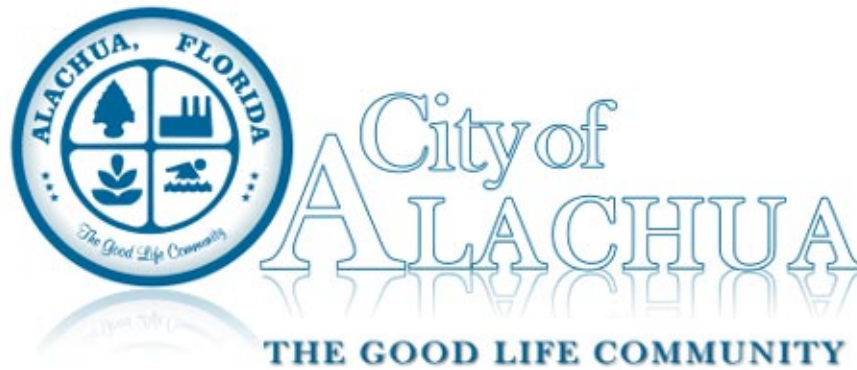




Planning and Zoning Board Agenda March 12, 2019

Chair Gary Thomas
Vice Chair Anthony Wright
Member Sandy Burgess
Member James Sajczuk
Member Virginia Johns
School Board Member Tina Certain

City Manager Adam Boukari

Planning and Zoning Board At 6:00 PM

Meeting Date: March 12, 2019

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 February 12, 2019 PZB Meeting
- B. Large Scale Comprehensive Plan Amendment: A request by Clay Sweger, AICP, LEED-AP, of

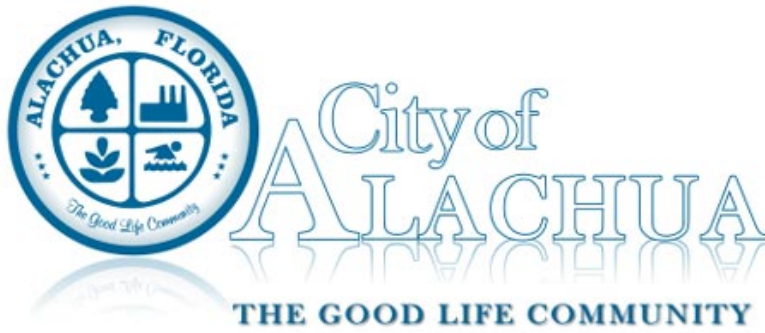
eda engineers-surveyors-planners, inc., applicant and agent for The Laser Investment Group, LLC., property owner, to amend the Future Land Use Map (FLUM) Designation from Commercial, Industrial, and Rural Employment Center (Alachua County) to Corporate Park on a ±82.40 acre subject property. Consisting of Tax Parcel Numbers 05962-002-000, 05855-005-000 and a portion of 05855-004-000 (Legislative Hearing).

- C. Site Plan - Alachua Towne Centre Parcel D-2: A request by Daniel Young, P.E., LEED A.P., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Reed Valentine, LLC, property owner, for consideration of a Site Plan for the construction of a ±4,511 square foot building, with associated drainage, paving, grading and infrastructure improvements on a ±0.15 acre subject property, located in Alachua Towne Centre, north of NW 151st Boulevard and approximately 100 feet east of the intersection of NW 151st Boulevard and NW 144th Way; Tax Parcel No. 03605-001-012 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 3/12/2019

SUBJECT: Approval of the Minutes of the February 12, 2019 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the February 12, 2019 PZB Meeting.

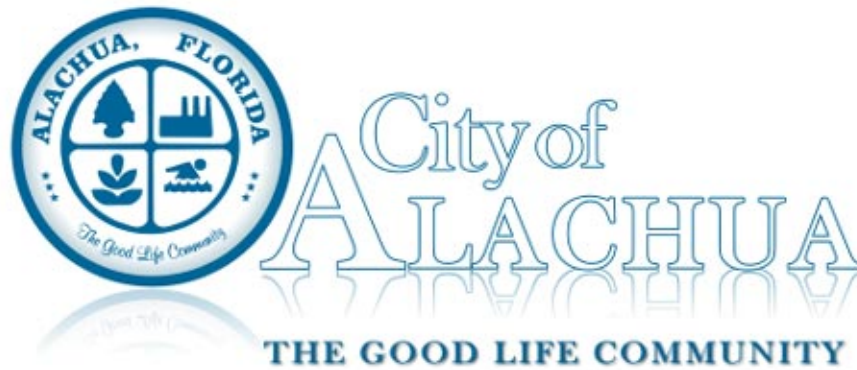
Summary

Approval of the Minutes of the February 12, 2019 PZB Meeting.

ATTACHMENTS:

Description

- ▢ PZB Minutes for February 12, 2019 Meeting



Planning and Zoning Board Minutes February 12, 2019

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member James Sajczuk

Member Virginia Johns

School Board Member Tina Certain

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

Meeting Date: February 12, 2019

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 Gary Thomas called the meeting to order. Member Virginia Johns was absent.

INVOCATION

Vice Chair Anthony Wright led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Vice Chair Wright moved to approve the agenda; seconded by Member Sandy Burgess.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the January 8, 2019 PZB Meeting

Member Burgess moved to approve the minutes; seconded by Vice Chair Wright.

Passed by unanimous consent.

- B. Certificate of Appropriateness: A request by Austin King, applicant and agent, for Red Silk, Inc., property owner, for the following alterations to a property located within the Historic Overlay District: installation of a red metal coping band on an existing parapet, located at 14545 Main Street, Tax Parcel No. 03696-000-000 (Quasi-Judicial Hearing)

Department Director Kathy Winburn introduced the item.

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

Planner Adam Hall, AICP, presented the Staff Report.

Member Burgess inquired about the color selected for the coping band.

Planner Hall, AICP, responded.

Member James Sajczuk 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 application for a Certificate of Appropriateness; seconded by Member Burgess.

Motion Passed 4-0 in a roll call vote.

- C. Site Plan - San Felasco Hammock State Park Shop Building: A request by Michael Freidin of George & Associates, Consulting Engineers, Inc., applicant and agent for the State of Florida, property owner, for consideration of a Site Plan for the construction of a ±2,030 square foot shop building on a ±.33 acre project area on a ±300 acre subject property. Tax Parcel No. 04033-000-000 (Quasi-Judicial)

Department Director Winburn introduced the item.

Planning Assistant Curtis swore in all parties entering testimony in the hearing.

Planner Hall, AICP, presented the Staff Report.

Vice Chair Wright asked if the applicant would meet the conditions.

Phillip Stone, of the Florida Department of Environmental Protection, responded and accepted the conditions.

Member Burgess 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, subject to the two (2) conditions provided in Exhibit "A" and located on page 15 of the February 12, 2019, Staff Report to the Planning & Zoning Board; seconded by Member Sajczuk.

Motion Passed 4-0 in a roll call vote.

- D. Upland Industrial Park, Lots 2 - 5 Site Plan: A request by Daniel Young, P.E., LEED A.P., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Upland Properties of NCF, LLC, property owner, for consideration of a Site Plan for the construction of two (2) buildings, a ±23,439 square foot building and a ±26,682 square foot building, with associated drainage, paving, grading and infrastructure improvements, on a ±4.82 acre subject property, located on Lots 2 – 5 of Upland Industrial Park and at the terminus of NW 101st Drive; Tax Parcel Nos. 05964-002-002 through 05964-002-005 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

Planning Assistant Curtis swore in all parties entering testimony in the hearing.

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

City Attorney Marian Rush asked the applicant if they agreed to Staff's recommended conditions.

Robert Walpole, P.E., of CHW, responded and accepted the conditions.

Vice Chair Wright 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, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the February 12, 2019, Staff Report to the Planning & Zoning Board; seconded by Member Sajczuk.

Motion Passed 4-0 in a roll call vote.

- E. Land Development Regulations (LDR) Text Amendment: A request by the City of Alachua to amend, modify, or create the following Sections of the City of Alachua Land Development Regulations (LDRs): 2.2.1(B) and Table 2.1-1, relating to the development review structure; 2.1.3(C), relating to the powers and duties of the Planning & Zoning Board; 2.1.6(A)(2), relating to the powers and duties of the LDR Administrator; 2.4.6, relating to Certificates of Appropriateness; 3.7.2(A)(5)(a), relating to the requirement to obtain a Certificate of Appropriateness; and 10.2, definition of Certificate of Appropriateness (Legislative Hearing).

Department Director Winburn introduced the item.

Principal Planner Tabor, AICP, presented the Staff Report.

Member Burgess inquired if the LDR Administrator is the City Manager, and whether these amendments would streamline the approval process for homeowners.

Principal Planner Tabor, AICP, responded.

City Attorney Rush responded.

Member Sajczuk 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 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; seconded by Vice Chair Wright.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

City Attorney Rush commended Planning Board Staff for their efforts to improve the review process for homeowners and businesses in the City, and Planning Assistant Curtis for her preparation of the Planning & Zoning Board Meetings.

Member Burgess agreed with Attorney Rush.

Department Director Winburn stated the next meeting will be March 12, 2019 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Vice Chair Wright moved to adjourn; seconded by Member Burgess.

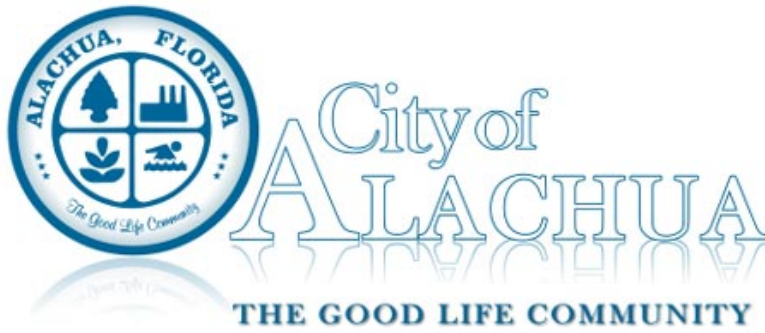
Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 3/12/2019

SUBJECT: Large Scale Comprehensive Plan Amendment: A request by Clay Sweger, AICP, LEED-AP, of eda engineers-surveyors-planners, inc., applicant and agent for The Laser Investment Group, LLC., property owner, to amend the Future Land Use Map (FLUM) Designation from Commercial, Industrial, and Rural Employment Center (Alachua County) to Corporate Park on a ±82.40 acre subject property. Consisting of Tax Parcel Numbers 05962-002-000, 05855-005-000 and a portion of 05855-004-000 (Legislative Hearing).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP, of eda engineers-surveyors-planners, inc., applicant and agent for The Laser Investment Group, LLC., property owner, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Commercial(±10.00 ac), Industrial (±45.42 ac.), and Rural Employment Center (Alachua County)(±26.98 ac.) to Corporate Park on a ±82.40 acre subject property. The subject property is located at approximately 13025 NW US Highway 441, west of CSI Academy of Florida, north of US Highway 441, east of Busby Cabinets and Waste Pro- Alachua. The subject property has a previously approved project under construction (San Felasco Tech City Phase I). The San Felasco Tech City Phase I Site Plan was approved by the Planning and Zoning Board on July 10, 2018.

The subject property presently has the following Future Land Use Map Designations: Commercial (±10.00 ac), Industrial (±45.42 ac.), and Rural Employment Center (Alachua County) (±26.98 ac.). The Commercial FLUM designation permits an intensity of .75 FAR, and the Industrial FLUM designation permits an intensity of .5 FAR. The Rural Employment Center maximum FAR is variable and dependent upon any final development approvals.

According to Objective 1.4 of the Future Land Use Element (FLUE) of the City of Alachua Comprehensive Plan , the purpose of the Corporate Park Future Land Use designation is to provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and to provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region. Allowable uses include the following: office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses, and accessory storage facilities.

ATTACHMENTS:

Description

- ▢ Statt Report
- ▢ Exhibit "A" Staff Supporting Materials
- ▢ Application and Supporting Materials
- ▢ Draft Ordinance
- ▢ Public Notice Materials for the 03/12/19 PZB Hearing



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

March 12, 2019

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Commercial(±10.00 ac), Industrial (±45.42 ac.), and Rural Employment Center (Alachua County)(±26.98 ac.) to Corporate Park on a ±82.40 acre subject property
APPLICANT:	Clay Sweger, AICP, LEED- AP, eda engineers-surveyors-planners, inc.
PROPERTY OWNERS:	The Laser Investment Group, LLC
LOCATION:	13025 NW US HWY 441
PARCEL ID NUMBER(S):	05962-002-000, 05855-005-000 and a portion of 05855-004-000
ACREAGE:	± 82.40
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.
RECOMMENDED MOTION:	<i>Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.</i>

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP, of eda engineers-surveyors-planners, inc., applicant and agent for The Laser Investment Group, LLC., property owner, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Commercial(±10.00 ac), Industrial (±45.42 ac.), and Rural Employment Center (Alachua County)(±26.98 ac.) to Corporate Park on a ±82.40 acre subject property. The subject property is located at approximately 13025 NW US Highway 441, west of CSI Academy of Florida, north of US Highway 441, east of Busby Cabinets and Waste Pro- Alachua. The subject property has a previously approved project under construction (San Felasco Tech City Phase I). The San Felasco Tech City Phase I Site Plan was approved by the Planning and Zoning Board on July 10, 2018.

The subject property presently has the following Future Land Use Map Designations: Commercial (±10.00 ac), Industrial (±45.42 ac.), and Rural Employment Center (Alachua County) (±26.98 ac.). The Commercial FLUM designation permits an intensity of .75 FAR, and the Industrial FLUM designation permits an intensity of .5 FAR. The Rural Employment Center maximum FAR is variable and dependent upon any final development approvals.

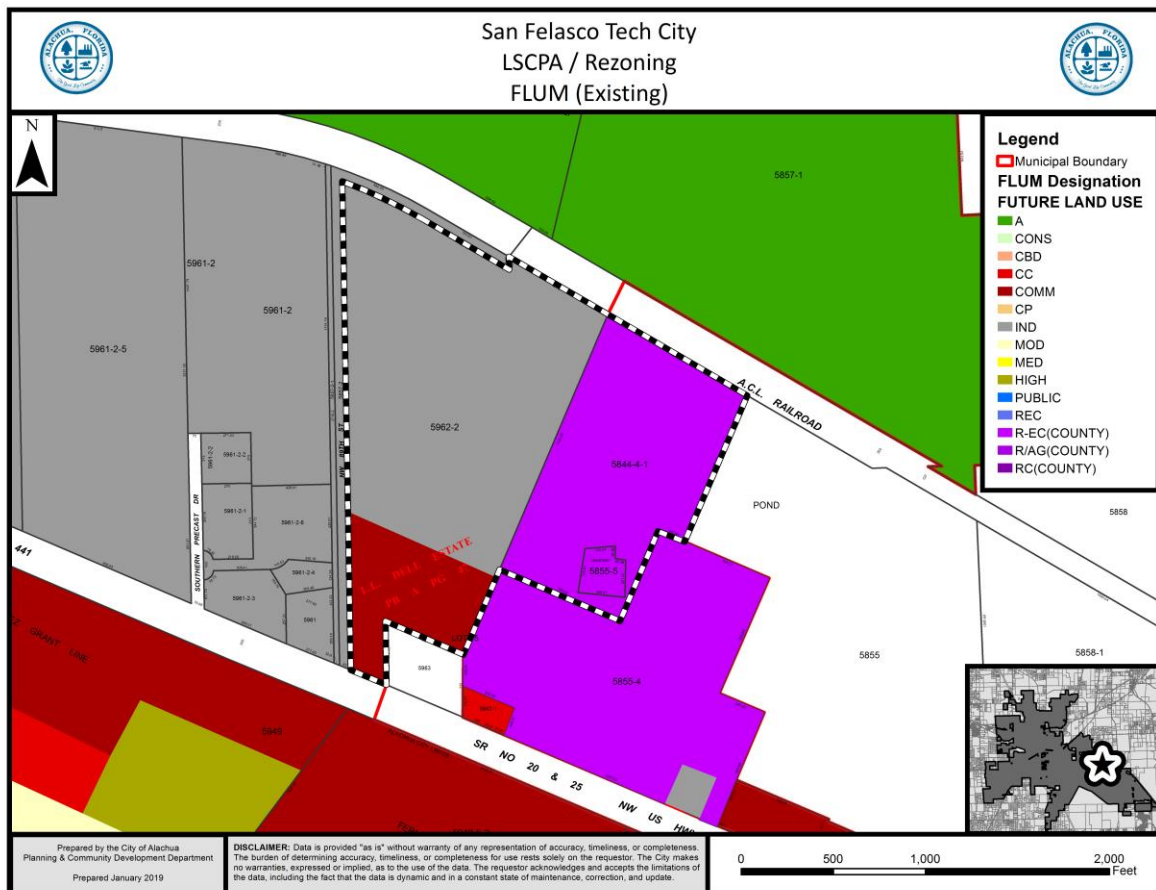
According to Objective 1.4 of the Future Land Use Element (FLUE) of the City of Alachua Comprehensive Plan , the purpose of the Corporate Park Future Land Use designation is to provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and to provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region. Allowable uses include the following: office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses, and accessory storage facilities

FLUM DESIGNATION COMPARISON

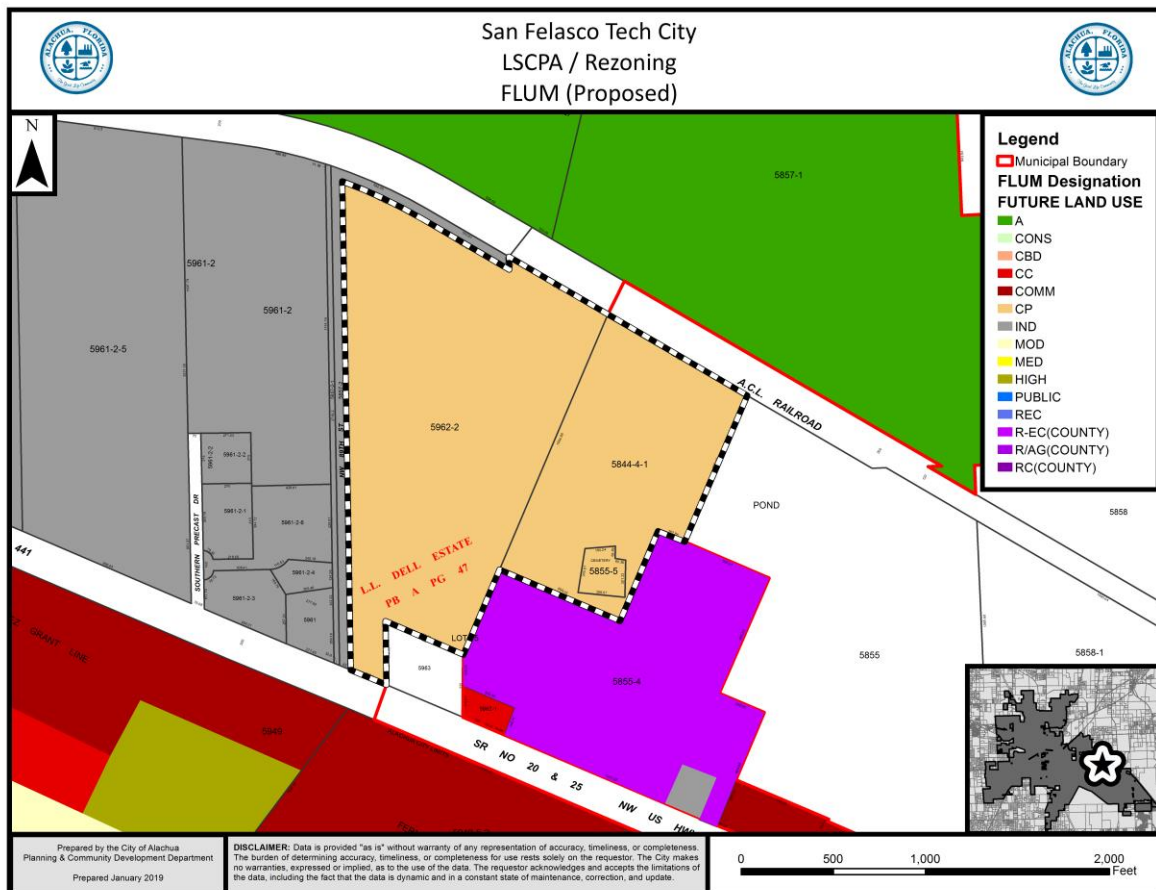
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

	Existing FLUM Designations (±82.40 acres)			Proposed FLUM Designation (±82.40 acres)
FLUM District:	Rural Employment Center (County)(±26.98 acres)	Industrial (±45.42 acres)	Commercial (±10.00 acres)	Corporate Park
Max. Gross Density:	N/A	N/A	N/A	N/A
Floor Area Ratio:	N/A	.50 (989,247 square feet)	.75 (323,433 square feet)	.50 (1,792,494 square feet)
Typical Uses*:	Business and professional services, retail sales and services, food service, food service, personal services, entertainment and recreation activities and the processing, packaging, warehousing and distribution of agricultural products. Retail sales and services uses shall not exceed 10% of the existing gross square footage within the rural employment center, Office uses consistent with 3.9.1 and light industrial uses consistent with Policy 4.3.1., Conference and training facilities	Clean industry, warehousing, research, and technology industries, industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses	Retail sales and services; Personal services; Financial Institutions; Outdoor recreation and entertainment; Tourist-related uses; Hotels, motels; Commercial shopping centers; Auto-oriented uses; Traditional Mixed-use Neighborhood Planned Developments; Employment Center Planned Developments; Commercial recreation centers; Office/business parks; Limited industrial services; Eating Establishments	Office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses, and accessory storage facilities (including outdoor storage yards)
*The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.				

Map 1a. Future Land Use Map with Subject Property



Map 2. Proposed Amendment to the Future Land Use Map



Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and 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 at a low to medium density; 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, 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 .50 floor area ratio (F.A.R.) for parcels 5 acres or greater, .75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 100 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 0.5 dwelling units per gross acre. Clustered residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for clustered residential development in the Corporate Park zoning district.

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	Manufacturing Area/Storage	Size of Building	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	Building Size	Manufacturing	Warehousing	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%

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

12. Clustering of residential uses.

EXISTING USES

The subject property currently has 2 buildings under construction that are proposed to be office, retail, and general light industrial uses.

SURROUNDING USES

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

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

Map 3. Vicinity Map

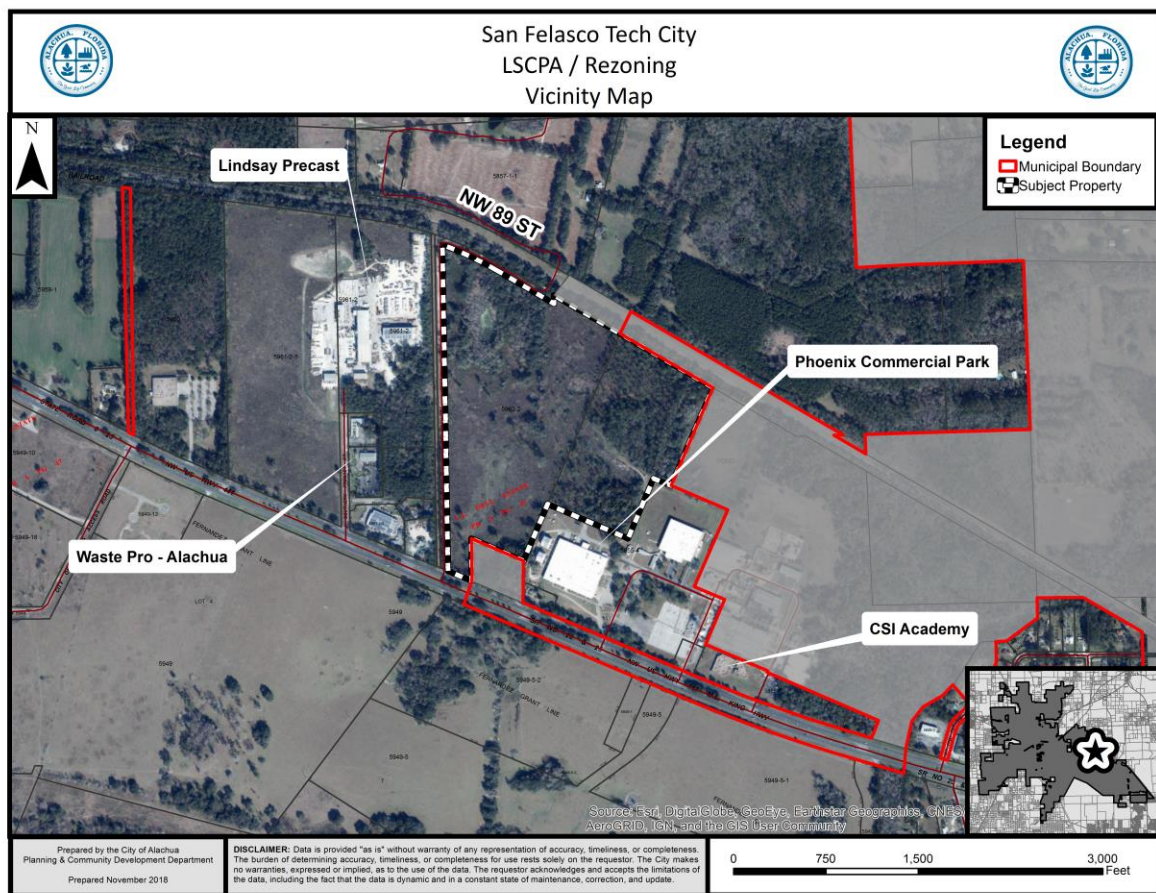


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agriculture	Agriculture	Agricultural ("A")
East	Industrial/ Vacant Industrial	Rural Employment Center (Alachua County)	Industrial Services and Manufacturing ("MP") (County)
West	Industrial	Industrial	Light and Warehouse Industrial ("ILW")
South	Vacant Commercial, Residential, and Industrial	Commercial, Moderate Density Residential and Rural Employment Center (Alachua County)	Commercial Intensive ("CI"), Community Commercial ("CC"), Industrial Services and Manufacturing ("MP") (County)

Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	Existing FLUM Designation	Proposed FLUM Designation	Acreage
A portion of 05855-004-000	Industrial	Rural Employment Center (County)	Corporate Park	±25.81
05962-002-000	Light industrial, office and retail (under construction)	Commercial and Industrial	Corporate Park	±55.27
05855-005-000	Industrial	Rural Employment Center (County)	Corporate Park	±1.32

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 indicates that the Corporate Park land use will permit the development of the property as a vibrant, mixed use project that will provide opportunities for employment, recreation and live/work arrangements. The proposed amendment will contribute to a balance of uses, and provide adequate choices for residents and businesses through the real estate market.

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 industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The Corporate Park would allow development to occur in a unified manner, while providing a mix of uses.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The subject property is located adjacent to existing industrial or commercial uses, and near areas identified as residential and commercial on the Future Land Use Map.

- (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 presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The subject property is located adjacent to existing industrial or commercial uses, and near areas identified as residential and commercial on the Future Land Use Map.

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

Evaluation & Findings: GIS data available from Alachua County appears to indicate that there are wetland areas located on the subject property. Any potential development would be required to comply with any pertinent regulations regarding development near wetlands or within flood hazard areas. There are no known active hazard waste management or solid waste management areas located on the project subject to this application.

- (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 presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The property does not currently have any active or passive agricultural operations.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The subject property will be located within the City's potable water and wastewater service area, and will be required to connect to those systems.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The subject property is currently served by City of Alachua potable water and wastewater, and has access to US Highway 441. No significant extension of public facilities are proposed.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The Corporate Park land use will allow the subject property to develop with a unified, mixed use pattern that is generally a more desirable development/land use pattern than single use large scale development. The proximity of residential uses will also contribute to a more efficient land use pattern.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The subject property's separation from adjacent rural uses will be maintained.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The proposed land use change would encourage infill development as it is located between existing industrial and commercial uses.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The Corporate Park land use will allow the subject property to develop with a unified, mixed use pattern that is generally a more desirable development/land use pattern than single use large scale development. The proximity of residential uses will also contribute to a more efficient land use pattern.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The Corporate Park land use will allow the subject property to develop with a unified, mixed use pattern that is generally a more desirable development/land use pattern than single use large scale development. The proximity of residential uses will also contribute to a more efficient land use pattern.

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.

An analysis of the proposed amendment's consistency with Section 163.3177 shows that it meets four of the eight urban form criteria.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. No adverse impact on natural resources or ecosystems will result from this amendment.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The subject property is located within the City's wastewater and potable water service areas and would be required to connect to those systems.

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 subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The Corporate Park land use will allow the subject property to develop with a unified, mixed use pattern that is generally a more desirable development/land use pattern than single use large scale development. The proximity of residential uses will also contribute to a more efficient land use pattern.

4. Promotes conservation of water and energy.

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The subject property is located within the City's

wastewater and potable water service areas and would be required to connect to those systems.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The property does not currently have any active or passive agricultural operations.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. Any proposed future development would be required to conform to applicable City, County, and State regulations regarding development near wetlands. The subject property does not meet the threshold for residential development to occur, so no concerns related to provision of public open space and recreation needs.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial) and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The proposed amendment would encourage the provision of employment opportunities for the residents of Alachua. Based on the Growth Trends report (2016) from the City of Alachua, the City can anticipate approximately 10,000 new residents with the next 20 years.

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 subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and

Commercial to Corporate Park. The proposed land use change would encourage infill development as it is located between existing industrial and commercial uses.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Rural Employment Center, Industrial, and Commercial to Corporate Park 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
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

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

Future Land Use Element

Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and 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 at a low to medium density; 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, 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 .50 floor area ratio (F.A.R.) for parcels 5 acres or greater, .75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 100 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 0.5 dwelling units per gross acre. Clustered residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for clustered residential development in the Corporate Park zoning district.

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	Manufacturing Area/Storage	Size of Building	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	Building Size	Manufacturing	Warehousing	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%

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
12. Clustering of residential uses.

Analysis of Consistency with Objective 1.4: The proposed amendment may result in an increase in the maximum permitted intensity of the subject property. The proposed allowable uses are similar to existing allowable uses. Any future development would be required to conform with all Goals, Objectives and Policies of the City's Comprehensive Plan.

GOAL 3: Historic, Cultural and Archeological Preservation: The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

Analysis of Consistency with Goal 3: A cemetery is identified to be on the subject property. The applicant has indicated in submittal materials that this area shall be avoided for any future development on the site.

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: A separate analysis of the environmental conditions can be found below in this report.

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

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. 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 currently available to the property.

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.

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 $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is currently served by the City's wastewater system. Future development, will be required to connect to the existing system.

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

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

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

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

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public

utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is not currently served by the City's potable water system, but may be located within the City's potable water service area. If located within the City's potable water service area, connection to the City's potable water system would be required at time of development.

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.

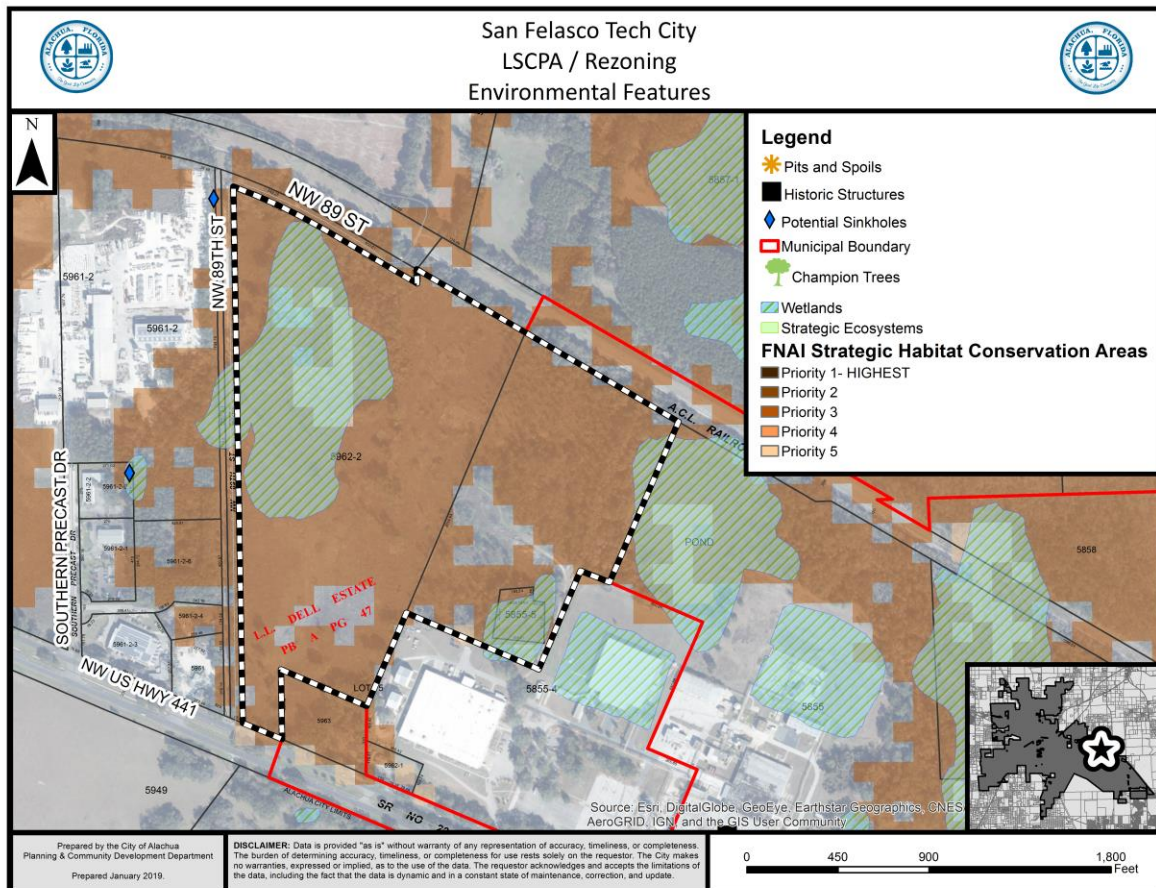
Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

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

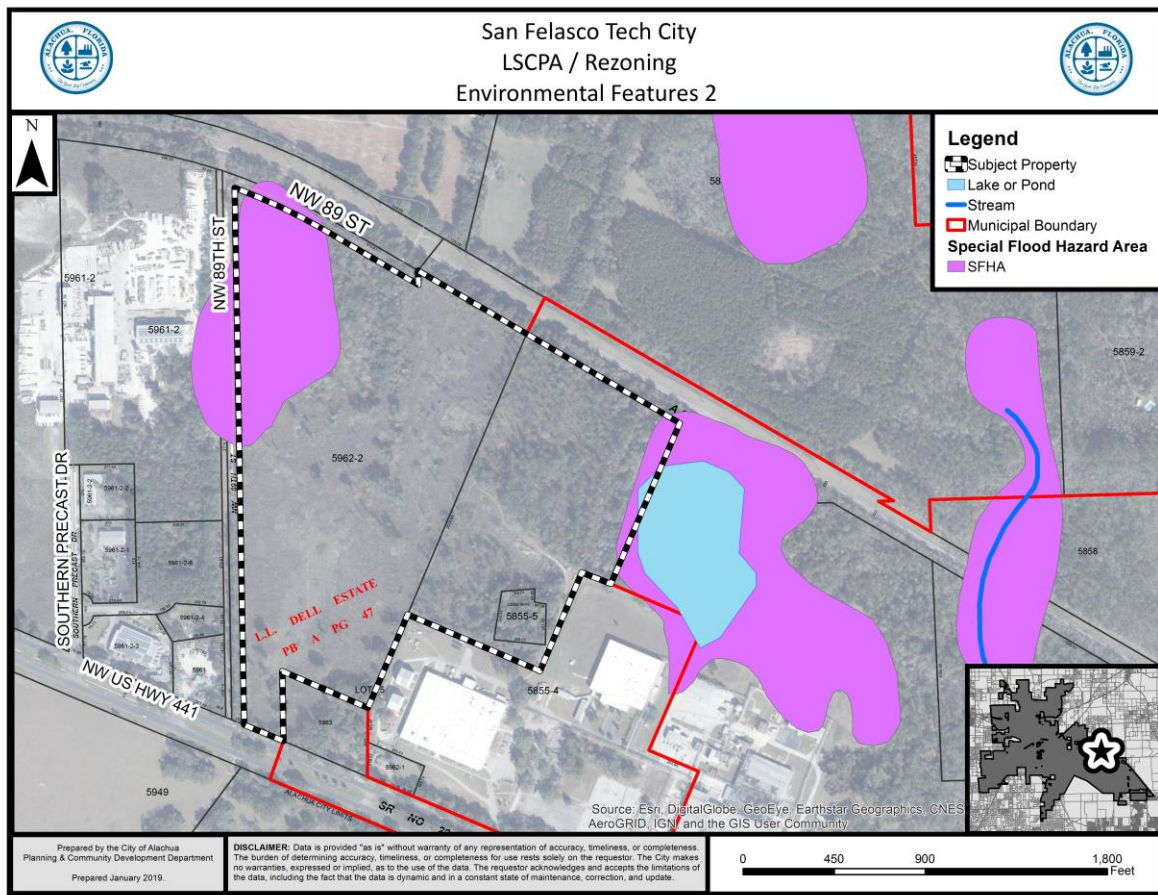
An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features 1



Map 5. Environmental Features 2



Wetlands

According to National Wetlands Inventory, potential wetlands appear to be located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: Based on GIS analysis, potential wetlands appear to be located on the subject property. Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

The applicant has provided an environmental assessment complete by Environmental Research Corporation. Gopher tortoise burrows have been identified on site, and a 100% burrow survey will be required prior to any future development of the subject property. The subject property is not known to contain any other species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: Gopher tortoise burrows have been identified on site, and a 100% burrow survey will be required prior to any future development of the subject property. No other species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does contain lands identified in the PNA data layer as potentially important. If any other 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 seven (7) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Small Commercial Buildings	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	35.9%
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	15.40%
Monteocha loamy sand	A/D	Very poorly drained	Very limited	8.1%
Tavares sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	37.1%
Chipleys sand	A	Somewhat poorly drained	Not limited	0.6%
Lochloosa fine sand, 2 to 5 percent slopes	A	Somewhat poorly drained	Somewhat limited	0.1%
Bivans sand, 2 to 5 percent slopes	C/D	Poorly drained	Very limited	2.7%

Evaluation: A majority of the site (approximately 89%) is not limited for small commercial buildings. Most, if not all, of the areas identified as being very limited or somewhat limited are within areas that are precluded from development. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panels 0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property contains areas with Flood Zone "A" designations (areas determined to be within the 500-year floodplain).

Evaluation: Any proposed development would be required to conform with applicable requirements found in the City of Alachua Land Development Regulations. 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 there are no sinkholes or known indicators of sinkhole activity located on the subject property.

Evaluation: No potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

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

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

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory. A small cemetery is identified on site; the applicant has indicated that the area will be avoided and protected in future development plans. Florida Statutes (872.02) includes provisions related to disturbance of cemeteries.

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

PUBLIC FACILITIES IMPACT

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

	Existing Future Land Use Map Designations			Proposed Future Land Use Map Designation
FLUM Designation:	Rural Employment Center	Industrial	Commercial	Corporate Park
Max. Gross Density:	N/A	N/A	N/A	N/A
Floor Area Ratio:	N/A	.50 FAR	.75 FAR	.50 FAR
Maximum Density/Intensity	N/A	989,247 square feet non residential	323,433 square feet non residential	1,792,494 square feet non residential

The analysis of each public facility provided below represents an analysis of the maximum development potential generated by the proposed FLUM Designation. An exact description of existing development potential cannot be currently determined as the Alachua County Comprehensive Plan requires development of Rural Employment Centers through Planned Development Zoning, which would create density and intensity limits for the subject property.

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

be available to support the proposed development prior to the issuance of a final development order.

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

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS	Trip Distribution
3 and 4 (106)	US 441 (from NW 126 th to SR 235)	4D	Arterial	Urban Trans	D	100%
6 (106)	US 441 (from CR25A to NW 126 th Ave)	4D	Arterial	Urban Trans	D	60%
5 (107/1407)	US 441 (from SR235 to NCL)	4D	Arterial	Urban Trans	E	24%
8 (108)	SR 235 (from 235/241 Intersection to US 441)	2U Bays	Major Collector	COMM	D	8%
9 (109/4109)	SR 235 (from US 441 to NCL)	2U Bays	Major Collector	COMM	D	8%

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.

² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].

³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation¹

	Land Uses	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
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Proposed FLUM Designation (Corporate Park)	Shopping Center ² (ITE Code 820 (10th ed.)) 90,000 square feet	3,398 (1,699/1,699)	270 (146/124)	379 (190/189)
Proposed FLUM Designation (Corporate Park)	Office ³ (ITE Code 710 (10th ed.)) 807,000 square feet	7,860 (3,930/3,930)	1,186 (1,044/142)	928 (167/761)
Proposed FLUM Designation (Corporate Park)	General Light Industrial ⁴ (ITE Code 110 (10th ed.)) 896,000 square feet	4,444 (2,222/2,222)	824 (717/107)	744 (134/610)
Total	1,793,000 square feet	15,702 (7,851/7,851)	2,280 (1,907/373)	2,051 (491/1,560)

¹ Source: ITE Trip Generation, 10th edition
² Formulas: AADT – 37.75 trips per 1000 sqft (90 x 37.75 = 3,398) (50% entering/50% exiting); AM Peak Hour – 3.00 trips per 1000 sqft (90 x 3.00 = 270) (54% entering/46% exiting); PM Peak Hour – 4.21 trips per 1000 sqft (90 x 4.21 = 379)(50% entering/50% exiting).
³ Formulas: AADT – 9.74 trips per 1000 sqft (807 x 9.74 = 7,860) (50% entering/50% exiting); AM Peak Hour – 1.47 trips per 1000 sqft (807 x 1.47 = 1,186) (88% entering/12% exiting); PM Peak Hour – 1.15 trips per 1000 sqft (807 x 1.15 = 928)(18% entering/82% exiting).
⁴ Formulas: AADT – 4.96 trips per 1000 sqft (896 x 4.96 = 4,444) (50% entering/50% exiting); AM Peak Hour – 0.92 trips per 1000 sqft (896 x .92 = 824) (87% entering/13% exiting); PM Peak Hour – 0.83 trips per 1000 sqft (896 x .83 = 744)(18% entering/82% exiting).

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

Traffic System Category	US 441 (from NW 126 th to SR 235) ¹	US 441 (from CR25A to NW 126 th Ave) ¹	US 441 (from SR235 to NCL) ¹	SR 235 (from 235/241 Intersection to US 441) ¹	SR 235 (from US 441 to NCL) ¹
Average Annual Daily Trips					
Maximum Service Volume ²	45,700	45,700	39,000	14,400	14,400
Existing Traffic ³	18,579	18,579	25,926	10,305	7,537
Reserved Trips ⁴	1,425	23	2,367	0	29
Available Capacity ⁴	25,696	27,098	10,707	4,095	6,834
Increase/Decrease in Daily Trips Generated by Development	15,702	9,421	3,768	1,256	1,256
Residual Capacity After Development's Impacts⁵	9,994	17,677	6,939	2,839	5,578

¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
⁴ Source: City of Alachua August 2018 Development Monitoring Report.
⁵ **The application is not for a Final Development Order. Facility capacity and concurrency will not be reserved.**

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

Traffic System Category	US 441 (from NW 126 th to SR 235) ¹	US 441 (from CR25A to NW 126 th Ave) ¹	US 441 (from SR235 to NCL) ¹	SR 235 (from 235/241 Intersection to US 441) ¹	SR 235 (from US 441 to NCL) ¹
Maximum Service Volume ²	4,110	4,110	3,510	1,290	1,290
Existing Traffic ³	1,765	1,765	2,463	979	716
Reserved Trips ⁴	199	2	244	0	2
Available Capacity ⁴	2,146	2,343	803	311	572
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	2,051	1,231	492	164	164
Residual Capacity After Development's Impacts⁵	154	1,112	711	147	408
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua August 2018 Development Monitoring Report. ⁵ The application is not for a Final Development Order. Facility capacity and concurrency will not be reserved.					

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. There are no definitive development plans associated with this proposed amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order is made.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	47,917
Potential Potable Water Demand from Proposed Amendment **	268,874
Residual Capacity	747,209
Percentage of Permitted Design Capacity Utilized	67.51%
<i>Sources:</i> <i>* City of Alachua August 2018 Development Monitoring Report</i> <i>**15 gallons per 100 sqft x 1,792,494 square feet (FAC64E-6)</i>	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the 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*	687,000
Reserved Capacity*	43,889
Projected Potential Wastewater Demand from Proposed Amendment **	268,874
Residual Capacity	500,237
Percentage of Permitted Design Capacity Utilized	66.66%
<i>Sources:</i> <i>* City of Alachua August 2018 Development Monitoring Report</i> <i>**15 gallons per 100 sqft gfa x 1,792,494 square feet (FAC64E-6)</i>	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the 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

Evaluation: There is no associated residential development from this proposed amendment; therefore there are no impacts to the recreational level of service.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	2,908.79	530.85
Projected Solid Waste Demand from Application ³	21,507	3,925
New River Solid Waste Facility Capacity⁴	50 years	
<i>Sources:</i> <i>1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2018; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per year)</i> <i>2 City of Alachua August 2018 Development Monitoring Report</i> <i>3 Policy 2.1.a, CFNGAR Element (Formula: 12 lbs per 1,000 sqft gfa (1,792 x 12 = 3,925 tons per year)</i> <i>4 New River Solid Waste Facility, April 2018</i>		

Evaluation: Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

There is no associated residential development from this proposed amendment; therefore there are no impacts to the public school level of service.

EXHIBIT “A”

TO

**SAN FELASCO TECH CITY LARGE SCALE COMPREHENSIVE PLAN
AMENDMENT APPLICATION
STAFF REPORT**



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 21, 2019

Also sent by electronic mail to csweager@edafl.com

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

RE: Notice of Hearing Scheduled for:
- San Felasco Tech City Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Mr. Sweger:

On January 7, 2019 the City of Alachua received your revised application for the San Felasco Tech City LSCPA which proposes the amendment of the Future Land Use Map from Commercial, Industrial and Rural Employment Center (County) to Corporate Park on Parcel Nos. 05962-002-000, 05855-005-000 and a portion of 05855-004-000. On January 23, 2019 the City received your request to suspend review of the application until a later time. On February 21, 2019, the City received your request to resume review of the application.

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

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials on a CD or by emailing a Cloud / FTP link *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 **March 12, 2019** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Wednesday, February 27, 2019**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

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

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: San Felasco Tech City LSCPA / Rezoning

APPLICATION TYPE(S): (1) Large Scale Comprehensive Plan Amendment
(2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

APPLICANT/AGENT: Clay Sweger, AICP, eda, inc.

PROPERTY OWNER: Laser Investment Group, LLC

DRT MEETING DATE: December 20, 2018

DRT MEETING TYPE: Applicant

CURRENT FLUM DESIGNATION: Commercial (±10.00 acres); Industrial (±45.4 acres);
Rural Employment Center (County) (±27 acres);

CURRENT ZONING: Commercial Intensive (CI) (±10.00 acres); Light and Warehouse
Industrial (ILW) (±45.4 acres); Industrial Services and Manufacturing (MP) (County) (±27
acres)

PROPOSED FLUM: Corporate Park (±82.4 ac)

PROPOSED ZONING: Corporate Park (CP) (±82.4 ac)

OVERLAY: N/A

ACREAGE: ±82.30 acres

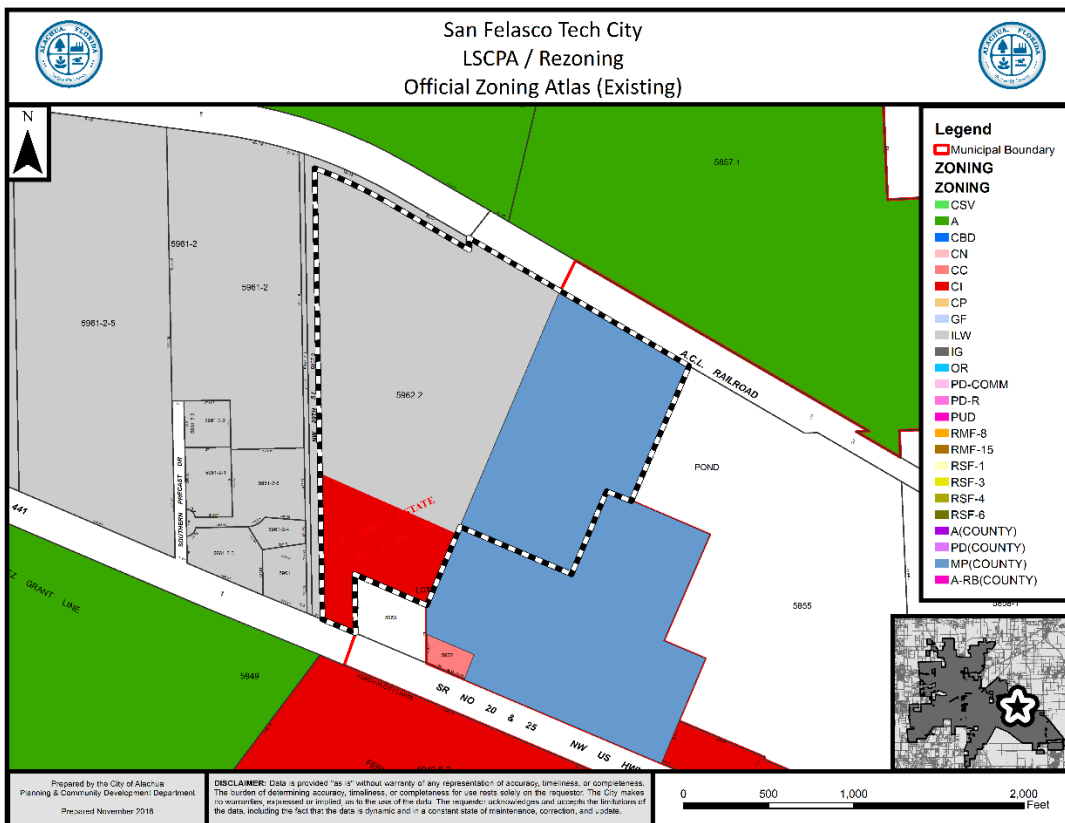
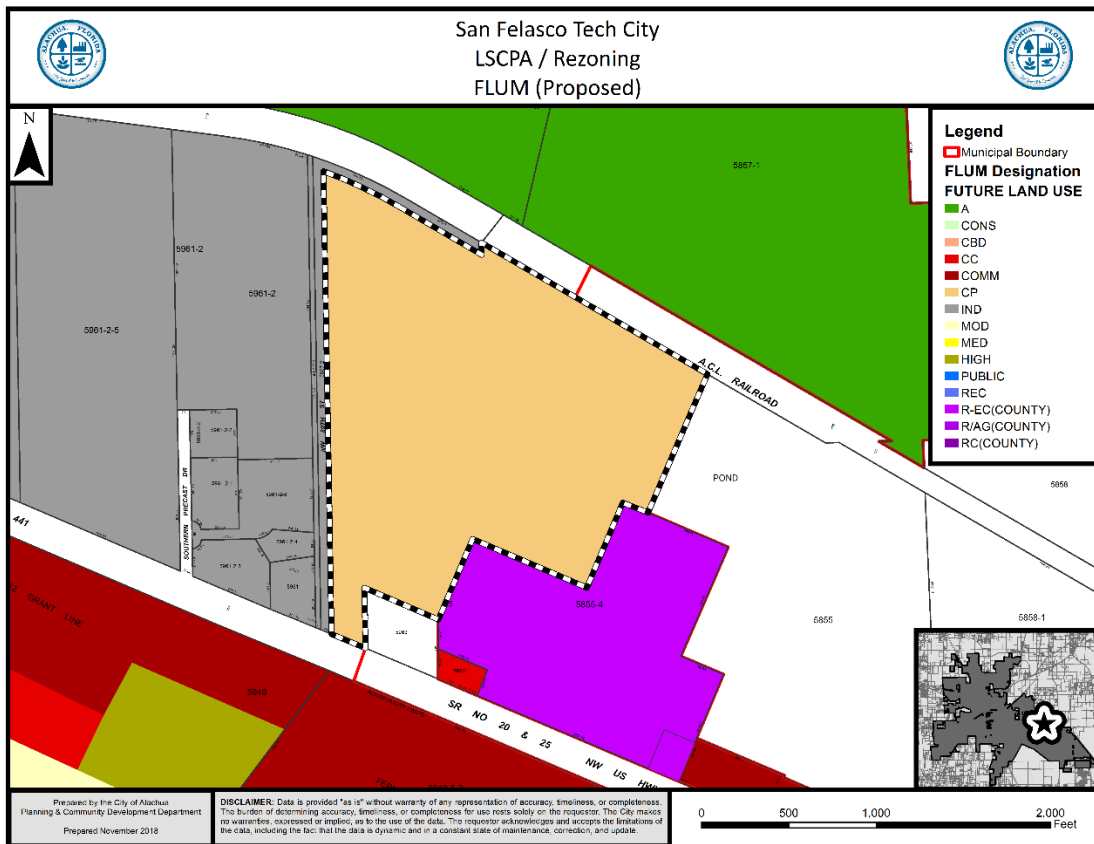
PARCELS: 05962-002-000, 05855-005-000, and a portion of 05855-004-000

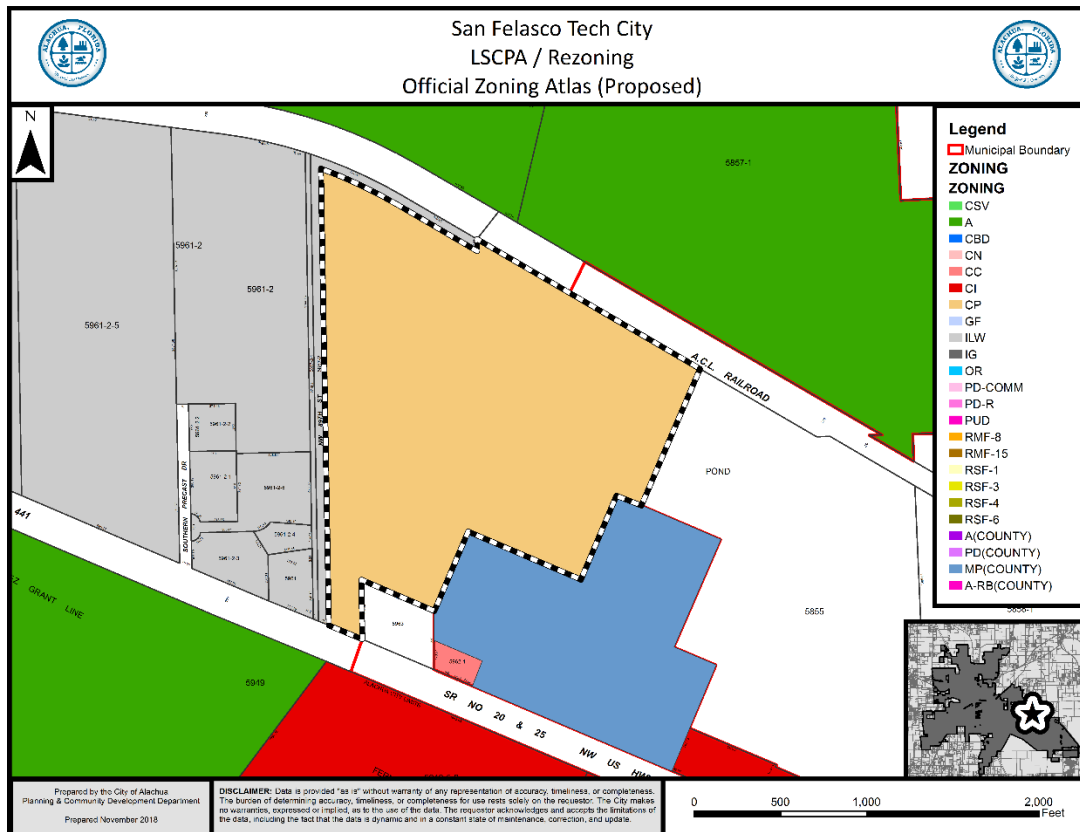
PROJECT SUMMARY: (1) A request to amend the Future Land Use Map (FLUM) from
Commercial (±9.9 ac), Industrial (±45.4 ac), and Rural Employment Center (County) (±27ac)
to Corporate Park (±82.3 ac)

(2) A request to amend the Official Zoning Atlas from Commercial Intensive (CI) (±9.9 ac),
Light and Warehouse Industrial (ILW) (±45.4 ac), and Industrial Services and Manufacturing
(MP) (County) (±27 ac) to Corporate Park (CP) (±82.3 ac)

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the
insufficiencies identified below must be received by the Planning Department on or before
4:00 PM on MONDAY, JANUARY 7, 2019.







