron

This medium-sized, slate-blue wading bird is listed as Threatened by the FWC and not listed by the FWS. The little blue heron (*Egretta caerulea*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands,

bay swamps, and ditches. No communal roosts or rookeries were observed on the site. According to the 1999 FWC wading bird colony database, one wading bird colony is located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

3.4.4 Southeastern American Kestrel

The southeastern American kestrel (*Falco sparverius paulus*) is listed as Threatened by the FWC. It is a resident subspecies of the American kestrel (*Falco sparverius*) and kestrels observed in Florida during the breeding season (April-August) are assumed to be resident southeastern American kestrels. They are found in upland habitats, including sandhills, flatwoods, pastures, sand pine scrubs, and prairies. As cavity nesters and sit and wait predators, they require suitable cavity trees and perches in their territories as well as open ground cover to see and capture their prey. Typical prey items include insects, lizards, small rodents, and small birds. No kestrels were observed foraging during the site review.

3.4.5 Tricolored Heron

This medium-sized, two-toned wading bird is listed as Threatened by the FWC and not listed by the FWS. The tricolored heron (*Egretta tricolor*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands, bay swamps, ditches, inland waterways, and urban and agricultural environments. No communal roosts or rookeries were observed on the site. According to the 1999 FWC wading bird colony database, one wading bird colony is located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

Table 1 Protected Plants and Animals Potentially Occurring on the San Felasco Ventures Project in Alachua County, Florida

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
BIRDS					
Antigone canadensis pratensis Florida sandhill crane	Open wetland habitats surrounded by shrubs or trees. Commonly found foraging in irrigated croplands, pastures, grasslands, or wetlands.	S - Year round B - January-June	Low: Little habitat present	---	T
Aphelocoma coerulescens Florida scrub-jay	Inhabits fire dominated, low-growing, oak scrub habitat found on well-drained sandy soils. May persist in areas with sparser oaks or scrub areas that are overgrown.	S - March-October B - March-July	Low: Lack of suitable habitat	T	T
Egretta caerulea Little blue heron	Shallow freshwater, brackish water, and saltwater habitats.	S - Year round B - March-July	Moderate: Some suitable habitat present	---	T
Egretta tricolor Tricolored heron	Forages in a variety of permanently and seasonally flooded wetlands, ditches, edges of ponds, and lakes. Inland nesting colonies typically found in Carolina willow dominated wetlands.	S - Year round B - March-July	Moderate: Some suitable habitat present	---	T
Falco sparverius paulus Southeastern American kestrel	Found in open pine habitats, woodland edges, dry prairies, and pastures.	S - April-August B - April-August	Moderate: Some habitat present	---	T
Haliaeetus leucocephalus Bald eagle	Areas close to the coast, bays, rivers, lakes, or other bodies of water. Typically nests in live mature pines and cypress trees.	S - Year round B - October-May	Low: Little habitat present	---	---
Mycteria americana Wood stork	Forages in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Nests in colonies in cypress swamps.	S - Year round B - March-August	Low: Little habitat present	T	T

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
Picoides borealis Red-cockaded woodpecker	Open pine woodlands with mature to over-mature pine trees and a diversity of grass, forbs, and shrub species.	S - Year round B - April-July	Low: Lack of suitable habitat	E	E
REPTILES					
Drymarchon corais couperi Eastern indigo snake	Broad range of habitats from scrub and sandhill to wet prairies, forested wetlands, and mangrove swamps. Often seeks refuge in gopher tortoise burrows in sandy uplands, but also forages in mesic and hydric habitats.	S - Year round B - November-April	Low: Little habitat present	T	T
Gopherus polyphemus Gopher tortoise	Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry prairie flatwoods; also, commonly uses disturbed habitats such as pastures, old fields, abandoned citrus groves, and road shoulders.	S - Year round B - March-October	Moderate: Some habitat present	---	T
Pituophis melanoleucus mugitus Florida pine snake	Found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. Often coexists with pocket gophers and gopher tortoises.	S - Year round B - April-February	Moderate: Some habitat present	---	T

1 - S - Survey Window, B - Breeding Season
2 - E = Endangered, T = Threatened, T (S/A) = Similarity of Appearance to a Threatened Taxon
3 - U.S. Fish and Wildlife Service
4 - Florida Fish and Wildlife Conservation Commission

Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, FWS Listed Species by County, and Florida Natural Areas Inventory

4.0 PROTECTED HABITATS AND WATERS

The site was evaluated for the potential occurrence of Critical Habitat as defined by the Endangered Species Act of 1973, as amended. The FWS regulates the adverse modification of the biological or physical constituent elements essential to the conservation of the listed species within the Critical Habitat. There are no lands designated as Critical Habitat within or adjacent to the site. The site was also evaluated for the potential occurrence of Protected Waters and Protected Lands. No Protected Waters or Protected Lands occur onsite. The San Felasco Hammock Preserve State Park is immediately adjacent to the eastern boundary of the site (Protected Lands Map, Protected Waters Map).

5.0 FEMA FLOODPLAIN

Federal Emergency Management Agency (FEMA) identifies flood hazards and assesses flood risks. Based on the attached Floodplain Map, the northeast portion of the site occurs within Flood Zone A. Zone A is defined as areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies.

6.0 PERMITTING DISCUSSION

State Permitting

Four existing surface waters were observed on the site, constructed in accordance with Environmental Resource Permit (ERP) Individual Permit No. 001-205889-3, issued by the SRWMD on April 5, 2019. An ERP permit from the SRWMD will be required for the operation, maintenance, and any alteration of the existing systems, or the creation of any new surface waters.

No listed species were observed during the surveys. Flatwoods plans to conduct a 100% gopher tortoise survey at a future date. This survey will be conducted to determine whether gopher tortoise burrows are present onsite and if future construction will impact gopher tortoises. Upon completion of this survey, additional permitting requirements, if applicable, will be provided.

According to Section 3.6 of the SRWMD ERP Applicant's Handbook Volume II, there must be no net decrease in storage volume within the floodplain. Compensating storage may be used to offset impacts if impacts within the floodplain were to occur.

Local Government Permitting

Section 406.04 of Alachua County's Land Development Regulations requires a Resource Assessment as supporting documentation for various applications. This report is sufficient to support the application for Alachua County.

According to Article VII of Chapter 406 of Alachua County's Land Development Regulations, a floodplain development permit may be required if development occurs wholly or partially within the flood prone area (Floodplain Map).

According to Article II of Chapter 406 of Alachua County's Land Development Regulations, a permit is required to remove any champion trees, heritage trees, woody native tree species eight inches or more in diameter at breast height (DBH), specimen trees, and small specimen trees listed under Section 406.16. For protected trees permitted for removal, trees shall be either relocated, replaced, or a fee may be paid to Alachua County in lieu of replacement planting.

According to Section 6.2 of the City of Alachua's Code of Ordinances, a tree removal permit must be obtained before removing any champion or heritage tree. A tree survey was not conducted as part of this Ecological Survey but will likely be required for site development.

7.0 REFERENCES

Chafin, L. G. 2000. Field Guide to the Rare Plants of Florida. Natural Areas Inventory, Tallahassee, Florida.

Coile, N.C. 1998. Notes on Florida's Regulated Plant Index (Rule 5B-40), Botany Contribution 38, 2nd edition. Florida Department of Agriculture & Consumer Services, Division of Plant Industry, Gainesville, FL.

Florida Association of Environmental Soil Scientists. Hydric Soils of Florida Handbook. Fourth Edition. 2007.

Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCCS), January 1999.

Florida Fish and Wildlife Conservation Commission. 2003, January 6. Florida's breeding bird atlas: A collaborative study of Florida's birdlife. http://www.myfwc.com/bba.