Deficiencies to be Addressed

Large Scale Comprehensive Plan Amendment

1. *Comprehensive Plan Consistency Analysis*
 - a. Policy 1.4.d, FLUE, states that the minimum area for Corporate Park Development to include residential units is 100 acres. Please address how the listed residential units will be provided.
 - b. Goal 3, FLUE, Historic, Cultural, and Archeological Preservation. Alachua County Property Appraiser records indicate that a portion of the subject property is identified as a "cemetery". If applicable, please address specific Objectives and policies related to this existing use of property.
 - c. Objective 1.10, Conservation and Open Space Element, Environmental Resource Map narrative indicates presence of wetlands, but the wetlands are not displayed. Please revise map or provide separate wetlands survey.
 - d. Please note Policy 1.4.e, Future Land Use Element, and address consistency with this Policy.
2. *Concurrency Impact Analysis*
 - a. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.

- b. Projected Trip Generation Conclusion: Applicant states the application would not negatively impact the adopted LOS for adjacent and nearby roadways. If development were to occur at the maximum development potential represented by the proposed FLUM designations, LOS deficiencies would potentially exist for certain roadway segments. Revise analysis accordingly.
 - c. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.
3. *Miscellaneous*
- a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development will be developed through a "master plan". Please clarify the meaning of this statement. The closest regulatory analogue for a "master planned" development would be one of the various Planned Development zoning districts provided in the City's Land Development Regulations.
 - b. Taxes appear to be due on subject property. Public hearing schedule may be impacted if taxes become overdue.
 - c. Clarify throughout application that the MP zoning designation and Rural Employment Center future land use map designation are County designations.

Site-Specific Amendment to the Official Zoning Atlas

- 1. *Comprehensive Plan Consistency Analysis*
 - a. Policy 1.4.d, FLUE, states that the minimum area for Corporate Park Development to include residential units is 100 acres. Please address how the listed residential units will be provided.
 - b. Goal 3, FLUE, Historic, Cultural, and Archeological Preservation. Alachua County Property Appraiser records indicate that a portion of the subject property is identified as a "cemetery". If applicable, please address specific Objectives and policies related to this existing use of property.
 - c. Objective 1.10, Conservation and Open Space Element, Environmental Resource Map narrative indicates presence of wetlands, but the wetlands are not displayed. Please revise map or provide separate wetlands survey.
 - d. Please note Policy 1.4.e, Future Land Use Element, and address consistency with this Policy.
- 2. *Concurrency Impact Analysis*
 - a. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.
 - b. Projected Trip Generation Conclusion: Applicant states the application would not negatively impact the adopted LOS for adjacent and nearby roadways. If development were to occur at the maximum development potential represented by the proposed FLUM designations, LOS deficiencies would potentially exist for certain roadway segments. Revise analysis accordingly.
 - c. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.

3. *Analysis with Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas*
 - a. Please note and address consistency with Section 3.5.2(F)(2).
4. *Miscellaneous*
 - a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development will be developed through a “master plan”. Please clarify the meaning of this statement. The closest regulatory analogue for a “master planned” development would be one of the various Planned Development zoning districts provided in the City’s Land Development Regulations.
 - b. Taxes appear to be due on subject property. Public hearing schedule may be impacted if taxes become overdue.
 - c. Clarify throughout application that the MP zoning designation and Rural Employment Center future land use map designation are County designations.

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM ON THE RESUBMISSION DATE OF MONDAY, JANUARY 7, 2019.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 5, 2018

Also sent by electronic mail to csweger@edafl.com

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

RE: Completeness Review for:

- San Felasco Tech City Large Scale Comprehensive Plan Amendment (LSCPA)
- San Felasco Tech City Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

On November 28, 2018 the City of Alachua received your applications for the San Felasco Tech City LSCPA and Rezoning which proposes the amendment of the Future Land Use Map from Commercial, Industrial and Rural Employment Center (County) to Corporate Park on Parcel Nos. 05962-002-000, 05855-005-000 and a portion of 05855-004-000 and the amendment of the Official Zoning Atlas from Commercial Intensive (CI), Light and Warehouse Industrial (ILW) and Industrial Services and Manufacturing (MP) (County) to Corporate Park (CP) on Parcel Nos. 05962-002-000, 05855-005-000 and a portion of 05855-004-000.

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, conditional upon submission of certain information found below. Please submit this information by 5 PM on Tuesday, December 11, 2018 to ensure adequate staff time to review.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter, if necessary.

Please address the following for each application:

1. Mailing Labels

Please provide 6 sets of labels for persons and organizations registered to be notified. This list can be found here:

http://www.cityofalachua.com/images/Departments/Planning_Community_Dev/Public_Notice_Mailing_List_2018_10_02.xls.

2. Property Taxes

Property taxes appear to be outstanding for 05962-002-000, 05855-005-000, and 05855-004-000. Prior to scheduling public hearings, evidence of payment of taxes will be required.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

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



City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

- ☐ Large Scale Comprehensive Plan Amendment (greater than 10 acres)
☐ Small Scale Comprehensive Plan Amendment (10 acres or less)

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

A. PROJECT

- Project Name: San Felasco Tech City Land Use Change
- Address of Subject Property: 13000 Block of US Hwy 441
- Parcel ID Number(s): 05962-002-000, 05855-005-000 and a portion of 05855-004-000
- Existing Use of Property: Vacant
- Existing Future Land Use Map Designation: Commercial, Industrial & Rural Employment Center
- Proposed Future Land Use Map Designation: Corporate Park (CP)
- Acreage: 82.4 (+/-)

B. APPLICANT

- Applicant's Status ☐ Owner (title holder) ☒ Agent
- Name of Applicant(s) or Contact Person(s): Clay Sweger Title: Principal
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd St.
City: Gainesville State: FL ZIP: 32605
Telephone: () 352-373-3541 FAX: () 352-373-7249 e-mail: csweger@edafl.com
- If the applicant is agent for the property owner*:
Name of Owner (title holder): The Laser Investment Group, LLC
Mailing Address: 3201 SW 42nd Street, Ste 2
City: Gainesville State: FL ZIP: 32608

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

- Statement of proposed change and maps which illustrate the proposed change.
- 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:
 - Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
 - Promotes the efficient and cost effective provision or extension of public infrastructure and services;
 - 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;
 - Promotes conservation of water and energy;
 - Preserves agricultural areas and activities;

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/1/2011

- 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.


Signature of Applicant

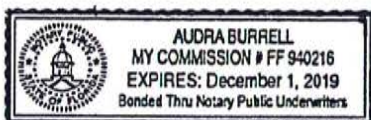
Clay Sweger / PRINCIPAL
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27 day of November, 2018, by Clay Sweger
_____, who is/are personally known to me, or who has/have produced _____
as identification.

Signature of Notary Public, State of Florida



Page 2 of 2



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13000 Block of US 441
Parcel ID Number(s): 05962-002-000, 05855-005-000 and a portion of 05855-004-000
Acreage: 82.3 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Mitch Glaeser Title: CEO
Company (if applicable): The Laser Investment Group, LLC
Mailing Address: 3201 SW 42nd Street, Ste 2
City: Gainesville State: FL ZIP: 32608
Telephone: 352-538-0072 FAX: N/A e-mail: mitch@glaeseronline.com

C. AUTHORIZED AGENT

Name: Clay Swager Title: Principal
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd St.
City: Gainesville State: FL ZIP: 32606
Telephone: 352-373-3541 FAX: 352-373-5249 e-mail: cswager@edafl.com

D. REQUESTED ACTION:

Rezoning, land use change, and development plan.

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

Mitch Glaeser
Signature of Applicant

Signature of Co-applicant

Mitch Glaeser
Typed or printed name and title of applicant

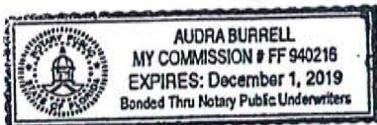
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 21 day of November, 2018 by Mitch Glaeser

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

Audra Burrell
Signature of Notary Public, State of Florida

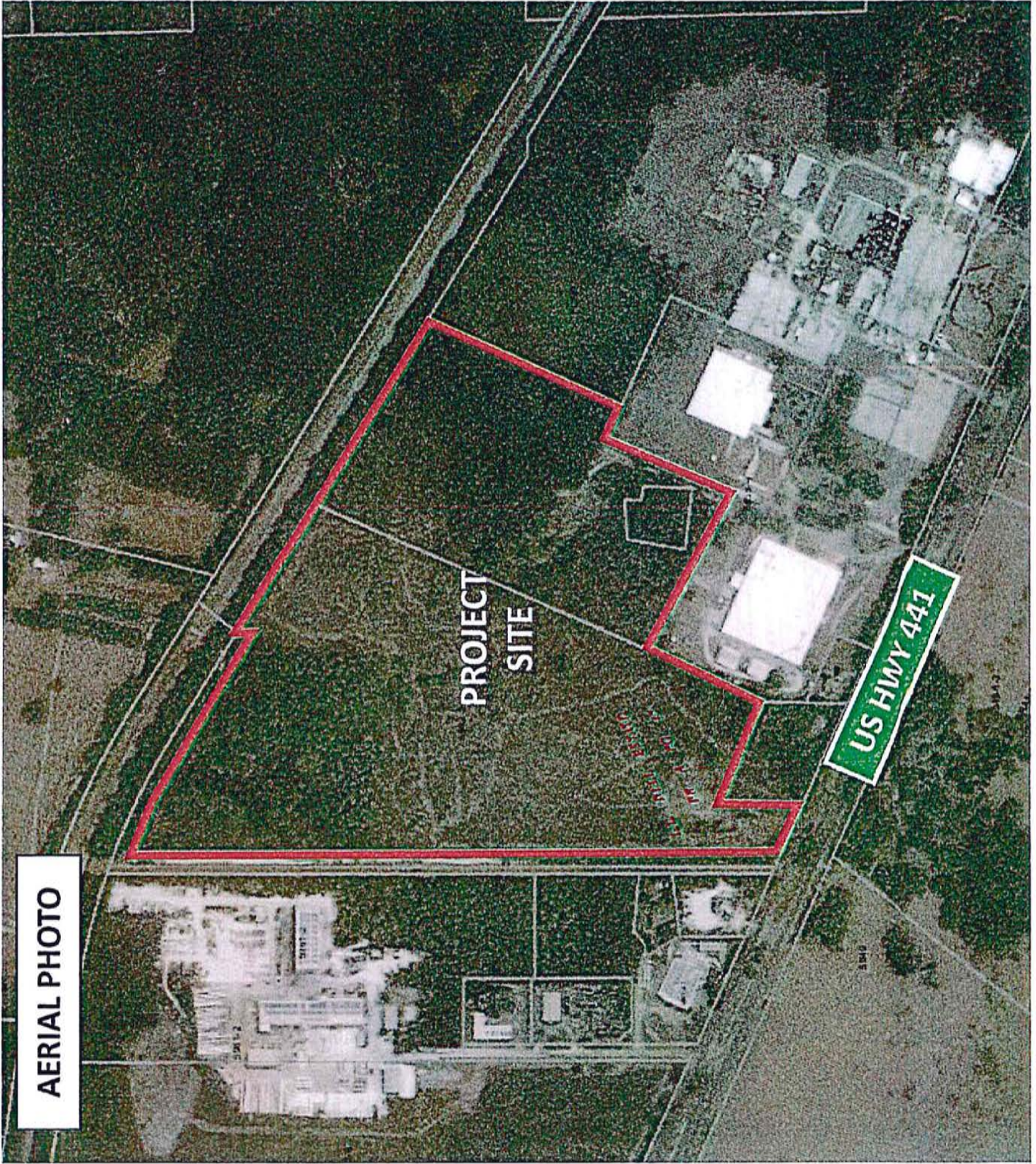


City of Alachua • Planning and Community Development Department
PO Box 9 • Alachua, FL 32616 • (386) 418-6121
Revised 9/30/2014

AERIAL PHOTO

PROJECT
SITE

US HWY 441



LEGAL DESCRIPTION

Parcel Number 05962-002-000

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found Iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U. S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 06 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 159.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 25 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a found 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.65 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.

Easement Parcel #1

Commence at the Half Mile corner of the North line of section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the southerly right-of-way line of the seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run southeasterly along said southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.29 feet to the Northerly right-of-way line at U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line at said property 2715.11 feet to the P.O.B., being and lying in Section 30, Township 8 South, Range 19 East, Alachua county, Florida.

Easement Parcel #1

Commence at the Half Mile corner on the North line of Section 19, Township 8 south, Range 19 East and run South 499.11 feet to the southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 18" East along said southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue southeasterly along said southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.11 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the southwest and having a radius of 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run south 08 deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

LEGAL DESCRIPTION

Parcel Numbers 05855-005-000 & 05855-004-000

A portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72° 51' 47" West on said North right-of-way line a distance of 171.11 feet to the point of curvature of a curve concave to the Northeast having a delta of 06° 52' 05", a radius of 11424.66 feet and a chord bearing and distance of North 69° 24' 13" West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66° 00' 17" West, a distance of 58.98 feet to the Southeast of said Parcel A; thence on the boundary of said Parcel A the following seven (7) courses and distances:

- 1) leaving said North right-of-way line, North 23° 59' 25" East, a distance of 664.68 feet;
- 2) thence North 66° 04' 35" West, a distance of 265.85 feet;
- 3) thence North 24° 28' 46" East, a distance of 680.88 feet;
- 4) thence North 65° 49' 12" West, a distance of 500.01 feet to the POINT OF BEGINNING of the following described parcel of land;
- 5) thence North 24° 11' 00" East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200' right-of-way);
- 6) thence North 58° 45' 42" West, on said South right-of-way line, a distance of 881.26 feet;
- 7) thence South 23° 50' 23" West, a distance of 1504.88 feet;

thence leaving said boundary South 65° 30' 13" East, a distance of 699.02 feet; thence North 24° 02' 31" East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65° 49' 12" East on said Northwesterly projection, a distance of 167.86 feet to the POINT OF BEGINNING.

Said lands lying and being in the City of Alachua, Alachua County, Florida and containing an area of 26.98 acres more or less.

Parcel: 05962-002-000

Search Date: 11/12/2018 at 8:25:07 PM

Taxpayer:	LASER INVESTMENT GROUP LLC (THE)	Legal:	COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG 59 MIN 42 SEC W 1385.74 FT N 22 DEG 09 MIN 10 SEC E 158.44 FT N 66 DEG 13 MIN 12 SEC W 229.98 FT N 01 DEG 33 MIN 25 SEC E 169.02 FT POB N 23 DEG 50 MIN 23 SEC E 2014.63 FT N 58 DEG 44 MIN 53 SEC W 624.24 FT S 00 DEG 37 MIN 49 SEC E 70.66 FT N 58 DEG 44 MIN 53 SEC W 547.93 FT NWLY ALG CURVE 473.71 FT S 00 DEG 08 MIN 45 SEC W 2657.79 FT S 66 DEG 00 MIN 09 SEC E 209.40 FT N 01 DEG 07 MIN 22 SEC E 340.98 FT S 65 DEG 57 MIN 03 SEC E 460.08 FT POB OR 4627/0672
Mailing:	3201 SW 42ND ST STE 2 GAINESVILLE, FL 32608		
Location:	13025 NW US HWY 441 ALACHUA 13051 NW US HWY 441 ALACHUA		
Sec-Twn-Rng:	20-08-19		
Property Use:	01000 - Vacant Comm		
Tax Jurisdiction:	Alachua - 1700		
Area:	8-19 Rural		
Subdivision:	L L Dell Estate		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	Vacant Comm	367400	367400	0	0	367400	11020	356380	367400	0	0	356380	367400
2017	Vacant Comm	367400	367400	0	0	367400	43410	323990	367400	0	0	323990	367400
2016	Vacant Comm	367400	367400	0	0	367400	72860	294540	367400	0	0	294540	367400
2015	Vacant Comm	312000	312000	0	0	312000	44230	267770	312000	0	44230	267770	267770
2014	Vacant Comm	312000	312000	0	0	312000	68570	243430	312000	0	68570	243430	243430
2013	Vacant Comm	312000	312000	0	0	312000	90700	221300	312000	0	90700	221300	221300
2012	Vacant Comm	312000	312000	0	0	312000	110810	201190	312000	0	110810	201190	201190
2011	Vacant Comm	182900	182900	0	0	182900	0	182900	182900	0	0	182900	182900
2010	Vacant Comm	182900	182900	0	0	182900	0	182900	182900	0	0	182900	182900
2009	Vacant Comm	182900	182900	0	0	182900	0	182900	182900	0	0	182900	182900
2008	Vacant Comm	182900	182900	0	0	182900	0	182900	0	0	0	182900	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Commercial	ILW		Acre	45.42
Vacant Commercial	CI		Acre	10
			2018 Certified Land Just Value: 367400	2018 Certified Land Assessed Value: 367400

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
08/30/2018	886800	V	Q	4627	0672	WD
11/06/2008	100	I	U	3842	1386	WD
09/26/2001	100	V	U	2388	2693	SD

Parcel: 05855-005-000

Search Date: 11/13/2018 at 8:57:46 AM

Taxpayer:	PHOENIX COMMERCIAL PARK LLLP *	Legal:	COM SE COR SEC W 3541.64 FT N 2048.36 FT POB N 10 DEG 05 MIN 28 SEC E 240.91 FT N 86 DEG 10 MIN 59 SEC E 165.24 FT S 04 DEG 25 MIN 58 SEC W 66.89 FT S 80 DEG 03 MIN 43 SEC E 60.38 FT S 02 DEG 00 MIN 35 SEC W 201.32 FT N 83 SEC 14 MIN 26 SEC W 256.07 FT POB OR 3946/1377
Mailing:	PO BOX 1000 ALACHUA, FL 32616		
Location:			
Sec-Twn-Rng:	20-08-19		
Property Use:	00000 - Vacant		
Tax Jurisdiction:	Alachua - 1700		
Area:	Lithium Industrial Area		
Subdivision:	Placeholder		

* NOW OWNED BY THE LASER INVESTMENT GROUP, LLC.
(SEE DEED)

Year	Property Use	Land Assessed Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable
2018	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900
2017	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900
2016	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900
2015	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900
2014	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900
2013	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900
2012	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900
2011	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900
2010	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Cemetery	MP		Acre	1.32
			2018 Certified Land Just Value: 5900	2018 Certified Land Assessed Value: 5900

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
03/31/2010	100	V	U	3946	1377	QD
01/29/1987	100	V	U	1651	2521	QD

Parcel: 05855-004-000 (PORTION OF)

Search Date: 11/13/2018 at 8:58:38 AM

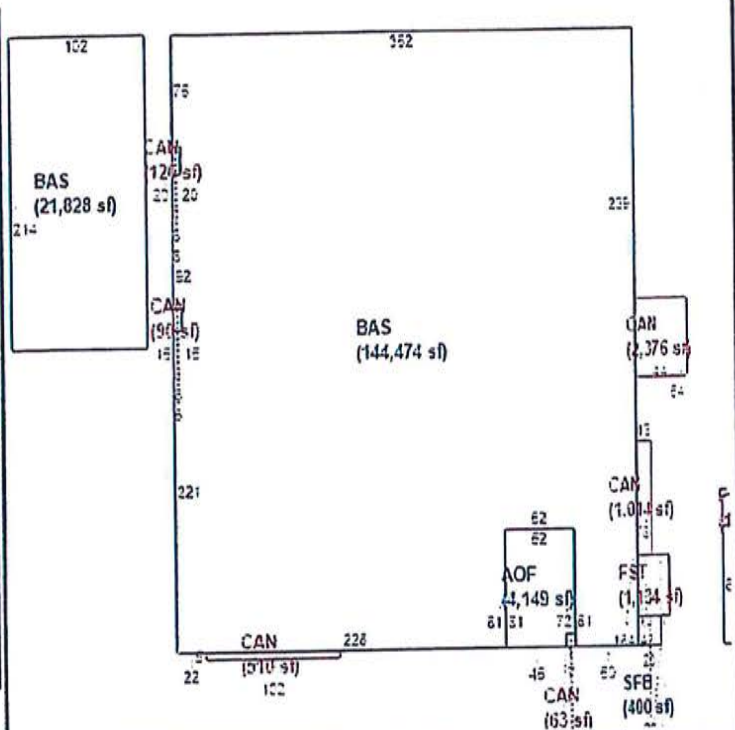
Taxpayer:	PHOENIX COMMERCIAL PARK LLP *	Legal:	COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 66 DEG 00 MIN 17 SEC W 58.98 FT POB N 23 DEG 59 MIN 25 SEC E 664.68 FT N 66 DEG 04 MIN 35 SEC W 265.85 FT N 24 DEG 28 MIN 46 SEC E 680.88 FT N 65 DEG 49 MIN 12 SEC W 500.01 FT N 24 DEG 11 MIN 00 SEC E 170.43 FT N 58 DEG 45 MIN 42 SEC W 881.26 FT S 23 DEG 50 MIN 23 SEC W 2014.63 FT S 01 DEG 33 MIN 25 SEC W 169.02 FT S 66 DEG 13 MIN 12 SEC E 305.43 FT S 22 DEG 09 MIN 10 SEC W 158.74 FT S 66 DEG 00 MIN 17 SEC E 1251.02 FT POB (LESS COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG W 867.12 FT N 15 DEG W 187.96 FT N 24 DEG E 626.55 FT N 24 DEG E 41.51 FT N 16 DEG E 129.54 FT POB N 02 DEG E 200.81 FT N 79 DEG W 58.29 FT N 02 DEG E 66.89 FT S 86 DEG W 165.25 FT S 10 DEG W 240.68 FT S 83 DEG E 255.69 FT POB OR 3527/1217
Mailing:	PO BOX 1000 ALACHUA, FL 32616	* PORTION NOW OWNED BY THE LASER INVESTMENT GROUP, LLC. (SEE DEED)	
Location:	12871 NW US HWY 441 ALACHUA		
	12887 NW US HWY 441 ALACHUA		
	12895 NW US HWY 441 ALACHUA		
	12895 NW US HWY 441 - STE 10 ALACHUA		
	12895 NW US HWY 441 - STE 20 ALACHUA		
	12895 NW US HWY 441 - STE 30 ALACHUA		
	12895 NW US HWY 441 - STE 40 ALACHUA		
	12895 NW US HWY 441 - STE 50 ALACHUA		
	12895 NW US HWY 441 - STE 60 ALACHUA		
	12895 NW US HWY 441 - STE 70 ALACHUA		
	12953 NW US HWY 441 ALACHUA		
	12967 NW US HWY 441 ALACHUA		
Sec-Twn-Rng:	20-08-19		
Property Use:	05500 - Tmbr Si 80-89		
Tax Jurisdiction:	Alachua - 1700		
Area:	Lithium Industrial Area		
Subdivision:	Placeholder		

YeaR	Property Use	Land Assessed Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferred Value	County Assessed	County Assessed	County Exempt	County Exempt	County Taxable	County Taxable
2018	Tmbr Si 80-89	600700	1382600	2601300	250100	4234000	0	3452100	3452100	0	0	3452100	3452100
2017	Tmbr Si 80-89	596800	1382600	2644000	252100	4278700	0	3492900	3492900	0	0	3492900	3492900
2016	Tmbr Si 80-89	596800	1382600	2686800	252700	4322100	0	3536300	3536300	0	0	3536300	3536300
2015	Tmbr Si 80-89	596800	1885500	2743500	233300	4862300	0	3573600	3573600	0	0	3573600	3573600
2014	Tmbr Si 80-89	597100	1885500	2791300	233900	4910700	0	3622300	3622300	0	0	3622300	3622300
2013	Tmbr Si 80-89	597100	1885500	2814800	239200	4939500	0	3651100	3651100	0	0	3651100	3651100
2012	Tmbr Si 80-89	597100	1885500	2929300	243900	5058700	0	3770300	3770300	0	0	3770300	3770300
2011	Tmbr Si 80-89	175000	291000	3043600	248800	3583400	0	3467400	3467400	0	0	3467400	3467400
2010	Light Mfg	291000	291000	3151200	253600	3695800	0	3695800	3695800	0	0	3695800	3695800
2009	Light Mfg	291000	291000	3230400	258200	3779600	0	3779600	3779600	0	0	3779600	3779600
2008	Light Mfg	291000	291000	3290200	263500	3844700	0	3844700	0	0	0	3844700	0

Land					Units	
Use	Zoning Type	Zoning Desc	Unit Type			
Light Manufacturing	MP		Acre			35.92
Timber 2-N	MP		Acre			26
2018 Certified Land Just Value: 1382600				2018 Certified Land Assessed Value: 600700		

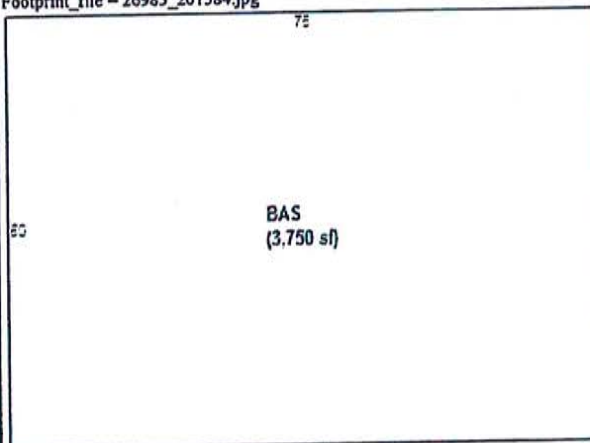
Building		Footprint_file = 26985_26985.jpg	
Actual Year Built	1981		
Effective Year Built	1981		
Building Quality	Average		
Building Style	Warehouse		
Building Use	Mfg Light		
Bedrooms:			
Baths:			
Stories:	1.0		

Exterior Wall 1:	Concrete Block
Exterior Wall 2:	Pre-Finish Metl
Interior Wall 1:	Minimum/Mason
Interior Wall 2:	N/A
Floor Cover 1:	Fin Concrete
Floor Cover 2:	N/A
Roof Cover:	Tar & Gravel
Roof Structure:	Rigid Fr/Joist
AC:	None
Heating Type:	None
Heating System:	None
Total Square Feet:	183162
Heated Square Feet:	176763
Area Type	Square Footage
AOF (AVERAGE OFFICE)	10061
BAS (BASE AREA)	166302
CAN (CANOPY)	4173
FST (FINISHED STORAGE)	2226
SFB (SEMI-FINISHED BASE)	400



Actual Year Built	1995
Effective Year Built	1995
Building Quality	Average
Building Style	Warehouse
Building Use	Warehouse Storage
Bedrooms:	
Baths:	
Stories:	1.0
Exterior Wall 1:	Pre-Finish Metl
Exterior Wall 2:	N/A
Interior Wall 1:	Minimum/Mason
Interior Wall 2:	N/A
Floor Cover 1:	Fin Concrete
Floor Cover 2:	N/A
Roof Cover:	Modular Metal
Roof Structure:	Steel Fr/Truss
AC:	None
Heating Type:	None
Heating System:	None
Total Square Feet:	3750
Heated Square Feet:	3750
Area Type	Square Footage
BAS (BASE AREA)	3750

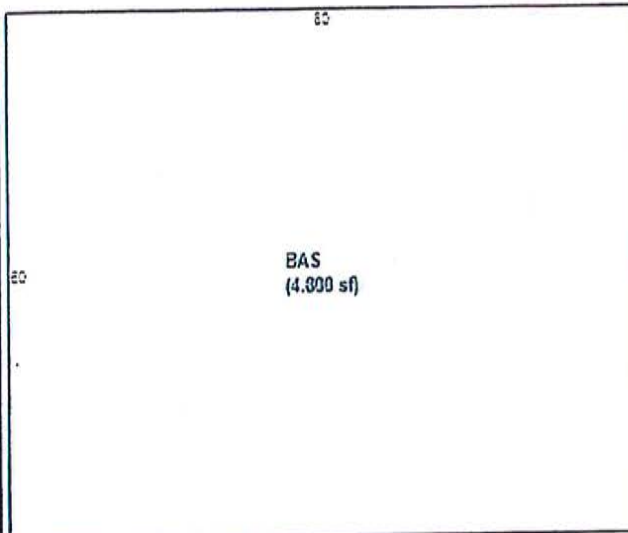
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Actual Year Built	1996
Effective Year Built	1996
Building Quality	Average
Building Style	Warehouse

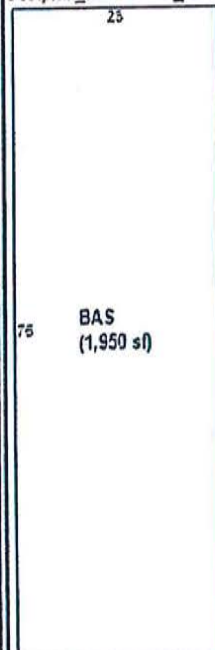
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Building Use	Warehouse Storage
Bedrooms:	
Baths:	
Stories:	1.0
Exterior Wall 1:	Pre-Finish Metl
Exterior Wall 2:	N/A
Interior Wall 1:	Minimum/Mason
Interior Wall 2:	N/A
Floor Cover 1:	Fin Concrete
Floor Cover 2:	N/A
Roof Cover:	Modular Metal
Roof Structure:	Steel Fr/Truss
AC:	None
Heating Type:	None
Heating System:	None
Total Square Feet:	4800
Heated Square Feet:	4800
Area Type	Square Footage
BAS (BASE AREA)	4800



Actual Year Built	1983
Effective Year Built	1983
Building Quality	Average
Building Style	Warehouse
Building Use	Warehouse Storage
Bedrooms:	
Baths:	
Stories:	1.0
Exterior Wall 1:	Pre-Finish Metl
Exterior Wall 2:	None
Interior Wall 1:	None
Interior Wall 2:	Minimum/Mason
Floor Cover 1:	Fin Concrete
Floor Cover 2:	N/A
Roof Cover:	Minimum
Roof Structure:	Steel Fr/Truss
AC:	None
Heating Type:	None
Heating System:	None
Total Square Feet:	1950
Heated Square Feet:	1950
Area Type	Square Footage
BAS (BASE AREA)	1950

Footprint_file = 26985_201586.jpg



Actual Year Built	1993
Effective Year Built	1993
Building Quality	Average
Building Style	Warehouse

Footprint_file = 26985_201587.jpg

Building Use	Warehouse Storage
Bedrooms:	
Baths:	
Stories:	1.0
Exterior Wall 1:	Concrete Block
Exterior Wall 2:	Pre-Finish Metl
Interior Wall 1:	Minimum/Mason
Interior Wall 2:	N/A
Floor Cover 1:	Fin Concrete
Floor Cover 2:	N/A
Roof Cover:	Minimum
Roof Structure:	Steel Fr/Truss
AC:	None
Heating Type:	None
Heating System:	None
Total Square Feet:	3150
Heated Square Feet:	3150
Area Type	Square Footage
BAS (BASE AREA)	3150

103
20
BAS (3,150 sf)

Actual Year Built	1997
Effective Year Built	1997
Building Quality	Average
Building Style	Warehouse
Building Use	Warehouse Storage
Bedrooms:	
Baths:	
Stories:	1.0
Exterior Wall 1:	Pre-Finish Metl
Exterior Wall 2:	N/A
Interior Wall 1:	Minimum/Mason
Interior Wall 2:	N/A
Floor Cover 1:	Fin Concrete
Floor Cover 2:	N/A
Roof Cover:	Modular Metal
Roof Structure:	Steel Fr/Truss
AC:	Central
Heating Type:	Forced - No Dt
Heating System:	Electric
Total Square Feet:	2454
Heated Square Feet:	2190
Area Type	Square Footage
BAS (BASE AREA)	2190
CAN (CANOPY)	264

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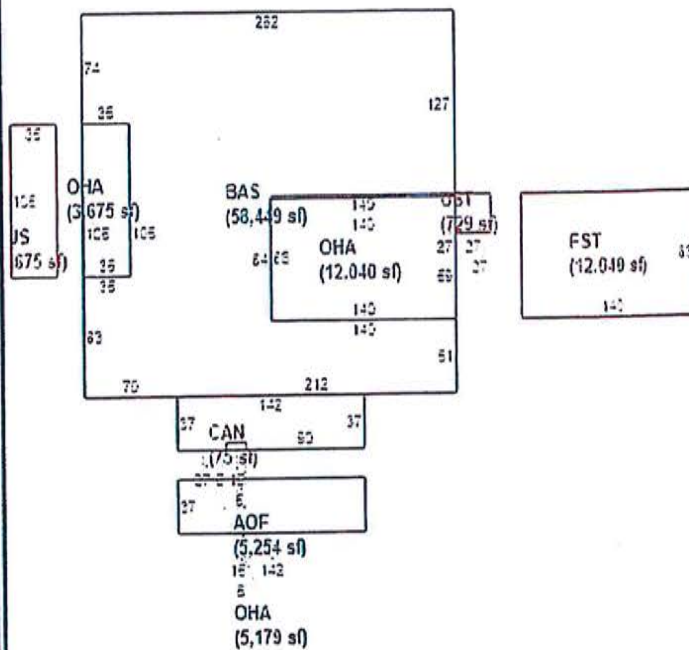
CAN
(264 sf)

73
20
BAS (2,190 sf)

Actual Year Built	1996
Effective Year Built	1996
Building Quality	Average
Building Style	Warehouse

Footprint_file = 26985_201589.jpg

Building Use	Mfg Light
Bedrooms:	
Baths:	
Stories:	1.0
Exterior Wall 1:	Concrete Block
Exterior Wall 2:	Pre-Finish Metl
Interior Wall 1:	Panel
Interior Wall 2:	Drywall
Floor Cover 1:	Fin Concrete
Floor Cover 2:	N/A
Roof Cover:	Tar & Gravel
Roof Structure:	Steel Fr/Truss
AC:	Chilled Water
Heating Type:	Forced Air
Heating System:	Electric
Total Square Feet:	101116
Heated Square Feet:	95044
Area Type	Square Footage
AOF (AVERAGE OFFICE)	5254
BAS (BASE AREA)	58449
CAN (CANOPY)	75
FST (FINISHED STORAGE)	12040
OHA (1.5 WITH ATTIC)	20894
UST (UNFINISHED STORAGE)	729
UUS (UNFIN UPPER STORY)	3675



2018 Certified Building Value: 2601300

Miscellaneous

Description	Unit Type	Units
3800 - Drive/Walk	UNITS	13016
4680 - Paving 1	SF	301845
4420 - Lights	UNITS	31
4420 - Lights	UNITS	10
4440 - Load Dock	SF	4860
4440 - Load Dock	SF	960
4440 - Load Dock	SF	2730
5121 - SP 1	SF	300
5121 - SP 1	SF	420
4601 - OP 1	SF	452
5221 - Stg 1	SF	108
5140 - Spill Ctrl	SF	1232
5022 - Shed 2	SF	468
4900 - Rtn Wall	SF	330
4820 - Ramp	SF	600
3541 - Canopy 1	SF	1599
5160 - Spr System	UNITS	1
3800 - Drive/Walk	UNITS	19848
4230 - Guard House	SF	480

3883 - Fence CL	SF	20040
3885 - Fence W1	SF	1080
3900 - Fire Pro/Comm-Interior	SF	178739
3900 - Fire Pro/Comm-Interior	SF	100312
3840 - Elevator	UNITS	1
5106 - Solar Comm <11W	UNITS	50000
2018 Certified Miscellaneous Value: 250100		

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
01/08/2007	4500000	I	Q	3527	1217	WD

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
2017010074	FS	01/05/2017		09/27/2017	RELOCATE 6 FIRE SPRINKLER
2015060408	ADD	06/22/2015		12/02/2015	COMPLETION PERMIT FOR
2015070294	MISC	07/24/2015	08/31/2015	12/02/2015	SOLAR PANELS
2012120256	RRC	12/18/2012	01/28/2013	02/06/2014	RECOVER EXISTING ROOF
2011080292	ADD	08/31/2011		03/16/2012	INTERIOR REMODEL FOR EN
2011080089	ME	08/08/2011	01/04/2012	03/16/2012	NEW A/C
2011090307	FS	09/27/2011		03/16/2012	RELOC 5 HEADS/NEW HEAD
2010070357	IND	07/30/2010		03/16/2012	NEW 30' X 30' STORAGE
2010100167	ME	10/13/2010	02/01/2011	03/16/2012	INSTALL BOILER IN STG
2009010168	FA	01/26/2009		12/25/2009	FIRE ALARM-BATHROOMS
2008040130	ADD	09/24/2008	12/25/2008	12/25/2008	SEPARATE BUILDING INTO
2007080310	CME	08/24/2007	12/03/2008	02/26/2009	PHOENIX COMMERCIAL PAR
2007100048	FS	10/04/2007	05/13/2008	03/14/2008	ADD FIRE SPRKR HEADS
2007030299	RRC	03/21/2007	04/10/2008	02/26/2009	RE-ROOF & INSULATION

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3154191 3 PG(S)

10/18/2018 11:31 AM
BOOK 4637 PAGE 2216
J.K. JESSIRBY, ESQ.
Clerk of the Court, Alachua County, Florida
RECORDED Receipt# 856311
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$2,646.00
Intang. Tax: \$0.00

Prepared by and return to:

Ramona M. Chance
Attorney at Law
Ramona M. Chance
4703 NW 53rd Avenue Suite A-1
Gainesville, FL 32653
352-335-3189
File Number: 18-085
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of October, 2018 between Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership whose post office address is PO Box 1000, Alachua, FL 32616, grantor, and The Laser Investment Group, LLC, a Florida limited liability company whose post office address is 3201 SW 42 Street, Suite 2, Gainesville, FL 32608, grantee:

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

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

A portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72° 51' 47" West on said North right-of-way line a distance of 171.11 feet to the point of curvature of a curve concave to the Northeast having a delta of 06° 52' 05", a radius of 11424.66 feet and a chord bearing and distance of North 69° 24' 13" West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66° 00' 17" West, a distance of 58.98 feet to the Southeast corner of said Parcel A; thence on the boundary of said Parcel A the following seven (7) courses and distances:

- 1) leaving said North right-of-way line, North 23° 59' 25" East, a distance of 664.68 feet;
- 2) thence North 66° 04' 35" West, a distance of 265.85 feet;
- 3) thence North 24° 28' 46" East, a distance of 680.88 feet;
- 4) thence North 65° 49' 12" West, a distance of 500.01 feet to the POINT OF BEGINNING of the following described parcel of land;
- 5) thence North 24° 11' 00" East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200' right-of-way);
- 6) thence North 58° 45' 42" West, on said South right-of-way line, a distance of 881.26 feet;
- 7) thence South 23° 50' 23" West, a distance of 1504.88 feet; thence leaving said boundary South 65° 30' 13" East, a distance of 699.02 feet; thence North 24° 02' 31" East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65° 49' 12" East on said Northwesterly projection, a distance of 167.86 feet to the POINT OF BEGINNING.

Parcel Identification Number: 05855-004-000 and 05855-005-000

A Legal Description Sketch prepared by EDA Engineers-Surveyors-Planners, Inc. is attached as Exhibit A and incorporated by reference.

DoubleTime®

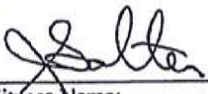
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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

Signed, sealed and delivered in our presence:

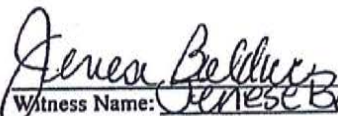

Witness Name: JAMES D. SALTER

Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership

By: Virginia H. Johns LLC, a Florida limited liability company

By: 
Virginia Hipp Johns, Authorized Member

(Corporate Seal)


Witness Name: Genese Bolduc

By: Lisa H. Albertson LLC, a Florida limited liability company

By: 
Lisa Hipp Albertson, Authorized Member

(Corporate Seal)

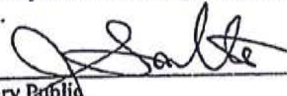
State of Florida
County of Alachua

The foregoing instrument was sworn to and subscribed before me this 17th day of October, 2018 by Virginia Hipp Johns, Authorized Member of Virginia H. Johns LLC, Florida limited liability company and Lisa Hipp Albertson, Authorized Member of Lisa H. Albertson LLC, a Florida limited liability company, General Partners of Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership on behalf of the corporation and the partnership. They ☒ are personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]



JAMES D SALTER
Commission # GG 207760
Expires May 30, 2022
Bonded Title Subject Notary Services


Notary Public

Printed Name: _____

My Commission Expires: _____

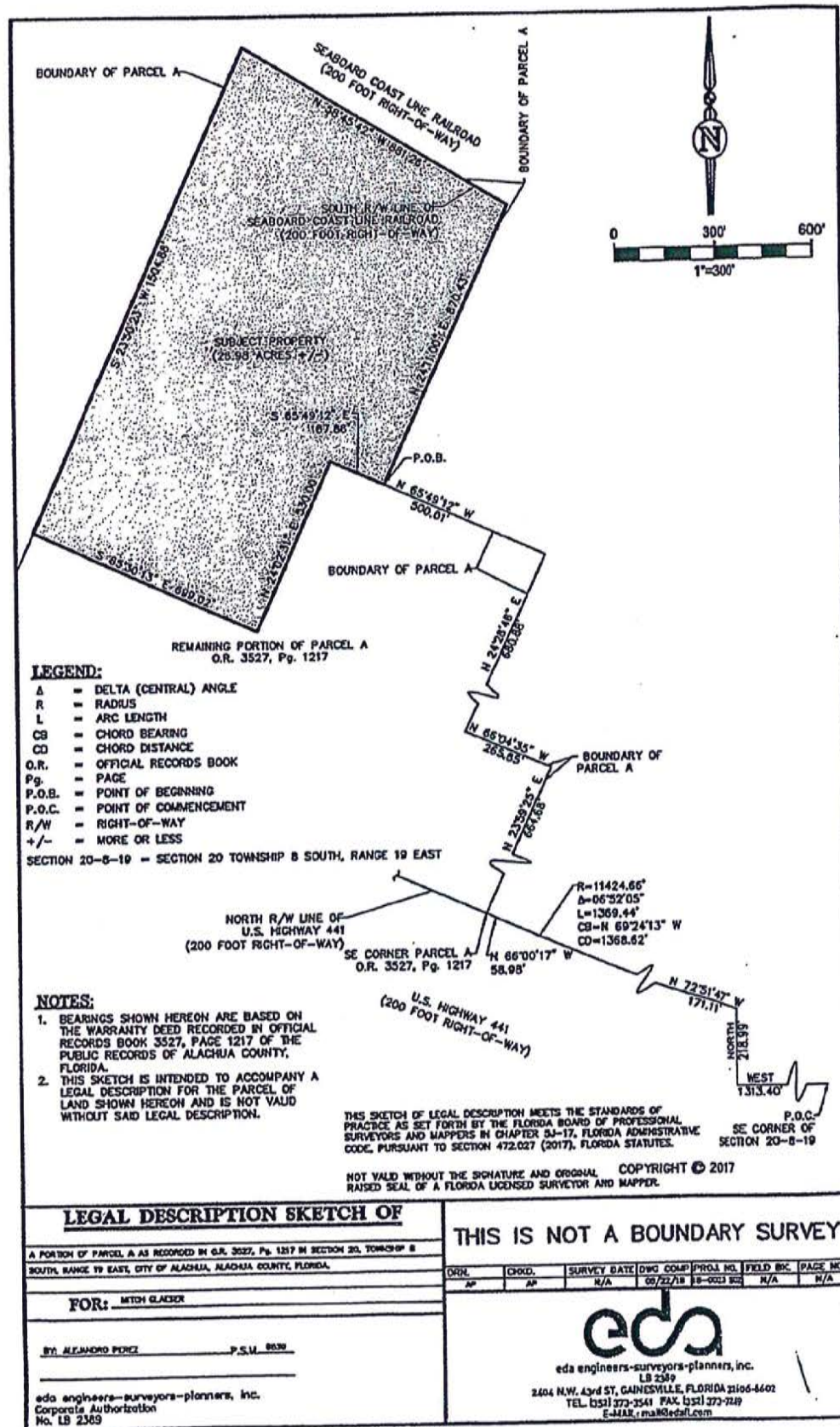


Exhibit "A"

①

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3145469 5 PG(S)
August 31, 2018 04:37:14 PM
Book 4627 Page 672
J.K. JESS IRBY, ESQ., CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$6,207.60



Prepared by and return to:
JAMES F. GRAY, ESQ.
JAMES F. GRAY, P.A.
3615 B NW 13th Street
Gainesville, FL 32609
352-371-6303
File Number: **SPERRING 18**

Parcel Identification No. **05962-002-000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30th day of August, 2018 between **TOM R. AND ASSOCIATES, LLC**, a Florida limited liability company whose post office address is 11 SE Second Avenue, Gainesville, FL 32601 of the County of Alachua, State of Florida, grantor*, and **THE LASER INVESTMENT GROUP, LLC**, a Florida limited liability company whose post office address is 3201 SW 42nd Street, Suite 2, Gainesville, FL 32608 of the County of Alachua, State of Florida, grantee*,

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

See Legal Description attached hereto as EXHIBIT A.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

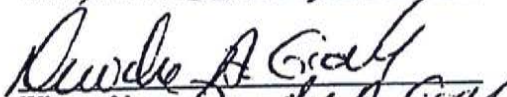
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

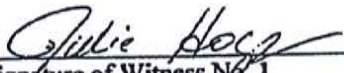
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

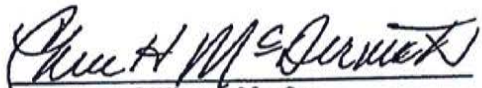
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

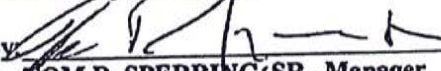

Witness Name: James F. Gray


Witness Name: Deirdre A. Gray

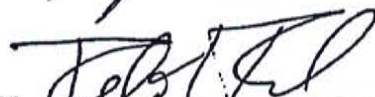

Signature of Witness No. 1
Julie Hogg
Printed Name of Witness No. 1


Signature of Witness No. 2
Cheryl H. McDermott
Printed Name of Witness No. 2

TOM R. AND ASSOCIATES, LLC, a Florida
limited liability company

By: 
TOM R. SPERRING, SR., Manager

By: 
PHYLLIS SPERRING, Manager

By: 
ROBERT A. RUSH, Manager

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of August, 2018 by TOM R. SPERRING, SR., and PHYLLIS SPERRING, Managers of TOM R. AND ASSOCIATES, LLC, a Florida limited liability company, on behalf of the limited liability company, who are ☒ personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]



DEIRDRE A. GRAY
NOTARY PUBLIC
STATE OF FLORIDA
Commission # FF215403
Expires 5/2/2019

Deirdre A. Gray
Notary Public

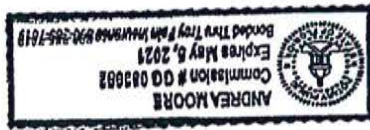
Printed Name: DEIRDRE A. GRAY

My Commission Expires: MAY 2, 2019

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of August, 2018 by ROBERT A. RUSH, Manager of TOM R. AND ASSOCIATES, LLC, a Florida limited liability company, on behalf of the limited liability company, who is ☒ personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Andrea Moore
Notary Public

Printed Name: Andrea Moore

My Commission Expires: May 5, 2021

LEGAL DESCRIPTION

EXHIBIT A

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U. S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 06 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 158.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 26 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.66 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.

Easement Parcel #1

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.20 feet to the Northerly right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line of said property 2715.11 feet to the P.O.B., being and lying in Section 20, Township 8 South, Range 19 East, Alachua county, Florida.

Easement Parcel #2

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.17 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the Southwest and having a radius of 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run South 00 deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.



2018 Roll Details — Real Estate Account At 12871 NW US HWY 441

Real Estate Account #05855 004 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

[Print this page](#)

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2007

PAID

[Apply for the 2019 Installment Payment Plan](#)

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PAID 2018-11-28 \$79,102.04

Receipt #18-0035974

Owner: PHOENIX COMMERCIAL PARK LLP

PO BOX 1000

ALACHUA, FL 32616

Situs: 12871 NW US HWY 441

Account number: 05855 004 000

Alternate Key: 1026721

Millage code: 1700

Millage rate: 22.5620

Assessed value: 3,452,100

School assessed value: 3,452,100

Unimproved land value: 600,700

Flags

Corrected



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$77,886.28

Non-ad valorem: \$4,511.68

Total Discountable: 82397.96

No Discount NAVA: 0.00

Total tax: \$82,397.96

Legal description

Location

Book, page, Item: 3527-1217-
Geo number: 20-08-19-05855004000
Range: 19
Township: 08
Section: 20
Neighborhood: 233300.51
Use code: 05500
Total acres: 61.920



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2018 Roll Details — Real Estate Account At 13025 NW US HWY 441

Real Estate Account #05962 002 000

Parcel details

Latest bill

Full bill history

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2018

2017

2016

2015

...

2002

PAID

PAID

PAID

PAID

PAID

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PAID 2018-12-18 \$7,957.92

Receipt #18-0062753

Owner: LASER INVESTMENT GROUP LLC (THE)

3201 SW 42ND ST STE 2

GAINESVILLE, FL 32608

Situs: 13025 NW US HWY 441

Account number: 05962 002 000

Alternate Key: 1028556

Millage code: 1700

Millage rate: 22.5620

Assessed value: 356,380

School assessed value: 367,400

Unimproved land value: 367,400



Map data ©2019 Google, Imagery ©2019 DigitalGlobe

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$8,120.70

Non-ad valorem: \$83.34

Total Discountable: 8204.04

No Discount NAVA: 0.00

Total tax: \$8,204.04

Legal description

COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG 59 MIN 42 SEC W 1395.74 FT N 22 DEG 09 MIN 10 SEC E 158.44 FT N 66 DEG 13 MIN 12 SEC W 229.98 FT N 01 DEG 33 MIN 25 SEC E 169.02 FT POB N 23 DEG 50 MIN 23 SEC E 2014.63 FT N 58 DEG 44 MIN 53 SEC W 624.24 FT S 00 DEG 37 MIN 49 SEC E 70.66 FT N 58 DEG 44 MIN 53 SEC W 547.93 FT NWLY ALG CURVE 473.71 FT S 00 DEG 08

MIN 45 SEC W 2657.79 FT S 66 DEG 00 MIN 09 SEC E 209.40 FT N 01 DEG 07 MIN 22 SEC E 340.98 FT S 65 DEG 57
Location

Book, page, item: 4627-0672-

Geo number: 20-08-19-05962002000

Range: 19

Township: 08

Section: 20

Neighborhood: 233300.00

Use code: 01000

Total acres: 55.420



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2018 Roll Details — Real Estate Account At Unassigned Location RE

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Real Estate Account #05855 005 000

[Parcel details](#)[Latest bill](#)[Full bill history](#)

2018	2017	2016	2015	...	2010
PAID	PAID	PAID	PAID		PAID

[Apply for the 2019 Installment Payment Plan](#)[Get Bills by Email](#)**PAID 2018-11-30 \$207.79**

Receipt #18-0041927

Owner: PHOENIX COMMERCIAL PARK LLLP

PO BOX 1000

ALACHUA, FL 32616

Situation: Unassigned Location RE

Account number: 05855 005 000

Alternate Key: 1026722

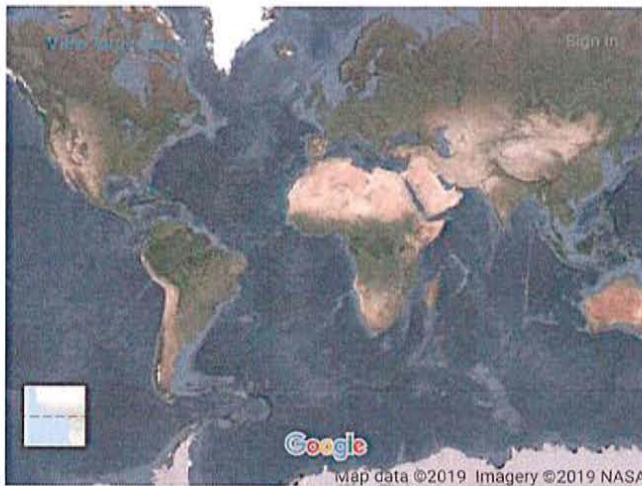
Millage code: 1700

Millage rate: 22.5620

Assessed value: 5,900

School assessed value: 5,900

Unimproved land value: 5,900



Location is not guaranteed to be accurate.

Property Appraiser

[View](#)

2018 Annual bill

Ad valorem: \$133.11

Non-ad valorem: \$83.34

Total Discountable: 216.45

No Discount NAVA: 0.00

Total tax: \$216.45

Legal description

COM SE COR SEC W 3541.64 FT N 2048.36 FT POB N 10 DEG 05 MIN 28 SEC E 240.91 FT N 86 DEG 10 MIN 59 SEC E 165.24 FT S 04 DEG 25 MIN 58 SEC W 66.89 FT S 80 DEG 03 MIN 43 SEC E 60.38 FT S 02 DEG 00 MIN 35 SEC W 201.32 FT N 83 SEC 14 MIN 26 SEC W 256.07 FT POB OR 3946/1377

Location

Book, page, item: 3946-1377-
Geo number: 20-08-19-05855005000
Range: 19
Township: 08
Section: 20
Neighborhood: 233300.51
Use code: 00000
Total acres: 1.320



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NEIGHBORHOOD MEETING NOTICE



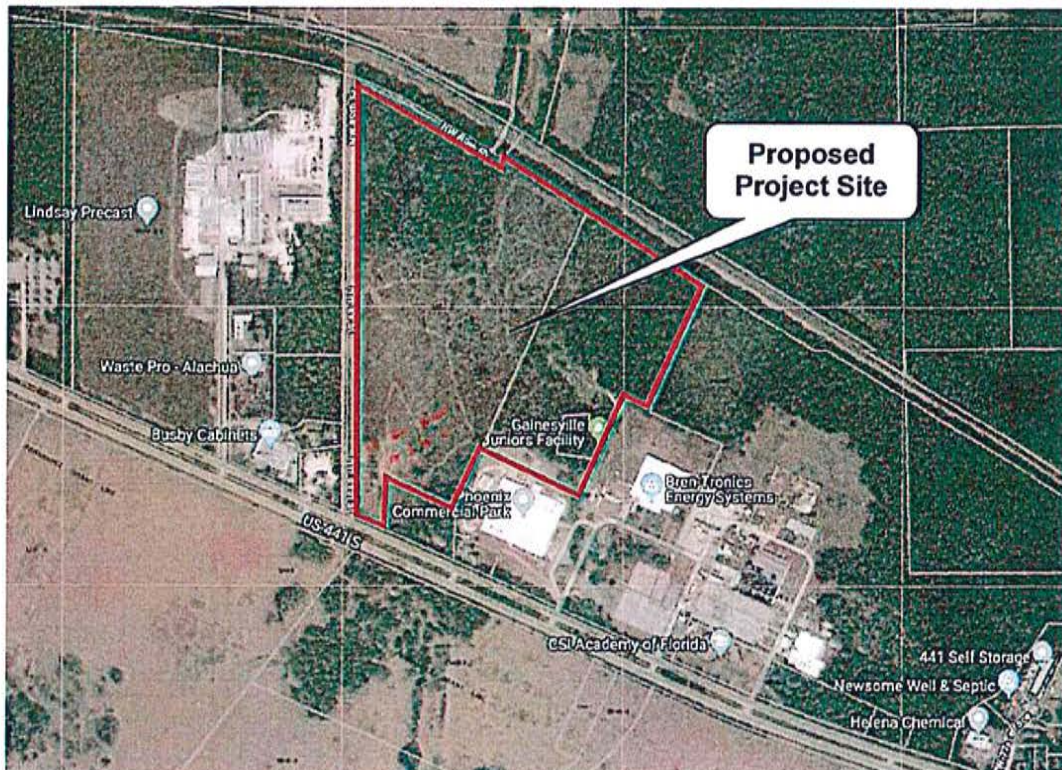
Date: November 20, 2018
Time: 6:00 p.m.
Place: First Baptist Church of Alachua
Room 210
14005 NW 146th Ave
Alachua, FL 32615
Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood meeting will be held to discuss a proposed Future Land Use Map (FLUM) amendment for parcel number 05962-002-000 from Industrial (I) and Commercial (C) to Corporate Park (CP) and FLUM amendment for parcel number 05855-005-000 and a portion of parcel number 05855-004-000 from Rural Employment Center to Corporate Park (CP).

A proposed rezoning of tax parcel number 05962-002-000 from Industrial, Light and Warehousing (ILW) and Commercial, Intensive (CI) to Corporate Park (CP) and rezoning of parcel number 05855-005-000 and a portion of parcel number 05855-004-000 from Manufacturing and Processing Industrial (MP) to Corporate Park (CP) will also be discussed.

The meeting will also include discussion of the proposed Development Plan for Phase 2 of San Felasco Tech City on parcel number 05962-002-000.

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.





Gainesville Mayor Lauren Poe points to the crowd as it is announced that the GRU referendum did not pass, during a party for the local Democrats at Cypress and Grove Brewery, in Gainesville on Tuesday. (JAMAS MCCLINNEY/STAFF PHOTOGRAPHER)

GRU

From Page A1

vote out officials when they aren't happy with their decision making. "It's the most democratic system," Poe said. "Removing that power from the people have would radically change that. I think most voters realized changing governance of GRU ... was not in their best interest."

The referendum was a result of a House bill pushed by state Rep. Chuck Clemens, R-Newberry, after several failed attempts from state Sen. Keith Perry, R-Gainesville. The

bill called for the creation of a five-member board called the GRU Authority and would have been appointed by city commissioners. They would have made all policy decisions related to GRU and would have had the power to lower the city's general fund transfer — money received from GRU — by about \$1 million annually.

The entire city commission opposed the idea of taking away their control, primarily because the utility and city government are tied together through various departments, including human resources and equal employment opportunity. Several local and statewide organizations, including the Sierra Club,

Florida Municipal Electric Association, NAACP and the League of Women Voters, also opposed the referendum. Poe said the referendum has lingered in the back of city officials' minds for years.

Now that it's over, he said the city will double down on helping lower-income residents with their utility bills and will work on keeping rates low. "A lot of people worked very hard on this for more than four years now," Poe said. "It's been a major distraction and it's been a major anchor around our staff and our elected officials for many, many years. We're turning the page."

DESANTIS

From Page A1

the final week of the campaign.

The president injected himself into the race in December when, while talking on Air Force One on the runway at Palm Beach International Airport, he tweeted that DeSantis "would make a GREAT Governor of Florida."

Even with Trump's blessing, DeSantis lagged behind Agriculture Commissioner Adam Putnam in the race for the Republican nomination until Trump bestowed his "full endorsement" on DeSantis in late June and then appeared with DeSantis at a rally in Tampa on July 1.

After winning the Republican nomination largely on the strength of Trump's endorsement, DeSantis turned to Trump's top 2016 Florida strategist to jump-start his general campaign when it stalled in September. Then last week, seeking to give a final shot of energy to voters in deep-red regions of the state, Trump appeared with DeSantis at rallies in Lee County and in Pensacola.

In a state where Republicans have controlled the governor's mansion since Jeb Bush was inaugurated in 1999, DeSantis pledged to continue the low-tax, reduced-regulation policies of Gov. Rick Scott, who could not seek reelection because of term limits and on Tuesday night was poised to oust Democratic Sen. Bill Nelson.

DeSantis also pledged to address the state's toxic blue-green algae crisis and aggressively pursue Everglades restoration and repairs to the Herbert Hoover Dike around Lake Okechobee. Mainly, however, DeSantis defined himself

as a contrast to the liberal Gillum. Gillum called for a \$1 billion tax hike on corporations, expanding Medicaid, imposing tougher gun control laws, legalizing marijuana, raising the minimum wage to \$15 an hour and bringing a "conclusion" to school vouchers. DeSantis began the general election on the defensive. In a Fox News interview the morning after he won the GOP nomination, DeSantis said Gillum's proposals would harm the state's economy and he urged Florida voters not to "monkey this up" by electing Gillum.

Gillum accused DeSantis of using a racist term and said Trump followers "no longer do whistle calls. They're now using full bullhorns."

DeSantis also came under fire for speaking at conferences organized by conservative activist David Horowitz, who once said the country's "only serious race war" is against whites. When DeSantis was asked about the Horowitz conferences during an October debate, his angry reaction created one of the campaign's viral moments.

"How the hell am I supposed to know every single statement that somebody makes? ... I am not going to bow down to the altar of political correctness. I am not going to let the media smear me," DeSantis said.

Gillum replied: "My grandmother used to say a shit dog will holler. And it hollered through this room."

But Gillum would also find himself on the defensive over an FBI investigation into corruption in Tallahassee. Gillum said the FBI accused him he was not the target of the investigation, but documents released in October placed him close to the action. The documents showed that an undercover FBI agent posing

as a developer had given Gillum a ticket to the Broadway show "Hamilton" and had accompanied him on boat tour by the Statue of Liberty during a 2016 trip to New York. The undercover agent also appears to have paid for the \$4,000 catering bill for a 2016 fundraiser for Gillum's political committee.

DeSantis also hammered Gillum for his ties to the Dream Defenders, a group whose website says "Police and prisons have no place in 'justice'" and calls for "an end to the current prison and policing system." The Dream Defenders also support the "Boycott, Divestment and Sanctions" movement against Israel.

Gillum said he opposes the group's calls for reducing spending on police and sanctioning Israel. He signed the Dream Defenders' "Freedom Pledge," which states support for the group's broader agenda — but Gillum's campaign said the candidate was only expressing support for a pledge not to accept campaign contributions from private prison companies.

While DeSantis owed his Republican nomination to Trump, Gillum won a crowded Democratic primary race with significant boost from Vermont Sen. Bernie Sanders, the self-described Democratic socialist. Gillum called himself "the most unapologetically progressive" candidate in the five-candidate Democratic field and staked out some positions beyond the reach of state government, such as his call for Trump's impeachment or his endorsement of Sanders' "Medicare for all" plan.

DeSantis is a former Navy lawyer who served in Iraq and was elected three times to a Jacksonville-area congressional seat before stepping down in September to focus on the governor's race.

PERRY

From Page A1

Enneking, an anesthesiologist at UF, said she was disappointed with the defeat but said she was proud of the support her campaign gathered statewide and nationally. She called Perry to concede before Alachua County totals were in. "I told him I hope he represents the district well," she said. "I left it all on the field. There's not many more things that we could've done."

Loading into the primary race, Enneking battled roughly \$100,000 in dark money mailers and commercials

that attacked her, while supporting her lesser-funded opponent. The money led back to the GOP.

Soon after, Independent candidate Charles Goston, a registered Democrat, began receiving mysterious money into a committee from a newly created Washington, D.C., organization. The bulk of Goston's individual funding came from Republican lobbyists in Tallahassee.

Goston said last week that he didn't know where the money came from and that it didn't concern him.

Goston pulled in about 4,200 votes districtwide. The margin between Perry and

Enneking was less than that.

Some, including the Enneking campaign, suggested Goston was in the race simply to split the Democratic vote to help Perry win re-election, though Goston denies that was his motive.

Perry said he's sure that Goston being in the race played a role in his victory, but isn't sure how much of a factor it was.

"I'm disappointed for the kids," Enneking said. "I wasn't doing this for my future. I'm doing it for them ... Our job is to hold people accountable, and that tomorrow comes and we keep it at."



Kayser Enneking, who ran for Florida State Senate District 8 seat, tries to smile as she is consoled by supporters after she conceded her race on Election Day, during a watch party for the Democratic Party at Cypress & Grove Brewery on Tuesday. (JAMAS MCCLINNEY/STAFF PHOTOGRAPHER)

SENATE

From Page A1

and the red tide and blue-green algae outbreaks that heightened focus on Florida's environment.

While Scott occasionally distanced himself from Trump — refusing to join the president in downplaying the death toll following Hurricane Maria in Puerto Rico — he generally played up his bond with the White House.

That connection strengthened in the race's closing days, with Scott joining the president for appearances in Fort Myers and Pensacola in late June to turn out the Republican base.

Scott and Trump had earlier toured Lynn Haven, on Florida's battered Panhandle, following last month's Hurricane Michael, with the president praising Scott and the governor saying that he had spoken with the White House every day since the Category 4 storm blasted the state.

The hurricane prompted Scott to step away from the Senate campaign to deal with recovery.

Still, with only one TV debate occurring between Scott and Nelson, the Senate fight has been mostly a clash of scorched-earth advertising.

Florida's Senate race saw \$96 million spent on TV, according to the WesleyanMedia Project, second in the nation to all campaign spending and behind only \$133 million

in the Florida governor's race.

Nelson hitched his hopes to Democratic gubernatorial candidate Andrew Gillum, whose campaign stops drew big crowds and was generally credited for helping drive better-than-expected turnout among Democratic and independent voters heading into Tuesday.

Nelson, at 76, is almost twice as old as Gillum, 39.

Age was an issue in the Senate race, with the 65-year-old Scott airing TV spots that said Nelson has been in Washington too long. One early ad used the 1970s-era Ford Pinto as a metaphor to track Nelson's political career.

Nelson cast himself as free-thinking senator, although Congressional Quarterly said he voted with his party 89 percent of the time since elected to the chamber.

Keeping with a theme advanced nationally by Democrats this fall, Nelson blasted Scott for the state's part in a lawsuit by 18 Republican attorneys general and a pair of GOP governors that looks to block the Affordable Care Act.

Nelson also blasted Scott for refusing to support expanding Medicaid

under the law.

Trump, in his visit to Fort Myers last week, called Nelson a "far-left Democrat," who votes with liberal Senate Democratic Leader Chuck Schumer and "betrays the agenda of Nancy Pelosi."

When Nelson touted his support for wide-ranging immigration reform in their only debate — on Spanish-language Telemundo — Scott dismissed him for getting nothing done. Scott has taken a harder stance on immigration, supporting efforts to require local police and sheriff's deputies to help the federal government crack-down on undocumented residents.

On gun safety, the pair also sparred in that TV debate — with Nelson supporting a ban on assault-style rifles, high-capacity magazines and broader background checks, while extolling Scott as a tool of the gun lobby.

Scott has been a favorite of the NRA, but this year drew criticism from the organization for enacting a law that increased the state's age for buying any gun to 21, following the massacre at Parkland's Marjory Stoneman Douglas High School.

PUBLIC NOTICE

A neighborhood meeting will be held to discuss a proposed Future Land Use (FLU) amendment for parcel number 05962-003-000 from Industrial (I) and Commercial (C) to Corporate Park (CP) and FLU amendment for parcel number 05155-003-000 and a portion of parcel number 05155-004-000 from Rural Employment Center to Corporate Park (CP).

A proposed rezoning of tax parcel number 05962-003-000 from Industrial, Light and Warehousing (ILW) and Commercial, Intensive (CI) to Corporate Park (CP) and rezoning of parcel number 05155-003-000 and a portion of parcel number 05155-004-000 from Manufacturing and Processing Industrial (MP) to Corporate Park (CP) will also be discussed.

The meeting will also include discussion of the proposed Development Plan for Phase 2 of San Felipe Tech City on parcel number 05962-003-000.

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 6:00 p.m. on November 20, 2018 at First Baptist Church of Alachua, Room 110, 14005 NW 14th Ave., Alachua, FL 32615.

Contact: Clay Swartz, AICP, LEED AP, edc engineers-urban-planners, Inc. Phone: (352) 373-3545

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20 mg yellow pills.
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92060-503-901

05961-000-000
HIGHWAY 441 HOLDINGS LLC
100 AMBERWOOD COURT
LONGWOOD, FL 32779

05855-002-000
TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

05961-002-003
DESIGN CABINET & FURNITURE INC
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-8548

05961-002-004
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-8548

05961-002-006
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615

05857-001-001
LOWE MICHAEL S TRUSTEE
13929 NW 89TH ST
ALACHUA, FL 32615

05857-002-000
F&R HOLDINGS OF GAINESVILLE
13929 NW 89TH ST
ALACHUA, FL 32615

05949-005-002
HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA, FL 32615

05963-000-000
WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

05857-002-001
F&R HOLDINGS OF GAINESVILLE
220 NW 122ND ST
GAINESVILLE, FL 32607-1107

05949-005-000
PINKOSON & PINKOSON & UPSHAW
2820 NW 38TH DR
GAINESVILLE, FL 32605-2680

05949-005-001
PINKOSON & PINKOSON & UPSHAW
2820 NW 38TH DR
GAINESVILLE, FL 32605-2680

05962-001-000
SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

05855-000-000
LITHIUM NICKEL ASSET HOLDING
3 EXPRESSWAY PLAZA
ROSLYN HEIGHTS, NY 11577

05962-002-000
LASER INVESTMENT GROUP LLC
(THE)
3201 SW 42ND ST STE 2
GAINESVILLE, FL 32608

05857-001-000
F&R HOLDINGS OF GAINESVILLE
50 PARTRIDGE WAY
SHELBURNE, VT 05482

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-
910
JACKSONVILLE, FL 32202-4423

05949-001-000
DUKE ENERGY FLORIDA INC
550 S TRYON ST TAX DEPT - DEC41B
CHARLOTTE, NC 28202

05855-004-000
PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

05855-005-000
PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

05949-000-000
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

05961-002-000
TRIPLE L LLC
PO BOX 641
CANAL FULTON, OH 44164

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

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615



Neighborhood Meeting Minutes

Project: Proposed Development Plan

Meeting Date & Time: November 20, 2018 at 6:00 PM

Location: First Baptist Church of Alachua
14005 NW 146 Ave
Alachua, FL 32615

Community Participants: 1

Attendees: As listed on attached sign in sheet
Ashley Scannella, eda

Project Representatives:

Engineer/Planner: Sergio Reyes

Owner/Developer: Mitch Glaeser

Meeting Minutes:

Sergio introduced eda and the project. San Felasco Tech City is under construction with Phase 1, and this meeting is for Phase 2. We have to do a land use and zoning change for the property. This map indicates what it is today, and we want to change all this area to Corporate Park. This area to the southeast is Phoenix Park, and we want to make it part of the project. It used to be part of the county, and it was recently annexed into the city. Corporate park will let us build mixed-use development- what that means is commercial buildings and housing, all together. The second reason for this meeting is to show you the next phase. There will be two more of those buildings, and that stormwater basin will get a little bit bigger.

Q: At the first neighborhood meeting for Phase 1, you indicated that the entrance would be via 441.

A: Yes. That's being constructed today as part of Phase 1.

Q: The construction crews are using the whole lot beside the road, putting equipment there and parking there.

A: I will definitely let the contractor know- that's good to know.

Q: We've had some troubles with the trucks coming in and out. Concrete trucks, hauling machinery- stopping in the middle of the road.

A: I will tell the contractor tomorrow to ensure that you have unrestricted access to your property and the roads.

Q: I told Randy, the main superintendent, that some of the trucks aren't paying attention coming and going. It's very dangerous. When will you start construction on the entranceway?

A: The entrance will take a little while- probably middle or end of January. The water and sewer have to go through there- the city is in the process of completing that, and it has to be put in place before they do the entrance. The general contractor is Scherer Construction.

Mitch: I don't know if we could get that apron widened?

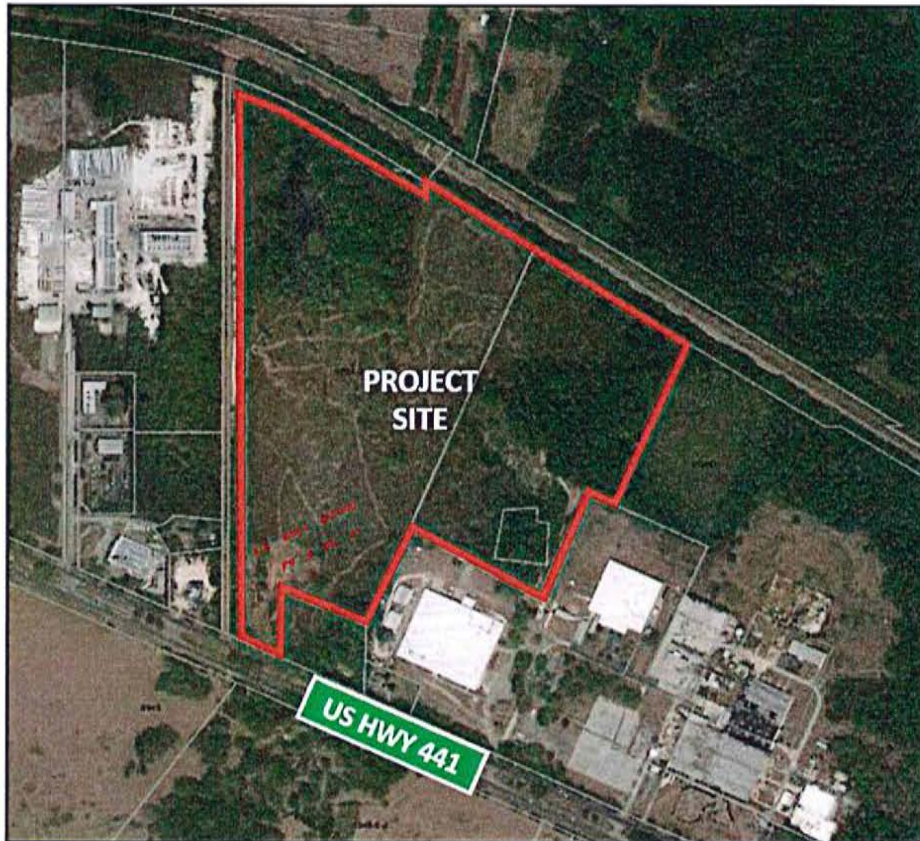
Sergio: Maybe temporarily.

Mitch: Taking that fence down where the gate is would help. I'll put in writing that I'll replace the fence, but I think taking it down temporarily will help.

Q: Where will you be taking trees down for the sewer line? Leaving just a few trees would leave them in danger of falling down.

A: It's a 25 ft area, and we have to take trees down within 10 feet of that area. There are regulations for all that. Many of those trees are on your property, but I'll take down whatever I can.

Large Scale Land Use Map Change Justification Report



Project Request: Land use change request from Commercial, Industrial and Alachua County Rural Employment Center to Corporate Park.

Location: Parcel Numbers 05962-002-000, 05855-005-000 & a portion of 05855-004-000.

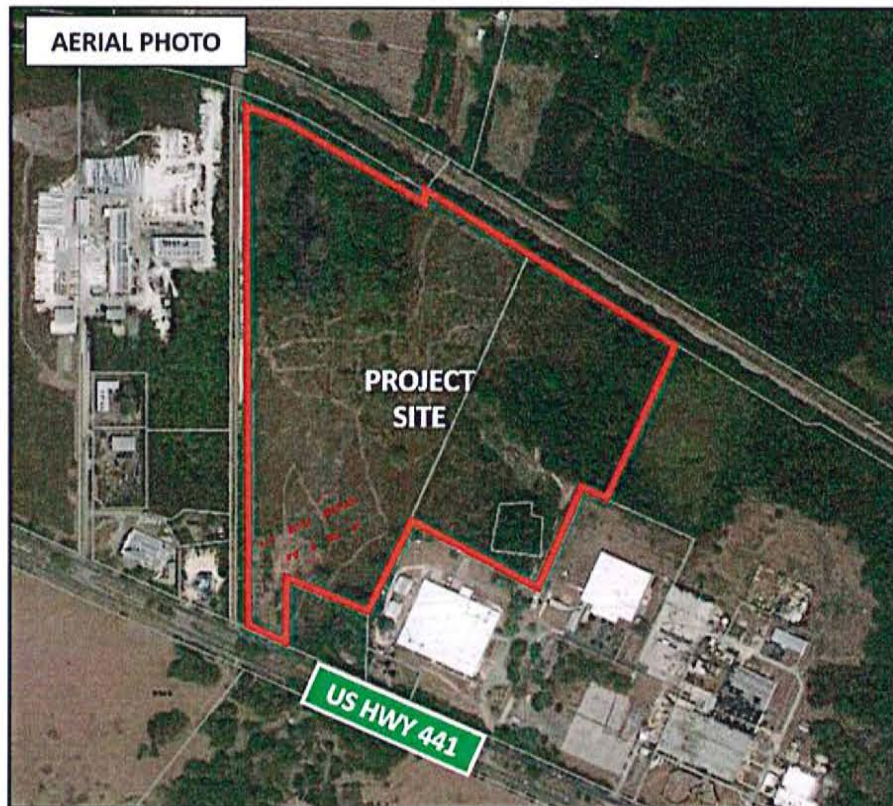
Prepared By: Clay Sweger, AICP, LEED AP
eda engineers-surveyors-planners, inc.

Agents for: The Laser Investment Group, LLC

Date: November 29, 2018 (Revised January 7, 2019)

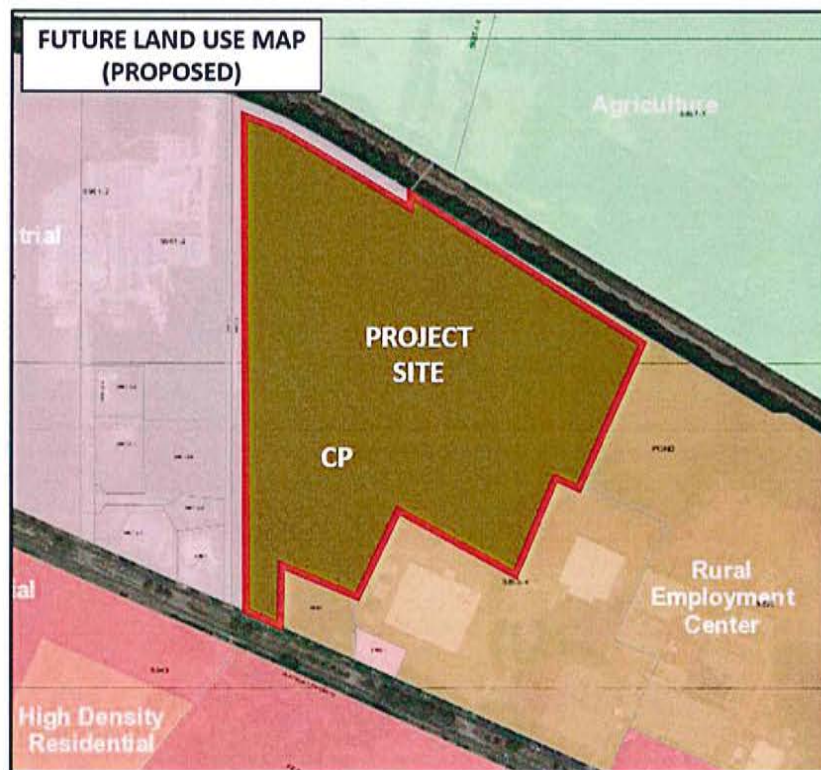
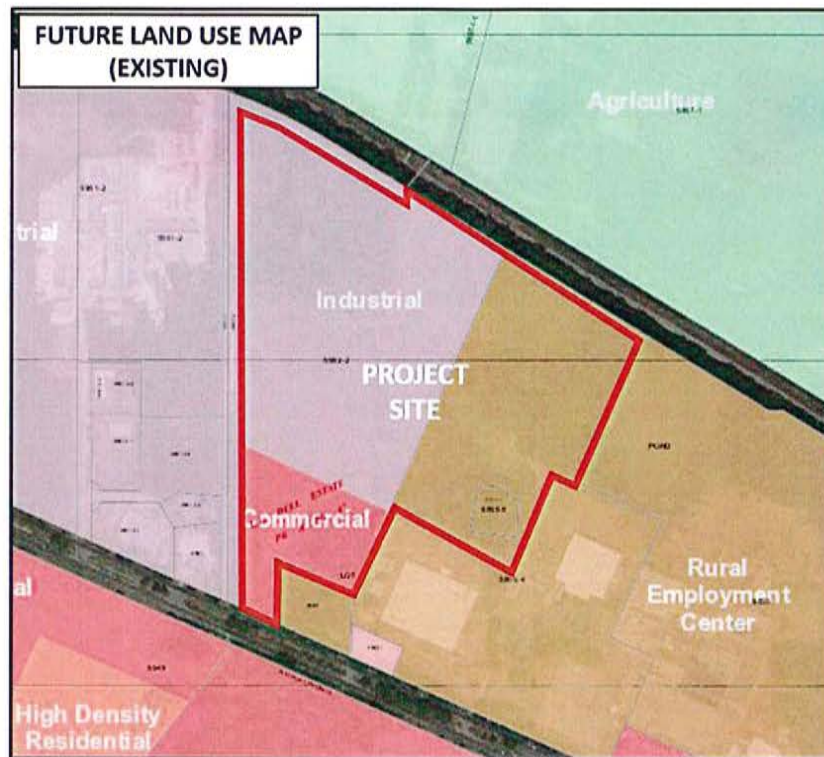
Background / Statement of Proposed Change

The subject property constitutes approximately 82.3 acres on three tax parcels located to the north of US Hwy 441, west of Phoenix Commercial Park, south of the CSX railway and east of Lindsay Precast (see exhibit below).



The proposal includes tax parcels 05962-002-000, 05855-005-000 and a portion of 05855-004-000, which are located within Section 20, Township 8, Range 19. The proposed land use change area is approximately 82.3 acres in size and is owned by The Laser Investment Group, LLC. The property owner wishes to expand upon the proposed San Felasco Tech City project, which has already received Development Plan approval by the City of Alachua for Phase 1. The proposed land use change will provide a unified/singular land use designation for the entire property which will facilitate this key economic development project in the City of Alachua.

Specifically, the proposed land use change from Commercial, Industrial and Alachua County Rural Employment Center to Corporate Park is proposed. The following exhibits illustrates the existing and proposed future land use designations on the subject property. This will allow for the property to be developed with a mix of commercial, office, and light industrial uses in a corporate park setting which is consistent with the City's vision for economic development along the US 441 Corporate Corridor.



Proposed Land Use Designation - Corporate Park (CP)

As stated in City of Alachua Comprehensive Plan Future Land Use Element, the Corporate Park future land use designation is defined as follows:

Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and 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 at a low to medium density; 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, 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 .50 floor area ratio (F.A.R.) for parcels 5 acres or greater, .75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 100 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 0.5 dwelling units per gross acre. Clustered residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for clustered residential development in the Corporate Park zoning district.

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	Manufacturing Area/Storage	Size of Building	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	Building Size	Manufacturing	Warehousing	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%

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
12. Clustering of residential uses.

Comprehensive Plan Consistency

This land use change application as a whole, along with the following summary of the applicable elements, demonstrates that the application is internally consistent with the City of Alachua Comprehensive Plan.

The following Goals, Objectives and Policies are also applicable to the proposed land use change application:

Future Land Use Element:

Consistency: As illustrated throughout this report, the proposed land use change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map.

Goal 1: Future Land Use Map: The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Consistency: The intent of this application is to demonstrate that the proposed land use change is compatible with the surrounding area, consistent with the City of Alachua land use patterns and surrounding Comprehensive Plan Future Land Use Map designations, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities. The development of this property will also support local economic prosperity. This application addresses each of these issues and therefore demonstrates consistency with Goal 1 of the Future Land Use Element.

Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and 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 at a low to medium density; and,*
- (2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.*

Consistency: There is currently very little land with the Corporate Park land use designation. The addition of this land with the proposed Corporate Park designation will encourage economic development activity of the right type (mixed use, employment) and the right location (along the US Hwy 441 corridor). The Corporate Park designation provides more flexibility in design and uses than most standard land use designations and is therefore a productive tool that should be used by the City to produce positive growth.

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, 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.

Consistency: The proposed San Felasco Tech City development will utilize most of the uses indicated above and through a unified campus-like development, which will set the standard for mixed use development in the City.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 100 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 0.5 dwelling units per gross acre. Clustered residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for clustered residential development in the Corporate Park zoning district.

Consistency: This application does not include 100 acres, as required for residential development.

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	Manufacturing Area/Storage	Size of Building	Building Area Coverage
<i>Regional Warehouse</i>	<i>None permitted</i>	<i>100,000 sq.ft</i>	<i>50%</i>
<i>Manufacturing / Assembly</i>	<i>75% of total area</i>	<i>100,000 sq.ft</i>	<i>40%</i>

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

Type of Flex	Building Size	Manufacturing	Warehousing	Building Area Coverage
<i>Research and Development</i>	<i>150,000 sq.ft.</i>	<i>75% of total area (may include labs</i>	<i>75% of total area</i>	<i>50%</i>

		and offices)		
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%

Consistency: Proposed development plans will comply with building size, building coverage, and use requirements.

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
12. Clustering of residential uses.

Consistency: The proposed San Felasco Tech City development is proposed on the subject property and will adhere to the CP design standards indicated above, which include protection of natural resources, provision of usable open spaces, and enhanced interconnectivity and pedestrian amenities.

Goal 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Consistency: Any future development on the subject property as a mixed use, corporate park shall be consistent with this goal, based on the exiting design standards outlined throughout the Code and Comprehensive Plan. The site shall discourage urban sprawl due to its immediate proximity to the urban center of the City and future development would employ standards for aesthetics and provision of open space.

Goal 3: Historic, Cultural and Archeological Preservation: The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

Consistency: The area of the site designated a cemetery will be avoided and protected in future development plans.

Goal 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area (known as the Downtown Redevelopment Area) and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Objective 4.1 Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Consistency: Future development on this site as a mixed use corporate park is infill in nature based on the existing development patterns in the immediate area as indicated on the existing City of Alachua future land use map. The property is located in the urban area of the City with utilities available to serve the site.

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

Policy 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: As described in the 'Public Facilities Analysis' portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus demonstrating compliance with this policy.

Housing Element

GOAL 1: To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and very low and low, and moderate-income households.

Transportation Element:

Consistency: The proposed land use change and the subsequent list of potential allowable uses will not result in an increase in traffic impacts (based on land use maximum development scenarios between existing and proposed land use designations) and will not exceed acceptable Level of Service standards and are consistent with the provisions outlined in this element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

Consistency: Consistency with this element is demonstrated in the 'Public Facilities Analysis' and the 'Suitability Analysis' sections of the report, which includes consistency with the following key provisions:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Conservation & Open Space Element:

Consistency: The proposed land use change is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.1: Conservation Designations

Consistency: There are areas that have been mapped as wetlands and as such, shall be protected from development and placed into a conservation status as part of future development.

Objective 1.2: Native Communities and Ecosystems

Objective 1.3: Listed Species

Consistency: There are FNAI Priority areas shown on the property. This area contains habitat identified as potentially important for native communities and ecosystems by the Florida Natural Areas Inventory ("FNAI"). If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

An environmental assessment has been completed by Environmental Research Corporation and is included with this submittal. The assessment includes the final statement *"From review of the published GIS databases and based on the results of the site-specific field survey, there are NO aboveground site-specific issues that would preclude development of the Project Site as proposed in the Site Plan provided as Figure 17. Because gopher tortoise burrows are present, a 100% burrow survey will be required prior to development of the site."*

Objective 1.4: Air Quality

Consistency: The subject property is proposed as a corporate park style development (no heavy industrial activities) and as such will not create any detriment to the air quality.

Objective 1.5: Soils

Consistency: As described in the 'Suitability Analysis' section of this application, soil conditions do not pose any impediments to development due to existing site conditions.

Objective 1.6: Mineral Resources

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources

Consistency: There are no known geological resources within the subject property.

Objective 1.8: Hazardous Materials

Consistency: There shall be no hazardous materials within the subject property.

Objective 1.9: Agriculture and Silviculture

Consistency: There are no active agriculture and silvicultural operations within the subject property.

Objective 1.10: Wetlands

Consistency: According to field research, there are wetlands located on portions of the subject property. All wetlands that are identified on the subject property at the time of site development will be specifically mapped and will be protected by the applicable protection

standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR).

Objective 1.11: Open and Green Space

Consistency: The required open and green space requirements shall be met upon development of the site.

Objective 1.12: Water Resources

Consistency: Future development/redevelopment on the subject property shall be connected to centralized water and sewer facilities and therefore, should not negatively affect the quality of local water resources.

Intergovernmental Coordination Element:

Consistency: The subject property is located within the City of Alachua and its jurisdiction and no change in the jurisdiction line is proposed. Therefore, no impact to the lands within the County's jurisdiction is proposed.

Capital Improvements Element:

Consistency: Public facilities are available to serve the project site and are currently operating within the acceptable level of service standards outlined within the Comprehensive Plan. However, during any future development plan review process, it must be demonstrated that any necessary required capital improvements agreed upon by the City and developer shall be provided.

Public Facilities Analysis (Concurrency Impact Analysis)

A land use change can often result in changes in overall impacts on public facilities. The following tables analyze the change in public facilities impacts based on the proposed land use category.

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.1, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon the maximum development scenario, any proposed development allowed in the proposed Corporate Park future land use designation will operate within the level of service standards outlined in the Code.

Impacts on Public Facilities that result from the proposed zoning change are based on the following proposed development scenario:

Proposed Max. Development Scenario

- Corporate Park: 82.3 ac. x 0.5 FAR = 1,792,494 SF

Totals: 89,625 SF Commercial (Assume 5%)
806,622 SF Office (Assume 45%)
896,247 SF Light Industrial (Assume 50%)

Traffic:

Trip Generation

Land Use	Units	Daily		PM Peak	
(ITE)	kSF	Rate	Trips	Rate	Trips
Proposed FLU development scenario					
Shopping Center (ITE 130)	90	37.75	3,398	4.21	379
Office (ITE 710)	807	9.74	7,860	1.15	928
General Light Industrial (ITE 110)	896	4.96	4,444	0.83	744
Total			15,702		2,051

Source: ITE Trip Generation 10th Edition

Trip Distribution*

Trip Distribution	Segment	ADT	PM Peak
100%	US Hwy 441 (106, 3/4)	15,702	2,051
60%	US Hwy 441 (106, 6)	9,421	1,231
24%	US Hwy 441 (107/1407, 5)	3,768	492
8%	SR 235 (108,8)	1,256	164
8%	SR 235 (109/4109, 9)	1,256	164

*Segments with impacts that exceed 5% MSV

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441, Segment 3/4	US 441, Segment 6	US 441, Segment 5	SR 235, Segment 8	SR 235, Segment 9
Maximum Service Volume	45,700	45,700	39,000	14,400	14,400
Existing Traffic and Reserved Trips	20,004	18,602	29,118	10,305	7,537
Project Trips (Net ADT)	15,702	9,421	3,768	1,256	1,256
Available Capacity	9,994	17,677	6,114	2,839	5,607

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to October 2018

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441, Segment 3/4	US 441, Segment 6	US 441, Segment 5	SR 235, Segment 8	SR 235, Segment 9
Maximum Service Volume	4,110	4,110	3,510	1,290	1,290
Existing Traffic and Reserved Trips	1,964	1,767	2,769	979	718
Project Trips (Net PM Peak)	2,051	1,231	492	164	164
Available Capacity	154	1,112	249	147	408

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to October 2018

The tables above indicate that the existing transportation network and the affected road segments provide sufficient available capacity to serve future development activity (net impacts) on the project site.

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, 1,792,494 SF of non-residential may occur 15 GPD / 100 SF x 1,792,494 SF = 268,874 GPD). Adequate capacity is available to support this development, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact	268,874 GPD
-----------------------	-------------

Per City of Alachua Comprehensive Plan CFNGR Policy 1.1.d (250 GPD/Unit)

Sanitary Sewer Impacts

<u>System Category</u>	<u>GPD</u>
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	687,000
Reserved Capacity	43,889

Project Demand	268,874
Residual Capacity	500,237

Source:

City of Alachua Public Services Department, October 2018

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, 1,792,494 SF of non-residential may occur ($15 \text{ GPD} / 100 \text{ SF} \times 1,792,494 \text{ SF} = 268,874 \text{ GPD}$). Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact	268,874 GPD
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Non-Residential: Per 64E-6, F.A.C. ($15 \text{ gpd} / 100 \text{ SF} \times 1,000 \text{ SF}$)

Potable Water Impacts

<u>System Category</u>	<u>GPD</u>
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,236,000
Reserved Capacity ²	47,917
Project Demand	268,874
Residual Capacity	747,209

Source:

City of Alachua Public Services Department, October 2018

Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Non-residential uses (based on 1,792,494 SF of non-residential equate to $(1,792,494 \text{ SF} / 1,000 \text{ SF} \times 12) \times 365 / 2,000 = 3925 \text{ tons}$) The following table indicates the increase in solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact per Net Change

Net Change in Solid Waste Impact

3925 Tons

Stormwater:

Any future development on the subject property will be required to provide on-site stormwater management for all proposed impervious areas, designed in compliance with all applicable City and Water Management District Standards. In addition, permitting with the Suwannee River Water Management District shall be required prior to any construction activity to ensure compliance with all applicable requirements.

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 proposed land use change application intends on utilizing the proposed Corporate Park land use designation to develop the property into a vibrant, mixed use development that provides opportunities for employment, recreation, living/working within the same development, light manufacturing, R&D – all developed in a unified manner that also respects the environment and maximizes potential use of the developable areas. The proposed CP designation would allow and would support this innovative development style by providing a land use framework that encourages mixing of uses and integrating activities that historically would have been segregated as often see in existing and outdated development patterns. The CP designation, by definition, is allowing 'the operation of real estate markets to provide adequate choices for residents and business.'

Urban Sprawl Analysis

This land use change application has been analyzed to determine whether the rezoning incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

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

Consistency: This proposed land use change is in a geographic area that is primarily developed in the City of Alachua. The property is located in the urban core and is in an

area with a majority of surrounding properties already developed. In addition, the property that is under consideration will protect from development any regulated natural resources (wetlands) on site.

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

Consistency: The subject property is abutting existing developed properties to the east and west that are currently served by existing public and/or centralized utilities. Connection to this public infrastructure is feasible and would be required.

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

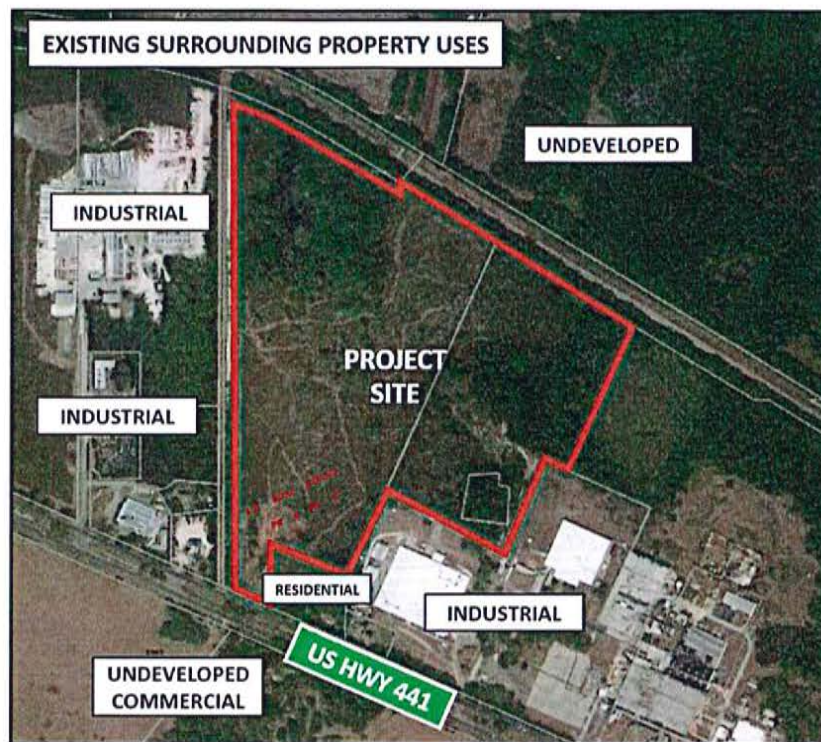
Consistency: The subject property does not contain any active agricultural or silviculture areas and thus preserves those areas and activities.

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

Consistency: The proposal will allow the development of the site as a mixed use property providing a mix of employment opportunities for city residents within the same property, thus supporting the balance of commercial and industrial non-residential demands. In addition, any future redevelopment on this property would be considered infill in nature.

Compatibility with Adjacent Lands

Compatibility with adjacent land uses is a key factor when considering a proposed land use change and rezoning application. The following list of adjacent uses and accompanying map below illustrates the existing land uses districts for the surrounding properties:



The existing land uses of the subject property and adjacent properties are as follows:

North: Undeveloped Land
East: Industrial (Phoenix Commercial Park)
West: Industrial (Multiple)
South: Single Family & Undeveloped Commercial

The subject property will be developed in a complementary manner to the mix of non-residential and residential development pattern in the area. Due to the existing urban development pattern in the area, the development of this property is infill in nature and is compatible to the adjacent development.

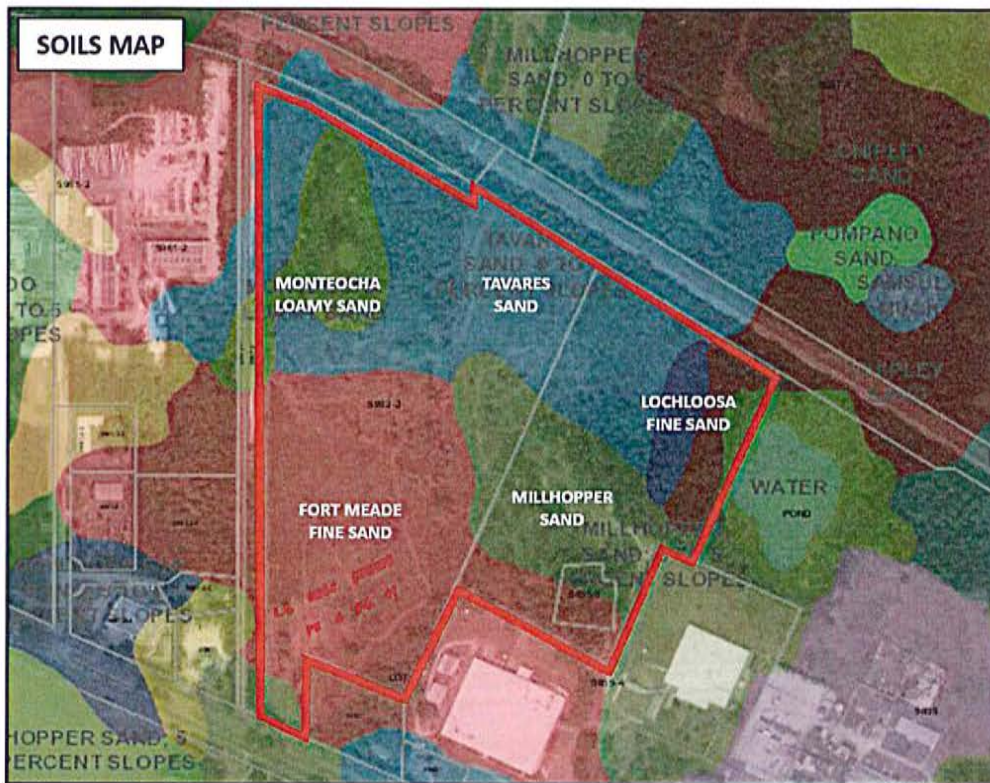
In addition, the land use change request will create a logical development pattern. It will allow the for development of the property with a mix of non-residential uses clustered within the core of the urban services area within the City. This supports a logical infill pattern. In addition, the subject property has centralized public utilities presently available to serve the site. The proposed land use change will thus be a logical extension of this current development pattern along the US 441 corridor.

Suitability Analysis

The following analysis included in the suitability analysis is provided to address the issue of on-site natural resources and potential impacts caused by the requested land use change:

Soils:

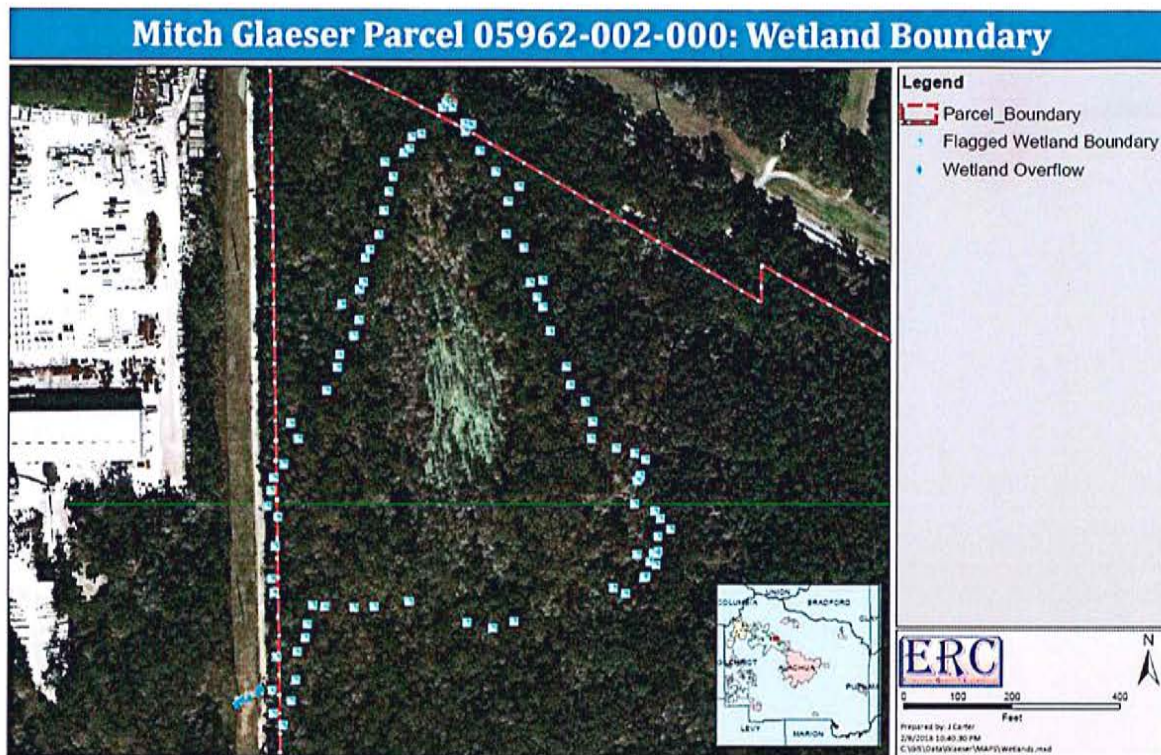
The following exhibit illustrates the soil types for the subject property and the immediate area:

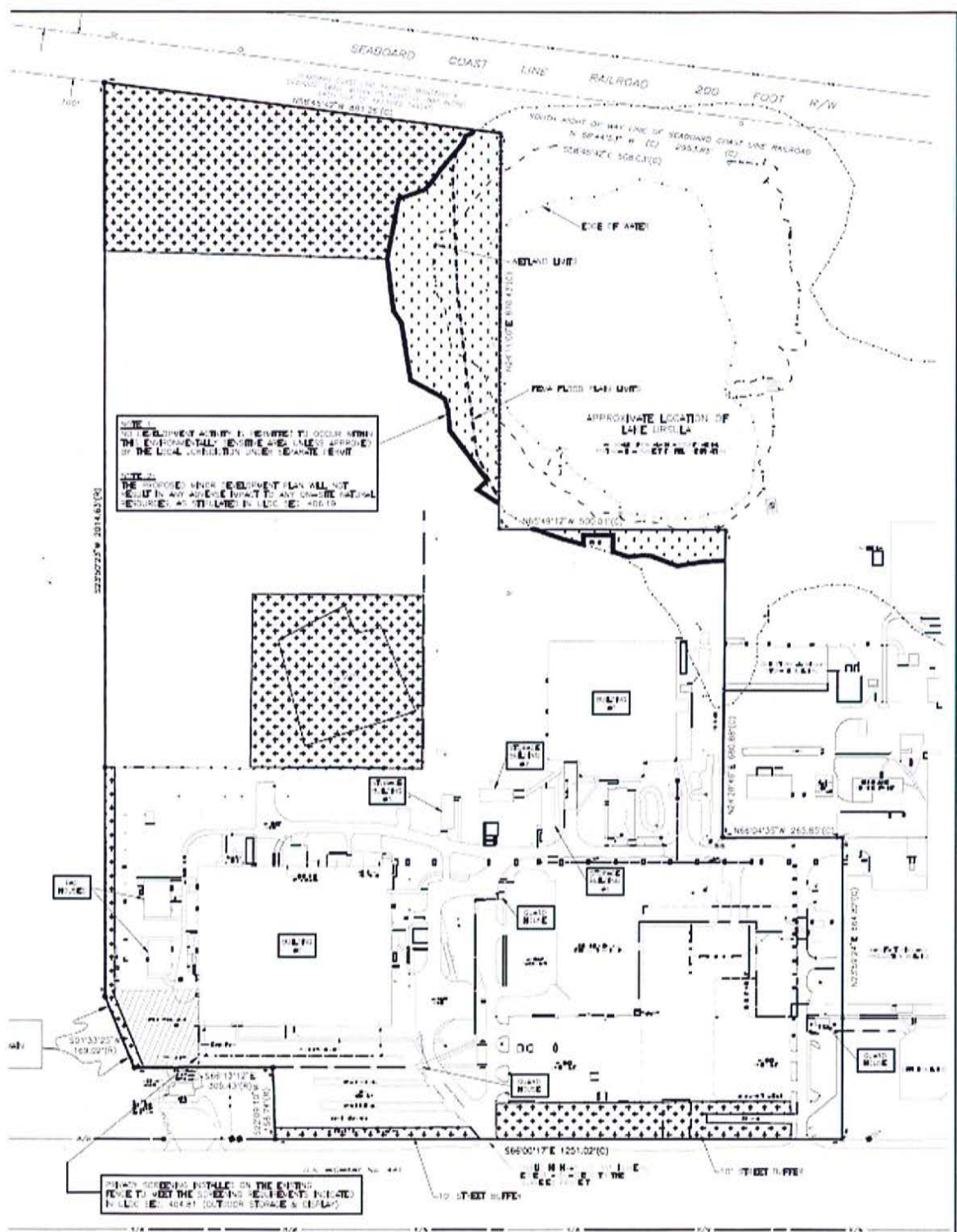


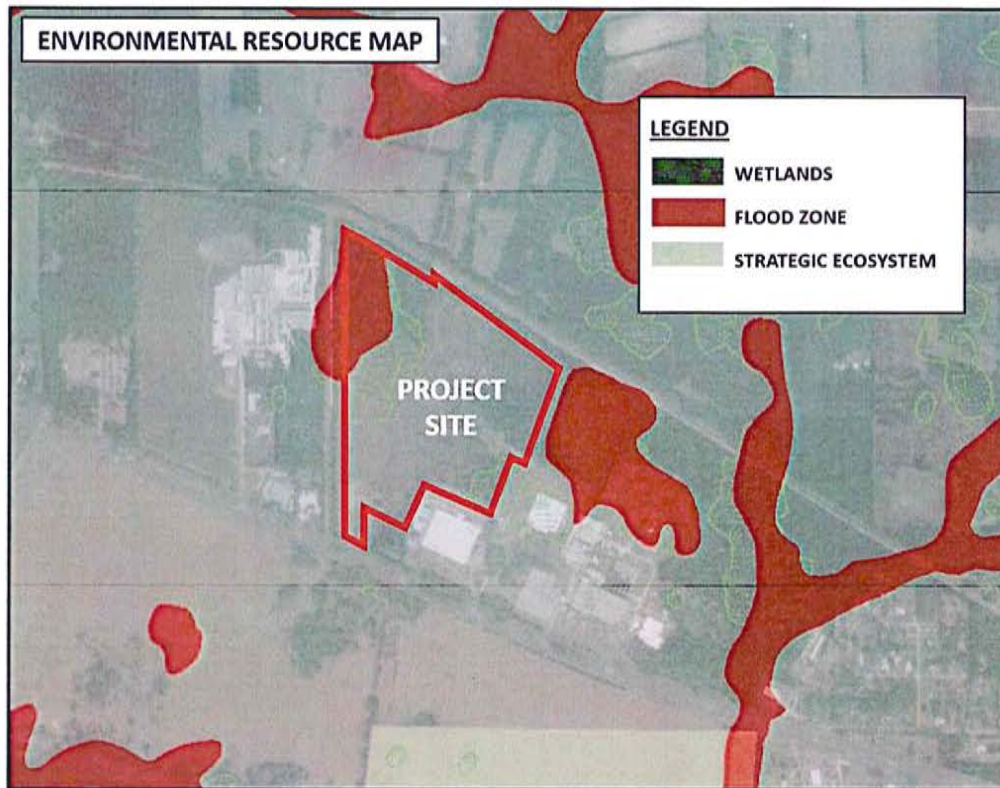
As shown, the parcel has Montecocha Loamy Sand, Tavares Sand, Lochloosa Fine Sand, Fort Meade Fine Sand and Millhopper Sand. According to the *Soil Survey of Alachua County Florida*, these soils range between 0-5 percent slopes and are suitable for development. The least suitable soils are the Montecocha Loamy Sand, which are coincident with the on-site wetland area, which will not be developed. Therefore, soil conditions do not pose any impediments to development due to existing site conditions.

Wetlands / Surface Waters / Creeks / 100-year Flood Zone:

There are wetlands and 100-year flood zone areas located on portions of the project site as shown below. Parcel 05962-002-000 has a wetland boundary map, flagged by Environmental Resource Corporation (below), and a previous site plan for Phoenix Commercial Park is included below that shows the wetland line accepted at the time of development.







These areas have been specifically analyzed by the land owner and any future development will avoid these areas (based on specific field location of the wetlands) and be protected based on the regulations prescribed in the City Code and Comprehensive Plan. The 100-year flood zone area located on the project site coincides with the wetland area and will therefore, also be protected from development.

Topography:

The following topographic map illustrates the existing contours on the property. The developable central portion of the property is relatively flat and is suitable for development. The lower-lying areas in the northwest and northeastern portions coincide with the existing on-site wetlands and will be therefore, development will avoid these areas.



IN
SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
FOR
MITCH GLAESER

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.

Easement Parcel #1

Enclosure Parcel #1

Corner of the Half Mile corner on the North line or Section 19, Township 8 South, Range 19 East and nun South 499.11 feet to the

southerly right-of-way line of the Seaboard Coastline Railroad, thence nun South 81° 02' 45" 18" East 620.00 feet to southerly right-of-way line

southerly right-of-way line. Thence southeasterly along southerly right-of-way line on arc distance of 498.90 feet to concrete monument at the Northwest corner of General Electric Co. property; thence continue southeasterly along southerly right-of-way line on arc distance of 500.00 feet to concrete monument at the Northwest corner of Section 19, Township 8 South, Range 19 East and nun South 71° 02' 06" 52" East 31.68 feet to the P.O.B.; thence continue southeasterly along southerly right-of-way line on arc distance of 562.25 feet and a chord bearing and distance of South 64° 45' 10" East 561.11 feet to the P.O.B.

of said curve; thence continue along said right-of-way line on arc distance of 507.00 feet to the P.O.B. Thence southeasterly along southerly right-of-way line on arc distance of 508.58 feet to the P.O.B. Thence parallel with and 60 feet from the southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve connecting to the southwest and southeast corners of the 1900.00 foot wide right-of-way line of said railroad, 432.12 feet to the S.C. of said curve; thence run a bearing and distance of South 70° 43.3' East, thence nun South 68° 08' 45" 12" East 210.43 feet to the P.O.B.; thence continue southeasterly along southerly right-of-way line on arc distance of 500.00 feet to the P.O.B.; thence parallel with and 60 feet East of the West line of said E.C. property 2559.10 feet to the North right-of-way line of U.S. Highway No. 441 [State Road No. 23]; thence nun north 68° 08' 45" 12" East 210.43 feet to the P.O.B.; thence parallel with and 60 feet East of the West line of said E.C. property 432.12 feet to the S.C. of said curve; thence run a bearing and distance of South 70° 43.3' East, thence nun South 68° 08' 45" 12" East 210.43 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

Location	Species	Number of seeds	Size/Common Name Genus species
o-023			23" SOUTHERN REDCEDAR <i>Juniperus silicicola</i>
o-025			25" BLACK CHERRY <i>Prunus serotina</i>
o-027			17" LAUREL OAK <i>Quercus laevis</i>
o-105			15" LIVE OAK <i>Quercus virginiana</i>
o-106			12" PALM Sabal palmetto
o-108			15" PINE Pinus sp.
o-109			UNIDENTIFIED TREE
o-112			12" WATER OAK <i>Quercus nigra</i>

- 1) THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM. ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 157.834 FEET (MGN 1929 DATUM) ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BNA", BEING A CONCRETE MONUMENT WITH BRASS DISC STAMPED "2602008 CON-26-07-0-4-01" AT APPROXIMATE SOUTH RIGHT-OF-WAY LINE OF US HWY 17-2. US HWY 17-2 SOUTH EAST OF THE CENTERLINE OF SW 80TH ST. FOR THE PURPOSES OF THIS SURVEY, THIS ELEVATION WAS CONVERTED TO 157.04 FEET (NAVD 1988 DATUM) WITH CORPSCOM V.E.Q.I., U.S. ARMY CORPS OF ENGINEERS.
- 2) BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES (NORTH AMERICAN DATUM OF 1983, FLORIDA NORTH ZONE) WITH A MEASURED BEARING OF SOUTH 67°00'06" EAST ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD No.s 20 & 22, U.S. HIGHWAY No. 441.
- 3) ONLY TREES 10" IN DIAMETER AND GREATER WERE LOCATED AS A PART OF THIS SURVEY. THE SCIENTIFIC NAMES SHOWN HEREON ARE TO THE BEST ABILITY OF THIS SURVEYOR, BUT THIS SURVEYOR DOES NOT PURPORT TO BE A CERTIFIED ARBIST. THE TREES SHOWN HEREON WERE MEASURED AT THE APPROXIMATE CENTER OF THE TREE AT GROUND LEVEL, AND THE DIAMETER WAS MEASURED AT BREAST HEIGHT - THE EXTENT OF THE TREE CANOPY OR ROOT SYSTEM WAS NOT DETERMINED BY THIS SURVEYOR. IF THE LOCATION OF TREES IN RELATION TO NEARBY PROPERTY LINES IS CRITICAL A MORE DETAILED SURVEY MAY BE REQUIRED.
- 4) THIS SURVEY CONSISTS OF 12 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.
- 5) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- 6) THE NETLAND FLACS SHOWN HEREON WERE PLACED BY PETE WALLACE OF ECOSYSTEM RESEARCH CORPORATION (386-462-5005) ON OR AROUND FEBRUARY 10, 2018. THIS SURVEYOR IS NOT A NETLANDS DELINEATOR.
- 7) PARCELS 1 AND 2 SHOWN HEREON WERE DEDICATED BY EASEMENT AND ROADWAY AGREEMENT RECORDED IN O.R. 4290, PAGE 2224, O.R. 4290, PAGE 1552, PAGE 1553, AND PARCELS 3 AND 4 WERE DEDICATED BY AGREEMENTS RECORDED IN O.R. 4290, PAGE 2224, O.R. 4290, PAGE 1552, PAGE 1553, AND PARCELS 5 AND 6 WERE DEDICATED BY AGREEMENTS RECORDED IN O.R. 4290, PAGE 2234 ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE BASED ON ABOVE GROUND FIXTURES, UTILITY COMPANY MAPS AVAILABLE TO THE SURVEYOR, AND ELECTRONIC DETECTION METHODS. UNLESS NOTED OTHERWISE ON THE GRAPHIC PORTION OF THIS SURVEY, NO UTILITIES WERE UNCOVERED TO VERIFY THEIR LOCATION.

NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED BY THE SURVEYOR THAT THE LOCATIONS SHOWN REPRESENT THE ACTUAL LOCATIONS OF THOSE UTILITIES, THE UTILITY TYPE, OR THAT NO OTHER UTILITIES EXIST ON THE SITE.

PRIOR TO THE DESIGN OF UTILITY CONNECTIONS, THE PROPOSED CONNECTION POINTS SHOULD BE EXCAVATED AS NECESSARY TO CONFIRM THEIR EXACT LOCATION, DEPTH AND CHARACTERISTICS.

IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 556, PRIOR TO ANY EXCAVATION, THE EXCAVATOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770.

SMP = CORRUGATED METAL PIPE
 CONC = CONCRETE
 D = DELTA (CENTRAL) ANGLE
 R = RADIUS
 A = ARC
 T = TANGENT
 CB = CHORD BEARING
 CD = CHORD DISTANCE
 DP = DUCTILE IRON PIPE
 EJ = ELECTRICAL JUNCTION BOX
 EL = ELEVATION
 FLAHT = FLORIDA DEPARTMENT OF TRANSPORTATION
 FOCLB = FIBER OPTIC CABLE JUNCTION BOX
 IL = IDENTIFICATION
 INVERT =
 (H) = MEASURED DIMENSION
 (T) = RECORD DIMENSION
 M.E.S. = MITERED END SECTION
 NO. = NUMBER
 O.R. = OFFICIAL RECORD BOOK
 PCS. = PAGES
 PVP = POLY-VINYL CHLORIDE
 RCP = REINFORCED CONCRETE PIPE
 R/W = RIGHT OF WAY
 S/S = SIDEWALK OR DRIVEWAY SURFACE (S) 1.545'

R/W = RIGHT OF WAY
SECTION 20-8-11 = SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST

ANCH = ANCHOR
 @ BENCH = BENCH OR CABLE MARKER
 @ CON = FOUND CONCRETE MONUMENT (size, 10)
 @ = FOUND REBAR & CAP (size, 10)
 @ HOLE = HOLE
 @ PO = POWER POLE
 @ REF = REFLECTOR
 @ SP = SIGN
 @ TEL = TELEPHONE POLE
 @ TELPED = TELEPHONE PEDESTAL
 @ TELW = TELEPHONE LINE WARDER
 @ TELV = CABLE TELEVISION PEDESTAL
 @ W(10) = WETLANDS FLAG (10)
 @ W = ELEVATION CONTROL LINE
 @ = FENCE LINE
 @ = OVERHEAD POWER LINE
 @ = OVERHEAD TELEPHONE LINE
 @ = FIBER OPTIC CABLE LINE
 @ = SANITARY SEWER FORCE MAIN
 @ = UNDERGROUND ELECTRICAL LINE
 @ = UNDERGROUND GAS LINE
 @ = UNDERGROUND TELEPHONE LINE
 @ = UNDERGROUND CABLE TELEVISION LINE
 @ = UNDERGROUND RECLAIMED WATER LINE
 @ = UNDERGROUND WATER LINE
 @ W(10) = SIZE OF MATERIAL AS PROVIDED BY UTILITY
 @X = SPOT ELEVATION

FLOOD INSURANCE RATE MAP STATEMENT

1

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4	04/19/18	04/20/18	06/11/18
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078	4-3
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1

No.	Date	Comment
1	06/11/18	REVISED BOARDMAN DISCUSSIONS/ ADDED CERTIFICATIONS

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) A & X (UNSHADDED) AS DESIGNATED ON THE FLOOD HAZARD RISK MAP. FLOOD RISK RATING: 1. FLOOD RISK RATING (FLOOD RISK RATING MAP NUMBER): 120084. PANEL: 144 DATE: 06/10/08. SAID MAP DESCRIBES SUBJECT'S ASSESSMENT OF FLOOD HAZARD AREAS (SPINAL) SUBJECT TO 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS IS SHOWN AND THERE IS NO FLOOD ELEVATION. "AS SHOWN" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CSA
Your
engineers-surveyors-planners, inc.

1000
3154 W. 27th St. GAINESVILLE, FLORIDA 32604-4402
TEL. (352) 375-3821 FAX (352) 375-7243
E-MAIL: info@csa.com

Project No.	1018-0023 500	
Client	eda engineers-surveyors-planners, Inc. Corporate Identification No. 18 1348	
Drawn	AL/MP	By: ALEJANDRO PEREZ P.S.M. 6839
Check	P.E.	

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE DATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2018

No.	Survey Date	Drinking Contaminated	Rehabilitated
1)	THE LASER INVESTMENT GROUP, LLC.		
2)	OLD REPUBLIC NATIONAL LIFE INSURANCE COMPANY		
3)	JAMES F. GRAY, P.A.		

IS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA
 75 THE ENVIRONMENTAL PROTECTION ACT, CHAPTER 35-17, FLORIDA
 76 CODE, PURSUANT TO SECTION 44.03(7) (2017), FLORIDA STATUTE.
 77 THE SITE CONDITIONS AS OF 8/17/2018

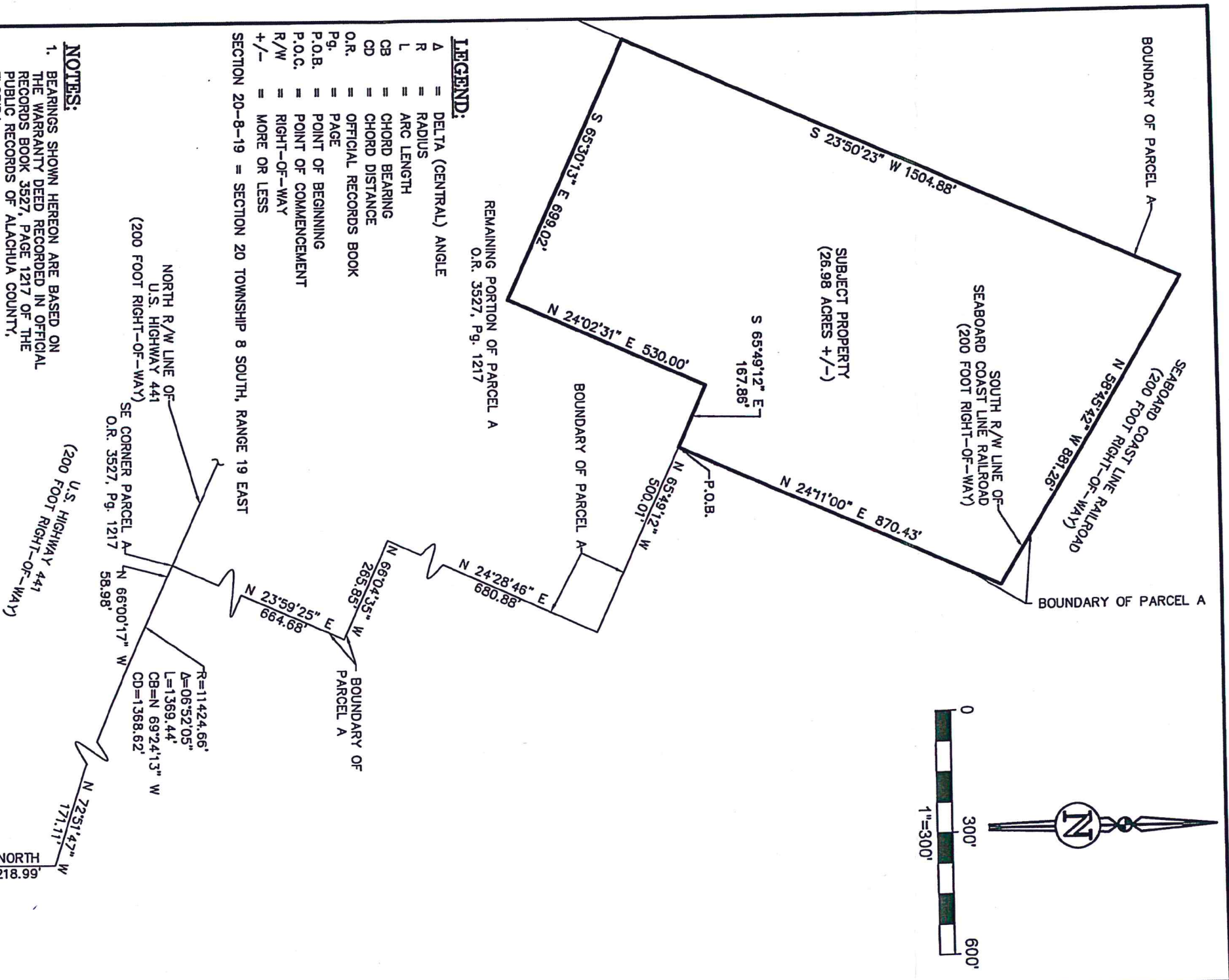
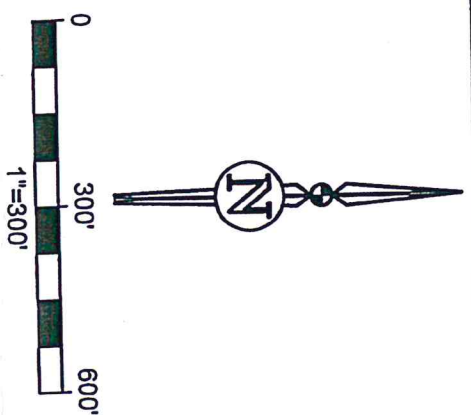
THIS SURVEY WILL BE FOR THE USE OF THE BOARD OF PROFESSIONAL ADMINISTRATIVE COUNCIL THIS SURVEY DEPENDS ON THE

PREPARED FOR:

Facebook

Sheet No.:

V-001



LEGEND:

- Δ = DELTA (CENTRAL) ANGLE
R = RADIUS
L = ARC LENGTH
CB = CHORD BEARING
CD = CHORD DISTANCE
O.R. = OFFICIAL RECORDS BOOK
Pg. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
+/- = MORE OR LESS

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THIS SKETCH IS INTENDED TO ACCOMPANY A LEGAL DESCRIPTION FOR THE PARCEL OF LAND SHOWN HEREON AND IS NOT VALID WITHOUT SAID LEGAL DESCRIPTION.

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL COPYRIGHT © 2017
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGAL DESCRIPTION SKETCH OF

A PORTION OF PARCEL A AS RECORDED IN O.R. 3527, Pg. 1217 IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA.

FOR: MITCH GLAESER

BY: ALEJANDRO PEREZ P.S.M. 0839

eda engineers—surveyors—planners, Inc.
Corporate Authorization
No. LB 2389

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
AP	AP	N/A	06/22/18	18-0023 S02	N/A	N/A

eda

eda engineers—surveyors—planners, Inc.
LB 2389
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3541 FAX. (352) 373-7249
E-MAIL: mail@edell.com

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±82.40 ACRE PROPERTY FROM COMMERCIAL, INDUSTRIAL AND RURAL EMPLOYMENT CENTER (ALACHUA COUNTY) TO CORPORATE PARK; LOCATED IN THE 13000 BLOCK OF NW US HIGHWAY 441); TAX PARCEL NUMBERS 05962-002-000, 05855-005-000 AND A PORTION OF 05855-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a large scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on March 12, 2019 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on _____, 2019, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

WHEREAS, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on _____, 20_____, and provided for and received public participation; and,

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Commercial, Industrial and Rural Employment Center (County) to Corporate Park on Tax Parcel Numbers 05962-002-000, 05855-005-000 and a portion of 05855-004-000, described

by the legal descriptions and sketches found in Exhibit “A” and map found in Exhibit “B” attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted

amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the ____ day of _____, 2019.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____ day of _____, 20____.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT "A"

PAGE 1 OF 2

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO CORPORATE PARK

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U. S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 06 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 159.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 65 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 25 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.65 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.

Easement Parcel #1

Commence at the Half Mile corner of the North line of section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the southerly right-of-way line of the seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run southeasterly along said southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.29 feet to the Northerly right-of-way line at U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line at said property 2715.11 feet to the P.O.B., being and lying in Section 30, Township 8 South, Range 19 East, Alachua county, Florida.

Easement Parcel #1

Commence at the Half Mile corner on the North line of Section 19, Township 8 south, Range 19 East and run South 499.11 feet to the southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 18" East along said southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue southeasterly along said southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.11 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the southwest and having a radius of 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run south 08 deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run north 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

EXHIBIT "A"

PAGE 2 OF 2

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO CORPORATE PARK

Parcel Numbers 05855-005-000 & 05855-004-000

A portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

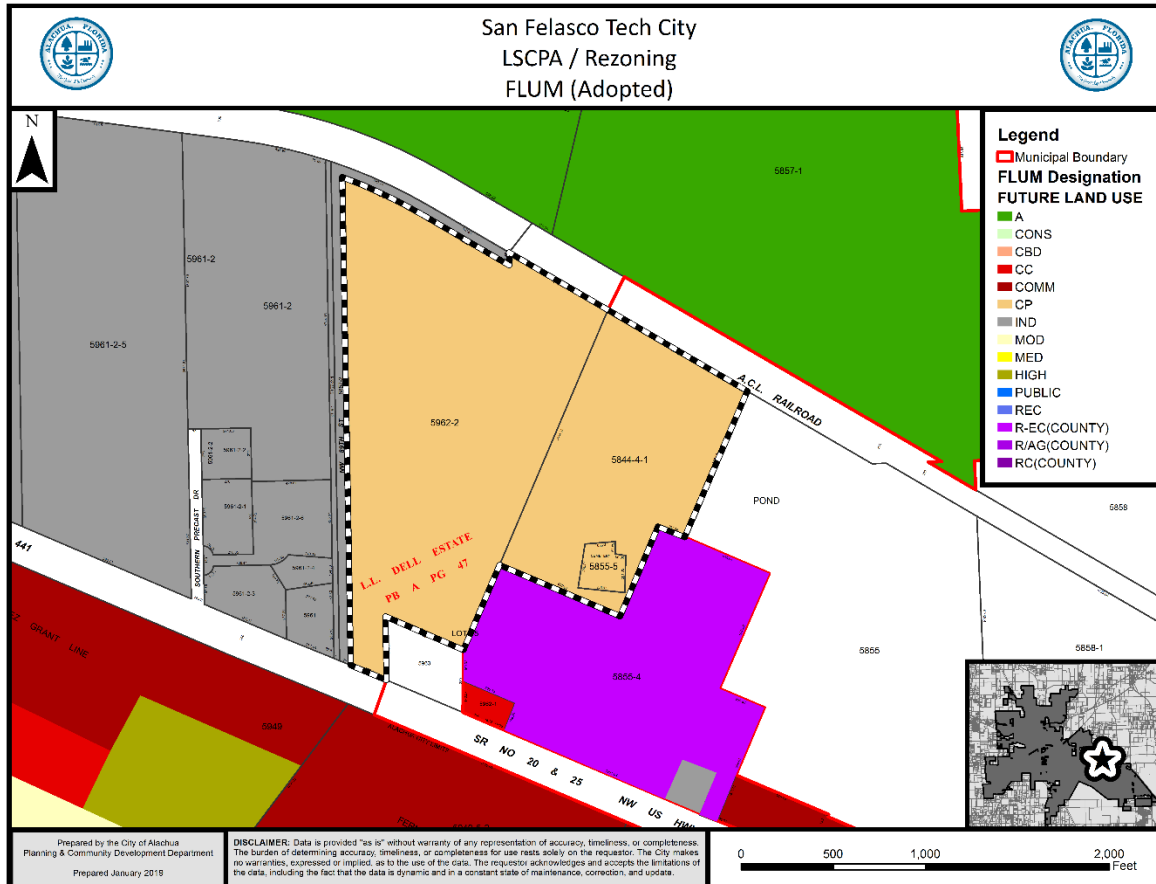
Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72° 51' 47" West on said North right-of-way line a distance of 171.11 feet to the point of curvature of a curve concave to the Northeast having a delta of 06° 52' 05", a radius of 11424.66 feet and a chord bearing and distance of North 69° 24' 13" West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66° 00' 17" West, a distance of 58.98 feet to the Southeast of said Parcel A; thence on the boundary of said Parcel A the following seven (7) courses and distances:

- 1) leaving said North right-of-way line, North 23° 59' 25" East, a distance of 664.68 feet;
- 2) thence North 66° 04' 35" West, a distance of 265.85 feet;
- 3) thence North 24° 28' 46" East, a distance of 680.88 feet;
- 4) thence North 65° 49' 12" West, a distance of 500.01 feet to the POINT OF BEGINNING of the following described parcel of land;
- 5) thence North 24° 11' 00" East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200' right-of-way);
- 6) thence North 58° 45' 42" West, on said South right-of-way line, a distance of 881.26 feet;
- 7) thence South 23° 50' 23" West, a distance of 1504.88 feet;

thence leaving said boundary South 65° 30' 13" East, a distance of 699.02 feet; thence North 24° 02' 31" East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65° 49' 12" East on said Northwesterly projection, a distance of 167.86 feet to the POINT OF BEGINNING.

Said lands lying and being in the City of Alachua, Alachua County, Florida and containing an area of 26.98 acres more or less.

EXHIBIT “B”



TRIAL

From Page B1

the exercise, students also learn the practical application of writing.

“To get into a courtroom, you need to draft a paper or a brief,” O'Donnell said. “Writing isn't something you just do to get a grade.”

For students, it was an opportunity to test their legal skills in a full courtroom setting. A bailiff was on hand, along with a five-member jury that included local practicing attorneys, judges and professors.

Anna Dincher, a sophomore pre-law student who served as both a cross examination defense attorney and defense expert witness during the proceedings, had done a prior mock trial with the class at UF's law school.

“It was intimidating,” Dincher said. “And we get here and there's a jury box and all of these seats and (O'Donnell) is up there in the judge's seat. So I think the fact that I had seen it before, at least in a way, in a school courtroom, it was a little less intimidating.”

There were pretrial motions, some of which O'Donnell granted. Of note, O'Donnell granted a defense motion that struck the passage in which Jekyll drank the elixir the second time, turning into Hyde, ruling it hearsay.

Still, the defense had a tough case, based on the evidence within the book. From the bench, O'Donnell would occasionally challenge students from both the prosecution and defense. The defense tried to make the case that

because of a salt imbalance in the elixir, Jekyll was unaware that he was going to act on the impulse of murder the second time he drank it. They played up Jekyll's character as a scientist who wanted to do good for mankind.

The prosecution countered that Jekyll was aware of the evil he was capable of as Hyde based on the fact he assaulted a girl the first time he transformed into the alter ego.

It took the jurors less than 10 minutes to deliberate and come up with a verdict. Jekyll was found not guilty of first-degree murder, but guilty of second-degree charges. Jekyll also was found guilty of gross negligence, but not guilty in the wrongful death suit.

For Dincher, who spent 10 to 15 hours outside class working on the case, the verdict was satisfactory.

“It's spread pretty even and as a class we're all friends,” Dincher said. “So as a class, it's nice for it to end up with two wins and two losses on each side.”

Dincher said she's still not sure yet whether she wants to pursue law school. Her mother, Randi Dincher, is an attorney with the State Attorney's Office in Tallahassee. But she said the experience helped hone her writing skills.

“What I've gotten much better at is the writing part, translating your arguments into words,” Dincher said. “We don't just write a legal brief and turn it in. We write an outline, then we write a rough draft, then we write the brief, we all edit together, it's a lot of work but it made me realize these steps are important if I do become a lawyer.”

SPRINGS

From Page B1

in part at Silver Springs.

Marc Spencer is this year's re-enactment organizer and will lead a group of divers from 16 states and Canada in choreographed fight scenes pulled from the show scripts.

“Sea Hunt” ran from 1958 to 1961 and starred Lloyd Bridges as a former U.S. Navy frogman who freelances on difficult and often dangerous assignments.

“We re-create themes from the TV show and use show-specific equipment,” Spencer said.

The divers in the

re-enactments are highly trained and do not use any modern equipment.

“The whole idea is to use historically accurate equipment. We don't have pressure gauges, buoyancy compensators or backup regulators,” Spencer said. “We have simple harnesses on our tanks and our wet suits are the slick-skin type.”

The performances include knife fights, an anaconda attack, spear-gun battles and other action, all visible from one of the park's glass-bottom boats.

“It really great. We get to re-enact these scene in the same basin where the original was shot,” Spencer said.

The Sea Hunt Forever performance returns after

a year off and takes about seven months to plan.

“We always have people come up to us and tell us how they grew up watching the show or the reruns. There's a real sense of nostalgia,” he said.

The event also will focus on water quality issues that affect the springs and drinking water in general. Interactive displays will illustrate how people can impact water issues through conserving, using fertilizer wisely and disposing of yard waste properly.

According to information provided by organizers, the festival will feature Florida blues and folk music on three stages, with Ben Prestage, Willie Green and

the Willie Green Band, JW Gilmore and the Blues Authority, Chuck Hardwicke and the Hart Line, and more. There will be games and food trucks at the Mansion stage and event field.

New to the festival will be the Florida SpringsFest Kid Zone inside the Paradise Ballroom, with live music performances, mermaid tail photo opportunities, puppet shows, a student art show, craft making and a hands-on watershed model program.

Glass-bottom boat tours are half-price during the event.

Contact Carlos E. Medina at cmedina@starbammer.com or at 352-867-4157.

ROUNDUP

From Page B1

me to bring the business back and that's how Darby's has got to where it is today,” Darby said.

The restaurant will serve affordable, hearty breakfasts, barbecue chicken, burgers, and wings, all to-go from its walk-up kitchen, said operational manager Meredith Fisher.

Darby added she will always have a dessert for her customers.

Darby said she has a passion for baking and desserts, and depending on the day, will include pound cake (inspired by a recipe she got from Fisher's mother, Leal), sweet potato pie, banana pudding, peach cobbler, red velvet cake, key lime pie, apple pie and brownies.

Fisher and Darby have a long history of baking, they said. They have traded family recipes that inspire the food at Darby's restaurant.

“We started from the bottom,” Fisher said. “It was a dream and we saw the opportunity to accommodate our dream and without too much overhead. We baked privately, saw the building and said ‘go for it.’”

The restaurant will be open from 6 a.m. to 6 p.m. It's just a short walk from Depot Park.

said part-owner and manager Spencer Yang.

Yang chose to open Naga Tea in Gainesville, he said, because of a lack of bubble tea options in downtown.

“We thought there were restaurants and bars here but no boba tea, so we decided to open one here,” Yang said.

Naga Tea's menu includes several types of herbal-brewed teas, including Jasmine Green and Lavender Dream.

Naga's milk teas, like its coffee, honey and chocolate milk teas are a hit, and it also serves lattes and Thai tea, among other Taiwanese tea-based drinks, and fruit teas.

Bubble tea is known for its toppings, such as boba or jellies. Naga Tea offers those toppings, along with Oreos, red beans, chia seeds, and even ice cream.

“People enjoy it,” Yang said.

Prices range from \$3.50 for its standard teas, and go up to \$5.50 for its specialty Cookies and Cream drink.

Naga Tea's space downtown sits about 25 people and is open from noon to 11 p.m. every day.

Hooters

The old Square One location at 3105 SW 34th St. has been transformed into a Hooters and the restaurant chain will open again in Gainesville soon.

Janet Kearns, Hooters director of franchise compliance, said the 34th location is scheduled to open March 25.

The 34th Street Hooters will be the chain's third attempt at a successful Gainesville location.

Hooters once had locations in downtown and next door to Square 1 in World of Beer's current spot, but both closed.

DESANTIS

From Page B1

DeSantis, however, has assembled an administration with former powerful lawmakers in key posts that could help some of his policy priorities.

Former House Speaker Richard Corcoran, who now serves as education commissioner, will advocate for the governor's education agenda, which includes a \$422 million teacher-bonus package, changes to a state scholarship program for bullied students and creating a new voucher program that would allow low-income students to use taxpayer-funded scholarships to go to private schools.

Lt. Gov. Jeanette Nunez, a former high-ranking lawmaker, also will be a powerful voice in the administration, and DeSantis has appointed former Rep. Halsey Beshears to run the Department of Business and Professional Regulation and former Rep. Jared Moskowitz to head the Division of Emergency Management.

“Certainly, hiring Speaker Corcoran and Rep. Moskowitz will help,” said state Rep. Randy Fine, R-Palm Bay. “They are very strong leaders and know how to lay down the groundwork, and those two know all of us.”

It is also important to note that state lawmakers are enthused to see DeSantis have a good rapport with them, something that some say was not the case with his Republican predecessor, Rick Scott.

“DeSantis seems to value legislators and our input more than his predecessor. ... There's just a general good faith and good will,” Galvano said.

Fine, who is the House's top higher-education budget writer, said DeSantis is “down to earth,” “very open” and

“very communicative.”

“I couldn't be happier,” Fine said. “I have a relationship with him that I did not have with Gov. Scott. It's more of a partnership with him.”

Galvano, however, said the Legislature will not simply partner with DeSantis.

“What the governor does is not going to be rubber-stamped here in the Senate, and vice versa,” Galvano said. “It is a check and balance.”

So far, DeSantis has been able to make unilateral decisions and has encountered few hurdles in getting things done, Stipanovich said.

“He has yet to face a situation where he needs the cooperation of those he does not control,” Stipanovich told the News Service.

Democratic lawmakers, who have long struggled to get things done in the Republican-controlled Legislature, see promise in some of the governor's proposals.

“Seeing Gov. DeSantis set the standard that we are going to stop sweeping trust funds is really promising,” state Rep. Carlos Guillermo Smith, D-Orlando, told the News Service, referring to a longstanding practice of lawmakers taking money out of dedicated trust funds to pay for other budget priorities.

State Rep. Evan Jenne, D-Dania Beach, said things have improved since DeSantis replaced Scott. But he said he expects “the facade will crumble as session progresses.”

“It's not that hard to raise the bar when your predecessor left it on the ground,” Jenne told the News Service.

Democrats have criticized DeSantis' proposals to expand school vouchers. Also, Jenne said he is concerned about two measures DeSantis has backed: a ban on so-called sanctuary cities and a ban on the oil- and gas-drilling process known as fracking.

“I fully expect Gov.

DeSantis to pursue xenophobic legislation regarding immigration and push for the fake fracking ban that will actually allow it to occur. Those

two issues are the tip of the iceberg,” Jenne said.

DeSantis has also vowed to sign into law issues such as abortion restrictions and a statewide mandate

to use E-Verify, a system for employers to verify whether people are eligible to work in the U.S.

Those issues have been filed for consideration this

session, and a “sanctuary cities” ban, sponsored by Sen. Joe Gruters, the chairman of the Republican Party of Florida, has started moving forward.

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on March 11, 2019, at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 19-22

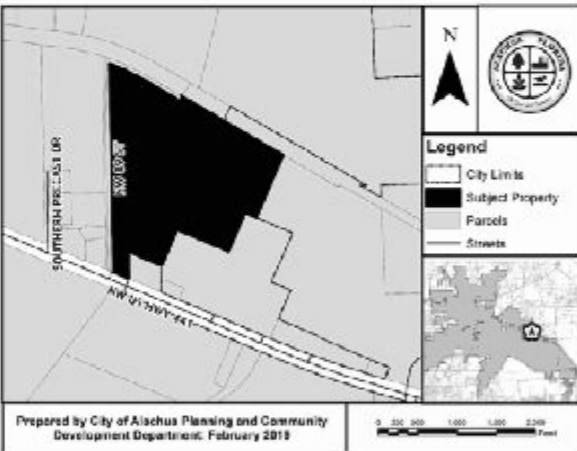
AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 2.1.1(B) AND TABLE 2.1-1, RELATING TO THE DEVELOPMENT REVIEW STRUCTURE; AMENDING SECTION 2.1.3(C), RELATING TO THE POWERS AND DUTIES OF THE PLANNING & ZONING BOARD; AMENDING SECTION 2.1.6(A) (2), RELATING TO THE POWERS AND DUTIES OF THE LDR ADMINISTRATOR; AMENDING SECTION 2.4.6, RELATING TO CERTIFICATES OF APPROPRIATENESS; AMENDING SECTION 3.7.2(A)(5), RELATING TO THE REQUIREMENT TO OBTAIN A CERTIFICATE OF APPROPRIATENESS; AND AMENDING SECTION 10.2, DEFINITION OF “CERTIFICATE OF APPROPRIATENESS”; CREATING THE CITY OF ALACHUA CERTIFICATE OF APPROPRIATENESS APPROVAL MATRIX; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

GF-GH045837

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 March 12, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of eda engineers-surveyors-planners, inc., applicant and agent, for The Laser Investment Group, LLC, property owner, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural Employment Center (Alachua County designation) (±26.98 acre), Commercial (±10.00 acre), and Industrial (±45.42 acre) to Corporate Park on a ±82.40 acre portion of the subject property. The subject property is located at 13025 NW US Highway 441; consisting of Tax Parcel Numbers 05962-002-000, 05855-005-000 and a portion of 05855-004-000; Existing Zoning: MP (Alachua County designation), ILW, CI.



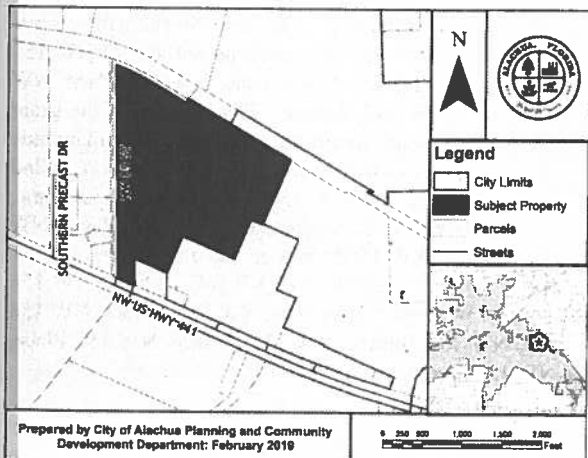
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GF-GH045836



NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

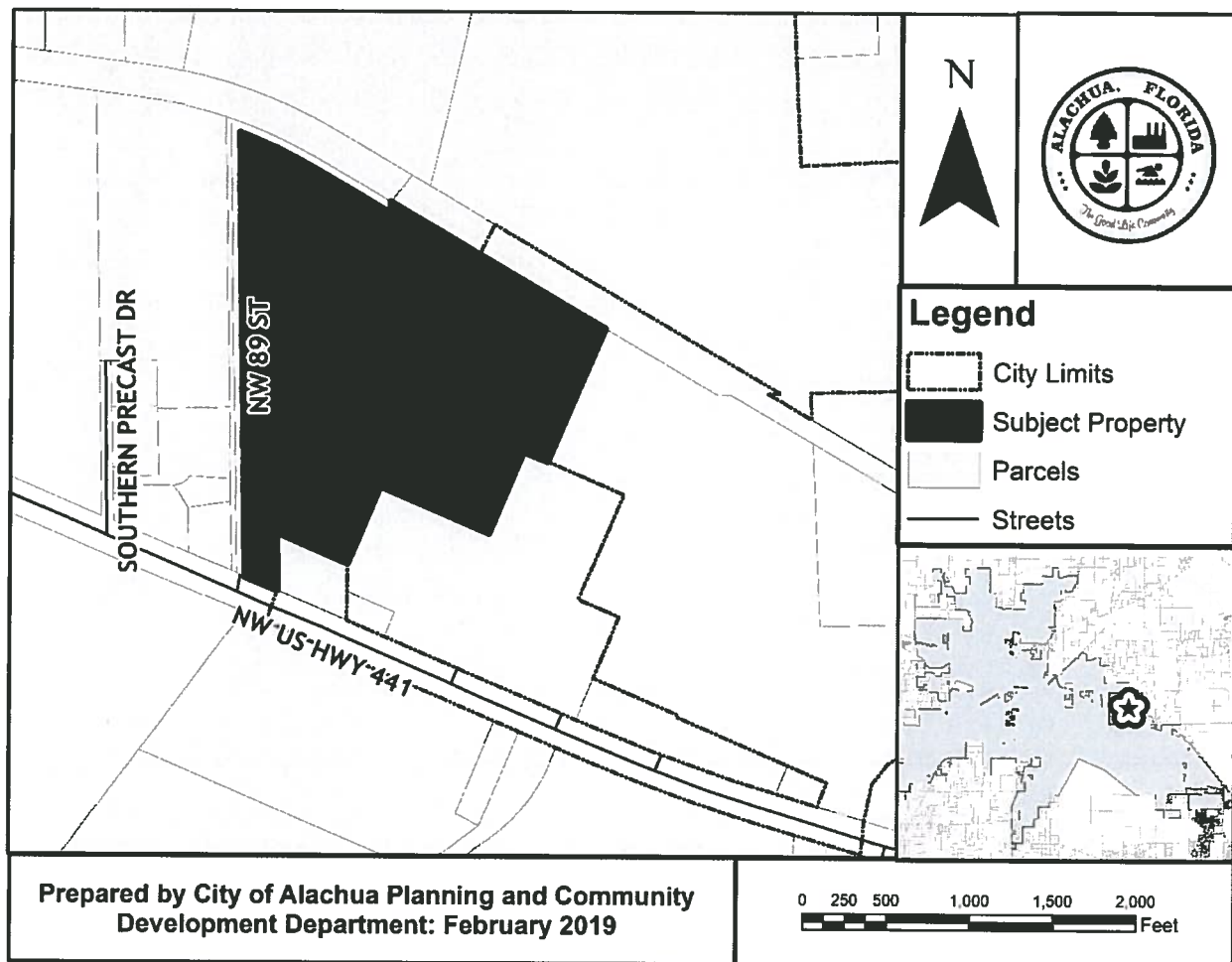
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NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

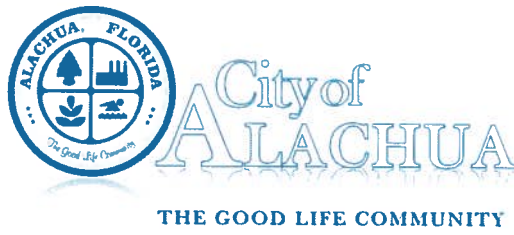
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(notice continues on next page)

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100

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



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.



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100 AMBERWOOD COURT
LONGWOOD, FL 3277905855-002-000
TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 3260105961-002-003
DESIGN CABINET & FURNITURE INC
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-854805961-002-004
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-854805961-002-006
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 3261505857-001-001
LOWE MICHAEL S TRUSTEE
13929 NW 89TH ST
ALACHUA, FL 3261505857-002-000
F&R HOLDINGS OF GAINESVILLE
13929 NW 89TH ST
ALACHUA, FL 3261505949-005-002
HIPPO INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA, FL 3261505963-000-000
WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 3260105857-002-001
F&R HOLDINGS OF GAINESVILLE
220 NW 122ND ST
GAINESVILLE, FL 32607-110705949-005-000
PINKOSON & PINKOSON & UPSHAW
2820 NW 38TH DR
GAINESVILLE, FL 32605-268005949-005-001
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GAINESVILLE, FL 32605-268005962-001-000
SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 3260505855-000-000
LITHIUM NICKEL ASSET HOLDING
3 EXPRESSWAY PLAZA
ROSLYN HEIGHTS, NY 1157705962-002-000
LASER INVESTMENT GROUP LLC
(THE)
3201 SW 42ND ST STE 2
GAINESVILLE, FL 3260805857-001-000
F&R HOLDINGS OF GAINESVILLE
50 PARTRIDGE WAY
SHELBURNE, VT 0548292060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-
910
JACKSONVILLE, FL 32202-442305949-001-000
DUKE ENERGY FLORIDA INC
550 S TRYON ST TAX DEPT - DEC41B
CHARLOTTE, NC 2820205855-004-000
PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 3261605855-005-000
PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 3261605949-000-000
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-242505961-002-000
TRIPLE L LLC
PO BOX 641
CANAL FULTON, OH 44164



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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

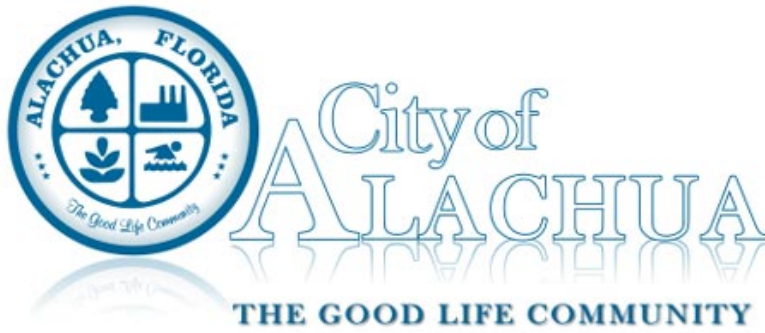
I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 3/21/19 FOR THE LSCPA-San Felasco Tech City
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

3
(Number of signs)



Board/Committee Agenda Item

MEETING DATE: 3/12/2019

SUBJECT: Site Plan - Alachua Towne Centre Parcel D-2: A request by Daniel Young, P.E., LEED A.P., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Reed Valentine, LLC, property owner, for consideration of a Site Plan for the construction of a $\pm 4,511$ square foot building, with associated drainage, paving, grading and infrastructure improvements on a ± 0.15 acre subject property, located in Alachua Towne Centre, north of NW 151st Boulevard and approximately 100 feet east of the intersection of NW 151st Boulevard and NW 144th Way; Tax Parcel No. 03605-001-012 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the two (2) conditions provided in Exhibit "A" and located on page 20 of the March 12, 2019 Staff Report to the Planning & Zoning Board, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the two (2) conditions provided in Exhibit "A" and located on page 20 of the March 12, 2019 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Daniel Young, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Reed Valentine, LLC, property owner, for the consideration of a Site Plan to construct a $\pm 4,511$ square foot building, with associated drainage, paving, grading and infrastructure improvements. A future tenant(s) of the proposed building is unknown, but is expected to be a business/professional office or similar use as permitted within the Central Business District (CBD) zoning district.

The subject property is ± 0.15 acres in size and is located in Alachua Towne Centre, north of NW 151st Boulevard and approximately 100 feet east of the intersection of NW 151st Boulevard and NW 144th Way. Parking for the subject property will be provided by an existing parking lot located to the north of the subject property, which is owned and maintained by the Alachua Towne Centre Association, Inc. (the "Association"). The Association's Architectural Control Committee has granted the use of the parking lot to serve the proposed building. In addition, the applicant has submitted materials to demonstrate the proposed provisions for off-street parking comply with the standards of Section 6.1.11 of the Land Development Regulations (LDRs), which pertains to alternative parking compliance.

The proposed development will convey stormwater runoff to the existing master stormwater system for Alachua Towne Centre. The applicant has obtained a determination from the Suwannee River Water Management District (SRWMD) that no permit or modification to an existing permit is required for the proposed development.

ATTACHMENTS:

Description

- ▣ Staff Report & Staff Supporting Materials
- ▣ Alachua Towne Centre Parcel D-2 Site Plan
- ▣ Application & Supporting Materials
- ▣ Public Notice Materials for 03/12/19 PZB Hearing



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

March 12, 2019

SUBJECT:	A request for a Site Plan for the construction of a ±4,511 square foot building, with associated drainage, paving, grading and infrastructure improvements
APPLICANT/AGENT:	Daniel Young, P.E., LEED A.P., CHW
PROPERTY OWNER:	Reed Valentine, LLC
LOCATION:	North of NW 151 st Boulevard, approximately 100 feet east of the intersection of NW 151 st Boulevard and NW 144 th Way
PARCEL ID NUMBERS:	03605-001-012
FLUM DESIGNATION:	Commercial
ZONING:	Central Business District (CBD)
OVERLAY:	N/A
ACREAGE:	±0.15 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the two (2) conditions provided in Exhibit "A" and located on page 20 of the March 12, 2019 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the two (2) conditions provided in Exhibit "A" and located on page 20 of the March 12, 2019 Staff Report to the Planning & Zoning Board.</i>

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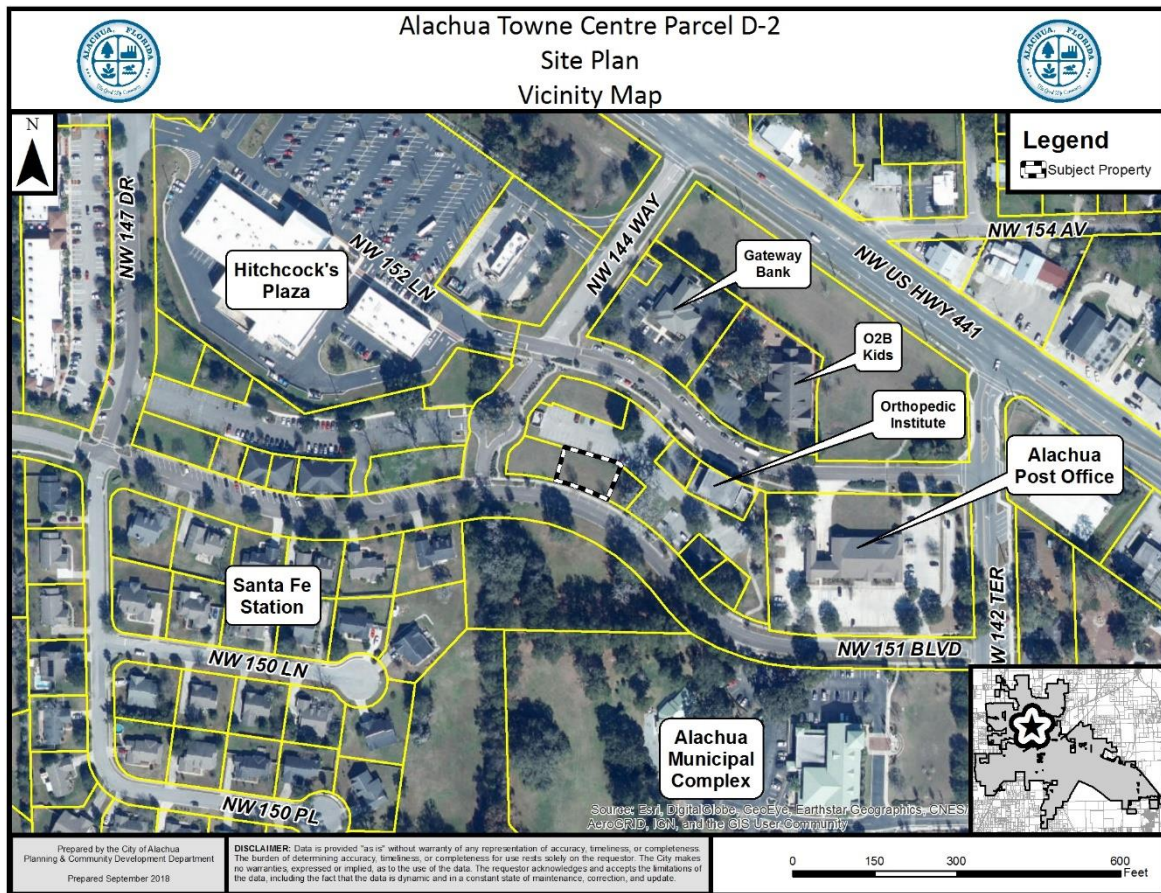
SURROUNDING USES

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	Alachua Towne Centre Shared Parking	Commercial	Central Business District (CBD)
South	Vacant Commercial Lands	Commercial	Central Business District (CBD)
East	Vacant Commercial Lands	Commercial	Central Business District (CBD)
West	Vacant Commercial Lands	Commercial	Central Business District (CBD)

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 on July 3, 2018, at the office of CHW, Inc., located in Progress Park, at 11801 Research Drive. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.3: Commercial

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

Evaluation and Findings of Consistency with Objective 1.3: The proposed use (business / professional office) complies with the intent of the Commercial Future Land Use designation by providing a service/office use to the citizens of Alachua and to the citizens of the North Central Florida region.

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

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Evaluation and Findings of Consistency with Policy 1.3.b: The subject property has a Commercial FLUM designation, which allows offices and similar uses.

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

Evaluation and Findings of Consistency with Policy 1.3.d: 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 specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically

separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Evaluation and Findings of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations, or alternative compliance standards as set forth in Section 6.2.2(D)(9).

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

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

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The site plan indicates that following completion of the development, the subject property will consist of 1,613 square feet of open space (24% of the site), exceeding the minimum 10% open space requirement.

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

Evaluation and Findings of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided in this report, and indicates that the development will not adversely affect natural features.

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

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

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: 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 within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Evaluation and Findings of Consistency with Policy 9.1: The development is located within the City's utility service area and will connect to potable water and wastewater facilities.

Transportation Element

Objective 1.1: Level of Service

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

Evaluation and Findings of Consistency with Objective 1.1: 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.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:

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

Levels of Service

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

Evaluation and Findings of Consistency with Policy 1.1.d: An analysis of the development's impacts to sanitary sewer facilities is provided within this report. The development 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 includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 1.2.a: 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:

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

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

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

Policy 3.1.f: The City shall permit the use of off-site retention facilities, if they are part of previously approved master stormwater retention or detention facility.

Evaluation and Findings of Consistency with Objective 3.1 and Policy 3.1.f: The development will convey the development's stormwater runoff to an existing stormwater basin north of the subject property. The stormwater basin was previously permitted and designed as a master system to serve the Alachua Towne Centre.

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 ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential

development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 4.1.b: 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. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Objective 4.1.c: An analysis of the development's impacts to potable water facilities is provided within this report. The development 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 offer the best possible protection to threatened and endangered species.

Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e: Based upon best available data, the development is not expected to adversely impact any environmentally sensitive lands. Please reference the Environmental Conditions

Analysis provided within this report for further review of specific environmental features.

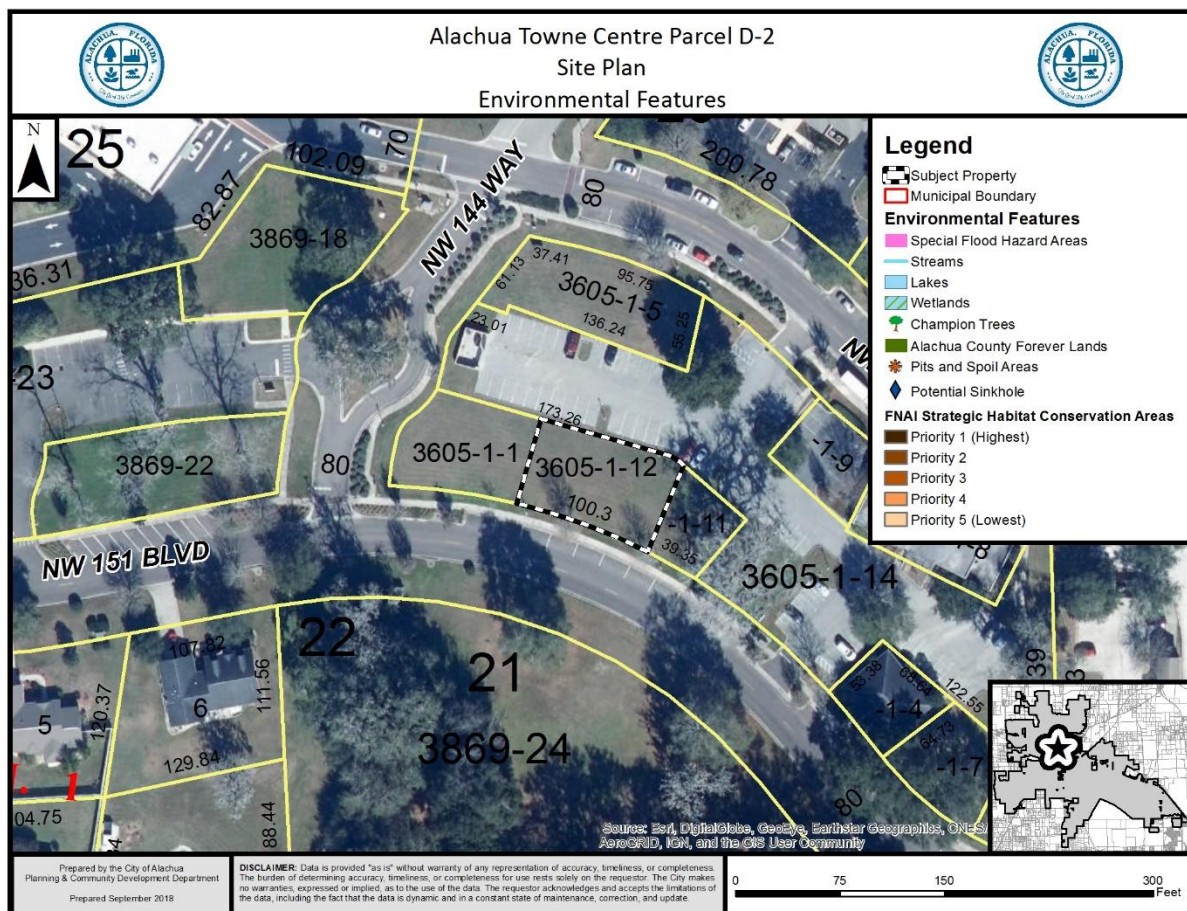
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified on subject property 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 have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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 is one (1) soil type found on the subject property:

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 type 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 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: Since the proposed building will be within an area located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

Karst-Sensitive Features

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

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

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

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 Central Business District (CBD). The site plan proposes the construction of a ±4,511 square foot building, with associated drainage, paving, grading and infrastructure improvements. While a future tenant(s) of the proposed building is unknown, it is expected that the tenant(s) will be a business/professional office or similar use.

Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that various office types, including but not limited to business services, financial services, professional services, and sales offices, as well as medical and dental clinics, are permitted in the CBD zoning district.

(3) Zone District Use-Specific Standards

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

Evaluation & Findings: There are no Use-Specific Standards for the office use types which are anticipated to occupy the building.

(4) *Development and Design Standards*

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

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

(5) *Subdivision Standards*

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

Evaluation & Findings: No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

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

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

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

ALTERNATIVE COMPLIANCE: PARKING

The subject property is located within Alachua Towne Centre, which was largely developed prior to the adoption of the current LDRs in 2006. As such, compliance with certain development standards, including off-street parking requirements provided in Section 6.1, may not be able to be met for outparcels within Alachua Towne Centre.

Section 6.1.11 of the LDRs establishes provisions for alternative compliance with the off-street parking requirements established in Section 6.1. More specifically, Section 6.1.11(A) permits two or more owners of buildings to make collective provision for such facilities, provided that the total of such parking spaces when combined or used together shall not be less than the sum of the requirements computed separately.

The Alachua Towne Centre Association, Inc. (the “Association”) owns the parking lot to the north of the subject property. The Association’s parking lot was constructed in 2001 and is intended to serve multiple parcels which surround the periphery of the parking lot area.

The applicant has submitted an analysis of current utilization of the Association’s parking lot by existing businesses (see “Parking Memorandum”, dated February 20, 2019). In addition, this analysis allocates parking spaces for each undeveloped parcel surrounding the parking lot, based upon a minimum parking rate of 1 space per 330 square feet of floor

area, and the maximum building size which is permitted by the Association documents for each undeveloped lot. The parking analysis indicates that 44 parking spaces are required to meet minimum parking requirements for existing businesses and for each undeveloped lot (based upon the minimum parking rate of one space per 330 square feet of floor area). The Association's parking lot presently has 70 parking spaces. Therefore, the minimum number of required parking spaces exist within the Association's parking lot to meet the minimum requirements for the existing businesses and the undeveloped lots based upon the minimum parking requirements set forth in Table 6.1-1, Minimum Off-Street Parking Standards, as well as the other applicable provisions of Section 6.1, Off-Street Parking and Loading Standards.

Section 6.1.11(E) also requires that any use of any of the parking or loading alternatives identified in Section 6.1.11 be subject to the filing of a deed restriction which ensures that such off-street parking or loading will be maintained as long as a use requiring such off-street parking or loading continue. In order to comply with the requirements of Section 6.1.11(E), the applicant has referenced and provided the Association's Declaration of Covenants and Restrictions, as recorded in the Public Records of Alachua County. The Association's Declaration of Covenants and Restrictions permit the use of parking areas located on the Association's common property by all members of the Association. As such, it has been determined that the Association's Declaration of Covenants and Restrictions fulfills the requirements of Section 6.1.11(E). Additionally, the Association's Architectural Control Committee has granted the use of the parking lot to serve the proposed building.

Based upon the preceding, it is found that the proposed alternative parking compliance meets the requirements and standards as set forth in Section 6.1.11.

ALTERNATIVE COMPLIANCE: LANDSCAPING

Section 6.2.2(D)(9) of the LDRs establishes the procedure for the approval of an alternative landscape plan. An alternative landscape plan may be used where unreasonable or impractical situations would result from application of the landscape standards as set forth in Section 6.2.2. Alternative plans, materials or methods may be justified from natural conditions, such as streams, natural rock formations, topography and physical conditions related to the site. Lot configuration and utility easements may support a request for an alternative landscape plan.

Alternative landscape plans may be approved by the LDR Administrator. Allowable deviations from the standards of this section include, but are not limited to the following: (i) a reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice; (ii) a reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels; and, (iii) up to a 25 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.

Sheet LS-1 of the landscape plan provides a narrative describing the means of alternative compliance proposed on the plans and the basis for the request for the approval of the alternative plan. This narrative states, “[d]ue to site space constraints from lot configuration and utility easements, the required trees... cannot be planted on the project site...”

As an alternative to meeting certain canopy tree requirements, the alternative landscape plan provides understory trees at a rate of 2 understory trees for every 1 canopy tree which would be required by the LDRs. Additionally, the alternative landscape plan notes that many of the proposed trees have been upsized to exceed the minimum size required by Section 6.2.2, and that the total number of caliper inches provided on the plan is 64.5” (minimum code requirements would require 33.5”).

The alternative landscape plan would also provide 3 canopy trees on a nearby common area located to the east of the project site, as shown on the alternative plan. The common area is in the ownership of the Alachua Towne Centre Association, Inc. (the “Association”). The applicant has provided authorization from the Association’s Architectural Control Committee to plant these trees within the common area as shown on the landscape plan.

Based upon the preceding, the LDR Administrator approved the alternative landscape plan. The LDR Administrator’s approval letter has been included within Exhibit “B”, Staff Supporting Materials, attached to this Staff Report.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
3/4 (106)	US Highway 441 (from NW 126 th Ave to SR 235)	4D	Principle Arterial	Urban	D
5 (107/1407)	US Highway 441 (from SR 235 to North City Limits)	4D	Principle Arterial	Urban	D
8 (108)	SR 235 (from SR 235 / SR 241 Intersection to US 441)	2U	Major Collector	Comm	C
9 (109)	SR 235 (from US 441 to North City Limits)	2U	Major Collector	Comm	C

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.

² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development’s ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a) of the LDRs].

³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Trip Generation

Land Use ¹	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Small Office Building (ITE Code 712)	73 (36 / 37)	9 (7 / 2)	29 (9 / 20)

¹ Source: ITE Trip Generation, 10th Edition.

² Formula: AADT – ITE Code 712: 16.19 trips per 1,000 square feet of floor area x 4,511 square feet (50% entering/50% exiting); AM Peak Hour – 1.92 trips per 1,000 square feet of floor area x 4,511 square feet (83% entering/18% exiting); PM Peak Hour – 2.45 trips per 1,000 square feet of floor area x 4,511 square feet (32% entering/68% exiting).

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

Traffic System Category	Segment 3/4 US Highway 441 (from NW 126 th Ave to SR 235) ¹	Segment 5 US Highway 441 (from SR 235 to North City Limits) ¹	Segment 8 SR 235 (from SR 241 to US 441) ¹	Segment 9 SR 235 (from US 441 to North City Limits) ¹
Average Annual Daily Trips				
Maximum Service Volume ²	45,700	39,000	14,400	14,400
Existing Traffic ³	18,579	25,926	10,305	7,537
Reserved Trips ⁴	1,746	3,192	0	29
Available Capacity ⁴	25,375	9,882	4,095	6,834
Increase in Daily Trips Generated by Development ⁵	18	73	18	18
Residual Capacity⁶	25,357	9,809	4,077	6,816

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 February 2019 Development Monitoring Report.
⁵ Trip Distribution: Segments 3/4: 25%; Segment 5: 100%; Segment 8: 25%; Segment 9: 25%.
⁶ This application is for a Final Development Order. Concurrency will be reserved.