Florida Fish and Wildlife Conservation Commission Eagle Nest Locator. 2012-2013. Online resource available from http://myfwc.com/eagle/eaglenests/nestlocator.aspx.

Florida Fish and Wildlife Conservation Commission, U.S. Fish and Wildlife Service, Florida Natural Areas Inventory. Florida Wildlife Conservation Guide. Tallahassee; Version August 2010.

Florida Natural Areas Inventory (FNAI). Online resources available from http://www.fnai.org/index.cfm

Hipes, D., D .R. Jackson, K. NeSmith, D. Printiss, and K. Brandt. 2000. Field Guide to the Rare Animals of Florida. Natural Areas Inventory, Tallahassee, Florida.

Humphrey, S.R. editor, 1992.“Rare and Endangered Biota of Florida, Volume I. Mammals”. University Press of Florida.

Kale, H. W., II, B. Pranty, B. M. Stith, and C. W. Biggs. 1992. The atlas of the breeding birds of Florida. Final Report. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida.

Moler, P.E., editor, 1992.“Rare and Endangered Biota of Florida, Volume III. Amphibians and Reptiles”. University Press of Florida.

Rodgers, J.A., H.W. Kale II and H.T. Smith, editors. 1992. “Rare and Endangered Biota of Florida Volume V. Birds”. University Press of Florida.

Runde, D.E., J.A. Gore, J.A. Hovis, M.S. Robson and P.D. Southall. 1991. "Florida Atlas of Breeding Sites for Herons and Their Allies: Update 1986-89." Florida Game and Freshwater Fish Commission, Division of Wildlife, Nongame Wildlife Program Technical Report, No. 10.

U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida.

U.S. Geological Survey (USGS) Topographic Quadrangle Maps. Online resources available from http://topomaps.usgs.gov/.

U.S. Fish and Wildlife Survey (FWS). National Wetland Inventory (NWI). Online resources available from http://www.fws.gov/wetlands/Data/Mapper.html.

U.S. Fish and Wildlife Survey Critical Habitat Designations. Online resources available from http://criticalhabitat.fws.gov/.

Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

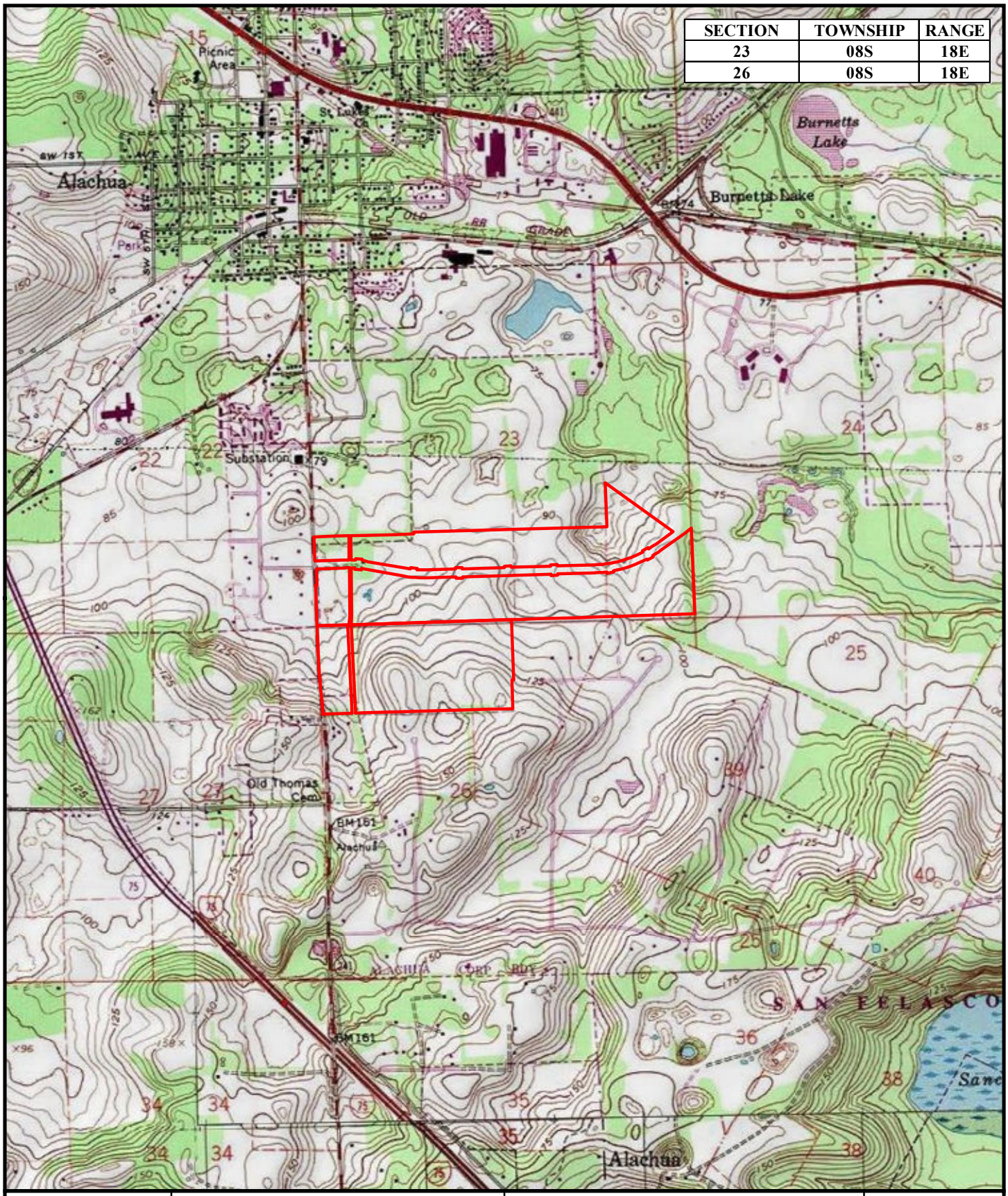
ALACHUA COUNTY, FLORIDA

N
W E
S

AERIAL MAP

FLATWOODS Consulting Group

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS AERIAL 05132021.mxd



SECTION	TOWNSHIP	RANGE
23	08S	18E
26	08S	18E

Feet
0 1 in = 2,000 feet 2,000

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

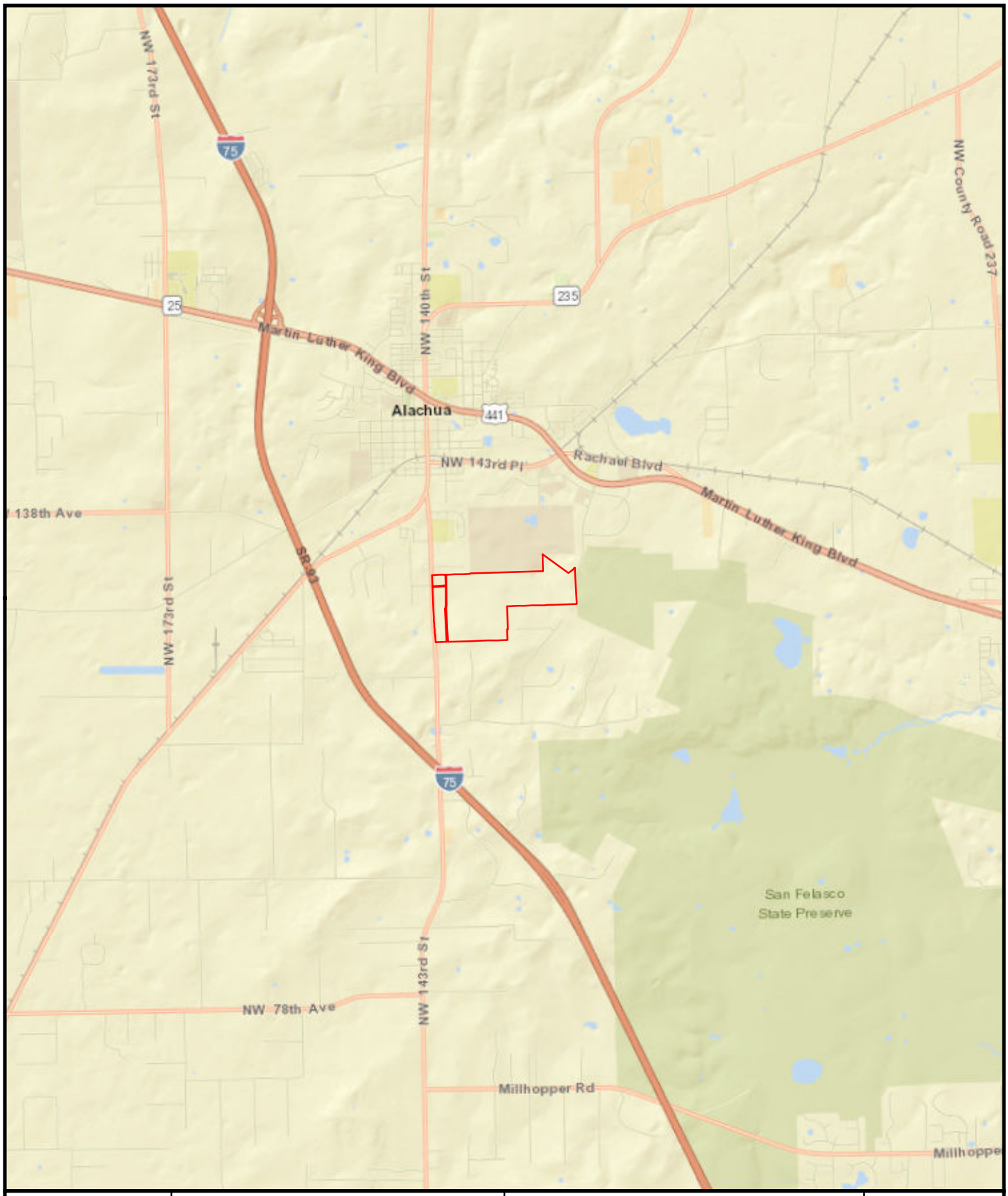
Project Area

N
W E
S

QUAD MAP

FLATWOODS Consulting Group

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS QUAD 05132021.mxd



Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

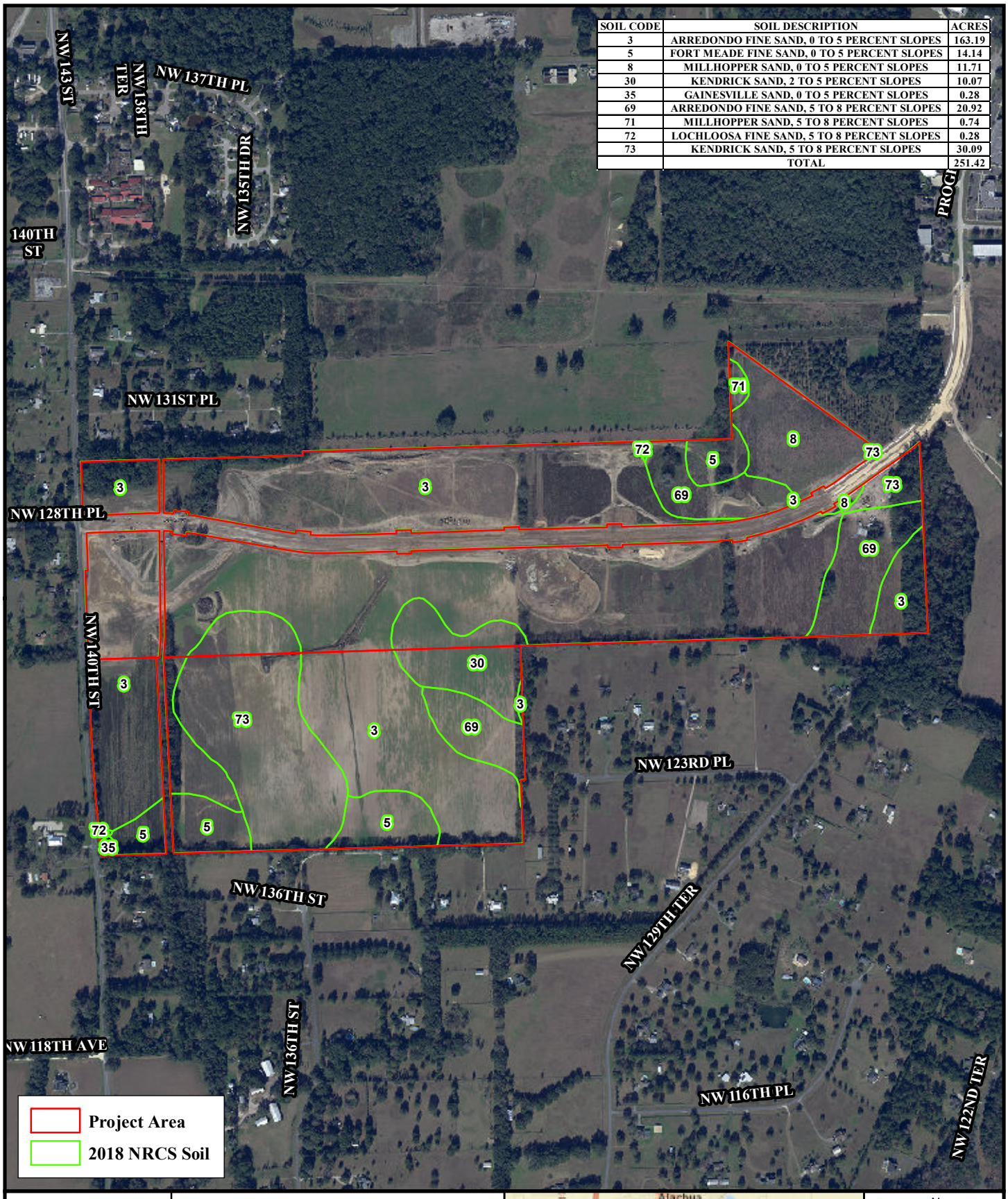
Project Area

N
W E
S

LOCATION MAP

FLATWOODS Consulting Group

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS QUAD 05132021.mxd



SOIL CODE	SOIL DESCRIPTION	ACRES
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	163.19
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	14.14
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	11.71
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	10.07
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	0.28
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	20.92
71	MILLHOPPER SAND, 5 TO 8 PERCENT SLOPES	0.74
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	0.28
73	KENDRICK SAND, 5 TO 8 PERCENT SLOPES	30.09
	TOTAL	251.42

Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

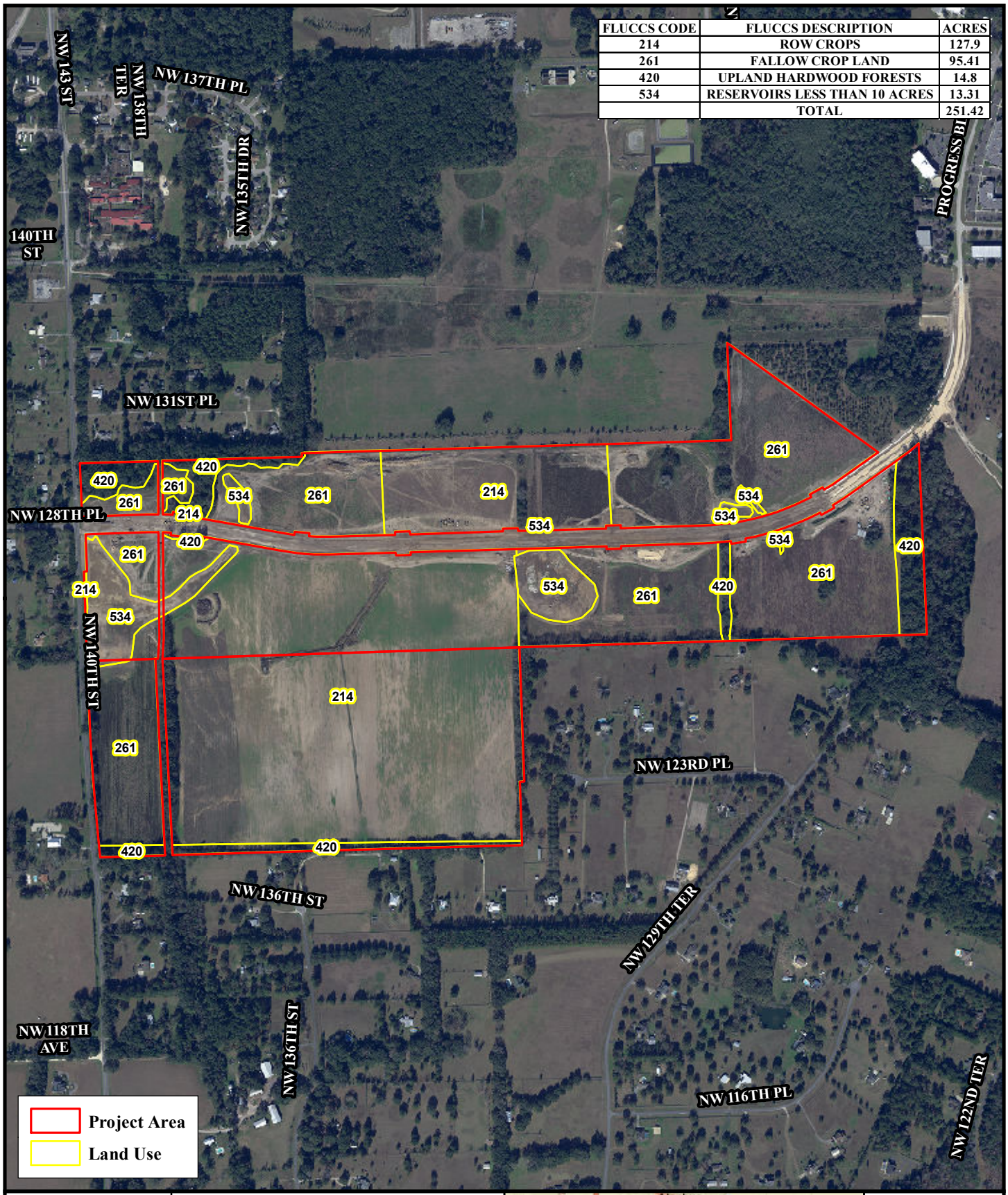
ALACHUA COUNTY, FLORIDA

N
W E
S

SOIL MAP

FLATWOODS Consulting Group

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS SOIL 05262021.mxd



FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
214	ROW CROPS	127.9
261	FALLOW CROP LAND	95.41
420	UPLAND HARDWOOD FORESTS	14.8
534	RESERVOIRS LESS THAN 10 ACRES	13.31
	TOTAL	251.42