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

Traffic System Category	Segment 3/4 US Highway 441 (from NW 126 th Ave to SR 235) ¹	Segment 5 US Highway 441 (from SR 235 to North City Limits) ¹	Segment 8 SR 235 (from SR 241 to US 441) ¹	Segment 9 SR 235 (from US 441 to North City Limits) ¹
PM Peak Trips				
Maximum Service Volume ²	4,110	3,510	1,290	1,290
Existing Traffic ³	1,765	2,463	979	716
Reserved Trips ⁴	250	306	0	2
Available Capacity ⁴	2,095	741	311	572
Increase in PM Peak Hour Trips Generated by Development ⁵	3	11	3	3
Residual Capacity⁶	2,092	730	308	569

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 February 2019 Development Monitoring Report.
⁵ Trip Distribution: Segments 3/4: 25%; Segment 5: 100%; Segment 8: 25%; Segment 9: 25%.
⁶ This application is for a Final Development Order. Concurrency will be reserved.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segments identified above. The impacts that will be generated by the development are acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,236,000
Reserved Capacity ²	55,433
Available Capacity	1,008,567
Projected Potable Water Demand from Application ³	677
Residual Capacity	1,007,890
Percentage of Permitted Design Capacity Utilized	56.18%
Sources: ¹ City of Alachua Public Services Department, March 2018. ² City of Alachua February 2019 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 4,511 square feet.	

Evaluation: The impacts to the potable water system that will be generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities. The impacts that will be generated by the development are therefore acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	615,000
Reserved Capacity ²	51,405
Available Capacity	761,595
Projected Sanitary Sewer Demand from Application ³	677
Residual Capacity	760,918
Percentage of Permitted Design Capacity Utilized	49.27%
Sources: ¹ City of Alachua Public Services Department, March 2018. ² City of Alachua February 2019 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; 15 gallons per day per 100 square feet x 4,511 square feet.	

Evaluation: The impacts to the sanitary sewer system that will be generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities. The impacts that will be generated by the development are therefore acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	39,744	7,253.28
Reserved Capacity ²	5,274.39	962.58
Demand Generated by Application ³	54.13	9.88
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year).		
2 City of Alachua February 2019 Development Monitoring Report.		
3 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996		
4 New River Solid Waste Facility, April 2018.		

Evaluation: The impacts to the solid waste system that will be generated by the development will not adversely affect the Level of Service (LOS) for solid waste facilities. The impacts that will be generated by the development are therefore acceptable.

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"
TO
ALACHUA TOWNE CENTRE
PARCEL D-2
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
2. The applicant agrees that Condition 1 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 – 2 as stated herein.

**EXHIBIT “B”
TO
ALACHUA TOWNE CENTRE
PARCEL D-2
SITE PLAN
STAFF REPORT**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 21, 2019

Also sent electronically to walpole@chw-inc.com

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

RE: Planning & Zoning Board (PZB) Public Hearing: Alachua Towne Centre Parcel D-2 Site Plan

Dear Mr. Walpole:

On February 20, 2019, the City of Alachua received your revised application and materials for the Alachua Towne Centre Parcel D-2 Site Plan. 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 and plans and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to the Project Planner *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 **March 12, 2019** PZB meeting; therefore, the above referenced materials must be submitted to the City no later than **Wednesday, February 27, 2019**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, x107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

February 21, 2019

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Review of Alachua Towne Center 'Grey' Shell

Dear Mr. Tabor,

Thank you for the opportunity to review the Alachua Towne Center 'Grey' Shell Site Plan. Our comments have been satisfied. If you have any questions, please contact my office at 352-373-3541.

Sincerely,


Caitlyn Drane, PE
Project Manager

Re: Alachua Towne Centre Parcel D-2 Resubmittal

From : Daniel Young <daniely@chw-inc.com>
Subject : Re: Alachua Towne Centre Parcel D-2 Resubmittal
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : Jessica Junkin <JessicaJ@chw-inc.com>, April O'Neal <aprilo@chw-inc.com>, Robert Walpole <walpole@chw-inc.com>, Josh Thomas <JoshT@chw-inc.com>

Wed, Feb 20, 2019 08:10 AM

Thank you, Justin. I will coordinate with the team to get this submitted today.

Thank you,
DANIEL YOUNG, P.E., LEED A.P. | Director of Engineering, Land Development
t: (386) 518-5169 | c: (352) 538-6196
e: daniely@chw-inc.com
w: www.chw-inc.com

JACKSONVILLE.GAINESVILLE.OCALA
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
PLANNING DESIGN SURVEYING ENGINEERING CONSTRUCTION

Sent from iPhone

On Feb 20, 2019, at 7:52 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:

Daniel,

On February 12, we issued comments on the revised application and materials, submitted on January 24, for the Alachua Towne Centre Parcel D-2 Site Plan. The deadline to resubmit addressing these comments was yesterday.

In order to meet deadlines for the March PZB meeting, the revised application and materials must be received **no later than 5 PM today**. Please note that if materials are submitted by this deadline, we will need to confirm all previous comments were sufficiently addressed before scheduling the item for the March PZB meeting.

Please feel free to contact me if you have any questions.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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

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--

This message has been scanned for viruses and dangerous content by [MailScanner](#), and is believed to be clean.

<ATC_D2_SP_DRT_Resubmittal_1_Letter_2019_02_12.pdf>

This message has been scanned for viruses and dangerous content by **MailScanner**, and is believed to be clean.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 12, 2019

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

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

RE: Alternative Landscape Plan Request: Alachua Towne Centre Parcel D-2 Site Plan

Dear Mr. Walpole:

The City has reviewed your request for the approval of an alternative landscape plan for the above referenced project pursuant to provisions established in Section 6.2.2(D)(9) of the Land Development Regulations (LDRs). Section 6.2.2(D)(9)(a) states, "[a]n alternative landscape plan may be used where unreasonable or impractical situations would result from the application of this section... Alternative plans may be justified from natural conditions, such as streams, natural rock formations, topography, and physical conditions related to the site. Also, the lot configuration and utility easements may justify an alternative landscape plan."

Section 6.2.2(D)(9)(b) states, "[t]he LDR Administrator shall approve an alternative landscape plan. Allowable deviations from the standards of this section include, but are not limited to the following:

- (i) A reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice.
- (ii) A reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels.
- (iii) Up to a 25 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise."

Sheet LS-1 of the proposed landscape plan provides a narrative describing the means of alternative compliance proposed on the plans and the basis for the request. This narrative states, "[d]ue to site space constraints form lot configuration and utility easements, the required trees... cannot be planted on the project site..."

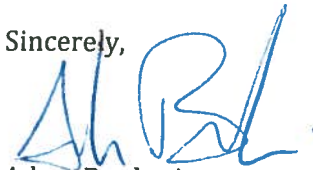
As an alternative to meeting certain canopy tree requirements, the alternative plan proposes to provide understory trees at a rate of 2 understory trees per 1 canopy tree required per code. Additionally, the plan notes that many of the proposed trees have been upsized to exceed the minimum size required by Section 6.2.2, and that the total number of caliper inches provided on the plan is 64.5" (minimum code requirements would require 33.5").

The plan also proposes to plant 3 canopy trees on a nearby common area located to the east of the project site, as shown on the landscape plan. The common area is in the ownership of the Alachua Towne Centre Association, Inc. The applicant has provided authorization from the Alachua Towne Centre Association's Architectural Control Committee to plant these trees within the common area as shown on the landscape plan

Based upon the preceding, the proposed alternative landscape plan is found to be consistent with the requirements of Section 6.2.2(D)(9) of LDRs and is hereby approved.

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

Sincerely,



Adam Boukari
LDR Administrator/City Manager

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Planner
File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 12, 2019

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

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

RE: Review of Revised Application Materials, Dated January 24, 2019: Alachua Town Center, Parcel D-2 Site Plan

Dear Mr. Walpole:

On January 24, 2019, the City of Alachua received your revised application and materials for the Alachua Town Center, Parcel D-2 Site Plan. The revised application and materials were submitted to address the comments issued in a letter dated October 4, 2018, as discussed during the project's Development Review Team (DRT) Meeting which was held on October 3, 2018.

The revised application and materials have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **5:00 PM on Tuesday, February 19, 2019**. A total of four (4) copies of the **complete** application package (i.e., all application materials and attachments) and a CD containing a PDF of **all** application materials must be provided by this date.

Please address the following (comment numbers are as provided in the 10/4/18 letter):

1. **Compliance with Section 6.1, Off-Street Parking and Loading Standards (and Traffic Circulation)**

- a. Section 6.1.11 establishes provision for alternative compliance to the requirements of Section 6.1. Section 6.1.11(A) states that two or more owners or operators of buildings or uses requiring off-street parking facilities may make collective provision for such facilities, provided that the total of such parking spaces when combined or used together shall not be less than the sum of the requirements computed separately. The applicant has submitted a document entitled "Parking Memorandum, dated September 13, 2018, which reviews minimum required parking for the proposed use, existing uses, and vacant parcels surrounding a shared parking lot located to the north of the subject property. The analysis provided therein must be revised to address the following:
 - iii. The analysis applies a parking standard of 1 space per 330 square feet of floor area for all uses surrounding the shared parking lot. The Orthopedic Institute which benefits in part from the shared parking lot, is defined by the LDRs as a "medical and dental clinic". The parking standard for this use is 1 space per 200 square feet of floor area. Revise calculations accordingly.

Remaining Issues: The response letter dated 1/24/19 states “[s]ee Architectural Review Committee’s (ARC) approved calculations that averages and assigns spaces.” The analysis referenced in the original comment must use parking standards as set forth in the City’s LDRs, based upon the use types defined therein. Please revise the parking memorandum accordingly.

- b. Per Section 6.1.9(A), the minimum accessible parking space dimensions are 12 feet by 18 feet. The detail on Sheet C0.12 depicts a space that is 10 feet by 20 feet. Please address.

Remaining Issues: The response letter dated 1/24/19 states “[t]he space is large, code is minimum. Nothing to address.” The dimensions of the accessible space as per the plans is **10 feet** by 20 feet. The code minimum is **12 feet** by 18 feet. Please address.

2. Compliance with Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- c. Please indicate the location of any mechanical equipment, including but not limited to air conditioning compressors, and provide screening in accordance with Section 6.2.3(D).

Remaining Issues: The response letter dated 1/24/19 states “[p]lease see sheet A100 for the location of mechanical equipment”. The location of such equipment is shown, but A100 does not indicate that screening meets the requirements of Section 6.2.3(D). Compliance with the requirements of Section 6.2.3(D) may be achieved by providing a note on the plans indicating the screening material / method and height of screening.

- i. Per Section 6.2.2(D)(2)(b), alternative landscape plans must be approved by the LDR Administrator. The proposed alternative landscape plan will be presented to the LDR Administrator for review upon sufficiently addressing the preceding landscaping comments.

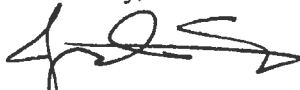
Comment: The revised landscape plan submitted on 1/24/19 will be reviewed with the LDR Administrator, and response to the plan provided at a later time.

7. Outside Engineering Review Comments

- c. The applicant must address the comments provided by Caitlyn Drane, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated February 4, 2019.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Letter from Caitlyn Drane, P.E., EDA Engineers – Surveyors – Planners, Inc., dated February 4, 2019

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

February 4, 2019

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Alachua Towne Centre Parcel D-2

Dear Mr. Tabor,

Thank you for the opportunity to review the Alachua Towne Centre Parcel D-2 - Site Plan. Please find my comments below:

Comments:

General

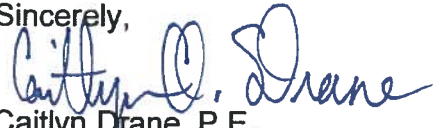
1. Per Previous Comment: Provide signed and sealed water meter sizing calculations that meet the requirements of the City of Alachua Requirements for Design & Construction.
 - a. The *City of Alachua Requirements for Design & Construction Manual* requires the water meter sizing to be per AWWA meter sizing calculations for water meters greater than 1.5". The method utilized appears to be a combination of 64E and the old E.R.C. method GRU used to utilize. The AWWA method sizes water meters utilizing fixture counts. Provide revised water meter calculations.
 - b. The plans show a ¾" water meter. The size of the water meter specified in the calculations does not match the plans and what the calculations demonstrate is required. 2gpm peak flow is outside of the operating range of a 2" water meter. Please review calculations and water meter size specified to provide a water meter with the appropriate operating range.

Sheet C1.00

1. Show the location of the blow-off and sample point.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,


Caitlyn Drane, P.E.
Project Manager

Re: ATC D-2 Grey Shell**From :** Justin Tabor <jtabor@cityofalachua.com>

Tue, Oct 16, 2018 08:55 AM

Subject : Re: ATC D-2 Grey Shell**To :** John Maxfield <JohnM@chw-inc.com>**Cc :** kwinburn <kwinburn@cityofalachua.org>, Marian Rush <marian@robertarushpa.com>, Robert Walpole <walpole@chw-inc.com>

John,

I left you a voicemail but am also following up by email.

The intent is to make the connection between the recorded documents and the requirements of Section 6.1.11. Since the parking lot is technically off-site, the provisions of Section 6.1.11 must be met. One of the criteria therein is that a 'deed restriction' shall be recorded ensuring that such off-street parking will be maintained in the future so long as a use(s) requiring such off-street parking continue. We are attempting to use documentation already recorded in the public record to support compliance with Section 6.1.11. The Covenants and Restrictions clearly provide for the use of the Common Property of the Association for various uses, including parking. However, since the area is clearly identified in the Deed as a Restricted Common Area, any of the provisions of the Covenants and Restrictions for such areas would also apply.

I hope this helps to clarify the matter. It may be easiest to discuss by phone, if you have some time today.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

City Hall Hours of Operation

Monday - Thursday, 7:30 AM - 6:00 PM

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From: "John Maxfield" <JohnM@chw-inc.com>**To:** "Justin Tabor" <jtabor@cityofalachua.org>**Cc:** "kwinburn" <kwinburn@cityofalachua.org>, "Marian Rush" <marian@robertarushpa.com>, "Robert Walpole" <walpole@chw-inc.com>**Sent:** Monday, October 15, 2018 7:16:27 PM**Subject:** Re: ATC D-2 Grey Shell

Just so I'm clear - are you saying you believe the owner of the parcel that is subject to the rights and conditions of the covenants has no right to utilize the parking spaces located in the common areas and that these rights must wait for an architectural control committee to have them allocated?

Sent from my iPad

On Oct 15, 2018, at 5:44 PM, Justin Tabor <jtabor@cityofalachua.org> wrote:

John,

The Corrective Special Warranty Deed recorded in OR Bk 4600, P 652 specifically states, "The property being conveyed is for Restricted Common Area and parking for the Office Unit or Pad owners in Alachua Towne Centre according to recorded Declaration of Covenants and Conditions."

The recorded Declaration of Covenants and Conditions for Alachua Town Center, OR Book 2331, P 2670, as follows:

<33961500.1>

I agree that the definition of "Restricted Common Area" is not specific and does not state anything specifically pertaining to parking. I also agree the area is "Common Property" as the definition of "Restrictive Common Area" states these areas are specific areas of "Common Property". However, after discussion with the City Attorney, it was our conclusion that the lands described in Exhibit "A" to the Corrective Special Warranty Deed recorded in OR Bk 4600, P 65 are designated by the Deed as a "Restricted Common Area" as defined in the Covenants and Restrictions, and thus must meet the the requirement as previously noted.

I'd be happy to discuss further by phone at your convenience.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

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From: "John Maxfield" <JohnM@chw-inc.com>

To: "Justin Tabor" <jtabor@cityofalachua.org>

Cc: "kwinburn" <kwinburn@cityofalachua.org>, "Marian Rush" <marian@robertarushpa.com>, "Robert Walpole" <walpole@chw-inc.com>

Sent: Monday, October 15, 2018 1:52:20 PM

Subject: RE: ATC D-2 Grey Shell

Justin – I do not interpret the document the way you do. The restricted common area is not specific and certainly never specifically states parking. Article III, Section 1 states that (emphasis added) "**all** members of the Association, shall have a **non-exclusive** right, license, privilege and easement of use and enjoyment in and to the **Common Property** and such rightsSaid rights shall include, but not be limited to the following:

- a. Right-of-way ingress and egress by vehicles or by person on foot, roads, **parking areas in Common Property for lawful purposes...**"

None of the parking is exclusive at the office park unless the owner requests it and it is approved. To me it is clear that parking is a right as part of being a member of the Association.

JOHN MAXFIELD, PE | Senior Engineer

t: (386) 518-5142 | c: (352) 672-0227

e: johnm@chw-inc.com

w: www.chw-inc.com

From: Justin Tabor [<mailto:jtabor@cityofalachua.org>]

Sent: Monday, October 15, 2018 1:01 PM

To: John Maxfield <JohnM@chw-inc.com>

Cc: Kathy Winburn <kwinburn@cityofalachua.org>; Marian Rush <marian@robertarushpa.com>

Subject: Re: ATC D-2 Grey Shell

John,

I have reviewed the documents you provided and discussed the requirements of Section 6.1.11 with the City Attorney. The Corrective Special Warranty Deed recorded in Book 4600, Page 652 of the Public Records of Alachua County defines the parking lot property as a "Restricted Common Area", serving as parking for the Office Unit or Pad owners in Alachua Town Center according to the recorded Declaration of Covenants and Conditions.

Article I, k., of the Covenants, Conditions, and Restrictions (top of page 3) defines a "Restricted Common Area" as (emphasis added) "... those specific areas of the Common Property immediately surrounding individual Office Units or Pads **as established by the Architectural Control Committee at the time approval of building plans is requested by an Owner of an Office Unit or Pad...**" As such, approval of the plans by the Alachua Towne Centre Architectural Control Committee is needed in order for the criteria specified within the Covenants, Conditions, and Restrictions to be met.

Upon receipt of the Architectural Control Committee's approval of the plans, it appears that the recorded documentation (as described above) will satisfy the requirements of Section 6.1.11. Documentation evidencing the Committee's approval has been granted will need to be included with the site plan application materials in order for the application to demonstrate compliance with Section 6.1.11, and for the application to proceed to a public hearing.

Please feel free to contact me if you have any questions.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "John Maxfield" <JohnM@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Tuesday, October 9, 2018 1:16:34 PM
Subject: RE: ATC D-2 Grey Shell

One other piece of information, attached is the document that defines the common property for the office park.

JOHN MAXFIELD, PE | Senior Engineer
t: (386) 518-5142 | c: (352) 672-0227
e: johnm@chw-inc.com
w: www.chw-inc.com

From: John Maxfield
Sent: Tuesday, October 09, 2018 11:25 AM
To: 'Justin Tabor' <jtabor@cityofalachua.org>
Subject: ATC D-2 Grey Shell

Justin – I located this recorded declaration of covenants for the Alachua Town Centre that I believe answers the question about authorization to utilize parking and waste receptacles. I have highlighted a section on page 3 that states that the members of the association (the owners of the property and their tenants) have full use and enjoyment to the common property. This should clearly imply they have the right to use the parking that is located in the common property (which is all the parking we are using). In addition, I highlighted a small part on page 8 where it states that the board may allocate budget costs to owners that reflect varying levels of service for items such as refuse collection. This clearly shows they budget for refuse collection and can allocate additional costs to owners/tenants that utilize excessive amounts of the refuse collection needs. Let me know if this is sufficient to address your concern on these two items.

JOHN MAXFIELD, PE | Senior Engineer
t: (352) 331-1976 ext 142 | c: (352) 672-0227
e: johnm@chw-inc.com
w: www.chw-inc.com
<image001.png>

JACKSONVILLE.GAINESVILLE.OCALA
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

PLANNING DESIGN SURVEYING ENGINEERING CONSTRUCTION



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 4, 2018

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

John Maxfield
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team (DRT) Summary for: Alachua Town Center, Parcel D-2 Site Plan

Dear Mr. Maxfield:

The application referenced above was reviewed at our October 4, 2018 Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, October 18, 2018**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*.

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

1. **Compliance with Section 6.1, Off-Street Parking and Loading Standards (and Traffic Circulation)**
 - a. Section 6.1.11 establishes provision for alternative compliance to the requirements of Section 6.1. Section 6.1.11(A) states that two or more owners or operators of buildings or uses requiring off-street parking facilities may make collective provision for such facilities, provided that the total of such parking spaces when combined or used together shall not be less than the sum of the requirements computed separately. The applicant has submitted a document entitled "Parking Memorandum, dated September 13, 2018, which reviews minimum required parking for the proposed use, existing uses, and vacant parcels surrounding a shared parking lot located to the north of the subject property. The analysis provided therein must be revised to address the following:
 - i. The applicant must provide documentation from the owner of the lands comprising Tax Parcel 03605-001-014 (Alachua Towne Centre Association Inc.) which grants use of the parking lot area for development on the subject property.
 - ii. Please address the requirements of Section 6.1.11(E) which states that the use of any of the parking or loading alternatives identified in Subsection 6.1.11 shall be subject to the filing of a deed restriction satisfactory to the City Attorney ensuring that such off-street parking or loading will be maintained in the future so long as a use or uses requiring

- such off-street parking or loading continue. Proposed deed restriction must be provided for review and comment by the City Attorney.
- iii. The analysis applies a parking standard of 1 space per 330 square feet of floor area for all uses surrounding the shared parking lot. The Orthopedic Institute which benefits in part from the shared parking lot, is defined by the LDRs as a “medical and dental clinic”. The parking standard for this use is 1 space per 200 square feet of floor area. Revise calculations accordingly
 - b. Per Section 6.1.9(A), the minimum accessible parking space dimensions are 12 feet by 18 feet. The detail on Sheet C0.12 depicts a space that is 10 feet by 20 feet. Please address.
2. Compliance with Section 6.2, Tree Protection / Landscape / Xeriscape Standards
- a. Policy 2.4.1 of the Future Land Use Element requires a minimum landscaped area of 30%. Sheets C0.00 and LS-1 indicate the total landscaped area proposed would be 26.3% of the total site area. All development must be consistent with the City’s Comprehensive Plan. Please address.
 - b. Please clarify the number of understory trees proposed as an alternative to the site landscaping canopy tree requirements and the number proposed as an alternative to the building façade requirement. Based upon the notes on Sheet LS-1, it appears that the understory trees proposed as an alternative to each of these requirements overlap.
 - c. Please indicate the location of any mechanical equipment, including but not limited to air conditioning compressors, and provide screening in accordance with Section 6.2.3(D).
 - d. Site landscaping calculations indicate the north side of the building is the primary side. The south side is the primary / street facing side. Please correct.
 - e. The notes under Alternative Compliance state, “a total of sixteen (16) canopy trees and one (1) understory tree are required on site as per the code.” This statement does not appear to account for permitted overlap between trees provided to meet code requirements [i.e., depending upon placement, a single tree may be able to account for more than one code requirement]. Please clarify.
 - f. Under Alternative Compliance, when calculating the total number of caliper inches provided, please indicate the total number of caliper inches that would be required based upon landscaping requirements.
 - g. Alternative Compliance: correct code citation is 6.2.2(D)(9). Correct on Sheet LS-1 under Alternative Compliance.
 - h. Please add a note or statement noting that, per Section 6.2.2(D)(3)(a)(ii) perimeter buffers are not required when development is located within the CBD zoning district.
 - i. Per Section 6.2.2(D)(2)(b), alternative landscape plans must be approved by the LDR Administrator. The proposed alternative landscape plan will be presented to the LDR Administrator for review upon sufficiently addressing the preceding landscaping comments.
2. Compliance with Section 6.4, Exterior Lighting Standards
- a. Confirm no wall mounted lights are proposed. If wall mounted lights are proposed, identify location(s) and provide cut sheets and photometrics.
3. Compliance with Section 6.6.3, Residential Protection Standards
- a. Please respond to the residential protection standards as established in Section 6.6.3(A).
4. Compliance with Section 6.8, Design Standards for Business Uses
- a. Confirm glazing calculations of the front and rear façades. Actual glazing provided appears to be less than the 232 and 244 square feet stated in calculations (minimum 20% required).
 - b. Confirm all mechanical equipment shall be fully concealed from visibility from street and residential lands.

5. Comprehensive Plan Consistency Analysis

- a. Policy 1.3.d.3., FLUE: Verify open space calculations are correct.
- b. Policy 1.3.d.7., FLUE: Applicant states, "...the proposed development will meet all applicable landscaping standards found within the City of Alachua Comprehensive Plan and LDR Section 6.2.2.(D)(1)(c)..." The applicant has proposed an alternative landscape plan. Please clarify the response to this policy.

6. Miscellaneous / General Comments

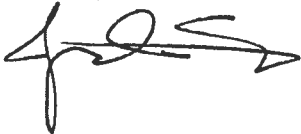
- a. Roof overhang of the proposed building would project into the right of way of NW 151st Boulevard. In addition, a 12" drain is proposed in the right of way. Building encroachments into and drainage structures in the right of way are not permitted. Revise accordingly.
- b. Please identify construction staging area. If the land to be used for staging is not owned by the applicant, provide documentation from the property owner authorizing the use of the area for construction activity.
- c. The waste receptacles proposed to provide service for the proposed development are located on the adjacent parcel owned by Alachua Towne Center Association, Inc. Provide documentation that permits the use of the waste receptacles by the proposed development.
- d. Please address how patrons which park within the parking lot to the north, which is proposed to serve as the primary parking area for the development, will access the front of the building.
- e. Sheet C0.00, Paving, Grading, and Drainage General Notes, #14: Reference to Alachua County Public Works should be City of Alachua Public Services.

7. Public Services / Professional Surveyor and Mapper Review Comments

- a. Comments from the Public Services Department to be provided under separate cover.
- b. Please see response from Brian Green of Alachua County Fire Rescue.
- c. The applicant must address the comments provided by Caitlyn Drane, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated September 25, 2018.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Letter from Caitlyn Drane, P.E., EDA Engineers – Surveyors – Planners, Inc., dated September 25, 2018
Response from Brian Green, Alachua County Fire Rescue

cc: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Adam Hall, AICP, Planner (by electronic mail)
Project File

September 25, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Alachua Towne Centre Parcel D-2

Dear Mr. Tabor,

Thank you for the opportunity to review the Alachua Towne Centre Parcel D-2 - Site Plan. Please find my comments below:

Comments:

General

1. Provide signed and sealed water meter sizing calculations that meet the requirements of the City of Alachua Requirements for Design & Construction.

ISO Needed Fire Flow (NFF) Worksheet

1. Provide signed and sealed ISO Needed Fire Flow Calculations. Is the building proposed to be sprinklered?
2. Provide the building type(IBC) from the architect to confirm correct construction class utilized in the ISO Needed Fire Flow Calculations.

Sheet C0.10

1. Paving, Grading, Drainage Notes note #8, remove reference to Alachua County.

Sheet C0.12

1. Replace the "Typical 5/8" Water Meter Assembly" detail with the appropriate City of Alachua Requirements for Design & Construction detail.
2. Replace the "Typical Underground Backflow Preventer" detail with the appropriate City of Alachua Requirements for Design & Construction detail.

3. Replace the "Typical Multiple Gang Meter Assembly" detail with the appropriate City of Alachua Requirements for Design & Construction detail.

Sheet C0.30

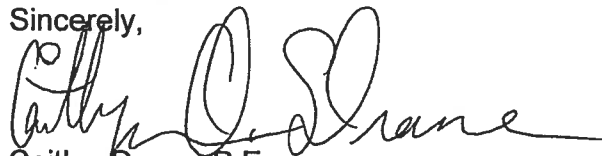
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2. Provide the location of the construction entrance and staging area. Verify that the silt fence does not block the construction entrance.

Sheet C1.00

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2. Provide pipe calculations for the proposed header pipe to verify that there is sufficient capacity provided. Verify that the site does not utilize more of the existing pipe capacity to the existing basin than it was originally permitted.
3. I recommend cutting the existing 2" water pipe and installing a 2" tee instead of a 2" tap. There is no such thing as a 2"x2" tap. In addition, a 2" tap on a 2" pipe will most likely crack the pipe.
4. Be sure to provide a 5'x5' landing at the bottom of the stairs.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,



Caitlyn Drane, P.E.
Project Manager

RE: Site Plan Review - Alachua Towne Centre, Parcel D-2

From : Brian Green <bgreen@AlachuaCounty.US>

Wed, Sep 26, 2018 05:27 PM

Subject : RE: Site Plan Review - Alachua Towne Centre, Parcel D-2

To : Justin Tabor <jtabor@cityofalachua.org>

Justin,

I have reviewed the plans and have no comments.

Brian Green

Alachua County Fire Rescue
Life Safety / Investigative Branch
Cell 352-494-3140
Office 352-384-3103
Fax 352-384-3157

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Alachua Towne Centre, Parcel D-2 ("GREY" Shell)

APPLICATION TYPE: Site Plan

PROPERTY OWNER: Reed Valentine, LLC

APPLICANT/AGENT: John Maxfield, P.E., CHW, Inc.

DRT MEETING DATE: October 4, 2018

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Central Business District

ZONING: Central Business District (CBD)

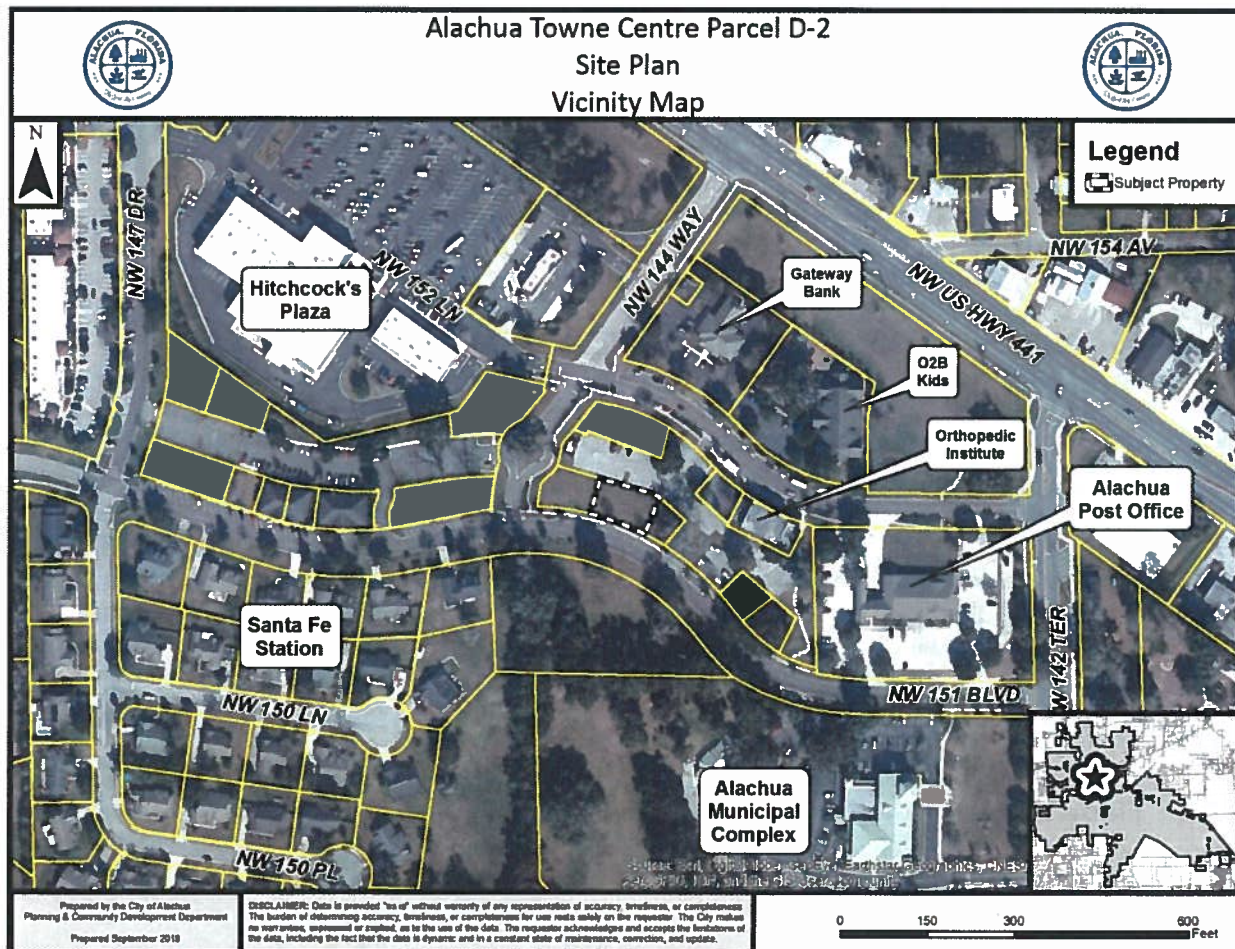
OVERLAY: N/A

ACREAGE: ±0.15 acres

PARCEL: Tax Parcel 03605-001-012

PROJECT SUMMARY: A request to construct a ±4,511 square foot building, with associated drainage, paving, grading and infrastructure improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Thursday, October 18, 2018**.



- g. Alternative Compliance: correct code citation is 6.2.2(D)(9). Correct on Sheet LS-1 under Alternative Compliance.
 - h. Please add a note or statement noting that, per Section 6.2.2(D)(3)(a)(ii) perimeter buffers are not required when development is located within the CBD zoning district.
 - i. Per Section 6.2.2(D)(2)(b), alternative landscape plans must be approved by the LDR Administrator. The proposed alternative landscape plan will be presented to the LDR Administrator for review upon sufficiently addressing the preceding landscaping comments.
2. Compliance with Section 6.4, Exterior Lighting Standards
 - a. Confirm no wall mounted lights are proposed. If wall mounted lights are proposed, identify location(s) and provide cut sheets and photometrics.
 3. Compliance with Section 6.6.3, Residential Protection Standards
 - a. Please respond to the residential protection standards as established in Section 6.6.3(A).
 4. Compliance with Section 6.8, Design Standards for Business Uses
 - a. Confirm glazing calculations of the front and rear façades. Actual glazing provided appears to be less than the 232 and 244 square feet stated in calculations (minimum 20% required).
 - b. Confirm all mechanical equipment shall be fully concealed from visibility from street and residential lands.
 5. Comprehensive Plan Consistency Analysis
 - a. Policy 1.3.d.3., FLUE: Verify open space calculations are correct.
 - b. Policy 1.3.d.7., FLUE: Applicant states, "...the proposed development will meet all applicable landscaping standards found within the City of Alachua Comprehensive Plan and LDR Section 6.2.2.(D)(1)(c)..." The applicant has proposed an alternative landscape plan. Please clarify the response to this policy.
 6. Miscellaneous / General Comments
 - a. Roof overhang of the proposed building would project into the right of way of NW 151st Boulevard. In addition, a 12" drain is proposed in the right of way. Building encroachments into and drainage structures in the right of way are not permitted. Revise accordingly.
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 7. Public Services / Professional Surveyor and Mapper Review Comments
 - a. Comments from the Public Services Department to be provided under separate cover.
 - b. Please see response from Brian Green of Alachua County Fire Rescue.
 - c. The applicant must address the comments provided by Caitlyn Drane, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated September 25, 2018.

3. Replace the "Typical Multiple Gang Meter Assembly" detail with the appropriate City of Alachua Requirements for Design & Construction detail.

Sheet C0.30

1. Provide the location of the temporary construction water source.
2. Provide the location of the construction entrance and staging area. Verify that the silt fence does not block the construction entrance.

Sheet C1.00

1. Under General Note #6, remove reference to GRU Water/Wastewater Engineering.
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4. Be sure to provide a 5'x5' landing at the bottom of the stairs.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,



Caitlyn Drane, P.E.
Project Manager

Development Review Team (DRT) Meeting

Project Name: Alachua Towne Centre Parcel D-2 Site Plan

Meeting Date: October 3, 2018 (Staff DRT)

PLEASE PRINT CLEARLY

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Alachua Towne Centre, Parcel D-2 ("GREY" Shell)

APPLICATION TYPE: Site Plan

PROPERTY OWNER: Reed Valentine, LLC

APPLICANT/AGENT: John Maxfield, P.E., CHW, Inc.

DRT MEETING DATE: October 3, 2018

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Central Business District

ZONING: Central Business District (CBD)

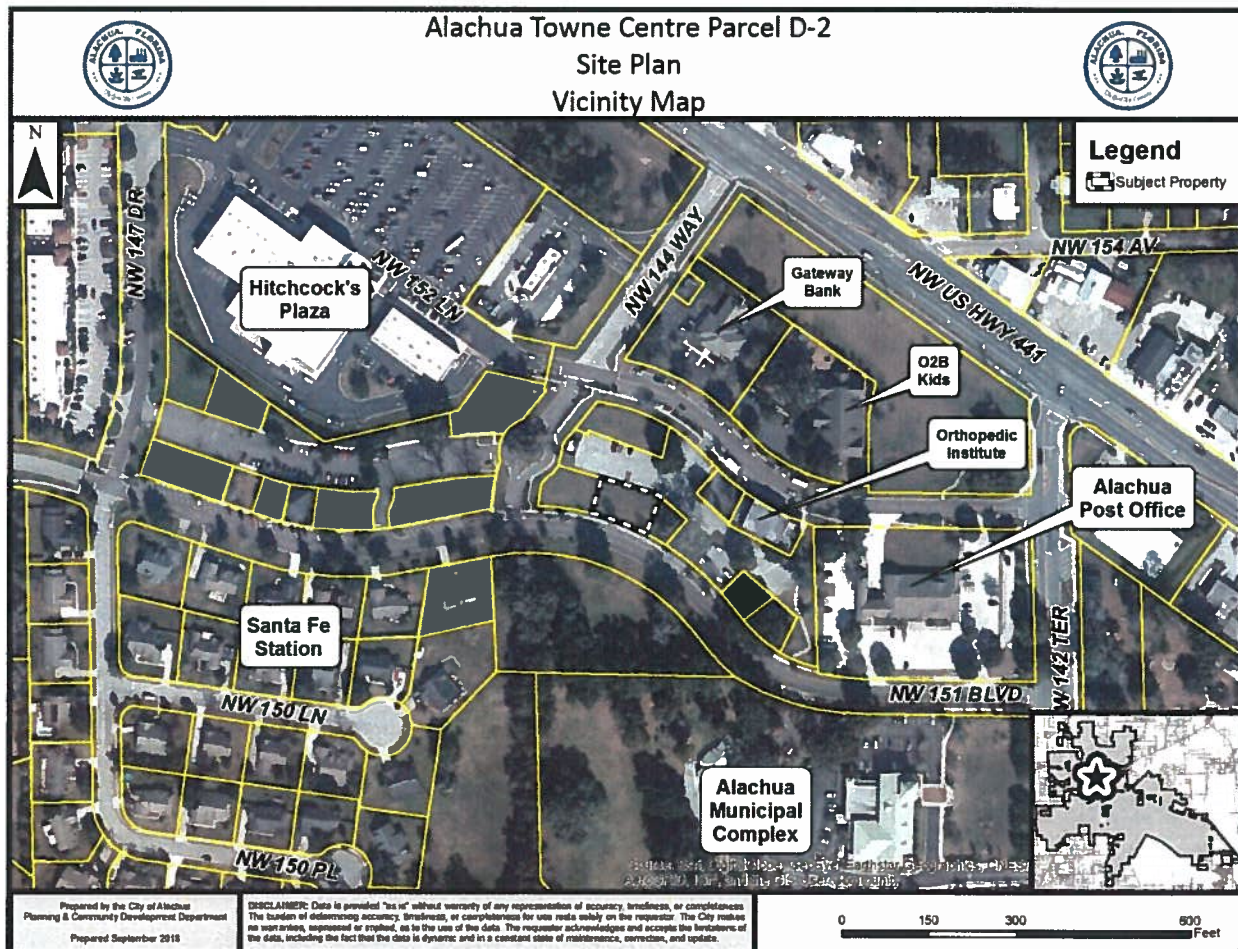
OVERLAY: N/A

ACREAGE: ±0.15 acres

PARCEL: Tax Parcel 03605-001-012

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- a. Comments from the Public Services Department to be provided under separate cover.
 - b. Please see response from Brian Green of Alachua County Fire Rescue.
 - c. The applicant must address the comments provided by Caitlyn Drane, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated September 25, 2018.

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4. Be sure to provide a 5'x5' landing at the bottom of the stairs.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,



Caitlyn Drane, P.E.
Project Manager

RE: Site Plan Review - Alachua Towne Centre, Parcel D-2

From : Brian Green <bgreen@AlachuaCounty.US>
Subject : RE: Site Plan Review - Alachua Towne Centre, Parcel D-2
To : Justin Tabor <jtabor@cityofalachua.org>

Wed, Sep 26, 2018 05:27 PM

Justin,

I have reviewed the plans and have no comments.

Brian Green

Alachua County Fire Rescue
Life Safety / Investigative Branch
Cell 352-494-3140
Office 352-384-3103
Fax 352-384-3157

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, September 24, 2018 12:42 PM
To: Brian Green <bgreen@AlachuaCounty.US>
Cc: Keith Bennett <ke_bennett@cityofalachua.org>; Kathy Winburn <kwinburn@cityofalachua.org>
Subject: Site Plan Review - Alachua Towne Centre, Parcel D-2

Brian,

The City has received a Site Plan Application for Alachua Towne Center, Parcel D-2. The application proposes a +/- 4,500 square foot office building on a +/-0.15 acre subject property in Alachua Towne Centre (located north of NW 151st Blvd to the west of City Hall and the Post Office).

All application materials can be reviewed here: [APPLICATION MATERIALS](#)The plans can be reviewed here (see Sheet C3.00 for existing hydrant locations): [PLANS](#)Available water pressure / fire flow information can be reviewed here: [FIRE FLOW](#)Please review and provide any comments by **5 PM on Tuesday, October 2, 2018.**

Thank you.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation

Monday - Thursday, 7:30 AM - 6:00 PM

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: September 24, 2018
To: Development Review Team (DRT) Members
From: Justin Tabor, AICP
Re: DRT Review of Alachua Towne Center – Parcel D-2 – Site Plan

The Planning & Community Development Department has received an application for the following project:

Alachua Towne Center – Parcel D-2 – Site Plan

Application materials can be found at X:\Planning and Community Development\Planning Division\Development Applications\Site Plans\Alachua Towne Centre Parcel D-2 SP\Submittals\2018_09_17

Please provide written comments concerning the application no later than:

5 PM on Tuesday, October 2, 2018

STAFF DRT MEETING:

Wednesday, October 3, 2018 @ 11:00 AM in the Planning Conference Room

APPLICANT DRT MEETING:

Thursday, October 4, 2018 @ 10 AM in the Planning Conference Room

Your comments will be transmitted to the applicant by the Planning & Community Development Department. The applicant will be provided a date certain by which to respond to all comments.

Once a revised application has been received, it will be forwarded to you for verification that all application deficiencies have been sufficiently addressed.

Received by:

Please sign and print name

Date

On behalf of:



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 20, 2018

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

John Maxfield
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review & Application Acceptance:
Alachua Towne Centre, Parcel D-2 – Site Plan Application

Dear Mr. Maxfield:

On September 17, 2018, the City of Alachua received your revised application and materials for the Alachua Towne Centre, Parcel D-2 Site Plan Application. The revised application and materials were submitted to address the completeness review comments issued in a letter dated July 12, 2018.

The Planning Department has reviewed the revised application and materials for completeness and finds the application to be complete.

Please note that the contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled separately from this letter.

Should you have any questions, please feel free to contact me at (386) 418-6100 x 107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

Alachua Towne
Center 'Grey' Shell

September 13, 2018



City of Alachua
PO Box 9
Alachua, Florida 32616

RE: Alachua Towne Center
Alachua, Florida

Dear Staff:

We submit these items along with this letter as a means to address your comments from July 12, 2018.

- Two (2) Sets of Mailing Labels for Property Owners within 400 feet;
- Nine (9) copies of the following:
 - Site Plan Application;
 - Authorized Agent Affidavit;
 - Concurrency Impact Analysis;
 - Analysis of Consistency with the City of Alachua Comprehensive Plan;
 - Neighborhood Meeting Mailing Labels;
 - Neighborhood Meeting Advertisement;
 - Neighborhood Meeting Notice;
 - Neighborhood Meeting Notice to Additional Property Owners;
 - Neighborhood Meeting Sign-In Sheet;
 - Neighborhood Meeting Summary;
 - Legal Description;
 - Proof of 2017 Tax Payment;
 - Final Judgement of Quiet Title;
 - Division of Corporations;
 - Wetland Self-Certification Form;
 - Fire Flow Email;
 - Parking Analysis;
 - Letter stating 'No Permit Required' from SRWMD;
 - Property Appraiser Information for Tax Parcel 03605-001-012; and
 - Signed and Sealed Site Plans.

1. Site Plan Attachment #1: Site Plan.

a. Name of owner.

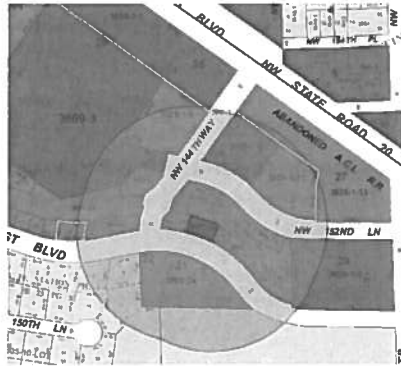
Action Needed to Address Deficiency: Name of owner on Sheet C0.00 is incorrect.

- Name of Owner has been corrected on C0.00

c. Vicinity Map.

Action Needed to Address Deficiency: Tax Parcel 03605-001-001, to the west of the project site, is not depicted / labelled correctly.

03605-010-004; 03605-010-011; and 03869-016-000. See map below for an illustration of these parcels and the buffer area.



- CHW provided the City's criteria to the Alachua County Property Appraiser to obtain the list of property owners to notify. That was the list we used for our mail out and what we submitted to the City. Discussed situation with Justin Tabor and agreed to make a separate mailing notifying the three owners not previously notified of the project. See attached additional mailing labels and copy of mailed notice.
- 3. **Site Plan Attachment #7:** Neighborhood Meeting Materials; ii. Mailing labels of those who received written notice
Action Needed to Address Deficiency: Provide a copy of the mailing labels for those persons/ organizations which received a copy of the written notice of the neighborhood meeting.
 - Copy of mailing labels and copy of mailing are attached.
- 4. **Site Plan Attachment #8:** Legal description with tax parcel number, separate from other documentation on 8.5" x 11" paper
Action Needed to Address Deficiency: Add tax parcel number to sheet with subject property legal description.
 - Tax parcel number has been added to the property legal description.
- 5. **Site Plan Attachment #11:** Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
Action Needed to Address Deficiency: Provide copy of SRWMD's response to permit determination request upon receipt. If any further permitting or permitting modification is required by SRWMD, provide copy of permit / permit modification approval upon receipt.
 - Response from SRWMD is included with this response to your insufficiency letter.

Other Issues to be Addressed

1. Per Section 6.1.2, compliance with the requirements of Section 6.1 are applicable to the project. Applicant must provide, and plans must be revised, to evaluate parking requirements for the project. Please also reference specifically Section 6.1.4(B)(2) and Section 6.1.11.
 - A memo providing an analysis of the entire combined parking lot is provided and the major calculations are documented on the cover sheet of the drawings.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 12, 2018

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

John Maxfield
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review:
Alachua Towne Centre, Parcel D-2 – Site Plan Application

Dear Mr. Maxfield:

On July 9, 2018, the City of Alachua received your application for the Alachua Towne Centre Parcel D-2 Site Plan, which proposes the construction a $\pm 4,511$ square foot building on a ± 0.15 acre ($\pm 6,717$ square foot) subject property (Tax Parcel Number 03605-001-012).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Monday, July 23, 2018**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled after the application is determined to be complete.

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

1. Site Plan Attachment #1: Site Plan.

- a. Name of owner.

Action Needed to Address Deficiency: Name of owner on Sheet C0.00 is incorrect.

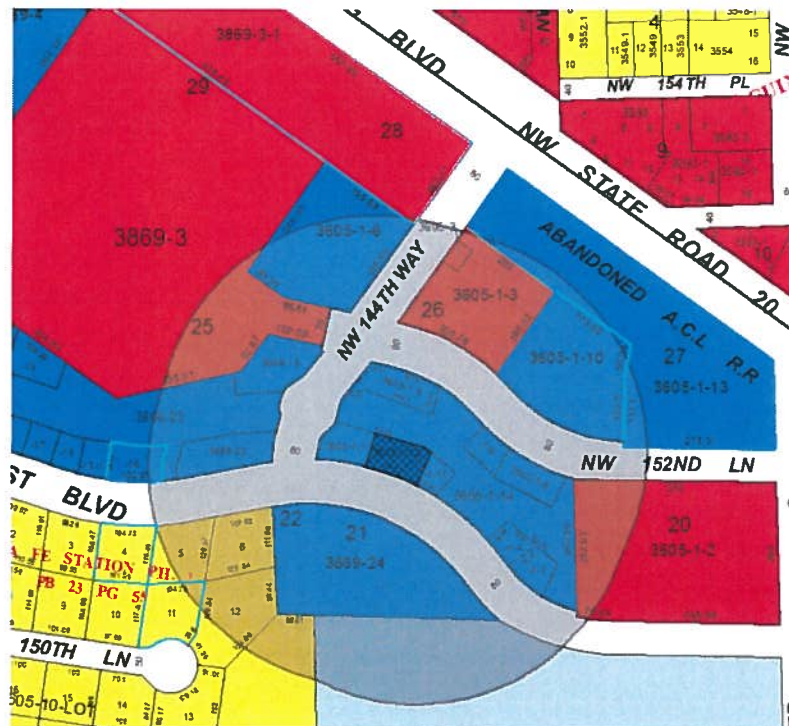
- c. Vicinity Map.

Action Needed to Address Deficiency: Tax Parcel 03605-001-001, to the west of the project site, is not depicted / labelled correctly.

- e. Statement of Proposed Use.

Action Needed to Address Deficiency: Add statement of proposed use to the site plan cover sheet.

- l. Landscaping Requirements.
Action Needed to Address Deficiency: Per Section 6.2.2(B), compliance with the requirements of Section 6.2.2 are applicable for the project. Landscape plan must evaluate compliance with all applicable landscaping requirements, including but not limited to site landscape requirements [6.2.2(D)(1)].
 - n. Floor Area Ratio.
Action Needed to Address Deficiency: Provide floor area ratio on the site plan.
 - o. Waste Receptacles.
Action Needed to Address Deficiency: Indicate location of existing waste receptacles for the building.
 - p. Architectural Requirements.
Action Needed to Address Deficiency: (1) Architectural plans must calculate the area of the front façade and the amount of glazing provided for the front façade in accordance with Section 6.8.2. (2) Plans do not appear to provide sufficient information to demonstrate façade massing or alternative requirements are met. (3) Provide detail (including but not limited to material and color) of materials to be used for all facades.
2. **Site Plan Attachment #3: Fire Department Access and Water Supply**
Action Needed to Address Deficiency: Applicant has not provided any materials to demonstrate the available water flow to the project. Coordinate with potable water purveyor – City of Alachua Public Services – to determine available flow.
 3. **Site Plan Attachment #6: Mailing Labels**
Action Needed to Address Deficiency: There are five (5) parcels within 400 feet of the subject property for which mailing labels were not provided. Two (2) of these 5 parcels (**03605-001-013 and 03869-003-001**) are in common ownership with other parcels within 400 feet of the subject property for which mailing labels were provided. Mailing labels must also be provided for the following parcels: **03605-010-004; 03605-010-011; and 03869-016-000**. See map below for an illustration of these parcels and the buffer area.



3. **Site Plan Attachment #7:** Neighborhood Meeting Materials; ii. Mailing labels of those who received written notice
Action Needed to Address Deficiency: Provide a copy of the mailing labels for those persons/ organizations which received a copy of the written notice of the neighborhood meeting.
4. **Site Plan Attachment #8:** Legal description with tax parcel number, separate from other documentation on 8.5" x 11" paper
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Action Needed to Address Deficiency: Provide copy of SRWMD's response to permit determination request upon receipt. If any further permitting or permitting modification is required by SRWMD, provide copy of permit / permit modification approval upon receipt.

Other Issues to be Addressed

1. Per Section 6.1.2, compliance with the requirements of Section 6.1 are applicable to the project. Applicant must provide, and plans must be revised, to evaluate parking requirements for the project. Please also reference specifically Section 6.1.4(B)(2) and Section 6.1.11.
2. Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding this form). The form is accessible at: <http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>.
3. Verify open space calculation on Sheet C0.00 is correct.
4. Plans and application materials interchangeably refer to the project as "Alachua Towne Center", "Alachua Towne Center Parcel D-2", and "Alachua Towne Center 'Grey' Shell". Please ensure all references to the project name are consistent throughout the plans and all application materials.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

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

July 5, 2018

City of Alachua
Office of Planning and Zoning
Post Office Box 9
Alachua, Florida 32616

RE: Alachua Towne Center
Alachua, Florida



Dear Staff:

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

- Check # 1533 in the amount of \$2,300.00;
- Two (2) Sets of Mailing Labels for all property owners within 400 feet of the project site;
- Nine (9) copies of the following:
 - Site Plan Application;
 - Authorized Agent Affidavit;
 - Concurrency Impact Analysis;
 - Analysis of Consistency with the City of Alachua Comprehensive Plan;
 - Neighborhood Meeting Mailing Labels;
 - Neighborhood Meeting Advertisement;
 - Neighborhood Meeting Notice;
 - Neighborhood Meeting Sign-In Sheet;
 - Neighborhood Meeting Summary;
 - Legal Description;
 - Proof of 2017 Tax Payment;
 - Final Judgement of Quiet Title;
 - Division of Corporations;
 - Property Appraiser Information for Tax Parcel 03605-001-012;
 - Signed and Sealed Stormwater Letter;
 - Signed and Sealed Fire Flow Calculations; and
 - Signed and Sealed Site Plans.
- One (1) CD of all PDFs.

This project encompasses Alachua County tax parcel 03605-001-012. This project encompasses Alachua County tax parcel 03605-001-012. The overall site is approximately +/- 0.15 acres in size and the project is to construct a +/- 4, 420 sf single-story office building with associated sidewalks, utilities, and landscaping.

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

2018 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L14000123728

Entity Name: REED VALENTINE , LLC

Current Principal Place of Business:

321 YACHT CLUB DRIVE
FORT WALTON BEACH, FL 32547

Current Mailing Address:

321 YACHT CLUB DRIVE
FORT WALTON BEACH, FL 32547

FEI Number: 47-1527929

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

GARNER, TERRY J
321 YACHT CLUB DRIVE
FORT WALTON BEACH, FL 32547 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name GARNER, TERRY J
Address 321 YACHT CLUB DRIVE
City-State-Zip: FORT WALTON BEACH FL 32547

Title MGR
Name ROHLMAN, ADAM R
Address 18981 NW 76TH AVE
City-State-Zip: ALACHUA FL 32615

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: TERRY GARNER

MANAGER

01/12/2018

Electronic Signature of Signing Authorized Person(s) Detail

Date

SITE PLAN

FOR

ALACHUA

TOWNE CENTER

'GREY' SHELL

ALACHUA, FLORIDA

SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST

SUBMITTED TO

CITY OF ALACHUA

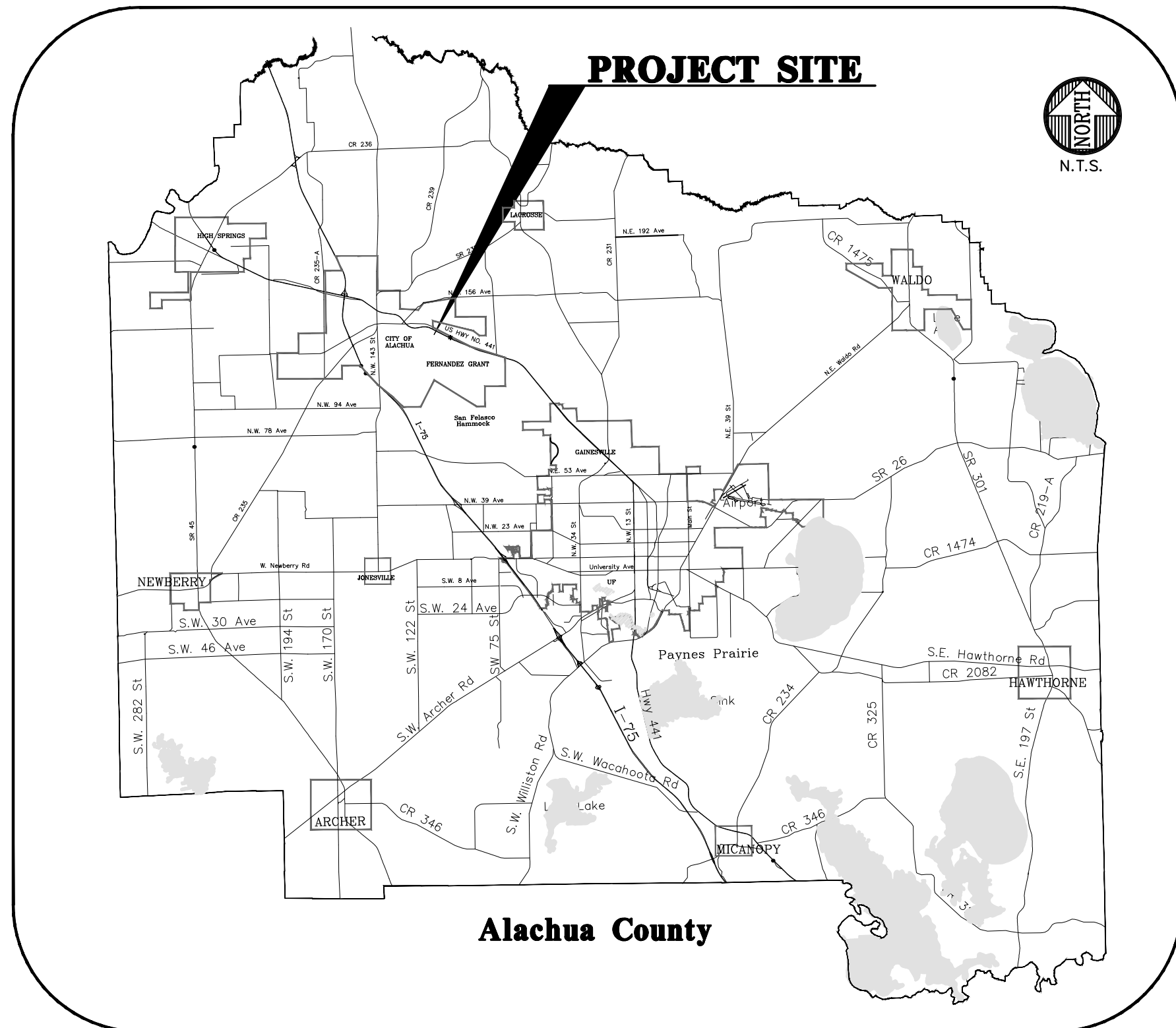
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

ARCHITECT

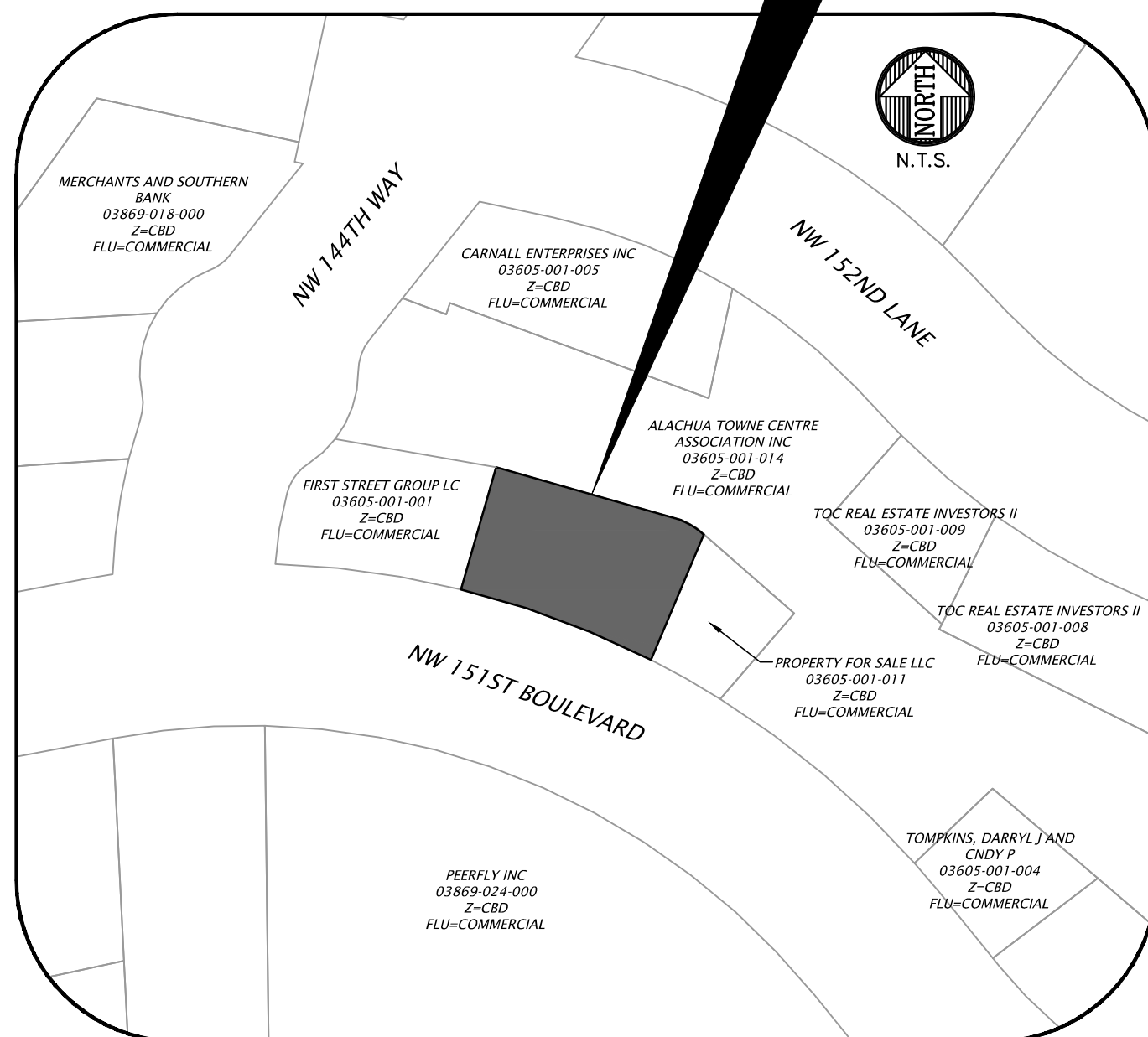
HARTMANN ARCHITECTURE INC.
57065 SOUTH MACDILL AVENUE SUITE A
TAMPA, FLORIDA 33611
(813) 251-2190

CIVIL ENGINEER

CHW
132 N.W. 76TH DRIVE
GAINESVILLE, FLORIDA 32607
(352) 331-1976



VICINITY MAP



LOCATION MAP

GENERAL NOTES

PROPOSED USE:
THE PROJECT WILL CONSIST OF A SINGLE OFFICE BUILDING FOR FUTURE UNKNOWN TENANTS

1. OWNER:
REED VALENTINE, LLC
321 YACHT CLUB DRIVE
FORT WALTON BEACH, FL 32547

2. DEVELOPMENT DATA:
TOTAL AREA = 6,717 S.F.
PROPOSED BUILDING AREA = 0 S.F.
PAVED AREA = 0 S.F.
OPEN SPACE (LANDSCAPE) = 0 S.F.
FLOOR AREA RATIO (FAR) = 0.67

3. ZONING:
CURRENT ZONING = CBD
MINIMUM LOT REQUIREMENTS: NONE
MINIMUM YARD REQUIREMENTS: NONE
MAXIMUM BUILDING HEIGHT: 65 FEET, PROPOSED HEIGHT = 26 FEET

4. BUFFERS AND BUILDING SETBACKS:
NONE REQUIRED

5. PARKING CALCULATIONS:
REQUIRED
CAR: 50% OF 1 PER 330 SF = 7 SPACES (TABLE 6.1-1 AND 6.1-4(B)(2)(b))
ACCESSIBLE PARKING SPACE = 1 SPACE (TABLE 6.1-5)
BICYCLE: N/A

PROVIDED
CAR STANDARD PARKING SPACE = 7 SPACES (51 SPACES AVAILABLE)
ACCESSIBLE PARKING SPACE = 1 SPACE
BICYCLE: 0 SPACES

6. DATE OF BOUNDARY SURVEY:
03/29/2018

7. UTILITIES:
1. POTABLE WATER WILL BE PROVIDED FROM AN EXISTING 2" WATER SERVICE LINE WITHIN NW 151ST BOULEVARD RIGHT OF WAY.
2. FIRE SERVICE WILL BE PROVIDED BY EXISTING AN EXISTING FIRE HYDRANT ASSEMBLY ACROSS STREET WITHIN NW 151ST BOULEVARD RIGHT OF WAY.
3. SANITARY SEWER SERVICE WILL BE SERVED FROM AN EXISTING SANITARY SEWER LATERAL PROVIDED ON SITE.
4. ELECTRIC SERVICE WILL BE PROVIDED AS AN EXTENSION OF THE EXISTING SERVICE TO THE PROPOSED FACILITIES BY CITY OF ALACHUA.

8. DRAINAGE:
THE SITE IS SERVED BY AN EXISTING PERMITTED MASTER DRAINAGE BASIN THAT IS PERMITTED THROUGH SRWMD AND THE CITY OF ALACHUA.

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

10. LEGAL DESCRIPTION:
SEE BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.12	CONSTRUCTION DETAILS
C0.30	DEMOLITION AND TREE PROTECTION PLAN
C1.00	DEVELOPMENT, SITE, GRADING, AND UTILITY PLAN
C3.00	MASTER DEVELOPMENT AND FIRE PROTECTION PLAN
LS-1	LANDSCAPE PLAN
IR-1	IRRIGATION PLAN
A100	ARCHITECTURAL REFERENCE FLOOR PLAN
A300	ARCHITECTURAL EXTERIOR ELEVATION PLAN
A301	ARCHITECTURAL EXTERIOR ELEVATION PLAN

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

CHW
Professional Consultants

SCALE: N/A
VERIFY SCALE
BASED ON
ORIGINAL DRAWING
0
1" = 100' SEE INSTRUCTIONS
THIS SHEET, ADJUST
SIZES ACCORDINGLY.

CONSTRUCTION/DBD REVISIONS

REVISIONS
7/05/18 - CITY OF ALACHUA
1/07/18 - ARCHITECTURAL CONTROL COMMITTEE
1/17/19 - CITY OF ALACHUA
2/20/19 - CITY OF ALACHUA

CLIENT: REED VALENTINE, LLC
PROJECT: ALACHUA TOWNE CENTRE
'GREY' SHELL
SHEET TITLE: COVER SHEET AND INDEX

DESIGNER: J. THOMAS
CHECKER: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 18-0021

ROBERT J. WALPOLE

FL PE No. 58206

SHEET NO.: C0.00

Tech: jeh17 Plot Date: Feb 18, 2019 2:08pm Filename: H:\2018\18-0021\Engineering\DWG\Production Files\18-0021_001_001.dwg

A

B

C

D

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY CHW, AND DATED MARCH 29, 2018.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.
4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.
9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.
11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.
14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSTALLED AND INSPECTED BY CITY OF ALACHUA PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.
15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.
17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.
18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (FY 2018-19 ROAD CONSTRUCTION) AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JANUARY 2018, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.
21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.
22. ALL STRIPING WITHIN THE FDOT RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.
23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTOR'S 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 PUBLIC WORKS DEPARTMENT 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, 2016 EDITION, SECTION 455-28.
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 STANDARD PLANS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE FDOT.
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 FILL (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, SCARIFY 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 THE 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 OR AS-BUILT SURVEY 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. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.
17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT STANDARD PLANS. 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.

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 DESIGN AND DETAILS.
2. ELECTRIC PROVIDED BY CITY OF ALACHUA.

11801 Research Drive
Alachua, Florida 32615
(352) 351-1976
www.chw-inc.com
est. 1968
FLORIDA
CA-5075

CHW
Professional Consultants

SCALE: N/A
VERTICAL SCALE: BASED ON ORIGINAL DRAWING
HORIZONTAL SCALE: 1" = 40' (SEE NOTE 1)
THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION / P&S REVISIONS

SUBMITTALS
2/05/18 - CITY OF ALACHUA
1/17/19 - CITY OF ALACHUA
2/20/19 - CITY OF ALACHUA

CLIENT: REED VALENTINE, LLC
PROJECT: ALACHUA TOWNE CENTRE
QUALITY CONTROL: GREY SHELL
R. WALPOLE
SHEET TITLE: GENERAL NOTES

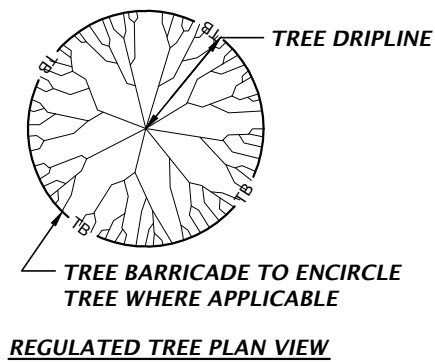
DESIGNED BY: J. THOMAS
DESIGNED BY: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 18-0021

ROBERT J. WALPOLE

FL PE No. 58206
SHEET NO.:

C0.10

- NOTE:
1. TREE BARRICADES SHALL REMAIN IN-PLACE, AND IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. BARRICADES SHALL BE REMOVED ONCE MAJOR CONSTRUCTION IS COMPLETE AND PRIOR TO COMPLETION OF LANDSCAPE INSTALLATION.
 2. NO CONSTRUCTION EQUIPMENT, MATERIALS, SUPPLIES, FUELS OR CHEMICALS SHALL BE STORED WITHIN THE TREE BARRICADE LIMITS.
 3. HERITAGE TREES (GREATER THAN 20" DIAMETER) ARE TO BE ENCLOSED TO THEIR ENTIRE DRIPLINE WHERE POSSIBLE.



TREE TO BE PROTECTED

5" -#4 REBAR (4' ABOVE GRADE, MIN. 1' BELOW GRADE), 8' TO 14' O.C. AT EDGE OF CONSTRUCTION TRAVEL PATH

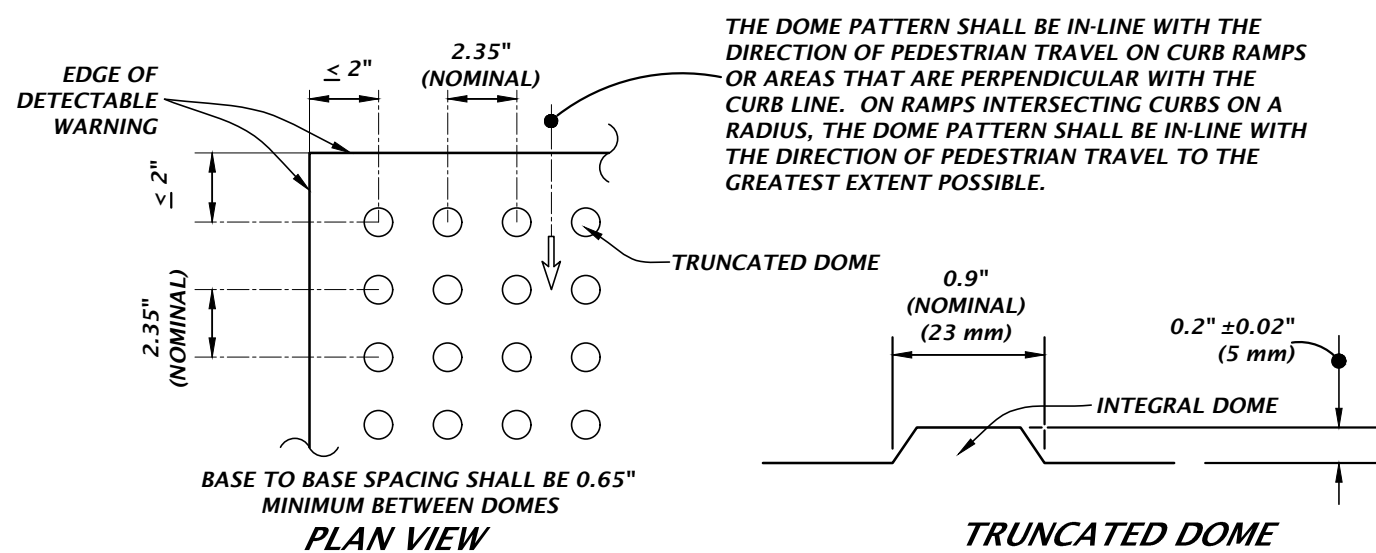
TWIST WIRE CONNECTOR

BRIGHT ORANGE VINYL FENCING MESH

EXISTING GRADE TO REMAIN

TREE BARRICADE STAKING

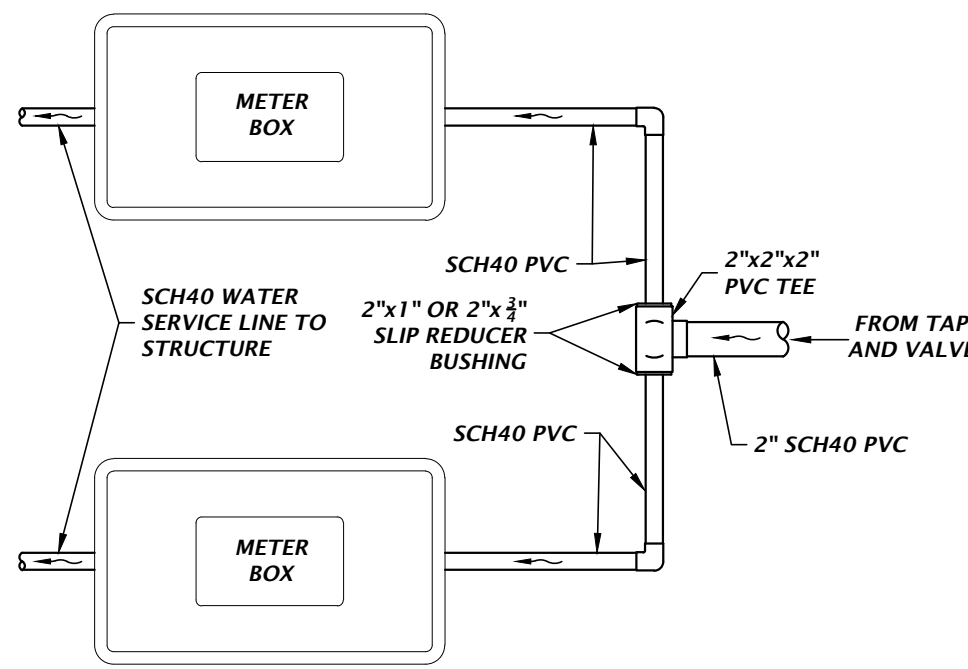
NTS



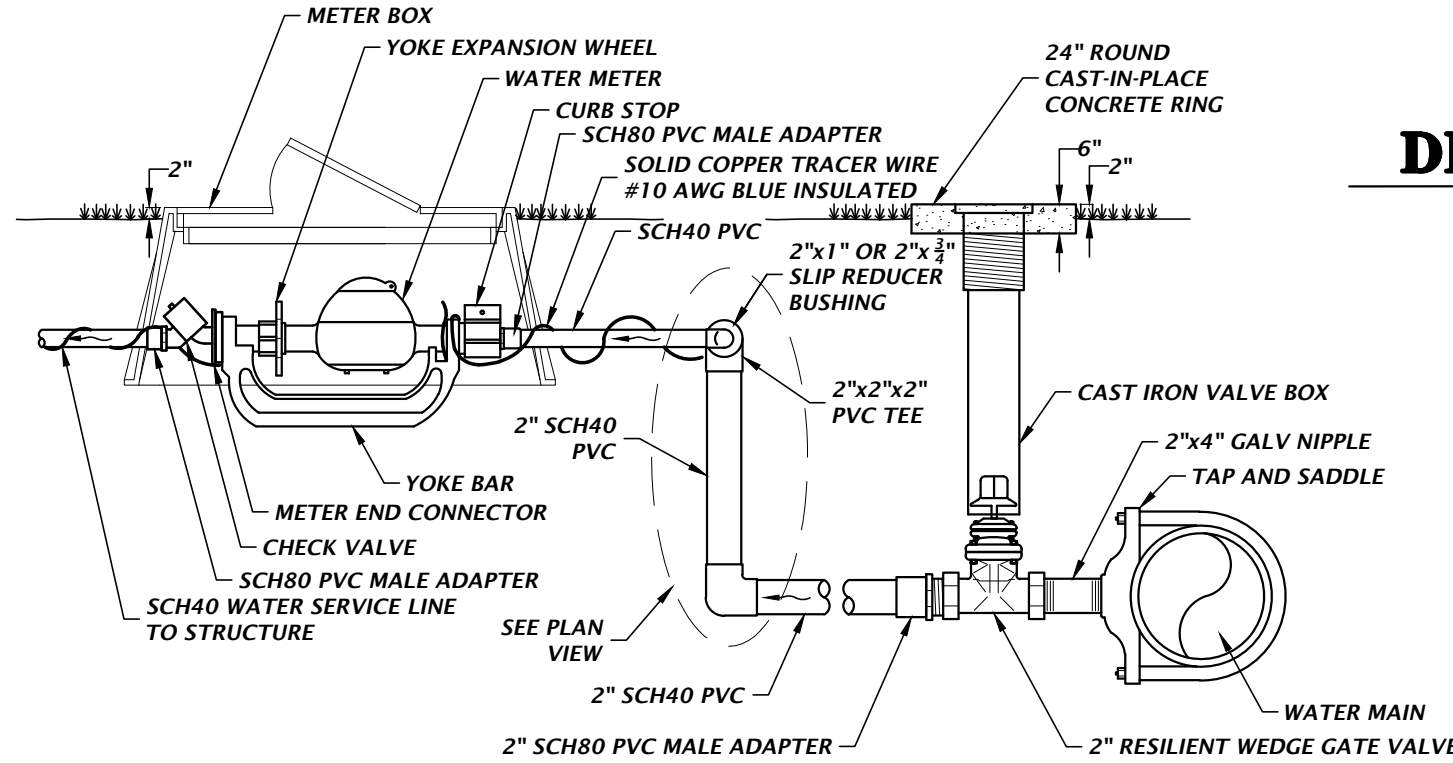
DETECTABLE WARNING DETAIL

NTS

1. PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 4.29-DETECTABLE WARNINGS ON WALKING SURFACES AND THE FLORIDA BUILDING CODE, CHAPTER 11 - FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION PART A, SECTION 11-4.29.
2. RAISED TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH (23 mm) NOMINAL, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, AND CENTER-TO-CENTER SPACING OF 2.35 INCHES (60 mm) NOMINAL. THE TOP WIDTH OF THE DOME SHALL BE 50% MIN. TO 65% MAX. OF THE BASE DIAMETER.
3. DETECTABLE WARNING COLOR TO PROVIDE LIGHT/DARK CONTRAST BY AT LEAST 70% OF ADJACENT MATERIAL.
4. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 36 INCHES (915 mm).
5. IF MATS ARE TO BE UTILIZED:
 - A - DETECTABLE WARNING SURFACE SHALL CONSIST OF 3-FT WIDE, SURFACE APPLIED, POLYURETHANE MAT WITH IN-LINE TRUNCATED DOME PATTERN.
 - B - DETECTABLE WARNING SURFACE SHALL BE SECURED BY ADHESIVE AND STAINLESS STEEL ANCHORS.
 - C - ACCEPTABLE PRODUCTS ARE THE SURFACE APPLIED REDIMAT MANUFACTURED BY DETECTABLE WARNING SYSTEMS, INC. OR EQUAL LISTED ON THE FDOT QUALIFIED PRODUCTS LIST IN ACCORDANCE WITH SECTION 527-2.4 OF THE FDOT STANDARD SPECIFICATIONS.
 - D - PRIOR TO INSTALLING DETECTABLE WARNING MAT, SCRUB THE SURFACE WITH A WIRE BRISTLE BRUSH. THE EXISTING CONCRETE SURFACE SHALL BE CLEANED OF ANY LOOSE MATERIAL, DUST, OILS, GREASE, AND SEALERS.
 - E - ALL INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH THE DETECTABLE WARNING MAT MANUFACTURER'S SPECIFICATIONS.
6. IF INTERLOCKING PAVERS ARE TO BE UTILIZED:
 - A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C55, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.
 - B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.
 - C - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
 - D - CONCRETE EDGE RESTRAINT FOR WARNING AREA, MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE 1/2" 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. OTHER METHODS/MATERIALS MAY BE USED FOR THE DETECTABLE WARNING STRIP, BUT THEY MUST MEET THE ABOVE CRITERIA.
8. ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER 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.
9. IF FDOT CURB RAMPS ARE SPECIFIED, REFER TO THE FDOT INDEX NO. 304 FOR SPECIFICATIONS CONCERNING THE APPLICABLE DETECTABLE WARNING STRIP TO BE USED WITH FDOT SPECIFIED RAMPS.

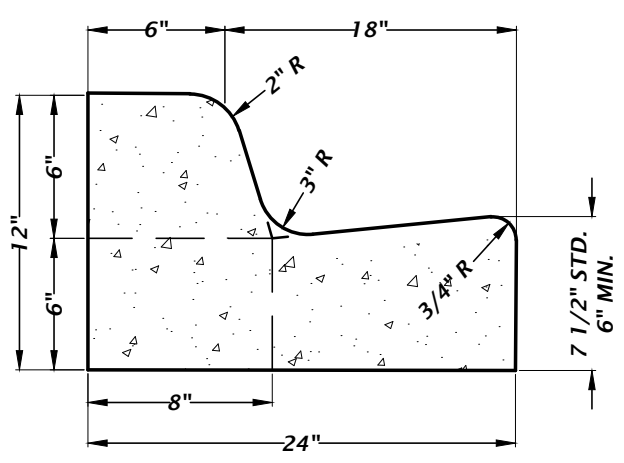


PLAN VIEW



DETAIL No. 255 - DUAL WATER SERVICE CONNECTION

NTS



NOTE:

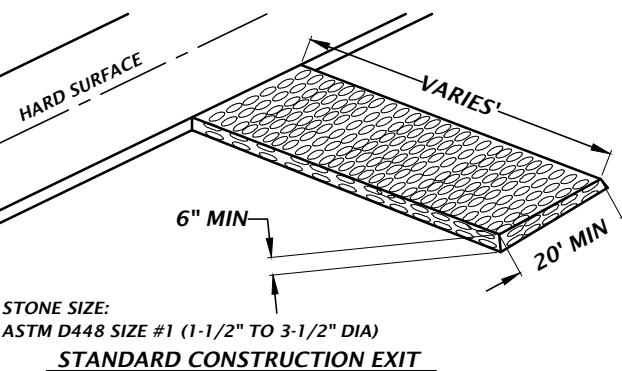
WHEN USED ON THE HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".

TYPE 'F' CONCRETE CURB AND GUTTER DETAIL

NTS

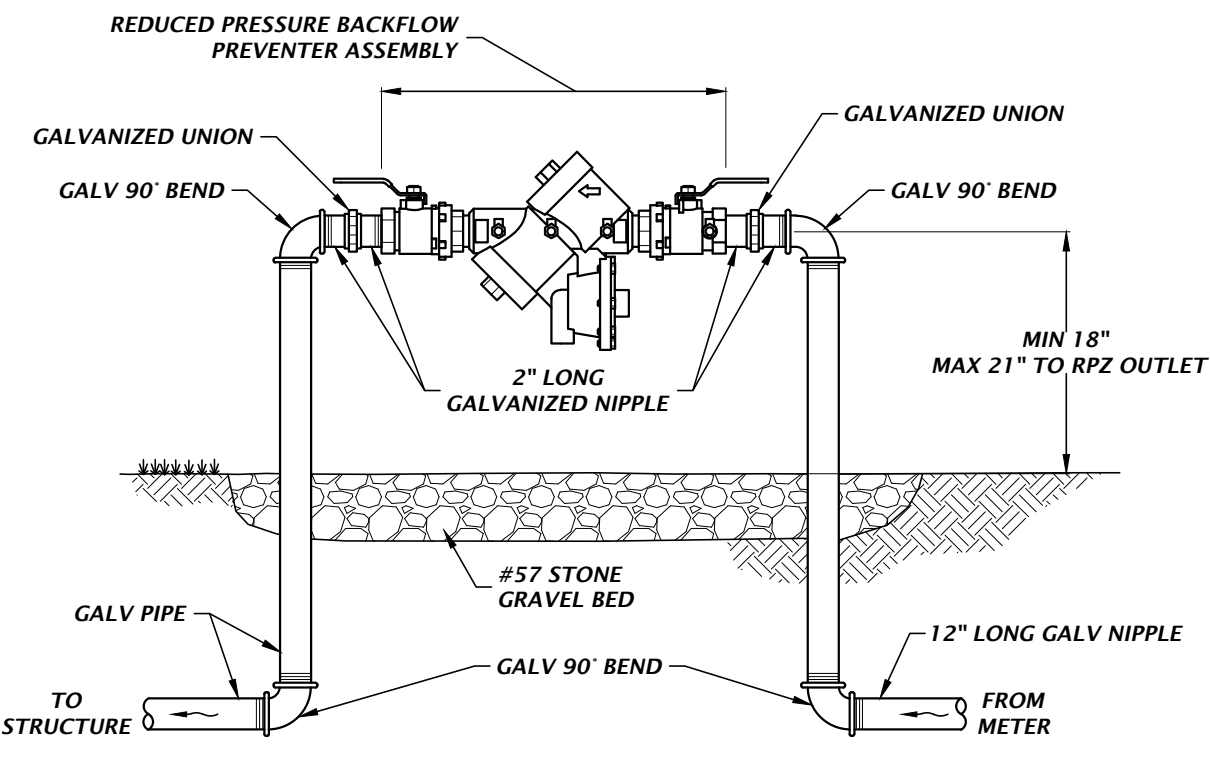
NOTE:

1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.



TEMPORARY CONSTRUCTION EXIT DETAIL

NTS

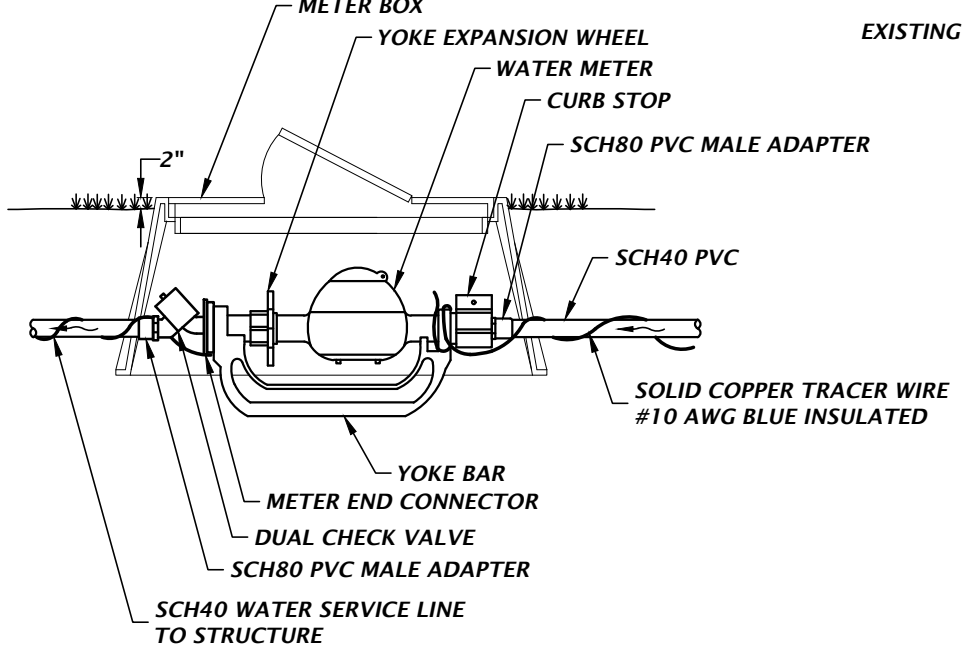


NOTE:

BACKFLOW PREVENTER ASSEMBLY MUST HAVE FREEZE PROTECTION.

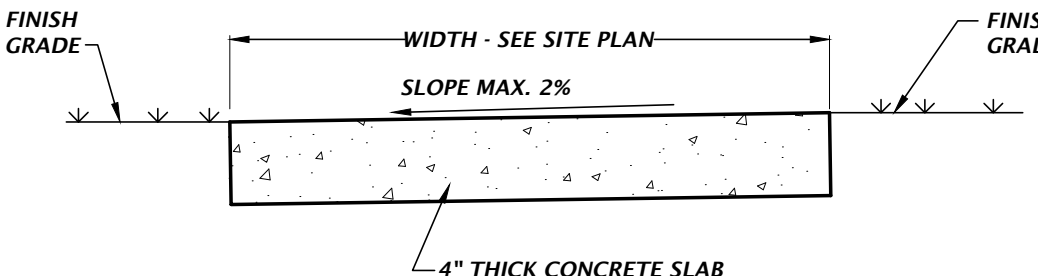
DETAIL No. 240 - 3/4" BACKFLOW PREVENTER

NTS



DETAIL No. 230 - 3/4" WATER METER ASSEMBLY

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.

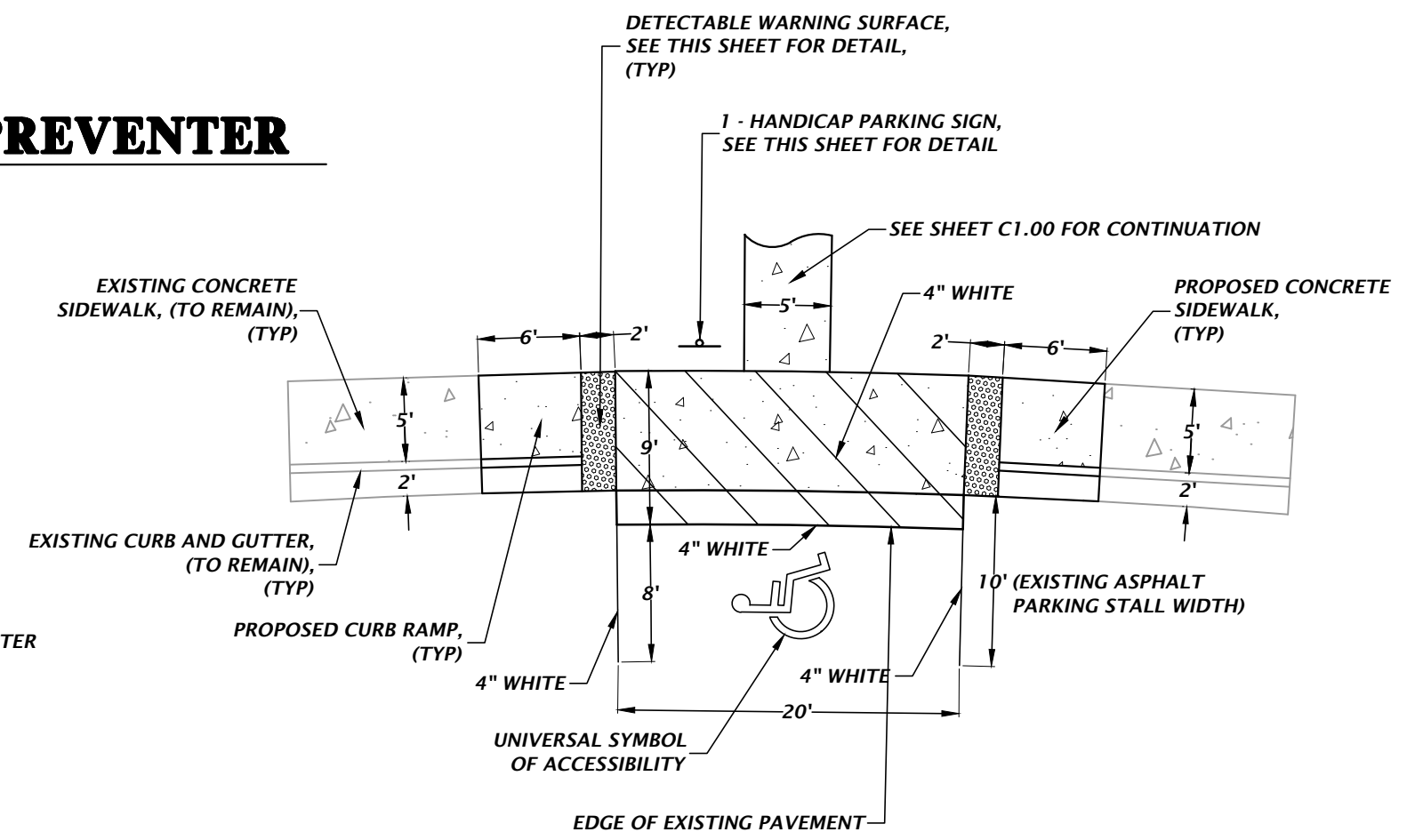
NOT ADJACENT TO PAVEMENT CONCRETE SIDEWALK DETAILS

NTS

1.5" TYPE SP-9.5 ASPHALTIC CONCRETE
6" LIMEROCK BASE LBR 100
COMPACTION (98%) AASHTO T-180
12" STABILIZED TYPE B SUBGRADE MIN.
LBR 40 COMPACTION 98% AASHTO T-180

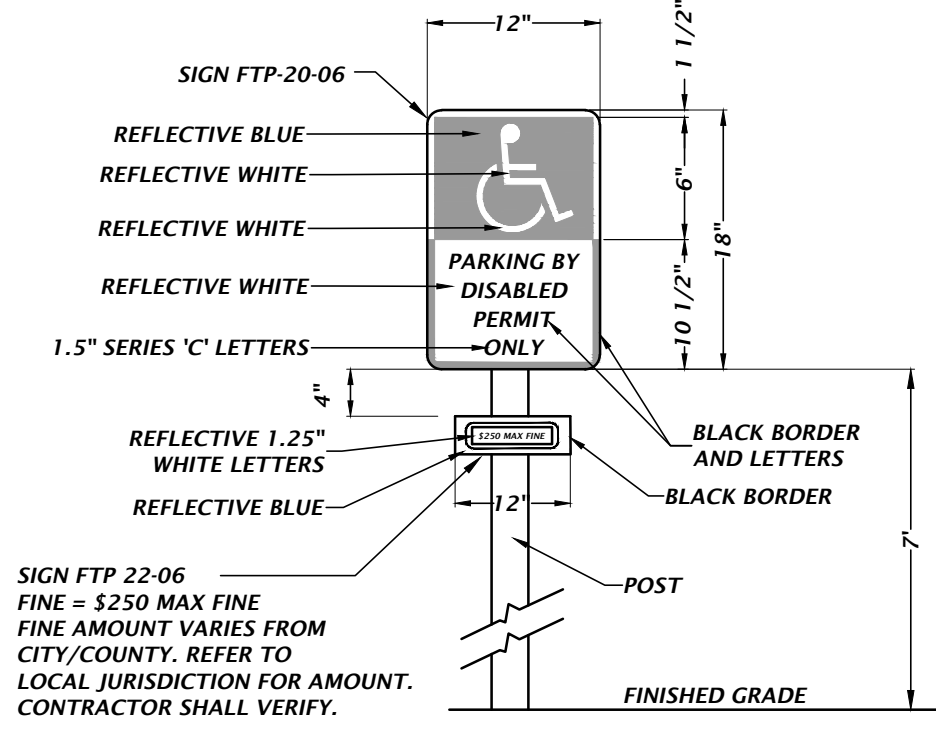
TYPICAL ASPHALT PAVEMENT DETAIL

NTS



HANDICAP PARKING DETAIL

NTS

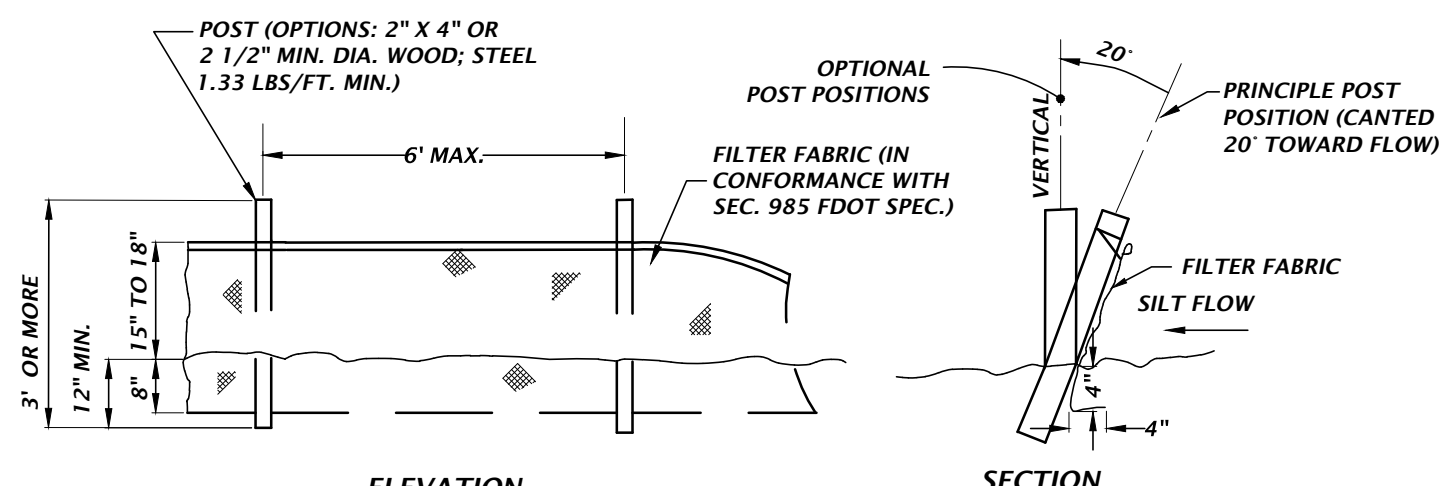


SIGN NOTES:

1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

H.C. PARKING SIGN DETAIL

NTS



TYPE III SILT FENCE DETAIL

NTS

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

CHW
Professional Consultants

SCALE: N/A
KEY: SCALE BASED ON ORIGINAL DRAWING
0 1" = 10' (SEE THIS SHEET FOR ADJUST SCALES ACCORDINGLY)

CONSTRUCTION / SD / REVISIONS

DATE: 7/05/18 - CITY OF ALACHUA
1/17/19 - CITY OF ALACHUA
2/20/19 - CITY OF ALACHUA

CLIENT: REED VALENTINE, LLC
DESIGNER: J. THOMAS
PROJECT: ALACHUA TOWNE CENTRE
QUALITY CONTROL: R. WALPOLE
SHEET TITLE: CONSTRUCTION DETAILS

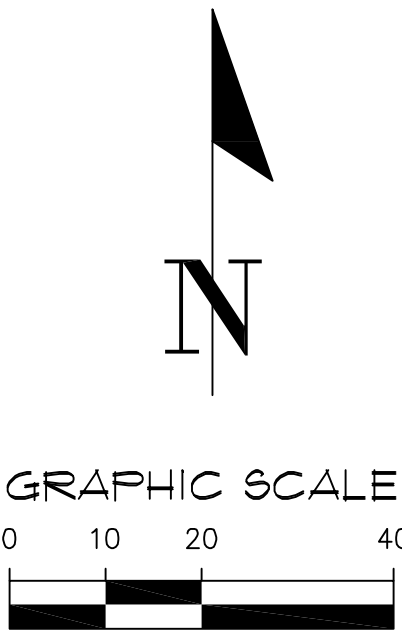
PROJECT NUMBER: 18-0021

ROBERT J. WALPOLE

FL PE No. 58206

SHEET NO. C0.12

BOUNDARY & TOPOGRAPHIC SURVEY
LOCATED IN FRACTIONAL SECTION 15, TOWNSHIP 8 SOUTH,
RANGE 18 EAST, CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA



DESCRIPTION:

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNING SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 031°2'57" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NW 142ND TERRACE (A 60 FOOT RIGHT-OF-WAY), A DISTANCE OF 520.34 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OPTICAL RECORDS BOOK 2383, PAGE 585 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°10'03" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 293.96 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 370.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°2'48" WEST, 76.78 FEET; THENCE WESTERLY CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 115°4'41", AN ARC DISTANCE OF 76.92 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 031°2'57" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 10.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 225.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°39'41" WEST, 146.74 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LANDS DESCRIBED IN OPTICAL RECORDS BOOK 2844, PAGE 1121 OF SAID PUBLIC RECORDS AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°2'44", AN ARC DISTANCE OF 149.47 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40°37'49" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 46.53 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 440.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°0'31" WEST, 183.64 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LANDS AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°59'31", AN ARC DISTANCE OF 13.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LANDS AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°03'41", AN ARC DISTANCE OF 100.30 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°5'04" WEST, 100.09 FEET) TO THE END OF SAID CURVE; THENCE NORTH 14°50'22" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 62.89 FEET; THENCE SOUTH 75°09'38" EAST, A DISTANCE OF 95.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.50 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°39'53" EAST, 13.20 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°59'31", AN ARC DISTANCE OF 13.30 FEET TO THE END OF SAID CURVE; THENCE SOUTH 21°52'25" WEST, A DISTANCE OF 67.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 6,717 SQUARE FEET, MORE OR LESS.

LEGEND:

- = SET 5/8" IRON ROD AND CAP MARKED "CHW INC. LB 5075"
- (D) = PER DESCRIPTION
- (M) = CALCULATED FROM FIELD MEASUREMENTS
- R/W = RIGHT OF WAY
- O.R.B. = OFFICIAL RECORD BOOK
- (TYP) = TYPICAL
- T.P. = TAX PARCEL
- S.F. = SQUARE FEET
- ELEV. = ELEVATION
- X 75.3 = SPOT ELEVATION (PERVIOUS SURFACE)
- X 75.41 = SPOT ELEVATION (IMPERVIOUS SURFACE)
- ☼ = CONCRETE LIGHT POLE
- ⊕ = ELECTRIC HAND HOLE
- ⊗ = 6" SANITARY SEWER CLEANOUT
- ▒ = AREA OF PAVED ASPHALT PAVEMENT
- ▒ = AREA OF CONCRETE SURFACE
- - - = CONTOUR LINE

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO AN VALUE OF NORTH 14°50'22" EAST FOR THE WEST LINE OF THE SUBJECT PARCEL. SAID BEARING BEARING IDENTICAL TO THE DEED OF RECORD.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRORACH.
- 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.
- 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.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- 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.
- VERTICAL DATUM SHOWN HEREON IS BASED ON NAVD 88 DATUM.

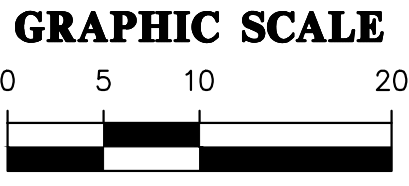
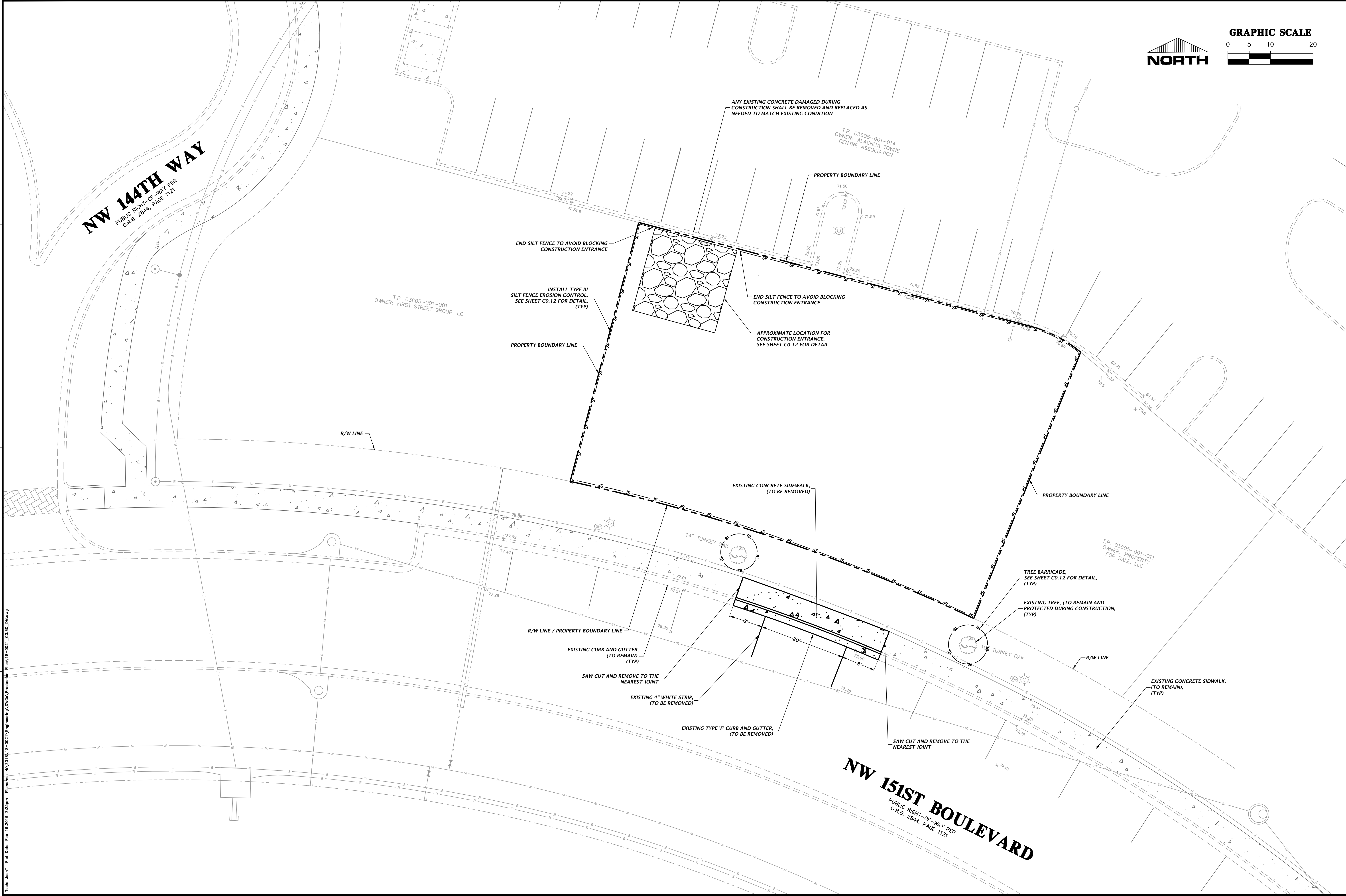
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1 (D)	76.92	370.00	11°54'41"	38.60	76.78	N84°52'46"W
C2 (D)	149.47	225.00	38°03'44"	77.61	146.74	N59°39'41"W
C3 (D)	185.00	440.00	24°05'24"	93.89	183.64	N52°40'31"W
C4 (D)(M)	100.30	440.00	13°03'41"	50.37	100.09	N71°15'04"W
C5 (D)(M)	13.30	30.50	24°59'31"	6.76	13.20	S62°39'53"E

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

11001 Research Drive
Alachua, Florida 32015
(352) 331-1976
www.chw-inc.com
est. 1988
FLORIDA
CA-5075

CHW
Professional Consultants

SCALE: 1" = 20'
VERIFY SCALE
BASED ON THE
ORIGINAL DRAWING
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11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

CHW
Professional Consultants

SCALE:
1" = 10'
GENERAL SCALE
BASED ON SCALE
ON
ORIGINAL DRAWING
0" = 1" = 10'
DO NOT USE FOR ANY
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/REV. REVISIONS

REVISIONS
7/05/18 - CITY OF ALACHUA
1/17/19 - CITY OF ALACHUA
2/20/19 - CITY OF ALACHUA

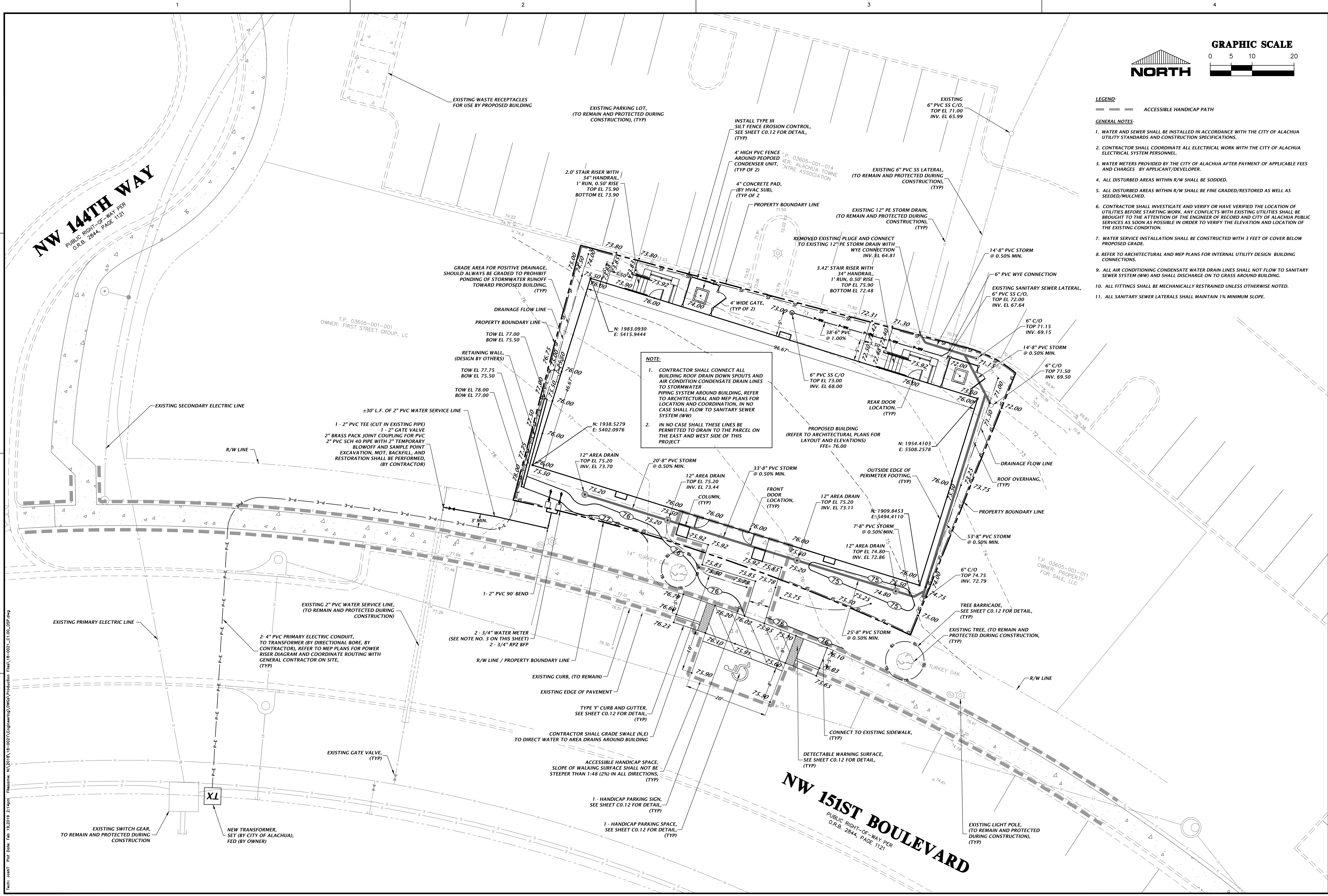
CLIENT: REED VALENTINE, LLC
PROJECT: ALACHUA TOWNE CENTRE
GREY SHELL
SHEET TITLE: DEMOLITION AND TREE
PROTECTION PLAN

DESIGNED BY: J. THOMAS
DRAWN BY: J. THOMAS
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 18-0021

ROBERT J. WALPOLE

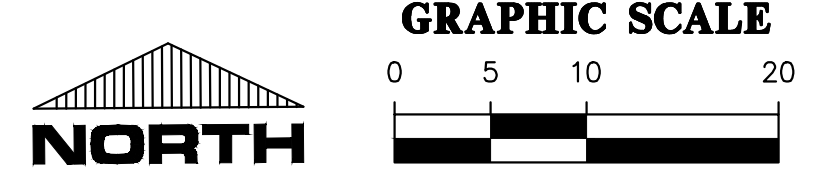
FL PE No. 58206

SHEET NO.: C0.30



NW 144TH WAY
PUBLIC RIGHT-OF-WAY PER
O.R.B. 2844, PAGE 1/21

NW 151ST BOULEVARD
PUBLIC RIGHT-OF-WAY PER
O.R.B. 2844, PAGE 1/21



- LEGEND:**
- ACCESSIBLE HANDICAP PATH
- GENERAL NOTES:**
1. WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ALACHUA UTILITY STANDARDS AND CONSTRUCTION SPECIFICATIONS.
 2. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK WITH THE CITY OF ALACHUA ELECTRICAL SYSTEM PERSONNEL.
 3. WATER METERS PROVIDED BY THE CITY OF ALACHUA AFTER PAYMENT OF APPLICABLE FEES AND CHARGES BY APPLICANT/DEVELOPER.
 4. ALL DISTURBED AREAS WITHIN R/W SHALL BE SODDED.
 5. ALL DISTURBED AREAS WITHIN R/W SHALL BE FINE GRADED/RESTORED AS WELL AS SEEDED/MULCHED.
 6. CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. ANY CONFLICTS WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND CITY OF ALACHUA PUBLIC SERVICES AS SOON AS POSSIBLE IN ORDER TO VERIFY THE ELEVATION AND LOCATION OF THE EXISTING CONDITION.
 7. WATER SERVICE INSTALLATION SHALL BE CONSTRUCTED WITH 3 FEET OF COVER BELOW PROPOSED GRADE.
 8. REFER TO ARCHITECTURAL AND MEP PLANS FOR INTERNAL UTILITY DESIGN BUILDING CONNECTIONS.
 9. ALL AIR CONDITIONING CONDENSATE WATER DRAIN LINES SHALL NOT FLOW TO SANITARY SEWER SYSTEM (WW) AND SHALL DISCHARGE ON TO GRASS AROUND BUILDING.
 10. ALL FITTINGS SHALL BE MECHANICALLY RESTRAINED UNLESS OTHERWISE NOTED.
 11. ALL SANITARY SEWER LATERALS SHALL MAINTAIN 1% MINIMUM SLOPE.