Feet
0 1 in = 900 feet 900

FLATWOODS Consulting Group

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

N
W E
S

LAND USE MAP

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS LAND USE 05262021.mxd

Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

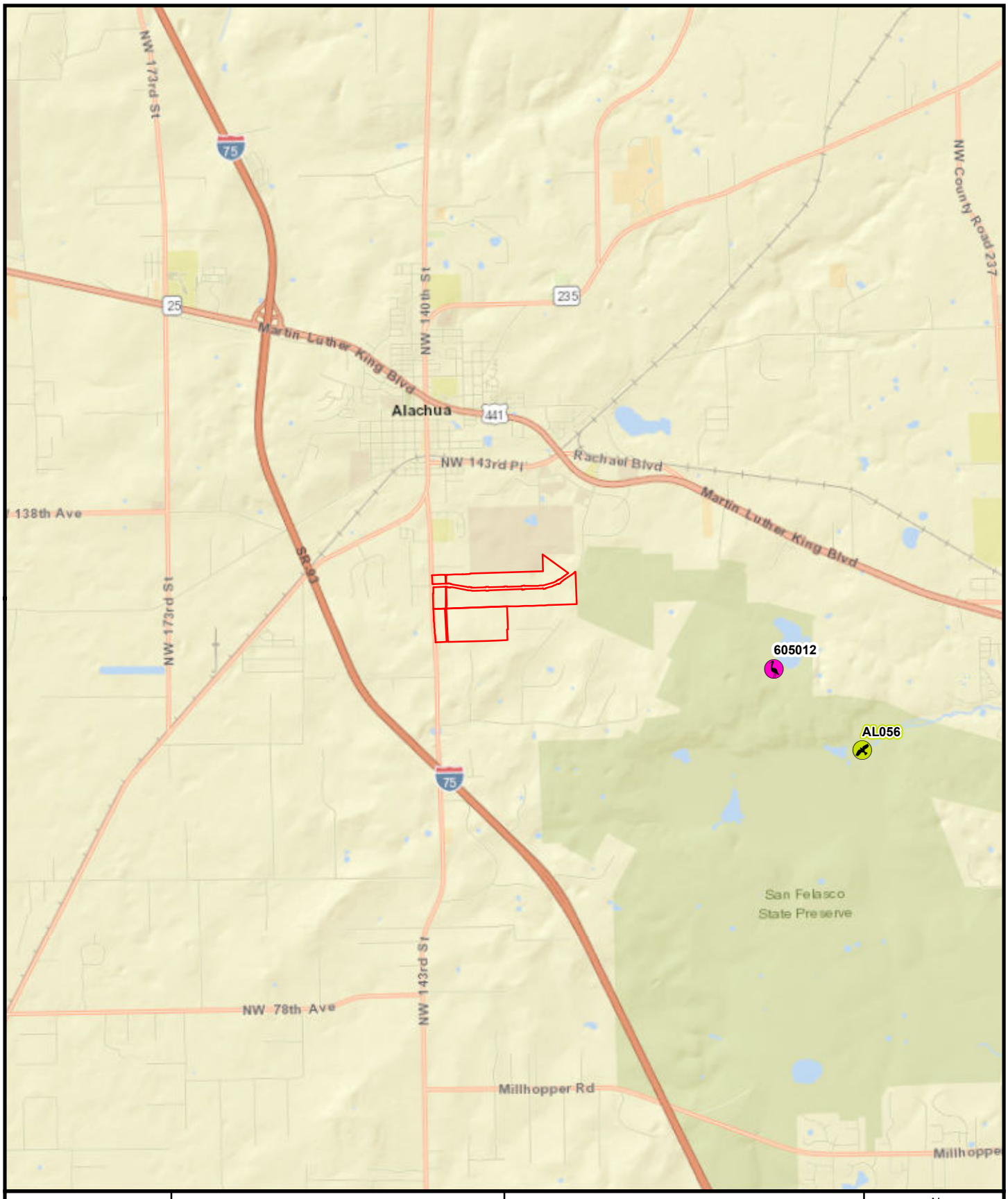
ALACHUA COUNTY, FLORIDA

N
W E
S

ECO SURVEY MAP

FLATWOODS Consulting Group

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS ECO SURVEY 05262021.mxd



Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

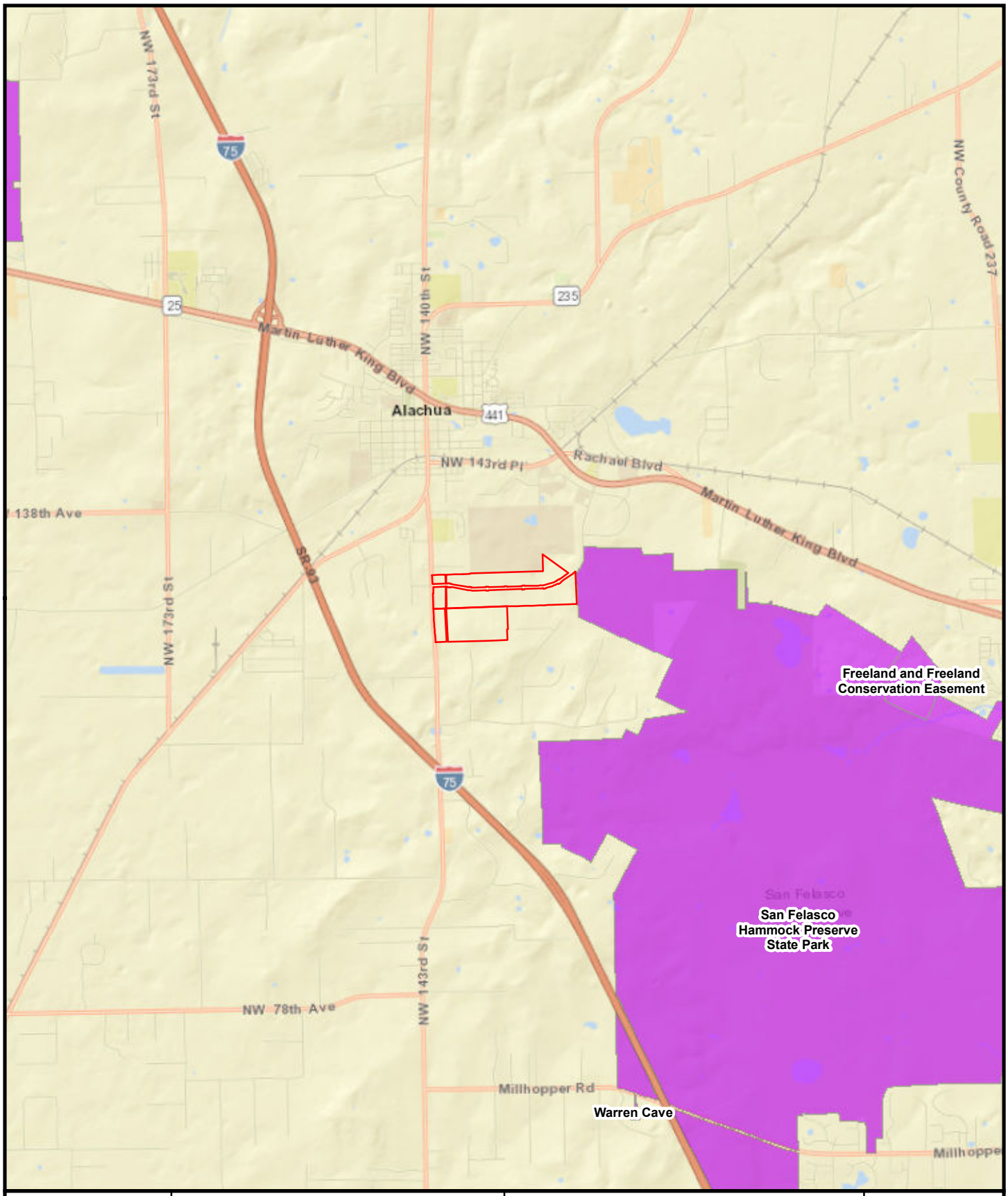
Active Wading Bird Colony

Eagle Nest

N
W E
S

FNAI / FWC MAP

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS FNAI FWC 05262021.mxd



Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

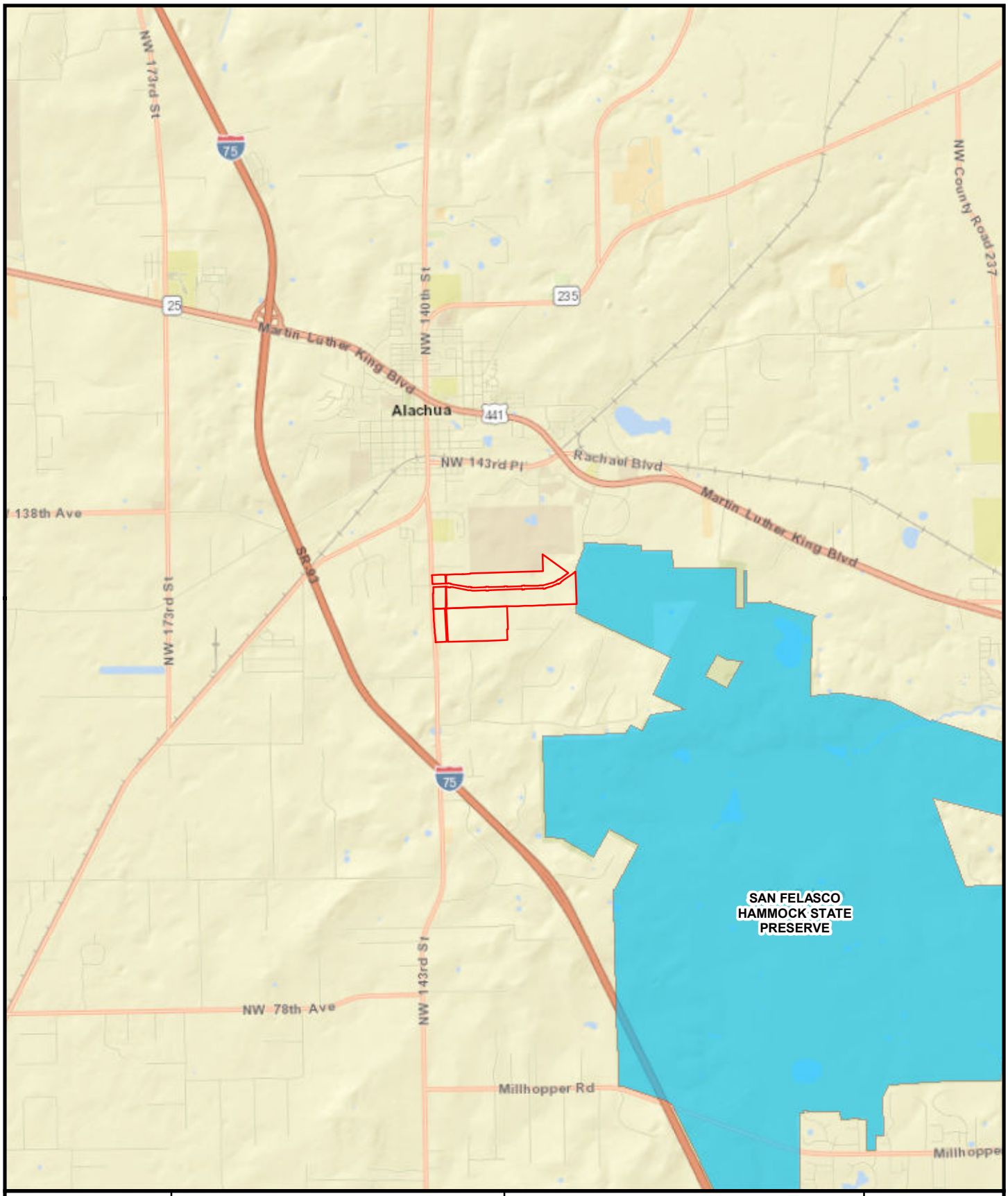
Florida Conservation Lands

N
W E
S

PROTECTED LANDS MAP

FLATWOODS Consulting Group

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS PROTECTED LANDS 05262021.mxd



Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

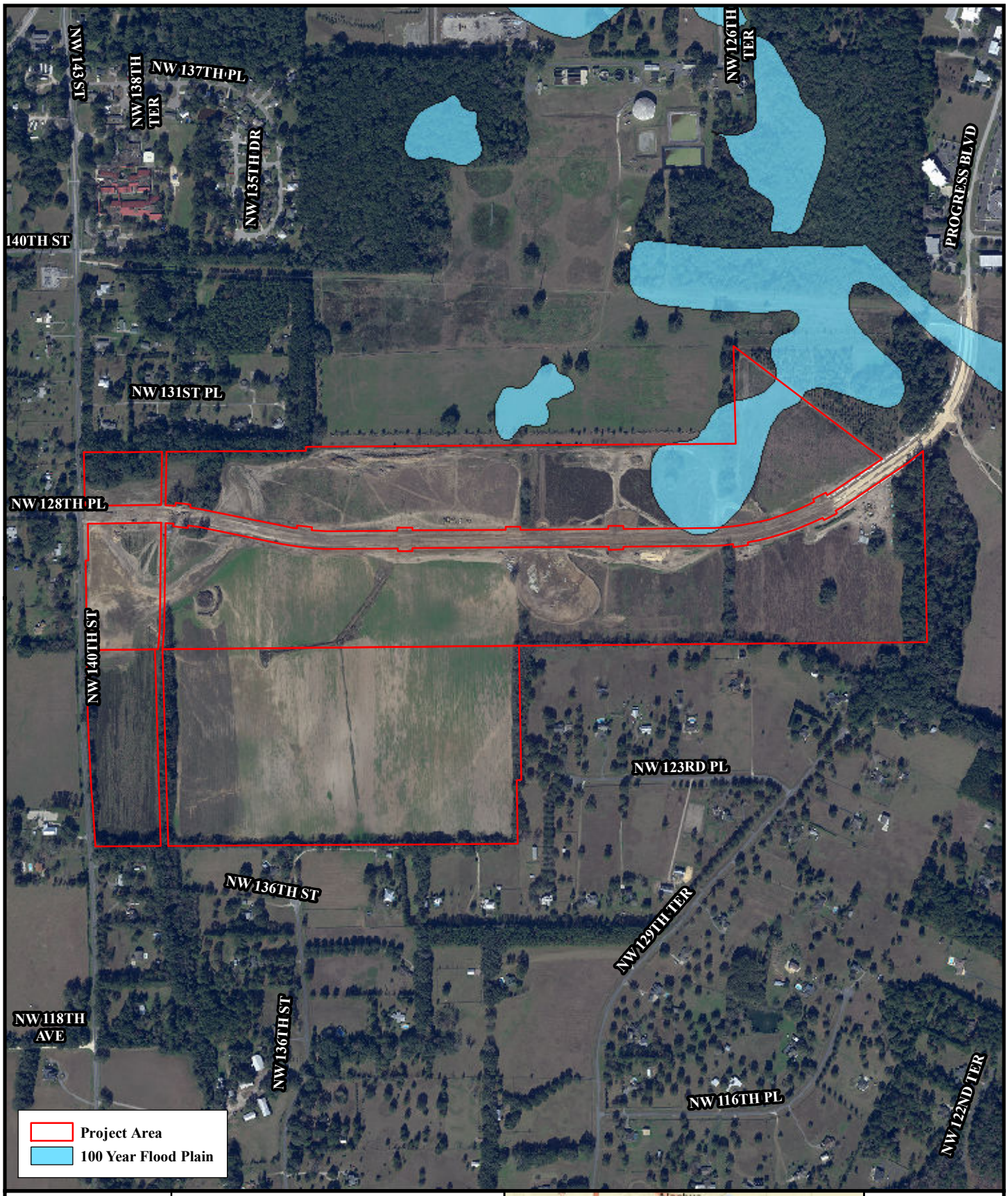
Outstanding Florida Waters April 2020

N
W E
S

PROTECTED WATERS MAP

FLATWOODS Consulting Group

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS PROTECTED WATERS 05262021.mxd



Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

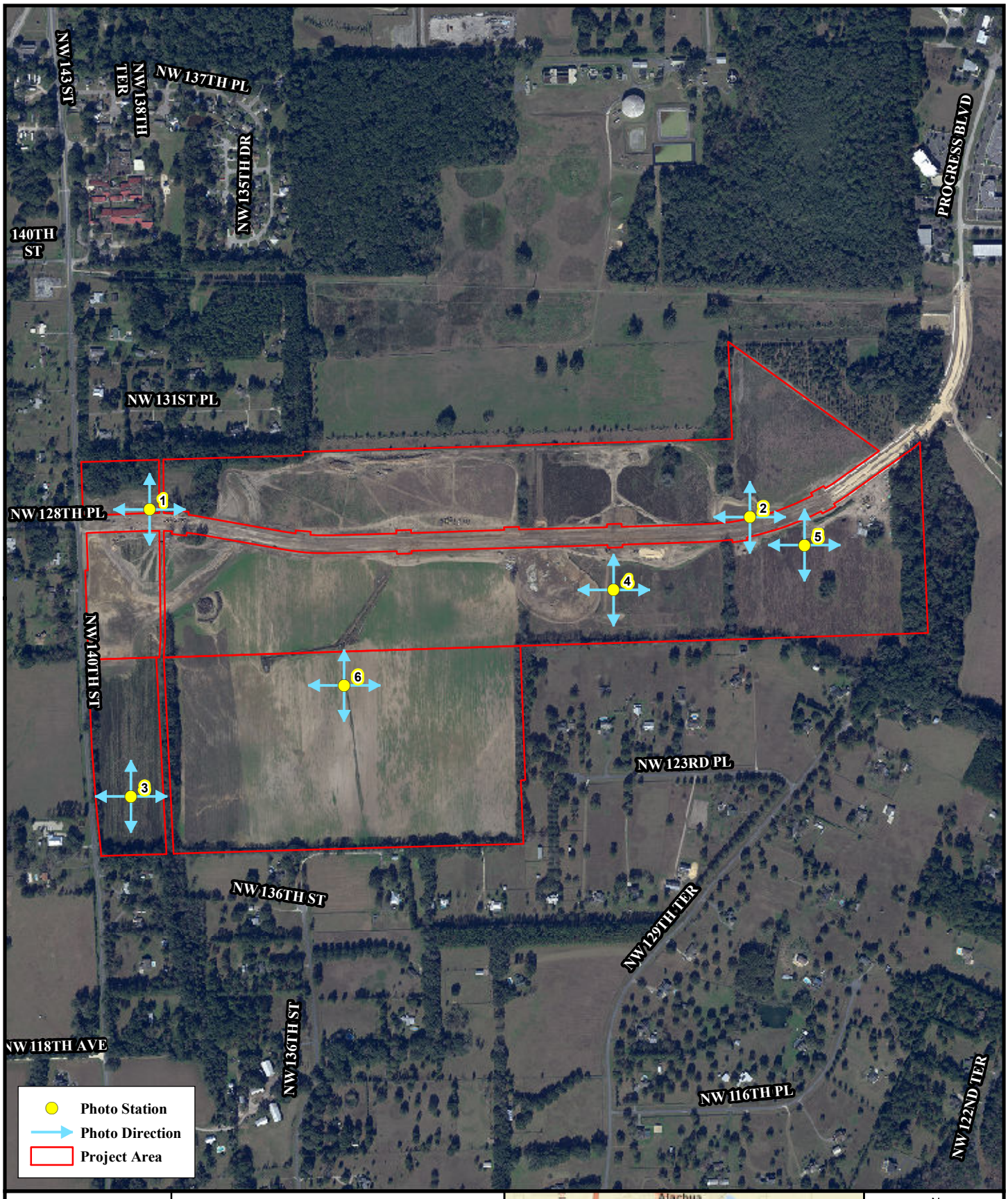
ALACHUA COUNTY, FLORIDA

N
W E
S

FLOODPLAIN MAP

FLATWOODS Consulting Group

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS FLOOD PLAIN 05262021.mxd



Feet

0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

N
W E
S

PHOTO STATION MAP

FLATWOODS Consulting Group

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS PHOTO STATION 05262021.mxd

Photo Station 1, view north

Photo Station 1, view east

Photo Station 1, view south

Photo Station 1, view west

Photo Station 2, view north

Photo Station 2, view east

Photo Station 2, view south

Photo Station 2, view west

Photo Station 3, view north

Photo Station 3, view east

Photo Station 3, view south

Photo Station 3, view west

Photo Station 4, view north

Photo Station 4, view east

Photo Station 4, view south

Photo Station 4, view west

Photo Station 5, view north

Photo Station 5, view east

Photo Station 5, view south

Photo Station 5, view west

Photo Station 6, view north

Photo Station 6, view east

Photo Station 6, view south

Photo Station 6, view west

Surface Water 1

Surface Water 2

Surface Water 3

Surface Water 4

Surface Water 5

Surface Water 6

Surface Water 7

COUNTYWIDE WETLAND PROTECTION CODE SELF-CERTIFICATION FORM

Instructions: Submit this form to self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements outlined in Chapter 77, Article II of the Alachua County Code, or is exempt under Sec. 77.21. If you are unsure if your activity is in compliance or exempt, please fill out a Verification Request Form or contact staff at wetlands@alachuacounty.us for more information. Please note, you do not need to submit this form for bona-fide farm operations consistent with the provisions of F.S. 163.3162 or F.S. 823.14(6).

PART 1. APPLICANT INFORMATION	
Owner Name:	Applicant/Agent Name:
Phone:	Company:
Email:	Phone:
	Email:
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers:	Address:
City:	Zip:

PART 3. SELF-CERTIFICATION

I, _____ owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):

1. [ ] There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification)

2. [ ] There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is outside of protected wetlands, surface waters and buffers (complete Part 4, Project Information)

3. [ ] There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete Part 4, Project Information)

4. [ ] There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete Part 5, Urban Redevelopment Projects).

PART 4. PROJECT INFORMATION

If you selected Self-certification [2] or [3] above, in addition to the information described in this form, your self-certification must also include:

- One set of plans, drawings, or sketches and other supporting documents that clearly and legibly depict and describe the proposed activities in sufficient detail to demonstrate that the work complies with protection requirements (buffer distances) or qualifies for the exemption.

Please answer the following:

Were wetlands and surface waters delineated by a qualified professional according to standards outlined in Florida Administrative Code Rule 62-340.300 for wetlands, and Rule 62-340.600 for surface waters?

[X] Yes [ ] No *Please note: wetland boundaries not delineated by a qualified professional are likely to be inaccurate. You may submit a Verification Request Form to verify compliance with protection requirements.*

Exemptions: Please list the exemption(s) you are requesting to use (refer to Sec. 77.21(a))

Exemption Sec 77.21(a)(11) - stormwater management facilities

Describe in detail how the proposed work will comply with the terms and conditions of the above exemption:

The affected surface water is part of an existing stormwater management system that conveys runoff from the south side of San Felasco Parkway to an existing depressional retention area on the north side. In post development, a dry retention facility will be constructed over the existing surfaace water and provide additional stormwater storage and treatment. In addition, the proposed facility will reduce discharge rates and volumes of the tormwater runoff conveyed beneath San Felasco Parkway, therefore improving the existing condition.

Date Activity is proposed to commence February 2022 to be completed February 2023

PART 5. URBAN REDEVELOPMENT PROJECTS

Please submit the following:

- One set of plans and drawings, recent survey, environmental information, and other supporting documents and calculations clearly and legibly depicting that the existing site is 40%, or more, impervious surfaces.

ACKNOLWEDGMENT

I understand this notice is provided as self-certification of compliance with Chapter 77, Article II, Alachua County Code, or qualification to use exemption(s) found in Section 77.21.

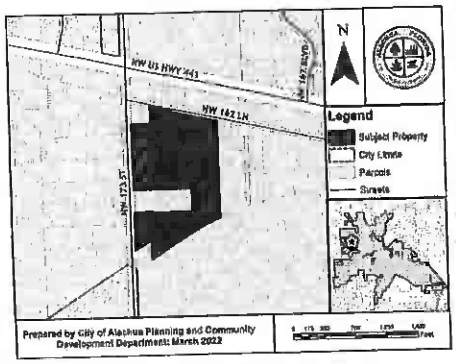
Travis Hastay		01/31/22
Typed/Printed Name	Signature	Date

IMPORTANT: Applications for activities that do not comply with protection requirements found in Chapter 77, Article II nor any of the listed exemptions in Section 77.21, and are requesting to impact wetland and/or surface waters or their buffers must submit an ***Application Form***. Final Alachua County BOCC approval of the proposed impacts and Mitigation and Monitoring Plan must be secured prior to initiating the activity within wetlands or buffers.

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).



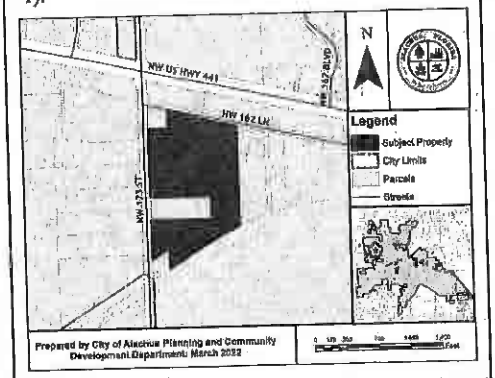
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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.

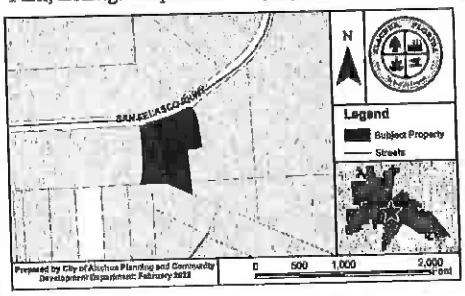
(Published: Alachua County Today - April 7, 2022)

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)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Seth Wood, POSTED THE LAND USE
(name)

SIGN ON 4/4 FOR THE Momentum Labs Revisions Site Plan
(date) (state type of action and project name)

LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

SM
(signature)

3 (three)
(number of signs)