NOTE:

1. CONTRACTOR SHALL CONNECT ALL BUILDING ROOF DRAIN DOWN SPOUTS AND AIR CONDITION CONDENSATE DRAIN LINES TO STORMWATER PIPING SYSTEM AROUND BUILDING. REFER TO ARCHITECTURAL AND MEP PLANS FOR LOCATION AND COORDINATION. IN NO CASE SHALL FLOW TO SANITARY SEWER SYSTEM (WW)
2. IN NO CASE SHALL THESE LINES BE PERMITTED TO DRAIN TO THE PARCEL ON THE EAST AND WEST SIDE OF THIS PROJECT

File Name: N:\2019\18-0021\Engineering\DWG\Production\18-0021_01.00_00P.dwg
Title: 18-0021
Plot Date: Feb 12, 2019 2:16pm

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REVISIONS

DATE

DESCRIPTION

BY

CHKD

APP'D

11/05/18

7/05/18

11/07/18

1/17/19

2/20/19

REED VALENTINE, LLC

ALACHUA TOWNE CENTRE

GREY SHELL

18-0021

CLIENT

PROJECT

SHEET TITLE

PROJECT NUMBER

18-0021

DESIGNER

DRAWN

CHECKED

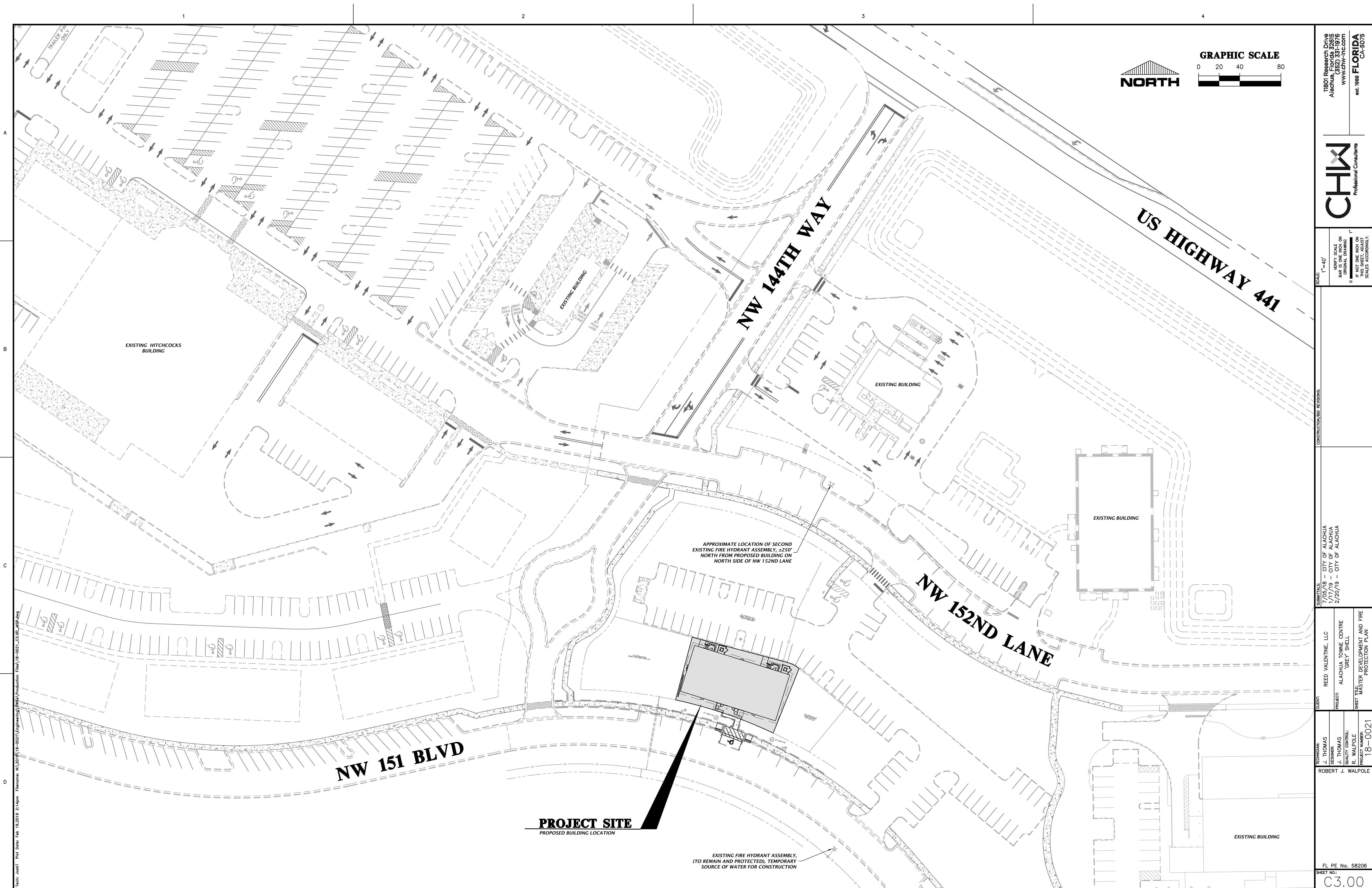
APPROVED

ROBERT J. WALPOLE

FL PE No. 58206

SHEET NO:

C1.00



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(352) 331-1976
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SCALE:
1"=40'

VERIFY SCALE
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ORIGINAL DRAWING

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IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
7/05/18 – CITY OF ALACHUA
1/17/19 – CITY OF ALACHUA
2/20/19 – CITY OF ALACHUA

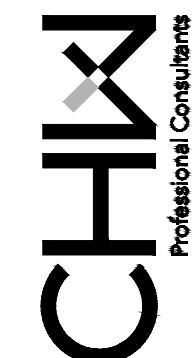
CLIENT:	REED VALENTINE, LLC
PROJECT:	ALACHUA TOWNE CENTRE 'GREY' SHELL
SHEET TITLE:	MASTER DEVELOPMENT AND FIFTH PROTECTION PLAN

TECHNICIAN:	J. THOMAS
DESIGNER:	J. THOMAS
QUALITY CONTROL:	R. WALPOLE
PROJECT NUMBER:	18-0021

ROBERT J. WALPOLE

FL PE No. 58206

SHEET NO.:
C3.00



SCALE: 1"=20'

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DATE	COMMITTEE
7/05/18	CITY OF ALACHUA
7/19/18	CITY OF ALACHUA
9/13/18	CITY OF ALACHUA
10/18/18	CITY OF ALACHUA
11/08/18	ARCHITECTURAL CONTROL COMMITTEE
11/09/18	CITY OF ALACHUA
1/15/19	CITY OF ALACHUA

TECHNICIAN: K. POLLARD	CLIENT: REED VALENTINE, LLC
DESIGNER: C. TOLAR	PROJECT: ALACHUA TOWNE CENTRE 'GREY' SHELL
QUALITY CONTROL: L. HALL	SHEET TITLE: LANDSCAPE PLAN
PROJECT NUMBER: C-1	

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SHEET NO.:
LS-1

<u>REFS</u> INS	<u>QTY</u> 7	<u>BOTANICAL NAME</u> ILEX X 'NELLIE R. STEVENS'	<u>COMMON NAME</u> NELLIE R. STEVENS HOLLY	<u>SIZE</u> 65 GAL., 8' HT, 5' SPR, 3.5" CAL	
PM	14	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL., 6' HT., 2.5' SPR.	
QVC	3	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	100 GAL, 17' HT, 6.5' SPR, 4" CAL	
VSL	10	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	15 GAL., 4' HT, 3' SPR, 1.5" CAL	
<u>SHRUBS</u> BX	<u>QTY</u> 44	<u>BOTANICAL NAME</u> BUXUS MICROPHYLLA	<u>COMMON NAME</u> BOXWOOD	<u>SIZE</u> 3 GAL, 18" HT, 9" SPR	
DV	33	DIETES VEGETA	AFRICAN IRIS	1 GAL, FULL	
<u>GROUND COVERS</u> LEM	<u>QTY</u> 317	<u>BOTANICAL NAME</u> LIRIOPE MUSCARI 'EMERALD GODDESS'	<u>COMMON NAME</u> EMERALD GODDESS LIRIOPE	<u>SIZE</u> 1 GAL., FULL	<u>SPACING</u> 18" o.c.
<u>SOD/SEED</u> SOD		<u>BOTANICAL NAME</u> PASPALUM NOTATUM 'ARGENTINE'	<u>COMMON NAME</u> BAHIA GRASS	<u>SIZE</u> WEED FREE AND SAND GROWN SOD	

PER CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE
ELEMENT, OBJECTIVE 2.4, POLICY 2.4.A

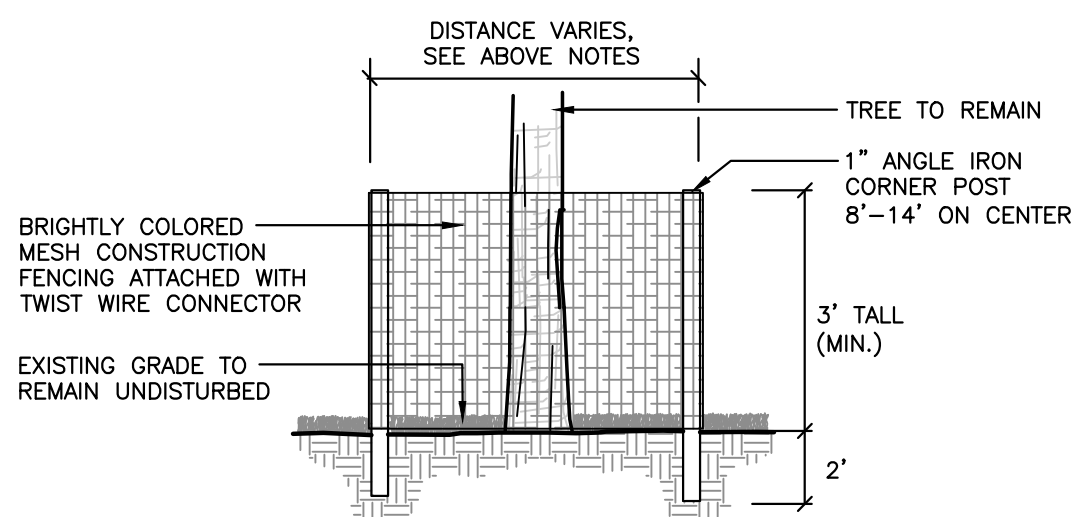
TOTAL SITE AREA.....	6,717 S.F.
TOTAL PROPOSED LANDSCAPED AREA (SITE).....	1,613 S.F.
TOTAL PROPOSED LANDSCAPED AREA (COMMON AREA).....	403 S.F.*
LANDSCAPED AREA % OF TOTAL SITE AREA.....	30.0%
* 6% (403 S.F.) IS COMPRISED OF NEARBY COMMON AREA LOCATED SOUTHEAST OF THE SITE.	

1-QV

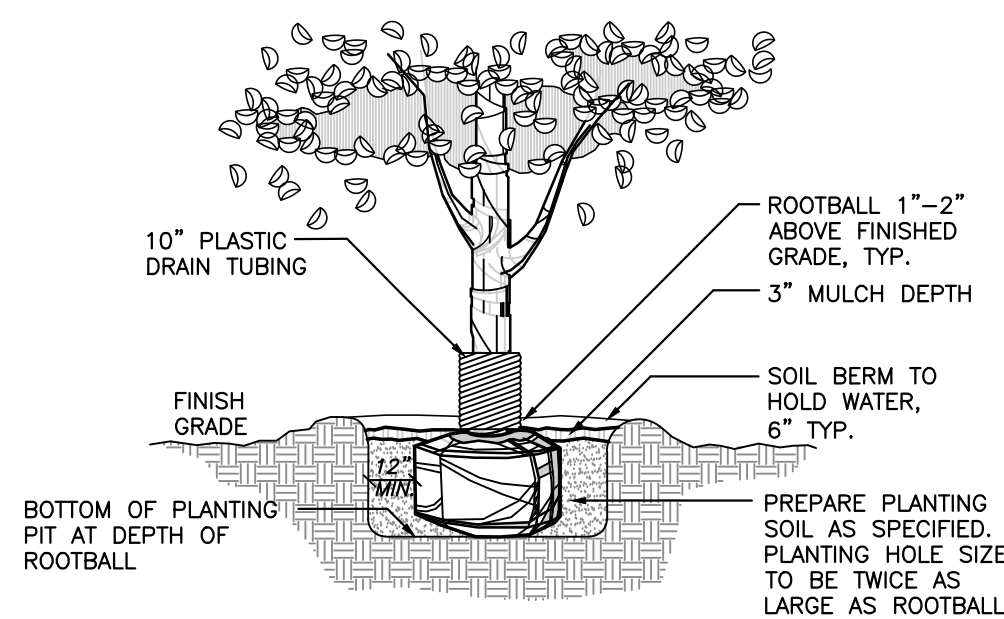
NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

SCALE: N.T.S.



SCALE: N.T.S.



ALL ASPHALT, LIMESTONE, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. 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) SANDY LOAM WITH pH 5.5-6.5.

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND ORNAMENTAL OR UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF ONE AND A HALF (1.5) INCHES, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1"-2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON-SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

GRASSING

ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR 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 GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

10% OPEN SPACE REQUIREMENT

CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE SET ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. SEE 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). SEE SHEET IR-1 FOR IRRIGATION PLANS.

SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

DESCRIPTION	PLAN CODE	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (SOUTH SIDE)	(PS)	3 TREES PER ACRE X 0.15 ACRES = 1 CANOPY TREE REQUIRED	2 UNDERSTORY TREES (EQUALING 1 CANOPY TREE) PROVIDED (SEE ALTERNATIVE COMPLIANCE NOTE)
REAR SIDE CANOPY TREES (NORTH SIDE)	(RS)	2 TREES PER ACRE X 0.15 ACRES = 1 CANOPY TREE REQUIRED	2 UNDERSTORY TREES (EQUALING 1 CANOPY TREE) PROVIDED (SEE ALTERNATIVE COMPLIANCE NOTE)
EAST SIDE CANOPY TREES	(ES)	2 TREES PER ACRE X 0.15 ACRES = 1 CANOPY TREE REQUIRED	2 UNDERSTORY TREES (EQUALING 1 CANOPY TREE) PROVIDED IN ALTERNATE LOCATION (SEE ALTERNATIVE COMPLIANCE NOTE)
WEST SIDE CANOPY TREES	(WS)	2 TREES PER ACRE X 0.15 ACRES = 1 CANOPY TREE REQUIRED	1 CANOPY TREE PROVIDED IN ALTERNATE LOCATION (SEE ALTERNATIVE COMPLIANCE NOTE)
SITE UNDERSTORY TREES	N/A	6 UNDERSTORY TREES PER ACRE X 0.15 ACRES = 1 UNDERSTORY TREE REQUIRED	1 UNDERSTORY TREE PROVIDED
BUILDING FACADE	N/A	286 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 12 CANOPY TREES REQUIRED + ROW OF SHRUBS	SEE ALTERNATIVE COMPLIANCE NOTE REGARDING TREE REQUIREMENTS. ROW OF SHRUBS HAS BEEN PROVIDED.

ALTERNATIVE COMPLIANCE

DUE TO SITE SPACE CONSTRAINTS FROM LOT CONFIGURATION AND UTILITY EASEMENTS, THE REQUIRED TREES [SEC. 6.2.2(D)(1)(c)] CANNOT BE PLANTED ON THE PROJECT SITE. THE PROPOSED LANDSCAPE PLAN MEETS THE INTENT OF THE CITY OF ALACHUA CODE REQUIREMENTS THROUGH ALTERNATIVE METHODS.

CITY OF ALACHUA CODE SEC. 6.2.2(9) STATES THAT AN ALTERNATIVE LANDSCAPE PLAN MAY BE USED "WHERE UNREASONABLE OR IMPRACTICAL SITUATIONS WOULD RESULT FROM APPLICATION OF THIS SECTION. ALTERNATIVE PLANS, MATERIALS OR METHODS MAY BE JUSTIFIED FROM PHYSICAL CONDITIONS RELATED TO THE SITE. ALSO, THE LOT CONFIGURATION AND UTILITY EASEMENTS MAY JUSTIFY AN ALTERNATIVE LANDSCAPE PLAN ALLOWABLE DEVIATIONS FROM THE STANDARDS OF THIS SECTION INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- (I) A REDUCTION IN THE TOTAL NUMBER OF REQUIRED TREES AND/OR ALTERATION OF THE SPACING REQUIREMENTS BETWEEN TREES WHEN UNDERGROUND CONNECTIONS TO PUBLIC FACILITIES OR PUBLIC UTILITIES, OR PUBLIC EASEMENTS OR RIGHTS-OF-WAY, ARE LOCATED UPON OR IN CLOSE PROXIMITY TO THE PARCEL OR WHENEVER A FEWER NUMBER OF TREES WOULD BE MORE DESIRABLE IN TERMS OF GOOD LANDSCAPE PLANNING PRACTICE.
- (II) A REDUCTION IN THE COUNT, SPACING, OR SPECIES DIVERSITY STANDARDS WHICH WOULD BE MORE DESIRABLE IN TERMS OF GOOD LANDSCAPE PLANNING PRACTICE CONSIDERING THE NATURE OF THE PARCEL AND ADJACENT PARCELS.
- (III) UP TO A 25 PERCENT REDUCTION IN THE TOTAL NUMBER OF REQUIRED TREES PROVIDED THAT THE CUMULATIVE CALIPER SIZE OF ALL TREES TO BE PLANTED MEETS OR EXCEEDS THE TOTAL CALIPER INCHES THAT WOULD HAVE BEEN PROVIDED, OTHERWISE."

DUE TO SITE SPACE CONSTRAINTS FROM LOT CONFIGURATION AND UTILITY EASEMENTS, ALTERNATE PLANTINGS AND PLANTING LOCATIONS HAVE BEEN PROVIDED TO MEET THE CANOPY TREE REQUIREMENT. AS AN ALTERNATIVE, UNDERSTORY TREES HAVE BEEN PROVIDED AT A RATE OF 2 UNDERSTORY TREES PER 1 CANOPY TREE

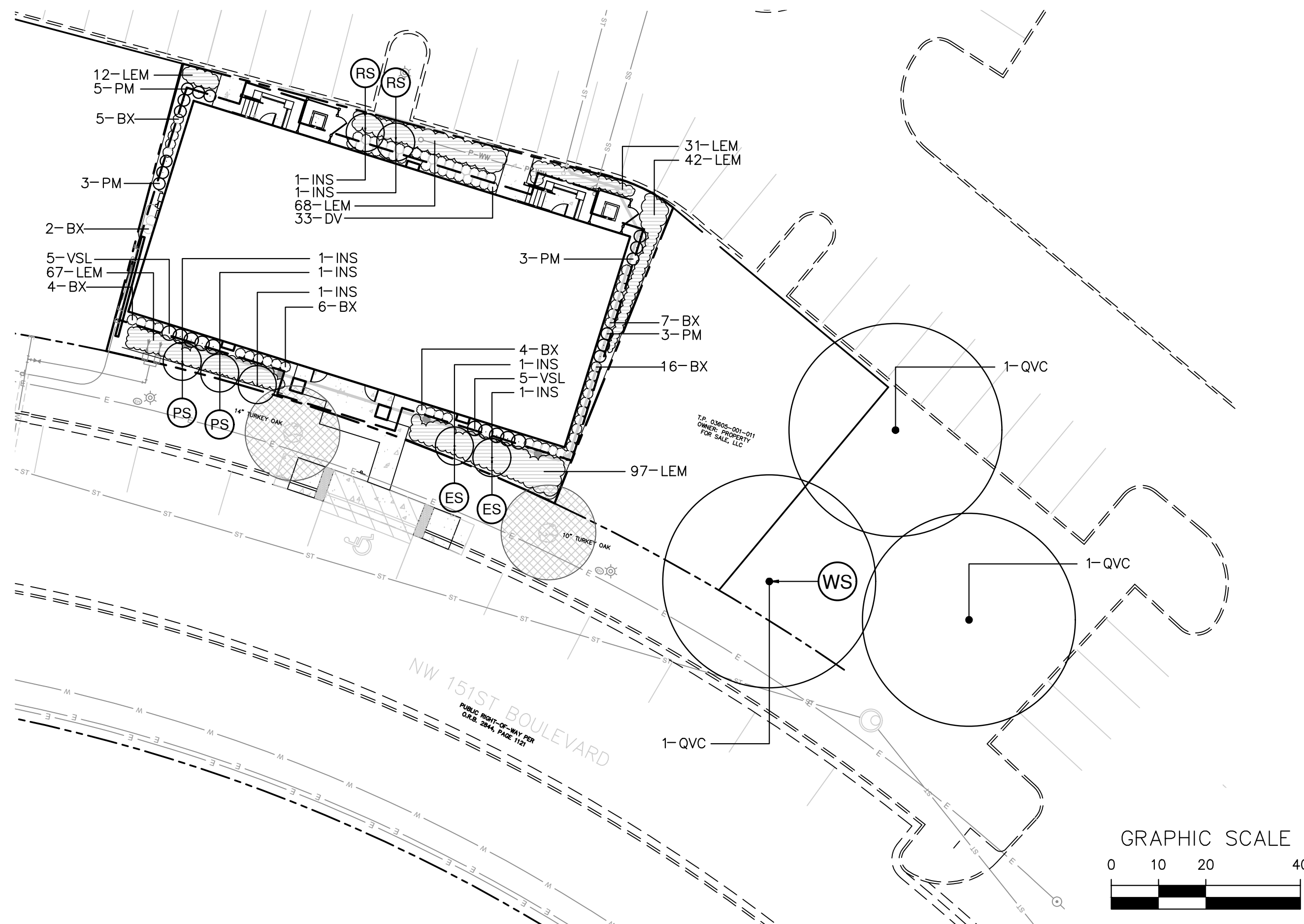
A TOTAL OF 157 LINEAR FEET OF THE 286 LINEAR FEET OF BUILDING FACADE IS OBSTRUCTED WITH UTILITIES, SIDEWALKS, OR BUILDING OVERHANGS AND PLANTING OF CANOPY TREES IS NOT POSSIBLE IN THE MAJORITY OF THESE AREAS. THEREFORE, THE BUILDING FACADE TREES (12 CANOPY TREES TOTAL) WERE NOT ABLE TO BE PROVIDED. HOWEVER, AS AN ALTERNATIVE, UNDERSTORY TREES HAVE BEEN PROVIDED AT A RATE OF TWO UNDERSTORY TREES PER CANOPY TREE: TWENTY-FOUR (24) TOTAL.

A TOTAL OF SIXTEEN (16) CANOPY TREES AND ONE (1) UNDERSTORY TREE ARE REQUIRED ON SITE AS PER THE CODE. ONE (1) CANOPY TREES AND THIRTY-ONE (31) UNDERSTORY TREES HAVE BEEN PROVIDED. ADDITIONALLY, MANY OF THE PROPOSED TREES HAVE BEEN UPSIZED TO EXCEED THE MINIMUM SIZES OF 8' HT. FOR CANOPY TREES AND 1-1/2" CALIPER FOR ORNAMENTAL/UNDERSTORY TREES REQUIRED BY CODE. THE PROPOSED ALTERNATIVE COMPLIANCE LANDSCAPE PLAN PROVIDES A TOTAL OF 64.5", FAR EXCEEDING THE NUMBER OF INCHES REQUIRED BY CODE (33.5").

DUE TO SPACE LIMITATIONS, 1 CANOPY TREE REQUIRED FOR THE WEST SIDE HAS BEEN PROVIDED IN THE COMMON AREA OF PARCEL 03605-001-011, EAST OF THE PROJECT SITE. THE USE OF THE COMMON AREA FOR THIS PURPOSE HAS BEEN APPROVED BY THE ALACHUA TOWNE CENTRE ASSOCIATION AND ITS ARCHITECTURAL CONTROL COMMITTEE.

PER SECTION 6.2.2(D)(3)(a)(ii) PERIMETER BUFFERS ARE NOT REQUIRED WHEN DEVELOPMENT IS LOCATED WITHIN THE CBD ZONING DISTRICT.

THE RESULTING LANDSCAPE PLAN MEETS THE INTENT OF THE CITY OF ALACHUA'S LAND DEVELOPMENT CODE.



A

B

C

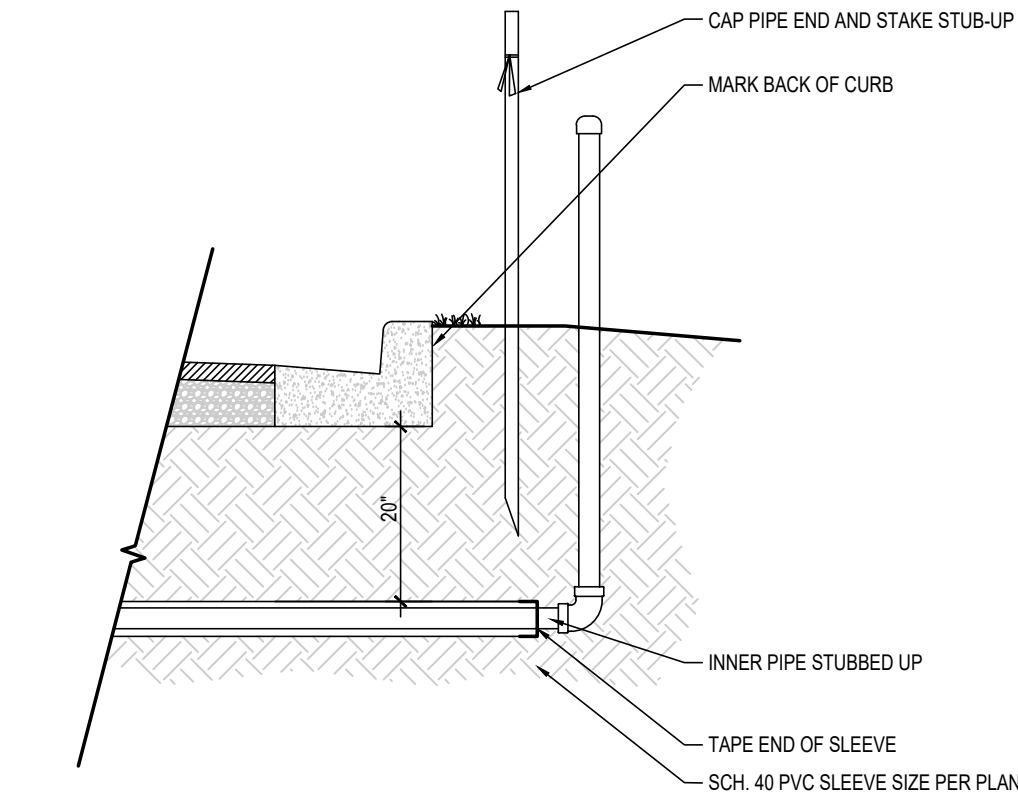
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Plot Date: Feb 13, 2019 9:45am
Title: cadd

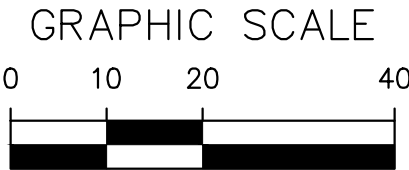
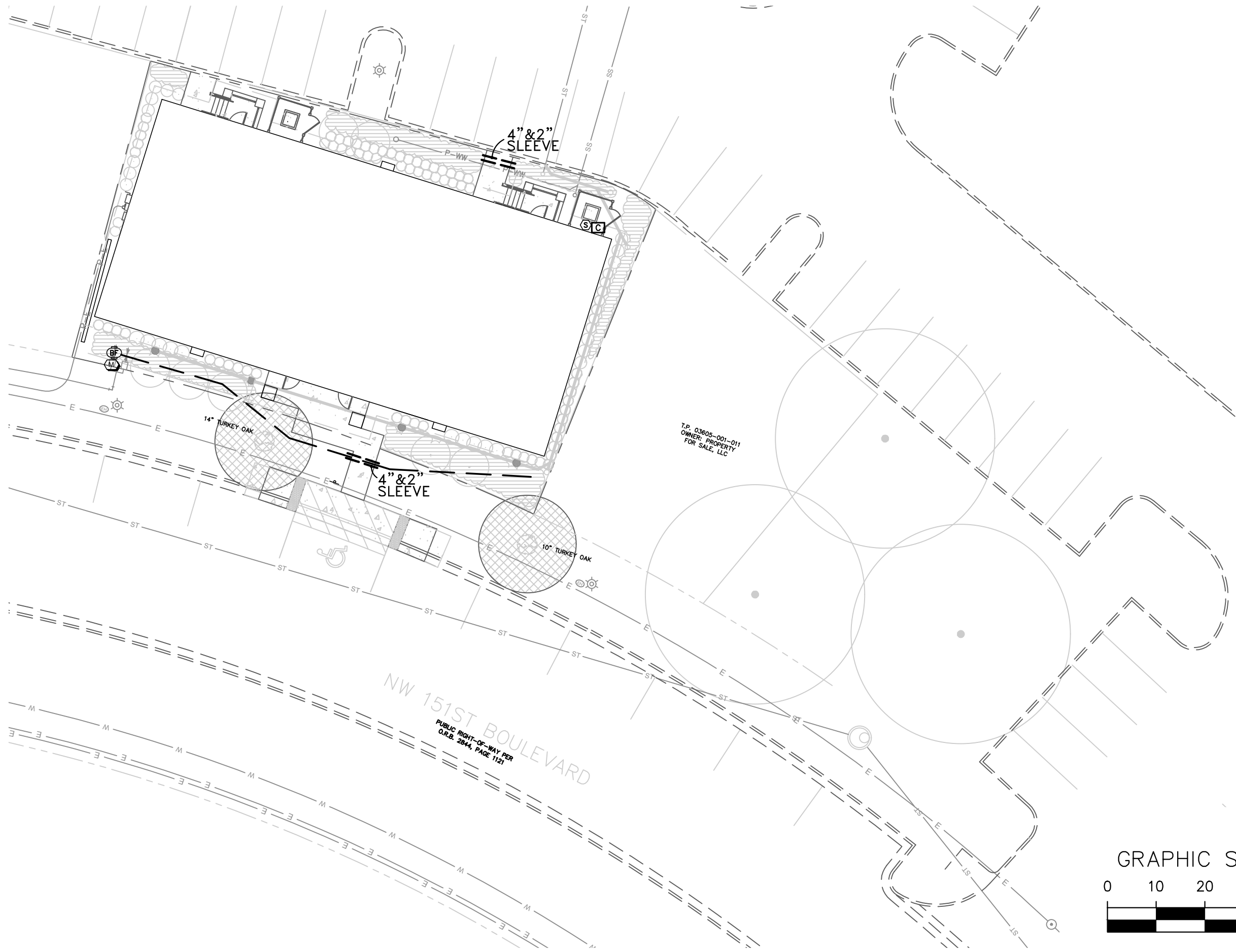


IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	Hunter Controller
S	Hunter Solar-Sync
M	Water Meter 3/4"
BF	Wilkins 975XL 1"
---	Irrigation Mainline: 1-1/2" Schedule 40
==	Pipe Sleeve: PVC Schedule 40



1 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.



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

CHV
Professional Consultants

SCALE: 1"=20'
PAPER SCALE ON
ORIGINAL DRAWING
0 MAY ONE INCH ON
THIS SHEET, ADJUST
SIZES ACCORDINGLY.

CONSTRUCTION/REV RELEASE

REVISIONS
7/05/18 - CITY OF ALACHUA
7/19/18 - CITY OF ALACHUA
9/13/18 - CITY OF ALACHUA
10/18/18 - CITY OF ALACHUA
11/09/18 - CITY OF ALACHUA
1/15/19 - CITY OF ALACHUA
02/19/19 - CITY OF ALACHUA

CLIENT: REED VALENTINE, LLC
PROJECT: ALACHUA TOWNE CENTRE
GREY SHELL
SHEET TITLE: IRRIGATION PLAN

DESIGNER: K. POLLARD
QUALITY CONTROL: C. TOLAR
PROJECT NUMBER: 18-0021

SHEET NO.: IR-1

SHOULD INCONSISTENCIES OR DISCREPANCIES OCCUR
WITHIN THE DRAWINGS OR SPECIFICATIONS, THE BETTER
QUALITY, GREATER QUANTITY AND MOST EXPENSIVE
PRODUCT OR TASK SHALL BE PERFORMED OR FURNISHED,
UNLESS INSTRUCTED OTHERWISE BY THE ARCHITECT.
DISCREPANCIES BETWEEN SPECIFIED ITEMS OR
INSTALLATION METHODS SHALL NOT BE CAUSE FOR
MODIFICATION TO THE CONTRACT SUM OR CONTRACT TIME.

(1) REFER TO SHEET A400 FOR DOOR AND WINDOW SCHEDULES.
SC - SAW CUT JOINT
DS - DOWNSPOUT

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Tampa, Florida 33611
813.251.2190
AA26000662

ALACHUA
TOWNE CENTRE
'GREY' SHELL
PARCEL D-2
CITY OF ALACHUA, FL

FLOOR PLAN

	PERMIT COMMENTS	02.18.19

State Registration 
 Richard Hartmann AIA, LEED AP
 AR009622

To the best of the knowledge of the architects & engineers, said plans and specifications comply with the applicable building codes and minimum fire safety standards.

18013

RK/AP/RI H

Checked By 

P. H.

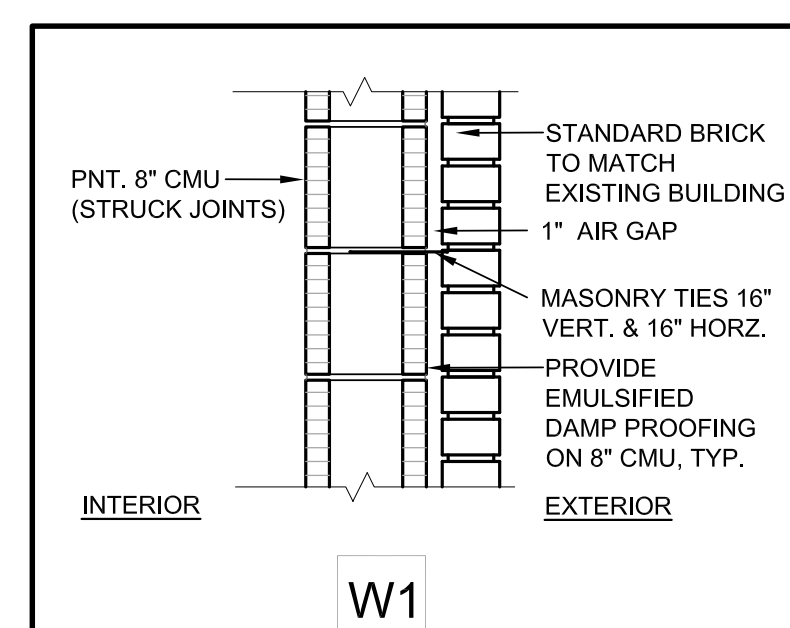
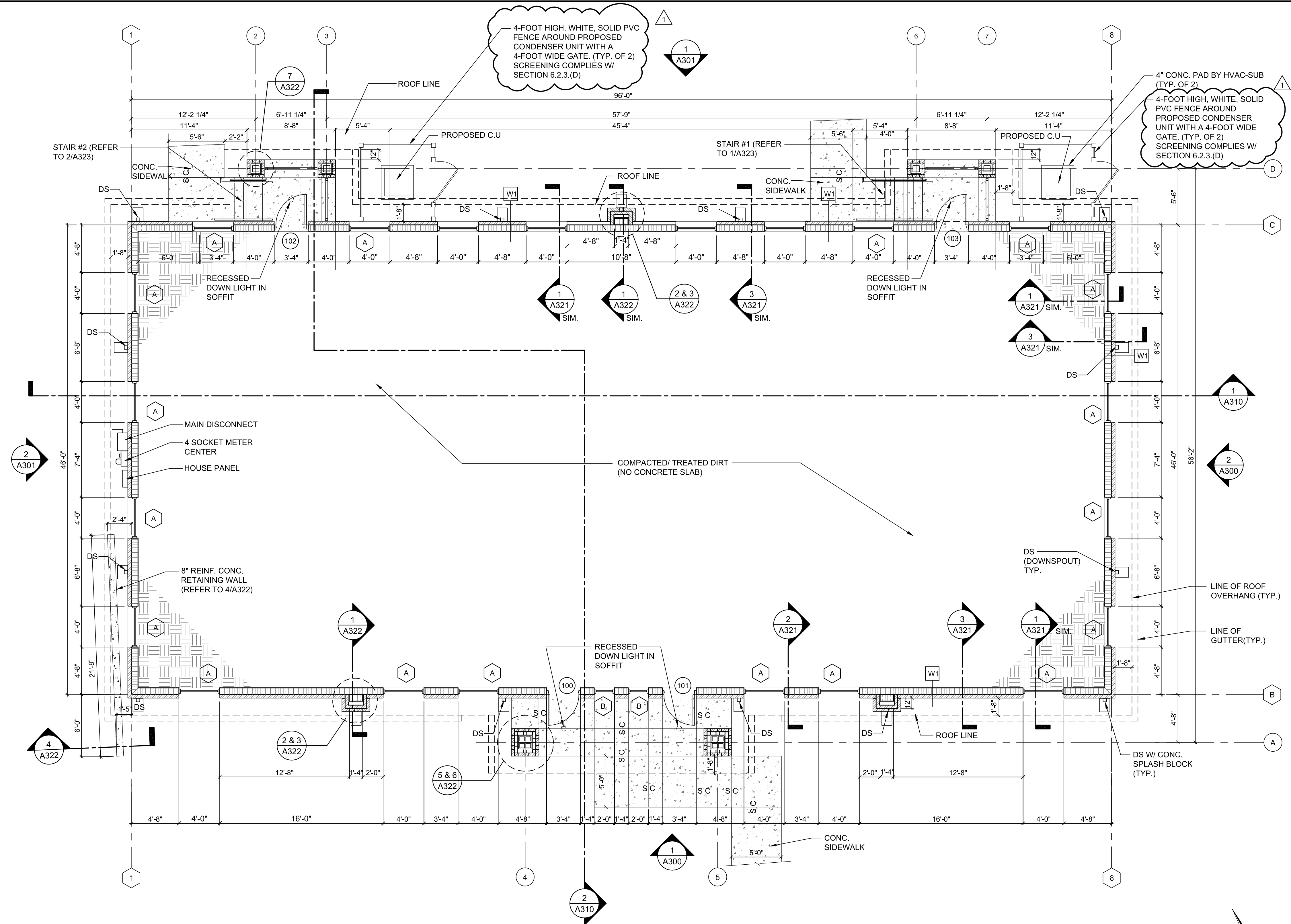
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AS NOTED

Issue Date

Sheet Number

A100



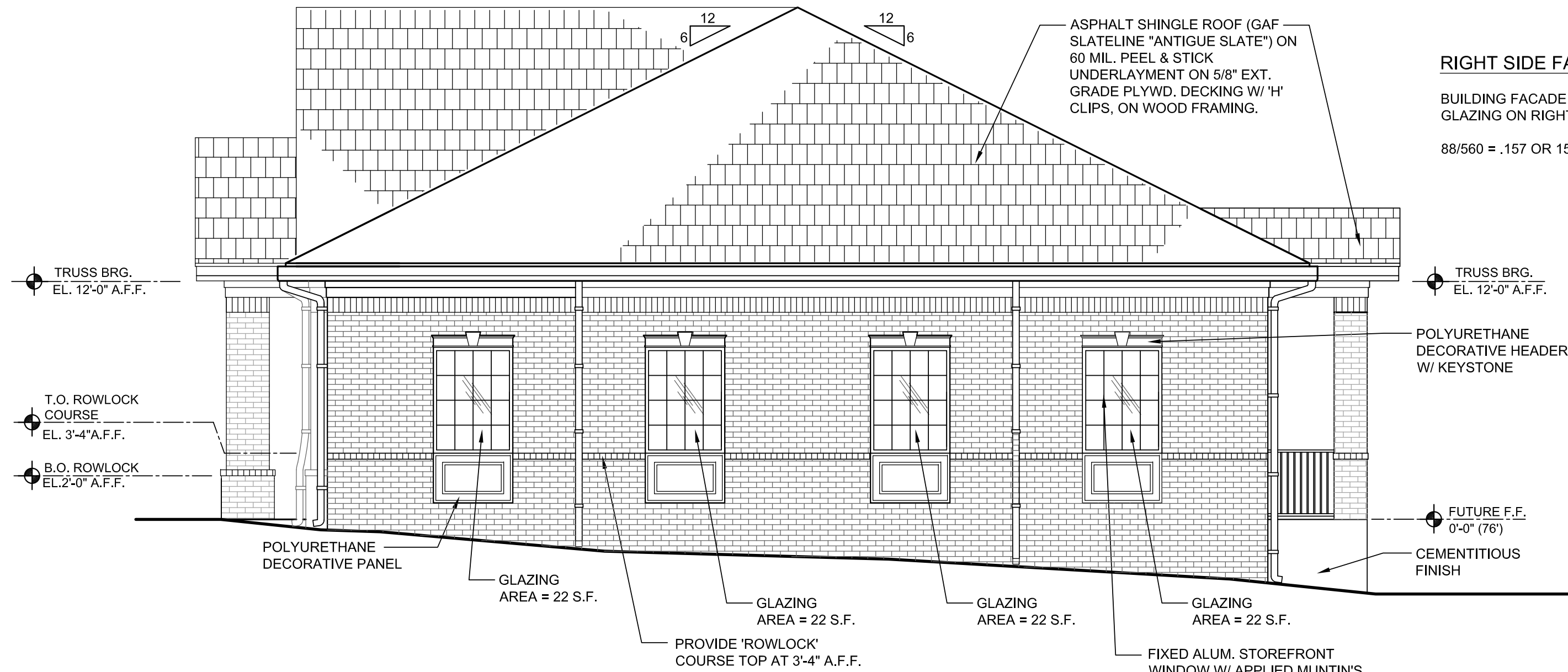
SCALE	2
1" = 1'-0"	

2

SCALE	1
3/16" = 1'-0"	

1

NOTE:
SHOULD INCONSISTENCIES OR DISCREPANCIES OCCUR, WITHIN THESE DRAWINGS OR SPECIFICATIONS, THE BETTER QUALITY, GREATER QUANTITY AND MOST EXPENSIVE PRODUCT OR TASK SHALL BE PERFORMED OR FURNISHED, UNLESS INSTRUCTED OTHERWISE BY THE ARCHITECT. DISCREPANCIES BETWEEN SPECIFIED ITEMS OR INSTALLATION METHODS SHALL NOT BE CAUSE FOR MODIFICATION TO THE CONTRACT SUM OR CONTRACT TIME.



RIGHT SIDE FACADE PERCENTAGE OF GLAZING:

BUILDING FACADE SF = 560 SF
GLAZING ON RIGHT SIDE FACADE = 88 SF

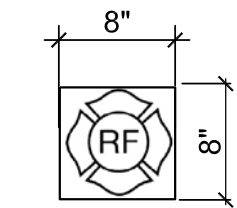
88/560 = .157 OR 15.7% GLAZING (15% REQUIRED)

EAST ELEVATION

SCALE
3/16" = 1'-0"

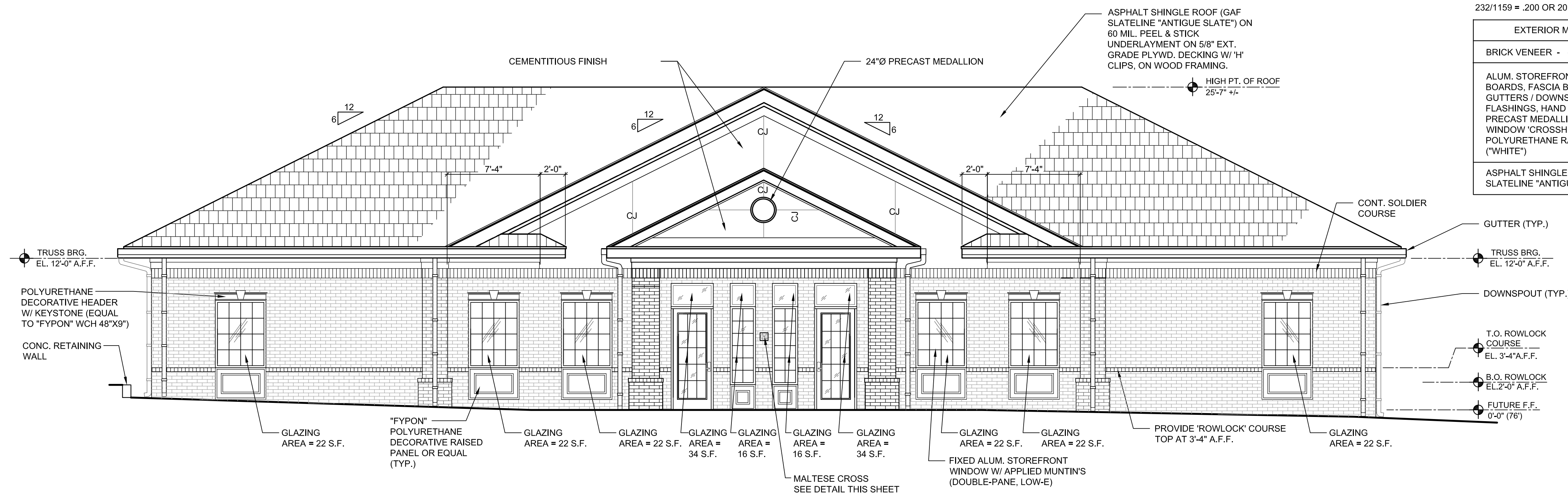
2

MALTESE CROSS INFORMATION



- REFER TO SOUTH ELEVATION FOR LOCATION OF MALTESE CROSS

- MALTESE CROSS SHALL BE 1/8" ALUMINUM
- MALTESE CROSS SHALL MEASURE 8" HORIZONTALLY AND 8" VERTICALLY
- MALTESE CROSS SHALL BE BRIGHT RED REFLECTIVE COLOR**
- MALTESE CROSS SHALL BE WITHIN 24" TO THE LEFT OF THE MAIN ENTRY
- MALTESE CROSS SHALL BE NOT LESS THAN 4' ABOVE GRADE, WALKING SURFACE, FINISHED FLOOR
- MALTESE CROSS SHALL BE NOT MORE THAN 6' ABOVE GRADE, WALKING SURFACE, FINISHED FLOOR
- ADDITIONAL SIGNS TO BE INSTALLED AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
- THE COMPLETE RULE IS AVAILABLE ON THE STATE FIRE MARSHALS WEB SITE UNDER RULES OF THE STATE FIRE MARSHAL



FRONT FACADE PERCENTAGE OF GLAZING:

BUILDING FACADE SF = 1159 SF
GLAZING ON FRONT FACADE = 232 SF

232/1159 = .200 OR 20% GLAZING (20% REQUIRED)

EXTERIOR MATERIAL SCHEDULE
BRICK VENEER - ("RED BRICK")
ALUM. STOREFRONT / DOORS, FRIEZE BOARDS, FASCIA BOARD, HARDIE SOFFITS, GUTTERS / DOWNSPOUTS, EXPOSED METAL FLASHINGS, HAND & GUARD RAILS, STUCCO, PRECAST MEDALLION, POLYURETHANE WINDOW 'CROSSHEAD' W/ KEYSTONE AND POLYURETHANE RAISED PANELS - ("WHITE")
ASPHALT SHINGLE ROOF (GAF SLATELINE "ANTIGUE SLATE")

SOUTH ELEVATION

SCALE
3/16" = 1'-0"

1

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AA26000662

Project Name

ALACHUA
TOWNE CENTRE
'GREY' SHELL
PARCEL D-2
CITY OF ALACHUA, FL

Sheet Title

EXTERIOR
ELEVATIONS

Revisions

△	
△	
△	
△	

State Registration

Richard Hartmann AIA, LEED AP
AR009622

Project Number

18013

Drawn By

RK/AP/RLH

Checked By

RJH

Scale

AS NOTED

Issue Date

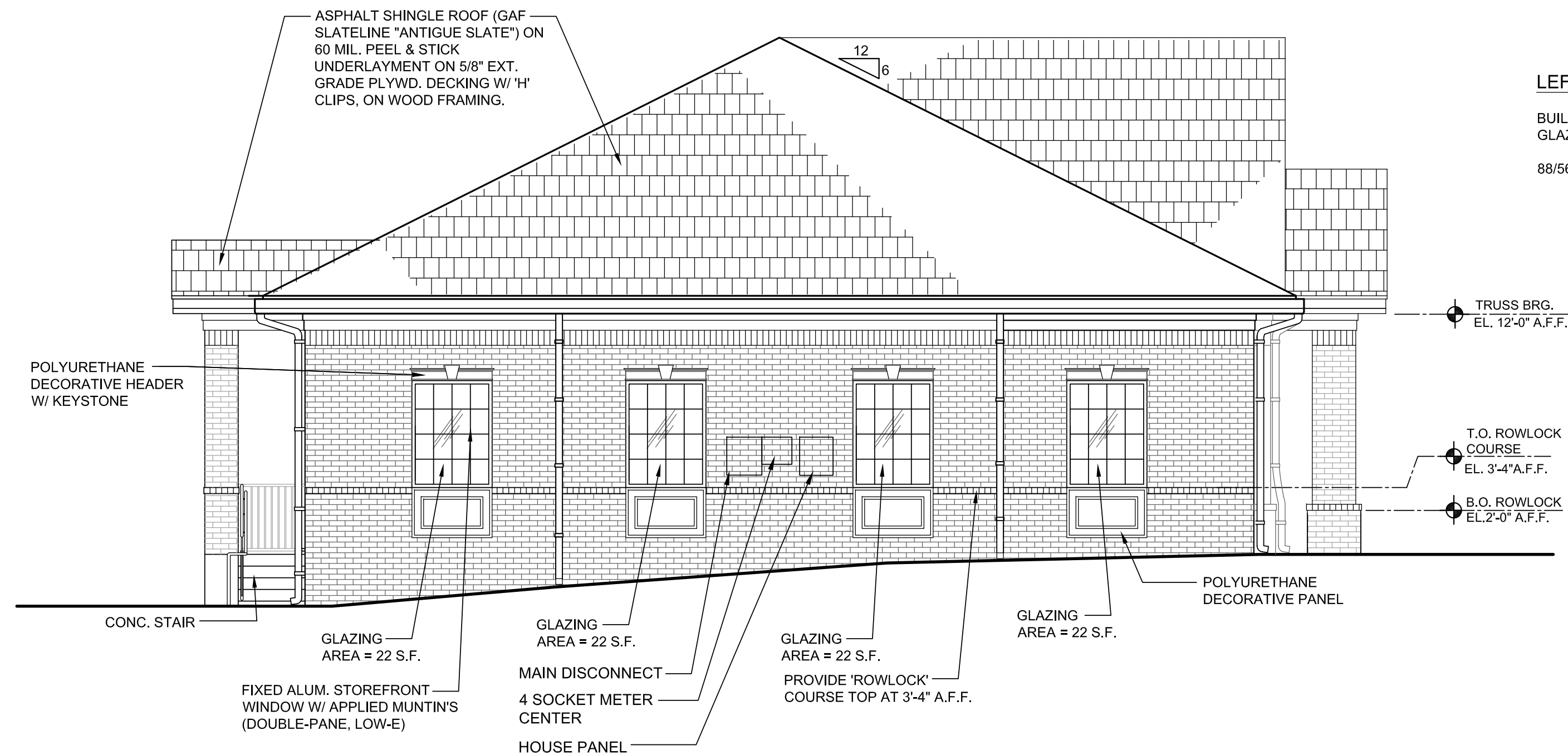
11.01.18

Sheet Number

A300

NOTE:

SHOULD INCONSISTENCIES OR DISCREPANCIES OCCUR WITHIN THESE DRAWINGS OR SPECIFICATIONS, THE BETTER QUALITY, GREATER QUANTITY AND MOST EXPENSIVE PRODUCT OR TASK SHALL BE PERFORMED OR FURNISHED, UNLESS INSTRUCTED OTHERWISE BY THE ARCHITECT. DISCREPANCIES BETWEEN SPECIFIED ITEMS OR INSTALLATION METHODS SHALL NOT BE CAUSE FOR MODIFICATION TO THE CONTRACT SUM OR CONTRACT TIME.



LEFT SIDE FACADE PERCENTAGE OF GLAZING:

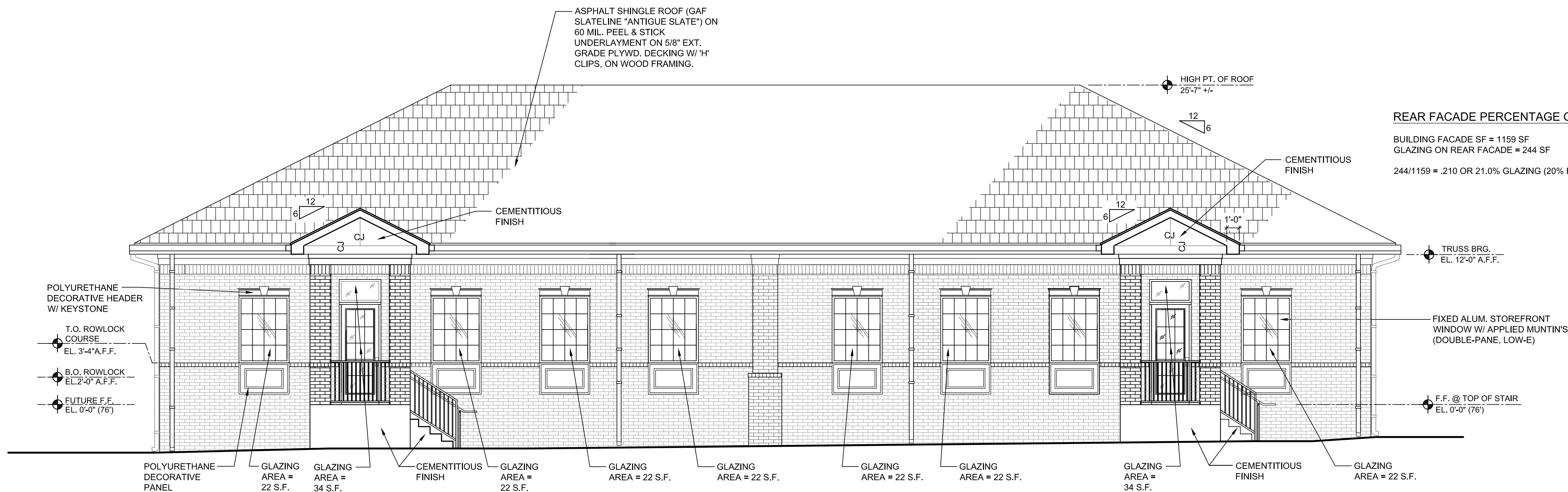
BUILDING FACADE SF = 560 SF
GLAZING ON LEFT SIDE FACADE = 88 SF

88/560 = .157 OR 15.7% GLAZING (15% REQUIRED)

WEST ELEVATION

SCALE
3/16" = 1'-0"

2



REAR FACADE PERCENTAGE OF GLAZING:

BUILDING FACADE SF = 1159 SF
GLAZING ON REAR FACADE = 244 SF

244/1159 = .210 OR 21.0% GLAZING (20% REQUIRED)

NORTH ELEVATION

SCALE
3/16" = 1'-0"

1

HARTMANN
architecture inc.

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Tampa, Florida 33611
813.251.2190
AA26000662

Project Name

ALACHUA
TOWNE CENTRE
'GREY' SHELL
PARCEL D-2
CITY OF ALACHUA, FL

Sheet Title

EXTERIOR
ELEVATIONS

Revisions

△	
△	
△	
△	

State Registration

Richard Hartmann AIA, LEED AP
AR009622

To the best of the knowledge of the architects & engineers, said plans and specifications comply with the applicable building codes and minimum fire safety standards.