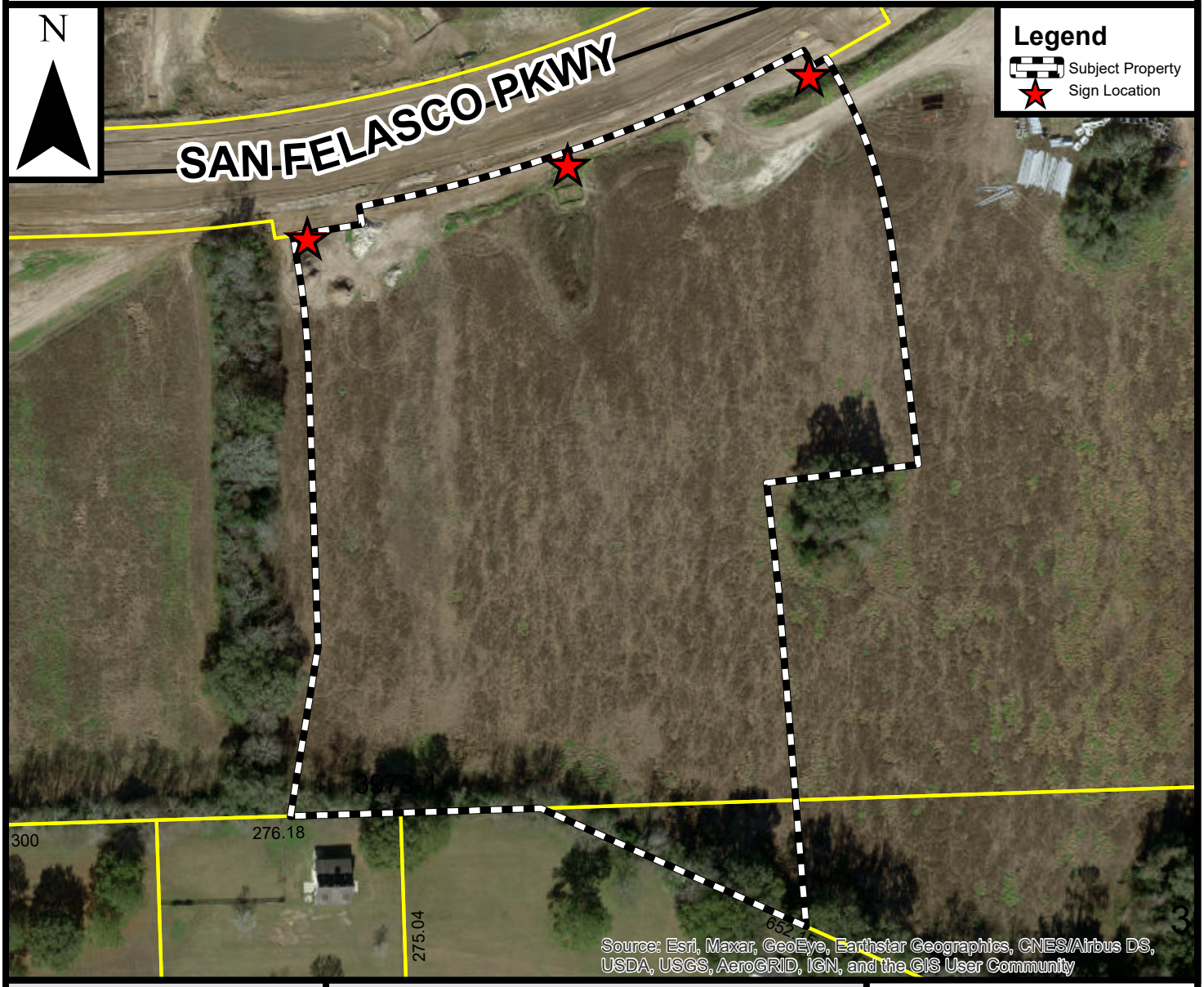
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Momentum Labs (Revisions)
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared February 2022

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

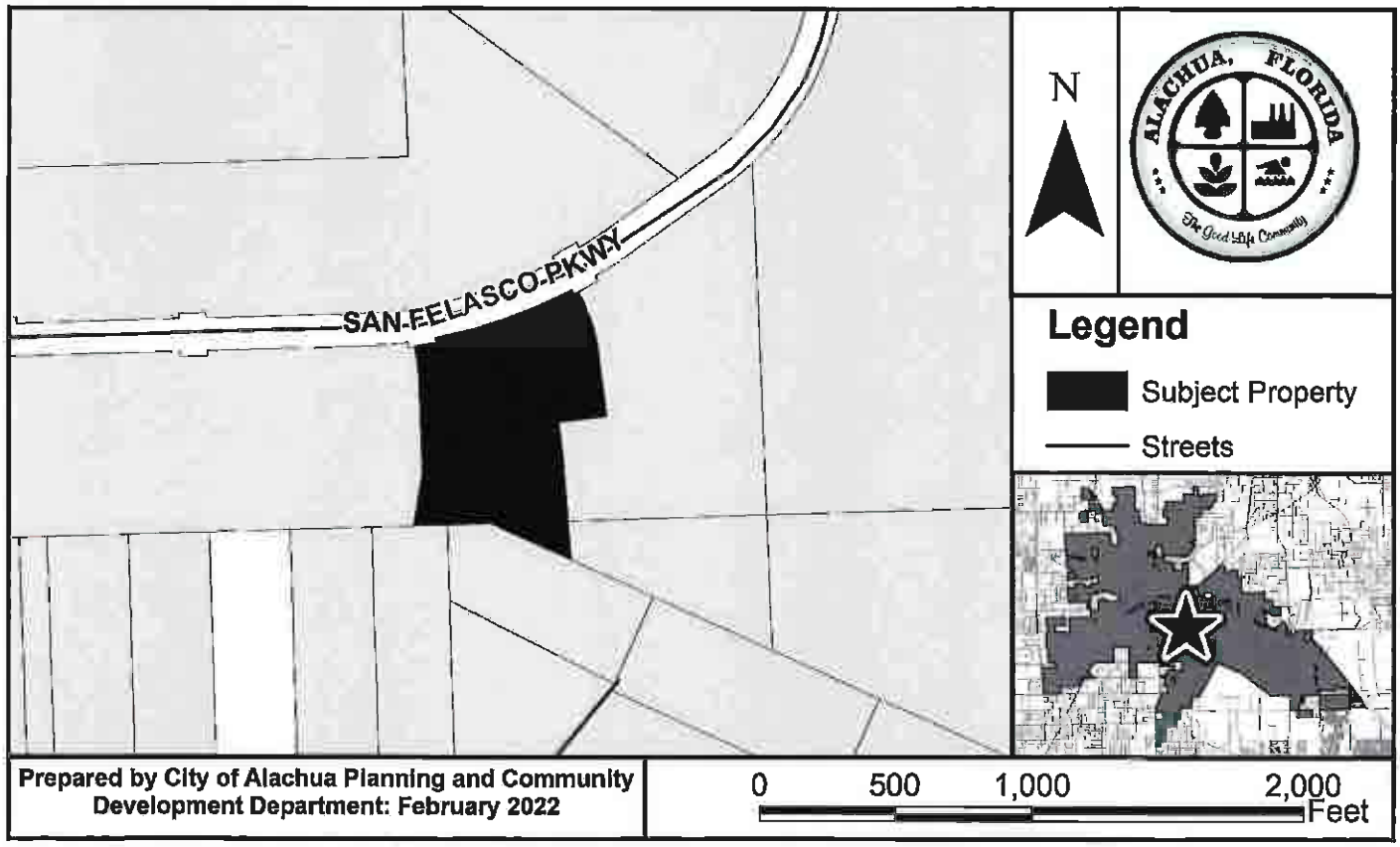
0 50 100 200
Feet

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 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 the University of Florida Foundation, 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 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

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 JEHOVAI
14000 NW 154TH AVE #8
ALACHUA, FL 32615

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

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

CANDILARIA OSCAR
13023 NW 123RD PL
ALACHUA, FL 32615

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

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

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

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

HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

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

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

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

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

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

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

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

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

Mark and Daryn Page
12416 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

AVERY 5960
Easy Peel Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery Template 5160

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

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

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

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

TIPTON BRIAN & LAURA S
13002 NW 128TH PL
ALACHUA, FL 32615

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

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

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

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

VERO EQUITIES INC
12416 NW 129TH TER
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

Allez à avery.ca/gabarits

Étiquettes d'adresse Easy Peel

Pat. avery.com/patents

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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

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

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

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

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shaste Schoellhorn
15907 NW 188th St
Alachua, FL 32615

Carrie Lake
16611 NW 158th Ave
Alachua, FL 32615

Dene Courtney
PO Box 1215
High Springs, FL 32655

Go to avery.com/templates
Use Avery template 5160

Easy Peel Address Labels
Bend along line to expose Pop-up Edge

AVERY 5960