Project Number

18013

Drawn By

RK/AP/RLH

Checked By

RJH

Scale

AS NOTED

Issue Date

11.01.18

Sheet Number

A301



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____

Application Fee: \$ _____

Filing Date: _____

Acceptance Date: _____

Review Type: P&Z

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Alachua Towne Center 'Grey Shell'
2. Address of Subject Property: 14476 NW 151st Blvd
3. Parcel ID Number(s): 03605-001-012
4. Existing Use of Property: Vacant Commercial
5. Future Land Use Map Designation : Commercial
6. Zoning Designation: CBD
7. Acreage: 0.16 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): John Maxfield Title: Director of Land Development
Company (if applicable): CHW
Mailing address: 11801 Research Drive
City: Alachua State: FL ZIP: 32615
Telephone: (352) 331-1976 FAX: _____ e-mail: johnm@chw-inc.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Reed Valentine LLC
Mailing Address: 321 Yacht Club Drive
City: Ft. Walton Beach State: Florida ZIP: 32547

* 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. Site Plan including but not limited to:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Zoning of the subject property.
 - c. Vicinity map - indicating general location of the site and all abutting streets and properties.
 - d. Complete legal description.
 - e. Statement of Proposed Uses.
 - f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
 - g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
 - h. Area and dimensions of site.
 - i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
 - k. Location and dimensions of all existing and proposed parking areas and loading areas.
 - l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

- m. Location and size of any lakes, ponds, canals, or other waters and waterways.
- n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
- o. Location of waste receptacles and detail of waste receptacle screening.
- p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
 - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
 - (a) Calculation of glazing of the front façade.
 - (b) Calculation of the area of ground floor façades subject to glazing.
 - (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
 - (d) Sufficient plan detail and calculations of each material utilized in each façade.
- q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
 - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
 - (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
 - (b) Calculation of the area of ground floor façades subject to glazing.
 - (c) If glazing alternatives are used, calculation of area of alternative materials used.
 - (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
 - (e) Color architectural plans depicting the color of all materials used in the façade.
- r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Floor area of dwelling units.
 - vi. Number of proposed parking spaces.
 - vii. Street layout.
 - viii. Layout of mobile home stands (for mobile home parks only).
 - ix. City of Alachua Public School Student Generation Form.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

2. Stormwater management plan - including the following:
 - a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
 - b. Proposed finished floor elevation of each building site.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water Management District surfacewater management Statement of proposed uses on the site plan
3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.
4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

For commercial project Applications:

- a. In addition to submitting specific written information regarding your **commercial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your commercial development will comply with these standards.

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

For industrial project Applications:

- b. In addition to submitting specific written information regarding your **industrial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your industrial development will comply with these standards.

Policy 1.5.d

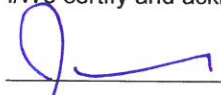
The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

6. For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set 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's web site) – and all persons/organizations registered to receive notice of development applications.
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
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 to all persons/organizations registered with the City to receive notice, 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. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.
9. Proof of ownership (i.e., copy of deed.)
10. Proof of payment of taxes.
11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.
12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
14. **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 or additional reviews of the application beyond the initial engineering review fee 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 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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


 Signature of Applicant

John Maxfield

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 17th day of September, 2018, by John

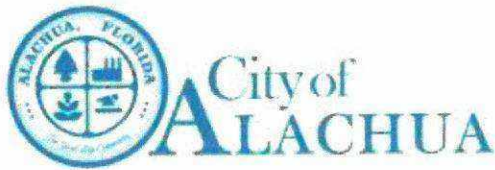
Maxfield, who is/are personally known to me, or who has/have produced _____
 as identification.

NOTARY SEAL




 Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department
 PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121



THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: TBD
Parcel ID Number(s): 03605-001-012
Acreage: 0.154 acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Adam Rohlman Title: Mgr
Company (if applicable): Reed Valentine LLC
Mailing Address: 321 Yacht Club Drive
City: Ft. Walton Beach State: FL ZIP: 32615
Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: John Maxfield Title: Director
Company (if applicable): CHW
Mailing address: 11801 Research Drive
City: Alachua State: FL ZIP: 32615
Telephone: 352-331-1976 FAX: _____ e-mail: _____

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua for the Alachua Towne Center Grey Shell project located in Alachua, FL

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

Adam Rohlman mgr
Typed or printed name and title of applicant

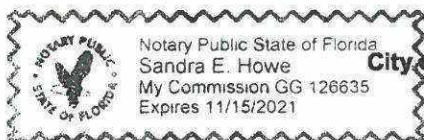
Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 5th day of July, 2018 by Adam Rohlman, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



Signature of Notary Public, State of FLORIDA

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014

Concurrency Impact Analysis

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 18-0021
From: Craig Brashier, AICP, Director of Planning
Date: July 6th, 2018
RE: Alachua Towne Center 'Grey' Shell Site Plan Application

This application is for a proposed site plan for Alachua County Tax Parcel 03605-001-012. The intended nonresidential development will be one (1) ±4,511 sq. ft., single-story office building on ±0.15-acres. The site is located immediately north of NW 151st Blvd and east of NW 144th Way within the Alachua Towne Center. Due to the site's non-residential use, the estimated impacts to local transportation and utility infrastructure are calculated, but not for Alachua's schools and recreation facilities. This analysis will serve as a concurrency report that intends to estimate how approval of the proposed development will impact City of Alachua public facilities. These estimates are provided in the calculations below:

TRANSPORTATION IMPACT ANALYSIS

Table 1: Trip Generation Calculations

Land Use ¹ (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Small Office Building (ITE 712)	4.5	16.19	73	1.92	9	2.45	11
Total	-	-	73	-	9	-	11

1. Source: *ITE Trip Generation 10th Edition*

Conclusion: The proposed development is expected to create a negligible impact to the area's transportation infrastructure. Approval of the intended office structure is anticipated to generate an estimated **73 average daily vehicle trips** to local roadways.

Table 1a: Potential Impacts on Roadways, Segments 3/4 & 5

Traffic System Category	AADT	PM	AADT	PM
	Segment 3/4: U.S. Hwy 441		Segment 5: U.S. Hwy 441	
	(From NW 126th to SR 235)		(From SR 235 to NCL of Alachua)	
Maximum Service Volume ¹	45,700	4,110	39,000	3,510
Existing Traffic ¹	18,579	1,765	25,926	2,463
Reserved Trips ¹	1,589	230	1,825	216
Available Capacity	25,532	2,115	11,249	831
Projected Trip Generation ²	18	3	73	11
Available Capacity w/ Development Approval	25,514	2,112	11,176	821

1. Source: City of Alachua May 2018 Development Monitoring Report

2. Source: This roadway segment's projected trip distribution percentage is estimated to be 25% for Segment 3/4 and 100% for Segment 5.

Table 1b: Potential Impacts on Roadways, Segments 8 & 9

	AADT	PM	AADT	PM
Traffic System Category	Segment 8: SR 235		Segment 9: SR 235	
	(From 235/241 Intersection to US 441)		(From US 441 to NCL of Alachua)	
Maximum Service Volume ¹	14,400	1,290	14,400	1,290
Existing Traffic ¹	10,305	979	7,537	716
Reserved Trips ¹	0	0	29	2
Available Capacity	4,095	311	6,384	572
Projected Trip Generation ²	18	3	18	3
Available Capacity w/ Development Approval	4,077	308	6,366	569

1. Source: City of Alachua May 2018 Development Monitoring Report

2. Source: Both roadway segment's projected trip distribution percentage is estimated to be 25%.

Conclusion: Tables 1a and 1b identifies the intended facility's specific impact on affected roadway segments as determined by the City of Alachua Land Development Regulations §2.4.14(H)(2)(a). All impacted roadway segments will continue to have sufficient roadway capacity during both AADT and PM Peak. In fact, the affected roadway segment will not experience a failing roadway Level of Service (LOS) as a result of the proposed development's approval.

PUBLIC FACILITIES IMPACT ANALYSIS

Table 2: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,236,000
Reserved Capacity ¹	52,485
Residual Capacity ¹	1,011,515
Percentage of Permitted Design Capacity Utilized ¹	56.02%
Projected Potable Water Demand from Proposed Project ²	677
Residual Capacity after Proposed Project	1,010,838

1. Source: City of Alachua May 2018 Development Monitoring Report

2. Source: Chapter 64E-6.008 Florida Administrative Code; Formula: 15 gallons per 100 ft.² of floor space x 4,511 ft²

Conclusion

Quality: The proposed development will not negatively impact potable water quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

Quantity: The proposed development is estimated to generate **677 GPD** for potable water demand.

System Capacity: As calculated in Table 2, the percentage of the City's potable water system that is being utilized will not exceed 85% as a result of the proposed development's approval.

Table 3: 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	687,000
Reserved Capacity ¹	48,457
Residual Capacity ¹	764,543
Percentage of Permitted Design Capacity Utilized ¹	49.03%
Projected Sanitary Sewer Demand from Proposed Project ²	677
Residual Capacity After Proposed Project	763,866

1. Source: City of Alachua May 2018 Development Monitoring Report

2. Source: Chapter 64E-6.008 Florida Administrative Code; Formula: 15 gallons per 100 ft.² of floor space x 4,511 ft²

Conclusion

Quality: The approval of the proposed development will not negatively impact sanitary sewer quality standards of the U.S. EPA and the FDEP.

Quantity: The proposed development is estimated to generate **677 GPD** for sanitary sewer demand.

System Capacity: As calculated in Table 3, the percentage of the City's sanitary sewer system that is being utilized will not exceed 85% as a result of the proposed development's approval.

Table 4: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ¹	4,016.77	733.06
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated by Proposed Project²		10

1. Source: City of Alachua May 2018 Development Monitoring Report.

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996.

Formula Used: $((12 \text{ lbs.} / 1,000 \text{ ft}^2/\text{day} \times 4,511 \text{ ft}^2) \times 365) / 2,000$

Conclusion

As shown in Table 4, the New River Solid Waste Facility has a 50-year capacity. The proposed development will not negatively impact the adopted solid waste LOS as the site is only expected to generate **ten (10) tons of solid waste per year**—well below the current capacity.

Stormwater

Development plans submitted with this application illustrate the proposed development's consistency with this performance standard. Stormwater runoff will be captured onsite via drains that connect to Polyvinyl Chloride (PVC) stormwater pipes that travel around the site. From there, stormwater will drain offsite via an existing 12" Polyethylene (PE) storm drain that flows into the Alachua Town Centre's existing master drainage basin located north of the project site along US-441. The existing stormwater management facility is consistent with LOS standards provided in the City of Alachua Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a as well as the Suwannee River Water Management District standards and requirements.

Comprehensive Plan Consistency Analysis

To: Kathy Winburn, AICP, City of Alachua Planning Director 18-0021
From: Craig Brashier, AICP, Director of Planning
Date: July 6th, 2018
RE: Alachua Towne Center 'Grey' Shell Site Plan Application

This application is for a proposed site plan for Alachua County Tax Parcel 03605-001-012. The intended nonresidential development will be one (1) ±4,511 sq. ft., single-story office building on ±0.15-acres. The site is located immediately north of NW 151st Blvd and east of NW 144th Way within the Alachua Towne Center. This analysis will serve as a consistency report that will document how the intended development is consistent and complies with specific Comprehensive Plan Goals, Objectives, and Policies. The Comprehensive Plan language is provided in plain text and the consistency statement is provided in **bold**.

Future Land Use Element

Objective 1.3: Commercial

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

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

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating establishments

This development plan application on Alachua County Tax Parcel 03605-001-012, which possesses a Commercial Future Land Use (FLU) designation. Therefore, the proposed use, a ±4,511 sq. ft. office building is consistent with Objective 1.3 and Policy 1.3.b of the City of Alachua Comprehensive Plan. The proposed use is intended to provide a future tenant the infrastructure necessary serve the City, County, and North Central Florida region with professional services and opportunities for local employment.

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

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

As indicated on the development plans submitted with this analysis, the subject property is one of several development pads that were master planned for a portion of Alachua Towne Center. The site does not require onsite parking or circulation, since the existing parking lot adjacent to the site is intended to serve the site. Cross-access is already provided through the internal parking lot that has shared access. On-street parking is also located along NW 151st Blvd, and will be modified to provide handicap access to the proposed building.

Pedestrian access will be enhanced onsite by connecting the existing sidewalk along NW 151st Blvd and the parking lot to the north directly to proposed building entrances.

2. Buffering from adjacent existing/potential uses.

The subject property is surrounded by undeveloped parcels with matching Commercial FLU and CBD Zoning designations. As per City of Alachua Land Development Regulation (LDR) §6.2.2(D)(3)(a)(ii), lands possessing a CBD Zoning designation are not required to provide any perimeter buffering. Therefore, no buffers are proposed with this development plan.

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

As indicated on the development plans submitted with this report, approximately 1,769 sq. ft. of open space (±26% of the subject property) will be provided onsite to satisfy the 10% open space requirement established by City of Alachua Comprehensive Plan Policy 2.5.a.

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

Development plans submitted with this application demonstrate that stormwater runoff will be captured onsite via drains that connect to Polyvinyl Chloride (PVC) stormwater pipes that surround the proposed building. These drains direct stormwater offsite via an existing 12" Polyethylene (PE) storm drain that flows into the Alachua Towne Center's existing master drainage basin located north of the project site along US-441.

5. Placement of signage;

Proposed signage is limited to the building's wall, per LDR §6.5.4(C)(3). If a freestanding sign is desired by future tenants, it will remain consistent with all relevant subsections of Alachua County LDR §6.5—Signage.

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

Any new, onsite illumination is expected to be ancillary building lighting directed towards the proposed structure or ground. No additional lighting to the existing, adjacent parking lot to the north or NW 151st Blvd to the south is being proposed at this time. Impacts from all onsite lighting is expected to be negligible and will be designed consistent with LDR standards.

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

As shown on the development plans submitted with this report, parking, vehicular circulation, and service for this site has already been pre-determined. Circulation improvements to the subject property are limited to minimal sidewalk systems that permit safe pedestrian travel from the parking lot or NW 151st Blvd to the building. Parking on NW 151st Blvd shall be modified to provide ADA access to the onsite building.

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

The landscape plan submitted with this report demonstrates that the proposed development will meet all applicable landscaping standards found within the City of Alachua Comprehensive Plan and LDR §6.2.2(D)(1)(c), which requires:

- **Three canopy trees (per acre) planted on the primary or street-facing side, two canopy trees (per acre) planted on the side or rear of each structure, and four canopy trees for each 100 lineal feet of façade (6.2.2 (D)(c)(i));**
- **Six ornamental/understory trees per acre, with 50% planted in the front and 25% planted on each side (6.2.2 (D)(c)(ii));**
- **Row of shrubs planted along all facades (6.2.2 (D)(c)(iii)); and**
- **A combination of solid sod to cover 100% of the lot site that is disturbed by construction. The area within 20 feet of the front building will also be sodded (6.2.2 (D)(c)(iv)).**

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

No unique features or resources, including protected vegetation, wetland features, floodplains, significant slopes, or items of historical/archeological significance were identified that would constrain onsite development. In addition, onsite soils (Millhopper Sand, 0 to 5% Slopes) can facilitate the intended nonresidential development.

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

No performance-based zoning requirements are proposed for this site in order to attain an acceptable design.

11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

The accompanying development plan proposes a single-story, ±4,511 sq. ft. building on the ±0.15-acre site. The proposed building would yield a ±0.67 FAR, which is well below the permitted 1.0 FAR.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential

area. Judging the suitability of a location for an extension of commercial land uses shall be based upon the following minimum criteria:

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

The project site is located within Alachua Towne Center and is one of several commercial development pads intended for the proposed purpose, an office building. Therefore, the proposed building is considered infill development. The site already has the appropriate Commercial FLU and CBD Zoning District designations, and is, therefore, not an extension of commercial land uses.

Objective 2.4: Landscaping and Tree Protection Standards:

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

As shown on the development plans submitted concurrently with this report, the proposed internal and perimeter landscaping for the ±0.15-acre site is equal to ±2,206 sq. ft. (or ±33% of the site). Therefore, the proposed development exceeds the minimum landscaped area of 30% and is consistent with this Comprehensive Plan Policy.

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.

The subject property is surrounded by undeveloped parcels with matching Commercial FLU and CBD Zoning designations. As a result, the proposed development is not required to provide a perimeter buffer to adjacent lots as per City of Alachua LDR §6.2.2(D)(3)(a)(ii). Therefore, no buffering is proposed as part of this application.

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

As demonstrated on the site plans submitted with this report, the intended development will possess ±2,206 sq. ft. of landscaping comprising approximately 33% of the site's total area. This landscaped area will be utilized to meet the minimum 10% open space requirement defined in Comprehensive Plan Policy 2.5.a. as permitted by §6.7.3(B)(2) of the City of Alachua LDR.

Objective 4.1. Infill development.

Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

The project site is located within Alachua Towne Center and is one of several commercial development pads intended for the proposed purpose, an office building. Therefore, the proposed building is considered infill development. The proposed use will increase intensity with the Alachua Towne Center, which both increases the City's economic vitality and relieves development pressure at the City limits.

Policy 4.1.a. Infill within existing neighborhoods may occur at a higher density, but design standards shall be utilized to protect the traditional character of the residential neighborhood. Design standards may include, but are not limited to, utilizing similar architectural design features, enhanced landscaping, and placement of the building on the lot in a manner consistent with surrounding buildings.

Proposed development on the ±0.15-acre site consists of an office building, and does not include residential uses.

Policy 4.1.b The City shall establish flexible standards related to landscaping, buffering, stormwater (to the extent allowable), and parking requirements to encourage infill development.

The proposed development is located within Alachua Towne Center. As such, the intended development will utilize offsite shared parking and stormwater management facilities to meet City of Alachua development standards while simultaneously making efficient use of onsite developable area.

Policy 4.1.c Compatible infill development shall be encouraged within the Central City Area.

The project site is one of several undeveloped commercial lots located within the Central City Area overlay. The proposed office building is compatible with adjacent uses. The site is supported by shared parking and other infrastructure, and is considered infill development.

Objective 4.4 Central City Area:

The City shall encourage infill, redevelopment and neighborhood preservation within an area that shall be designated the Central City Area.

Approval of this application supports infill within the Central City Area, as the subject property was created with the intent to develop as an office use. The site is supported by shared parking and other infrastructure, and is considered infill development.

Policy 4.4.b. The Central City Area overlay district will promote infill and redevelopment that is consistent with and respectful of the existing housing and commercial development.

The proposed office building is consistent with the office uses already located within the subject block and existing nonresidential uses found within the greater Alachua Towne Center area.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These

development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

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

The subject property's natural topography ranges from 78 to 71 from southwest to northeast respectively, which can be seen on the CHW Topographic Survey submitted with this application. The proposed development will respect the area's existing topography by utilizing natural slopes for site design. Parking on NW 151st Blvd shall be modified to provide ADA access to the onsite building, consistent with existing topography.

In addition, no floodplains or National Wetland Inventory (NWI)-identified wetlands were found within the ±0.15-acre project site that would require additional regulations or protections for the subject development.

Objective 5.2: Availability of facilities and services:

The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

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

The proposed non-residential facility will not negatively impact the City's adopted levels of service (LOS) for transportation, potable water, sanitary sewer, and solid waste. A Concurrency Analysis for the project site has been submitted along with this application. Calculations are provided in the Concurrency Analysis that illustrate the estimated impact to public facilities.

Vision 2020

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.

The project site is located within Alachua Towne Center, adjacent to US 441. Approval of this application permits infill development, making efficient use of existing shared infrastructure. The intended use has the potential to provide local employment opportunities and bring forth additional economic activity that will assist the City in growing Alachua's economy.

Economic Element

GOAL 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

This nonresidential project represents an expansion of economic vitality with the development of a potential professional office that provides local employment opportunities and professional services. Therefore, approval of this application for a new office facility will assist the City in ensuring the further growth of Alachua's economy.

Community Facilities and Natural Groundwater Aquifer Recharge Element

GOAL 1: Wastewater

Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

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

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

The proposed plan will remain consistent with City of Alachua wastewater LOS standards. The wastewater generated from the proposed nonresidential use will drain to an existing 6" PVC sanitary sewer lateral currently located in the northeast corner of the subject property which flows to existing City of Alachua wastewater infrastructure located within the NW 152nd right-of-way. Concurrency with public facilities are examined further in the Concurrency Analysis provided with this application's submittal.

GOAL 2. Solid Waste

The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

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

<u>Facility Type</u>	<u>Level of Service Standard</u>
Solid Waste Landfill	0.73 tons per capita per year

The proposed plan will remain consistent with the City of Alachua solid waste LOS standards. As shown in concurrency report submitted concurrently with this document, the New River Solid Waste Facility has a 50-year capacity. The proposed development will not negatively impact the adopted solid waste LOS as the site is only expected to generate ten (10) tons of solid waste per year—well below the current capacity. Solid waste concurrency is examined further in the Concurrency Analysis provided with this document's submittal.

GOAL 3: Stormwater

Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Policy 3.1.a: The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of postdevelopment runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. The LOS standard for water quality treatment shall be treatment for the “first one inch” of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

The proposed development will remain consistent with City of Alachua stormwater LOS Standards. Runoff generated from the intended development will be captured onsite and connect to the Alachua Towne Center’s existing stormwater management facilities where it will flow to the Center’s existing master drainage basin located north of the project site along US-441. Stormwater concurrency is examined further in the Concurrency Analysis provided with this document’s submittal.

GOAL 4: Potable water

Provide an adequate supply of high quality potable water to customers throughout the water service area.

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

3. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

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

The proposed plan will remain consistent with City of Alachua potable water LOS Standards. The site's potable water needs will be serviced by a potable water service line located within the NW 151st Boulevard right-of-way that extends to the proposed development via a 2" PVC lateral. Concurrency with public facilities is examined further in the Concurrency Analysis provided with this document's submittal and in the calculations provided in this application.

N:\2018\18-0021\Planning\Reports\RPT_180706_ATC Grey Shell_Consistency.docx

PROJECT NAME: Alachua Towne Centre 'Grey' Shell
PROJECT No.: 18-0021
FILE PATH: N:\2018\18-0021\Engineering\GRU Utilities\Meter Sizing\

7:27 AM

ADF and ADF METER SIZING CALCULATIONS

Proposed Average Daily Flow - 15 GPD Per 100 square feet (GRU)

Proposed Average Water Demand	46	100 SF	X	15 gpd	690 gpd
				Total	690 gpd

Proposed Average Water Demand ERC (Eqv. Residential Connection = 350 GPD) 2.0 ERC

Peak Water Demand ERC (PF = 2.5) 4.9 ERC

Peak Flow for Meter Sizing based on ADF (PF = 2.5, over 16 hour period) 2 gpm

Meter size 3/4 inch





Project No. 18-0021: Alachua Towne Centre 'Grey' Shell

Structure No.		Invert Elev.		Length (ft)	Slope (ft/foot)	Dia. (in)	C	i (in/hr)	A (ac)	Q (cfs) Actual		Q Allowed (cfs)	Pipe A (sq-ft)	V - Full Flow (fps)	Pipe R (ft)	Minor Loss Coeff.	Minor Loss (ft)	Loss (ft)	HGL		ToG/ EoP	F.B. (in)
From	To	U.S.	D.S.							Inc	Cumul								U.S.	D.S.		
S-5	S-4	73.70	73.44	20.7	0.0126	6	0.95	6.2	0.04	0.22	0.22	0.68	0.2	3.5	0.13	0.5	0.01	0.03	65.78	65.74	75.20	113.0
S-4	S-3	73.44	73.11	33.7	0.0098	6	0.85	6.2	0.01	0.07	0.30	0.60	0.2	3.1	0.13	0.8	0.03	0.08	65.74	65.64	75.20	113.5
S-3	S-2	73.11	72.86	25.7	0.0097	6	0.90	6.2	0.03	0.16	0.45	0.60	0.2	3.1	0.13	0.5	0.04	0.14	65.64	65.45	75.20	114.8
S-2	S-1	72.86	64.81	79.2	0.1016	6	0.85	6.2	0.01	0.07	0.53	1.94	0.2	9.9	0.13	0.5	0.06	0.59	65.45	64.81	74.80	112.1

- Notes**
1. ToG = Top of Grate/EoP = Edge of Pavement
2. FB= Free Board
3. Rainfall intensity is based on the FDOT Zone 5 Rainfall Intensity-Duration-Frequency curve for the 3 YR - 10 min storm event (6.2 inches/hr)

Prepared By & Return To:
Darryl J. Tompkins, P.A.
P.O. Box 519
Alachua, Florida 32616

Doc Stamp-Deed: \$0.70



Parcel ID Number: 03605-001-014

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED, made and executed as of the 22nd day of May, 2018, by **FIRST STREET GROUP, LC, A FLORIDA LIMITED LIABILITY COMPANY, Document #L99000001531**, whose post office address is Post Office Box 1990, Alachua, Florida 32616 (hereinafter referred to as "**Grantor**"), to **ALACHUA TOWNE CENTRE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, Document #N01000000271**, whose address is c/o Post Office Box 969, Alachua, Florida 32616 (hereinafter referred to as "**Grantee**").

WITNESSETH:

That Grantor, its successors and assigns, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged by Grantor, have granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and do hereby grant, bargain, sell, alien, remise, release, convey, and confirm, to Grantee, and Grantee's personal representatives, heirs, successors and assigns forever, the following described parcel of real property located in Alachua County, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE (the "Real Property")**

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
- C. Taxes for the year 2014 and subsequent years.

The property being conveyed is for Restricted Common Area and parking for the Office Unit or Pad owners in Alachua Towne Centre according to recorded Declaration of Covenants and Conditions.

This Corrective Special Warranty Deed is being recorded to correct the reference from Common Area to Restricted Common Area in the Special Warranty Deed recorded in Official Records Book 4313, Page 640 of the Public Records of Alachua County, Florida.

TOGETHER WITH all and singular the rights and appurtenances pertaining to the Real Property, together with every privilege, right, title, interest and estate, reversion, remainder, and easement

thereto belonging or in anywise appertaining. Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under him, but against none other.

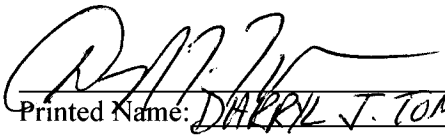
TO HAVE AND TO HOLD the same in fee simple forever.

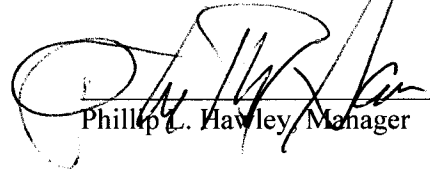
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered effective as of the Effective Date stated above.

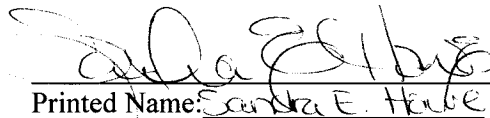
Signed, Sealed and Delivered
In the Presence of:

"GRANTOR"

First Street Group, LC, a Florida
Limited Liability Company

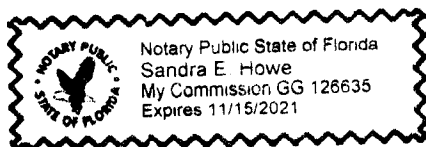

Printed Name: DARRYL J. TOMPKINS


Phillip L. Hawley, Manager


Printed Name: Sandra E. Howe

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 22nd day of May, 2018, by Phillip L. Hawley as Manager of First Street Group, LC, a Florida Limited Liability Company, on behalf of the Company, who is personally known to me or has produced his Florida drivers license as identification.



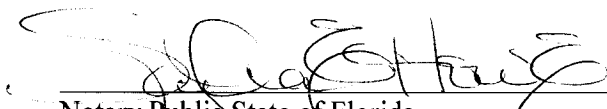

Notary Public State of Florida
Printed Name: Sandra E. Howe
My Commission Expires: 11/15/2021

EXHIBIT "A"

Page 1 of 3

DATE: October 20, 2014**CLIENT:** First Street Group, LC**PROJECT NAME:** TP 3605-1-1**PROJECT NO:** 14-0427**DESCRIPTION FOR:** Overall boundary of Tax Parcel 03605-001-001

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNING SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 03°12'57" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NW 142ND TERRACE (A 60 FOOT RIGHT-OF-WAY), A DISTANCE OF 520.34 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2383, PAGE 585 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°10'03" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 293.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 370.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°52'46" WEST, 76.78 FEET; THENCE WESTERLY CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°54'41", AN ARC DISTANCE OF 76.92 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 03°12'57" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 10.33 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NW 151ST BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 2844, PAGE 1121 OF SAID PUBLIC RECORDS AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 225.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°53'20" WEST, 68.87 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°36'26", AN ARC DISTANCE OF 69.14 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2965, PAGE 514 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 22°37'35" EAST ALONG THE EASTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 67.29 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 50°49'58" WEST ALONG THE NORTHERLY BOUNDARY OF SAID LANDS AND ALONG THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2667, PAGE 1160 OF SAID PUBLIC RECORDS, A DISTANCE OF 122.55 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2667, PAGE 1160; THENCE SOUTH 42°34'00" WEST ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 53.38 FEET TO THE SW CORNER OF SAID LANDS, AND TO THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF NW 151ST BOULEVARD, AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 440.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°22'40" WEST, 125.79 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 16°26'11", AN ARC DISTANCE OF 126.22 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3353, PAGE 412 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 39°49'53" EAST ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 55.91 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 50°10'07" WEST ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 59.25 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4112, PAGE 331 OF SAID PUBLIC RECORDS AND TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.50 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°39'53" WEST, 13.20 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LANDS AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°59'31", AN ARC DISTANCE OF 13.30 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHERLY LINE, AND ALONG THE WESTERLY PROJECTION THEREOF, NORTH 75°09'38" WEST, A DISTANCE OF 173.26 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 144th WAY AS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 2844, PAGE 1121, AND THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 54.00 FEET, AND BEING SUBTENDED BY A CHORD

EXHIBIT "A"

Page 2 of 3

BEARING AND DISTANCE OF NORTH 12°11'16" EAST, 26.04 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°54'32", AN ARC DISTANCE OF 26.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°34'47" EAST, 16.56 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°41'34", AN ARC DISTANCE OF 16.88 FEET TO THE POINT OF TANGENCY; THENCE NORTH 36°55'33" EAST, A DISTANCE OF 15.58 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2870, PAGE 557 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS; (1) SOUTH 75°09'38" EAST, A DISTANCE OF 23.01 FEET; (2) THENCE NORTH 13°45'10" EAST, A DISTANCE OF 5.94 FEET; (3) THENCE SOUTH 75°01'03" EAST, A DISTANCE OF 136.24 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 14°58'57" EAST ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 55.25 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NW 152ND LANE AS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 2844, PAGE 1121, AND THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 290.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°46'29" EAST, 78.26 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°30'30", AN ARC DISTANCE OF 78.49 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45°01'14" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 370.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°39'14" EAST, 8.18 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°15'59", AN ARC DISTANCE OF 8.18 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED AS PARCEL "B" IN OFFICIAL RECORDS BOOK 3266, PAGE 1273 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 39°41'17" WEST ALONG THE WESTERLY LINE OF SAID PARCEL "B", A DISTANCE OF 55.62 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 49°21'17" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL "B", A DISTANCE OF 76.58 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID CORNER LYING ON THE WESTERLY LINE OF LANDS DESCRIBED AS PARCEL "A" IN SAID OFFICIAL RECORDS BOOK 3266, PAGE 1273; THENCE SOUTH 24°52'27" WEST ALONG SAID WESTERLY LINE OF PARCEL "A", A DISTANCE OF 2.91 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 65°07'33" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 24°52'27" EAST ALONG THE EASTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 62.57 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS, AND TO THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY OF NW 152ND LANE, AND THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 370.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°25'33" EAST, 12.49 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°56'03", AN ARC DISTANCE OF 12.49 FEET TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2383, PAGE 585; THENCE SOUTH 03°12'57" EAST, ALONG SAID WEST LINE AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 243.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 1.102 ACRES, MORE OR LESS.

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF**

IN THE CIRCUIT COURT OF THE EIGHTH
JUDICIAL CIRCUIT, IN AND FOR ALACHUA
COUNTY, FLORIDA - CIVIL DIVISION

Case Number: 2018-CA-000053

REED VALENTINE, LLC,
a Florida Limited Liability Company,

Plaintiff,

v.

CAY PARTNERS, LLC, a Nevada Limited
Liability Company, ALACHUA TOWNE
CENTRE ASSOCIATION, INC., a Florida
Not-for-Profit Corporation and STATE OF
FLORIDA, DEPARTMENT OF REVENUE,

Defendants.

FILED
CK 47
2018 JUN -1 PM 1:37
J.K.'JESS' IRBY
CLERK OF COURTS
ALACHUA COUNTY, FL

FINAL JUDGMENT OF QUIET TITLE

THIS CAUSE having come before this Court for consideration upon Plaintiffs' Motion for Final Judgment Quieting Title on the Pleadings, and the Court, having reviewed the Motion and the pleadings, and being otherwise fully advised in the premises, it is

ORDERED AND ADJUDGED as follows:

1. Plaintiff, **REED VALENTINE, LLC, a Florida Limited Liability Company**, is the owner in fee simple of the following-described real property in Alachua County, Florida:

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNING SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 03°12'57" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NW 142ND TERRACE (A 60 FOOT RIGHT-OF-WAY), A DISTANCE OF 520.34 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN



OFFICIAL RECORDS BOOK 2383, PAGE 585 OF SAID PUBLIC RECORDS; THENCE SOUTH $89^{\circ}10'03''$ WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 293.96 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 370.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $84^{\circ}52'46''$ WEST, 76.78 FEET; THENCE WESTERLY CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $11^{\circ}54'41''$, AN ARC DISTANCE OF 76.92 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH $03^{\circ}12'57''$ WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 10.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 225.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $59^{\circ}39'41''$ WEST, 146.74 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2844, PAGE 1121 OF SAID PUBLIC RECORDS AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $38^{\circ}03'44''$, AN ARC DISTANCE OF 149.47 FEET TO THE POINT OF TANGENCY; THENCE NORTH $40^{\circ}37'49''$ WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 46.53 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 440.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $52^{\circ}40'31''$ WEST, 183.64 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LANDS AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $24^{\circ}05'24''$, AN ARC DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LANDS AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $13^{\circ}03'41''$, AN ARC DISTANCE OF 100.30 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $71^{\circ}15'04''$ WEST, 100.09 FEET) TO THE END OF SAID CURVE; THENCE NORTH $14^{\circ}50'22''$ EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 62.89 FEET; THENCE SOUTH $75^{\circ}09'38''$ EAST, A DISTANCE OF 95.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.50 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $62^{\circ}39'53''$ EAST, 13.20 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $24^{\circ}59'31''$, AN ARC DISTANCE OF 13.30 FEET TO THE END OF SAID CURVE; THENCE SOUTH $21^{\circ}52'25''$ WEST, A DISTANCE OF 67.37 FEET TO THE POINT OF BEGINNING.

Property Address: 14476 NW 151st Blvd., Alachua, FL 32615

2. Plaintiffs' title to said property is quieted against the claims of Defendant, **ALACHUA TOWNE CENTRE ASSOCIATION, INC., a Florida Not-for-Profit Corporation**, and against all claims of Defendants, **CAY PARTNERS, LLC, a Nevada Limited Liability Company** and **STATE OF FLORIDA, DEPARTMENT OF REVENUE**, and all others taking by, through, or under the Defendants.

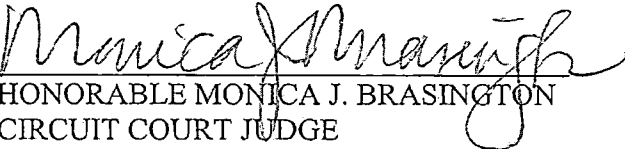
3. Defendant, **ALACHUA TOWNE CENTRE ASSOCIATION, INC., a Florida Not-for-Profit Corporation**, has an interest in the property as the condominium association under the terms and conditions of the community's covenants, conditions and restrictions recorded January 9, 2001, in O.R. Book 2331, Page 2670, Amendments recorded in O.R. Book 2383, Page 2915, O.R. Book 2844, Page 1131 and O.R. Book 4359, Page 1932, Public Records of Alachua County, Florida, which encumber the property and which survived the Tax Deed. However, all pre-Tax Deed debts and liabilities were extinguished by the Tax Deed and are quieted by this Judgment.

4. The Notice of Lis Pendens filed against the property by the Plaintiffs is hereby dissolved.

5. This Court retains jurisdiction of this action to allow for any additional curative measures that may be required for the purpose of insuring title post-Final Judgment.

DONE AND ORDERED in Chambers in Gainesville, Alachua County, Florida, this

31 day of May, 2018.


HONORABLE MONICA J. BRASINGTON
CIRCUIT COURT JUDGE

10/1/18 

Copies to service list on following page:

Kristopher E. Fernandez, P.A.
114 S. Fremont Ave.
Tampa, FL 33606

Cay Partners, LLC, a Nevada Limited
Liability Company
c/o Stephen Seefeld-Registered Agent
11231 U.S. Highway One, Suite 328
North Palm Beach, Florida 33408

State of Florida, Department of Revenue
c/o Executive Director
2450 Shumard Oaks Blvd., Bldg. 1, Floor 2
Tallahassee, Florida 32399

Kirstin J. Stinson, Esq.
Scruggs & Carmichael, P.A.
One Southeast First Avenue
Gainesville, Florida 32601

DATE: 07/05/2018

PROJECT NAME: Alachua Towne Center

PROJECT NO: 18-0021

Tax Parcel #: 03605-001-012

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNING SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 0312'57" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NW 142ND/ TERRACE (A 60 FOOT RIGHT-OF-WAY), A DISTANCE OF 520.34 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2383, PAGE 585 OF SAID PUBLIC RECORDS; THENCE SOUTH 8910'03" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 293.96 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 370.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 8452'46" WEST, 76.78 FEET; THENCE WESTERLY CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1154'41", AN ARC DISTANCE OF 76.92 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 0312'57" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 10.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 225.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 5939'41" WEST, 146.74 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2844, PAGE 1121 OF SAID PUBLIC RECORDS AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3803'44", AN ARC DISTANCE OF 149.47 FEET TO THE POINT OF TANGENCY; THENCE NORTH 4037'49" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 46.53 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 440.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 5240'31" WEST, 183.64 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LANDS AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2405'24", AN ARC DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LANDS AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1303'41", AN ARC DISTANCE OF 100.30 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 7115'04" WEST, 100.09 FEET) TO THE END OF SAID CURVE; THENCE NORTH 14°50'22" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 62.89 FEET; THENCE SOUTH 75°09'38" EAST, A DISTANCE OF 95.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.50 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°39'53" EAST, 13.20 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°59'31", AN ARC DISTANCE OF 13.30 FEET TO THE END OF SAID CURVE; THENCE SOUTH 21°52'25" WEST, A DISTANCE OF 67.37 FEET TO THE POINT OF BEGINNING.

Parcel: 03605-001-012*Search Date: 6/14/2018 at 11:49:44 AM*

Taxpayer:	REED VALENTINE LLC	Legal:	DOWNING ADDN PB C-79A COM SE COR BK 16 N 03 DEG 12 MIN 57 SEC W 520.34 FT S 89 DEG 10 MIN 03 SEC W 293.96 FT WLY ALG CURVE 76.92 FT N 03 DEG 12 MIN 57 SEC W 10.33 FT NWLY ALG CURVE 149.47 FT N 40 DEG 37 MIN 49 SEC W 46.53 FT NWLY ALG CURVE 185 FT POB NWLY ALG CURVE 100.30 FT N 14 DEG 50 MIN 22 SEC E 62.89 FT S 75 DEG 09 MIN 38 SEC E 95.22 FT SELY ALG CURVE 13.30 FT S 21 DEG 52 MIN 25 SEC W 67.37 FT POB OR 4558/0197
Mailing:	321 YACHT CLUB DR FT WALTON BEACH, FL 32547		
Location:	14476 NW 151ST BLVD ALACHUA		
Sec-Twn-Rng:	15-08-18		
Property Use:	01000 - Vacant Comm		
Tax Jurisdiction:	Alachua - 1700		
Area:	Alachua Commercial		
Subdivision:	PlaceHolder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Vacant Comm	130700	130700	0	0	130700	0	130700	130700	0	0	130700	130700
2016	Vacant Comm	130700	130700	0	0	130700	0	130700	130700	0	0	130700	130700
2015	Vacant Comm	130700	130700	0	0	130700	0	130700	130700	0	0	130700	130700
2014	Vacant Comm	130700	130700	0	0	130700	0	130700	130700	0	0	130700	130700
2013	Vacant Comm	130700	130700	0	0	130700	0	130700	130700	0	0	130700	130700
2012	Vacant Comm	130700	130700	0	0	130700	0	130700	130700	0	0	130700	130700
2011	Vacant Comm	98000	98000	0	0	98000	0	98000	98000	0	0	98000	98000
2010	Vacant Comm	98000	98000	0	0	98000	0	98000	98000	0	0	98000	98000
2009	Vacant Comm	98000	98000	0	0	98000	0	98000	98000	0	0	98000	98000
2008	Vacant Comm	98000	98000	0	0	98000	0	98000	0	0	0	98000	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Commercial	CBD		Square Feet	6534
			2017 Certified Land Just Value: 130700	2017 Certified Land Assessed Value: 130700

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
05/31/2018	0	V	U	4603	1855	FJ
11/16/2017	51000	V	U	4558	0197	TD
12/16/2011	100	V	U	4112	331	DD
04/13/2006	175000	V	U	3353	436	SD

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03605 001 012		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

14476 NW 151ST BLVD

REED VALENTINE LLC
321 YACHT CLUB DR
FT WALTON BEACH, FL 32547

DOWNING ADDN PB C-79A COM SE COR BK
16 N 03 DEG 12 MIN 5
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.4648	130,700	0	130,700	1,106.35
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2655	130,700	0	130,700	165.40
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP33 PROJECT (S01)	1.5000	130,700	0	130,700	196.05
SCHL DISCRNRY & CN (S01)	0.7480	130,700	0	130,700	97.76
SCHL GENERAL	4.3770	130,700	0	130,700	572.07
SCHOOL VOTED (S01)	1.0000	130,700	0	130,700	130.70
SUWANNEE RIVER WATER MGT DIST	0.4027	130,700	0	130,700	52.63
17 CITY OF ALACHUA	5.3900	130,700	0	130,700	704.47

TOTAL MILLAGE 23.1480

AD VALOREM TAXES

\$3,025.43

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
C550 550 COUNTY FIRE SERVICES	1.000		83.34
NON-AD VALOREM ASSESSMENTS			\$83.34

COMBINED TAXES AND ASSESSMENTS \$3,108.77

If Paid By
Please Pay

Nov 30, 2017
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2017 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1013359

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
03605 001 012	14476 NW 151ST BLVD	

REED VALENTINE LLC
321 YACHT CLUB DR
FT WALTON BEACH, FL 32547

IF PAID BY

PLEASE PAY

☐	Nov 30, 2017	\$0.00
☐		
☐		
☐		
☐		



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

August 6, 2018

Adam Rohlman
Reed Valentine, LLC
18981 NW 76th Ave
Alachua, FL 32615

Subject: Environmental Resource Permit (ERP): No Permit Required (NPR), ERP-001-232782-1, City of Alachua Post Office Master Basin, Alachua County

Dear Mr. Rohlman:

The above referenced proposed project does not require a new ERP or a modification to an existing permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on July 16, 2018. The development consists of the construction of a total impervious area of 5,232 SF. The activity is covered under the master plan ERP-001-207238-3 with 23.10 of impervious surface area on a total project area of 37 acres. The project shall be constructed in a manner consistent with the application package submitted by John Maxfield, PE of CHW and in accordance with ERP Applicant's Handbook Volume I, Section 3.1.2(c), F.A.C.

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operation shall not:

- Exceed any of the thresholds as found in 62-330.020, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or

VIRGINIA H. JOHNS Chair
Alachua, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

DON QUINCEY
Chiefland, Florida

BRADLEY WILLIAMS
Monticello, Florida

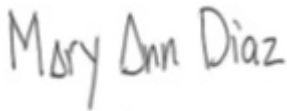
HUGH THOMAS
Executive Director

- Cause or contribute to a violation of state water quality standards.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,



Mary Ann Diaz, E.I
Engineer II

VIRGINIA H. JOHNS Chair
Alachua, Florida

CHARLES KEITH
Lake City, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

RICHARD SCHWAB Secretary/Treasurer
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Chiefland, Florida

KEVIN BROWN
Alachua, Florida

BRADLEY WILLIAMS
Monticello, Florida

GARY F. JONES
Old Town, Florida

HUGH THOMAS
Executive Director

**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
PO Box 115050
Gainesville, FL 32611**

**Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641**

**Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616**

**Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32616**

**Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615**

**Tamara Robbins
PO Box 2317
Alachua, FL 32616**

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

03605-001-009
ALACHUA MEDICAL PROPERTI...
181 W MADISON STE 4700
CHICAGO, IL 60602

03605-001-007
TOMPKINS, DARRYL J & CINDY
PO BOX 519
ALACHUA, FL 32616

03869-023-000
ALACHUA TOWNE CENTRE AS...
13505 NW 88TH PL
ALACHUA, FL 32615

03605-010-012
ST LAURENT ROBERT LIFE EST...
14602 NW 150TH LN
ALACHUA, FL 32615-5304

03605-001-012
REED VALENTINE LLC
321 YACHT CLUB DR
FT WALTON BEACH, FL 32547

03605-010-006
BAILEY & JANDREAU & JANDR...
1007 FREEMAN RD
LAMONT, FL 32336

03605-001-011
PROPERTY FOR SALE LLC
3970 ARBOR TRACE DR
LYNN HAVEN, FL 32444

03605-001-006
PROGRESSIVE RESTAURANTS ...
602 S MAIN ST
GAINESVILLE, FL 32601

03605-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03869-003-000
HITCHCOCK & SONS INC
29220 NW 122ND ST
ALACHUA, FL 32615

03605-001-003
GATEWAY BANK OF CENTRAL, ...
1632 E SILVER SPRINGS BLVD
OCALA, FL 34470

03605-010-004
AGGARWAL VINAY K & KHILMO..
14657 NW 151ST BLVD.
ALACHUA, FL 32615

03605-001-010
WARRING & WARRING 2 LLC
7106 NW 18TH AVE
GAINESVILLE, FL 32605

03605-001-004
TOMPKINS, DARRYL J & CINDY ...
PO BOX 519
ALACHUA, FL 32616

03605-010-011
FILLYAW ROBERT N
2076 SW 188TH STREET
NEWBERRY, FL 32669

03605-001-008
ALACHUA MEDICAL PROPERTI...
181 W MADISON STE 4700
CHICAGO, IL 60602

03869-024-000
PEERFLY INC
15202 NW 147TH DR STE 1200
ALACHUA, FL 32615-5336

03869-016-000
HAZY, VICTOR JR & CAROL M
6025 NW 58TH PLACE
GAINESVILLE, FL 32653

03605-001-005
CARNALL ENTERPRISES INC
800 CINNAMON BEACH WAY U...
PALM COAST, FL 32137

03605-010-000
SANTA FE STATION HOMEOWN...
9331 NW 13TH PL
Gainesville, FL 32606

03605-001-002
ALACHUA PO LLC
36 BEACHSIDE AVE
WESTPORT, CT 06880

03869-022-000
WIGGINS, ETHEL J TRUSTEE
PO BOX 1857
ALACHUA, FL 32616

03605-001-001
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616-1990

03605-001-014
ALACHUA TOWNE CENTRE AS...
PO BOX 969
Alachua, FL 32616

03605-010-005
MCKINNEY DONNA W
14629 NW 151ST BLVD
ALACHUA, FL 32615

03869-018-000
MERCHANTS AND SOUTHERN ...
AMERIS BANK
PO BOX 3668
MOULTRIE, GA 31776

MEMORANDUM

To: Neighbors of Tax Parcel #03605-001-012
From: CHW
Date: June 18, 2018
RE: Alachua Towne Center Grey Shell - Neighborhood Meeting

A Neighborhood Meeting will be held to discuss the Site Plan for Tax Parcel #03605-001-012, located at 14476 NW 151st Blvd. The project proposes the construction of a 5,000 sf building.

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

Time: 6:00 p.m. on July 3, 2018
Location: CHW, 11801 Research Drive, Alachua, FL 32615
Contact: John Maxfield, P.E.
Phone Number: (352) 331-1976

MEMORANDUM

To: Neighbors of Tax Parcel #03605-001-012
From: CHW
Date: September 17, 2018
RE: ATC Parcel D-2 Neighborhood Meeting

A Neighborhood Meeting was held on July 3rd to discuss the Site Plan for Tax Parcel #03605-001-012, located at 14476 NW 151st Blvd. The project proposes the construction of a 5,000 sf building.

The purpose of this workshop was to inform the public about the nature of the proposal and seek their comments. Please contact John Maxfield at (352)331-1976 if you have any questions or comments regarding this project.

SIGN-IN SHEET

Event: Neighborhood Meeting
Date/Time: July 3, 2018 at 6:00pm
Place: CHW Alachua Office
Re: Site Plan Application

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	There were no attendees		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

NEIGHBORHOOD MEETING

Alachua Towne Center "Grey Shell" – PN 18-0021



Date: July 3, 2018 at 6:00 PM
Location: CHW, 11801 Research Drive, Alachua
Notes by: John Maxfield

Recorded and transcribed by CHW staff.

CHW Attendees – John Maxfield, P.E.; Nick Hill

Public Attendees – None

CHW Staff hosted the required Neighborhood Meeting at CHW's office in Alachua. The meeting presentation contained detailed information pertaining to the purpose of the meeting, the application's request and intent, public notification information, the estimated schedule and review process, various maps illustrating the project site's location and characteristics, and a proposed site layout plan.

However, no notified residents adjacent to or near the project site attended the meeting. CHW staff remained onsite until 6:30 pm.

L:_CHW Templates\CHW Meeting Minutes.docx

MEMORANDUM

Alachua Towne Centre 'Grey' Shell

18-0021



To: Fire Review
From: Robert J. Walpole, PE
Date: January 17, 2019
RE: Alachua Towne Centre 'Grey' Shell – Required Fire Flow

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code and ISO Needed Fire Flow (NFF) Worksheet

Building data is based on the information available 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 not be protected by a fire sprinkler system.

ISO NFF Calculations:

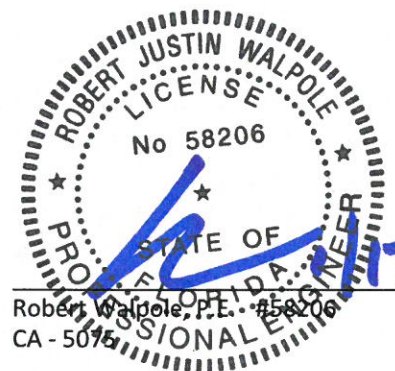
Building: **Office Building**
Building Type: Type V-B
Construction Type: Joisted Masonry Construction
Fire Flow Area: 4,511 SF

Required Fire Flow per ISO NFF: **1,250 gpm.**

Conclusions

The Fire Flow of 1,250 gpm is available within the project area according to previous correspondence with the City of Alachua.

This project will use requirements for fire flow for the office building.



ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	1/17/2019
Project:	18-0021 ATC D-2	Engineer:	Christopher F. Thornton
		Checked By:	Robert J. Walpole, P.E.
Location:	NW 101st Drive		
	Alachua, FL		

Subject Building

Construction Class (p. 4): Joisted Masonry Construction construction coefficient (F) (p. 2): 1

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 4511 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 sq. ft.

Effective Area (A_i) (p. 9) : 4,511 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 1208.951612

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Combustible (C-3) Occupancy Factor (O_i) (p. 11): 1

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: Length of exposure wall:
Number of stories of exposure wall: 1 Length x number of stories: 0
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Back: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: Length of exposure wall: 0
Number of stories of exposure wall: 1 Length x number of stories: 0
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Left: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: Length of exposure wall:
Number of stories of exposure wall: 1 Length x number of stories: 0
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Right: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: Length of exposure wall:
Number of stories of exposure wall: 1 Length x number of stories: 0
Opening Protection in exposure wall: Unprotected
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

▼

▼

Is communication open or enclosed?

▼

▼

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19):

0

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$NFF = 1250 \times 1 \times [1 + (0 + 0)]$

$NFF = 1250$ gpm

$NFF = 1250$ gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

PARKING MEMORANDUM

Alachua Towne Center 'Grey' Shell

18-0021



Prepared by: Robert J. Walpole, P.E.

Date: February 20, 2019

RE: Required and Available Parking

The project site is located on parcel 03605-001-012, lot 12 of the office park located in the Alachua Towne Center. The office park contains a combined parking lot for the businesses. There is a total of 108 spaces available on site and adjacent on street parking (100+ private).

The project parcel is 0.16 acres and the proposed construction is 4,511 sf of 1 story office space. The following table provides a summary of parking requirements by lot for the office park. The project and office park are all zoned CBD. Using Table 6.1-1 of the LDC, all lots have a use category of Office with a requirement of 1 space per 330 sf of floor area and 1 per 200 sf for medical uses. Per 6.1.4(B)(2)(b), the amount of required parking can be reduced by 50% for uses in the CBD district. The table uses actual square footage of existing and proposed buildings and condominium documents allowed square footages for currently undeveloped lots.

Pad	Description	Building SF	Required Parking	Provided by Association
A	OTI – Medical 1 st Floor	4,415	22	30 by association + 8 onsite private = 38
A	OTI – Office 2 nd Floor	3,409	11	
B	Tompkins Law Office	1,833	6	13
B	Future Office	1,500	5	
C	Future Office	6,000	18	23
D	Future Office	3,843	12	15
D	Proposed Office	4,511	14	19
	TOTAL PARKING		88	108

Based on this analysis, the total required parking is less than the total provided parking. Per table 6.1-5, 3 handicap spaces are required for the combined parking lot. There are 4 handicap parking spaces provided in the combined parking lot. No additional handicap spaces are required.

The "onsite" parking provided for all uses is 78 spaces. Required is 88 (50%) due to the CBD Zoning or 44 required spaces so essentially the requirement is met with the 78 spaces provided and therefore the site meets the parking requirements.

**Alachua Towne Centre
Association, Inc.**

c/o Burgess Management Services, LLC

PO Box 969

Alachua, FL 32616

Phone (386) 418-1001

sandy@burgessms.com

January 11, 2019

TO: City of Alachua

RE: Alachua Towne Centre Site Plan Application
for Parcel D2 - Reed Valentine, LLC

To Whom It May Concern:

The Architectural Control Committee for Alachua Towne Centre Association, Inc. has meet and reviewed the proposed site plan, building plans and landscape plans, prepared by CHW project #18-0021, for the above referenced proposed building within Alachua Towne Centre and has approved the site plan, building plan and landscape plan, which will include planting live oak trees within the common area as shown on the plans.

In addition, attached is the parking allocation applicable to the various pads within this portion of the Alachua Towne Centre project, allocating up to a maximum 19 parking spaces for the proposed building.

Please advise if you need any additional information.

Thank You.



Darryl J. Tompkins
Architectural Control Committee
Alachua Towne Centre Association, Inc.

Enclosures

PARKING ALLOCATION FOR ALACHUA TOWNE CENTRE PADS

26,000 square feet of buildable office space ÷ 100 available parking spaces = one space for every 260 square feet of office space.

30 spaces for The Orthopaedics Institute labeled O (plus 8 private spaces = 38)

13 spaces for Darryl J. Tompkins, P.A. labeled D

19 spaces for Mr. Adam Rohlman labeled R

23 spaces for Mr. James Carnell labeled C

6 spaces for Property Sale labeled P

9 spaces for First Street Group, LC labeled F

100 spaces Total

Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
P.O. Box 519
14706 Main Street
Alachua, Florida 32616

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
ALACHUA TOWNE CENTRE

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for Alachua Towne Centre (hereinafter referred to as "Declaration") made this 3rd day of January, 2001 by FIRST STREET GROUP, L.C., a Florida limited liability company, hereinafter referred to as "Declarant".

W I T N E S S E T H

WHEREAS, the Declarant is the owner of the real property situate, lying and being in Alachua County, Florida, and described on **Exhibit "A"** attached hereto and incorporated herein by this reference ("Alachua Towne Centre" and/or the "Property"); and

WHEREAS, it is contemplated that the Property, as hereinafter defined, will be developed as a retail/office/residential and commercial mixed use project comprised of various diversified uses with shared easements and access, open spaces, storm water drainage and retention areas, common signage, and other common improvements for the benefit of the owners of lands made subject to the terms of this Declaration; and

WHEREAS, the Declarant desires to provide for the preservation and enhancement of the property values and quality of environment in the Property, the general health, safety and welfare of the owners of the affected lands, and for the maintenance of shared easements and access, storm water drainage areas and improvements, open spaces, and other common areas and improvements located in the Property, and, to this end, desires to subject the Property, to the covenants, conditions, restrictions', easements, and liens hereinafter set forth, each of which shall be binding upon and run with the title to the Property; and

WHEREAS, to provide a means for meeting the purposes and intents herein set forth, the Declarant has created a non-profit corporation to which may be conveyed title and delegated, and assigned the powers of maintaining and administering the common properties, administering and enforcing the covenants and restrictions, and collecting and disbursing the assessments and charges hereinafter created.

NOW, THEREFORE, the Declarant, for itself and its successors and assigns, declares that the Property is, and shall be, held, transferred, sold, conveyed, mortgaged, and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth, all of which shall run with title to the land.

ARTICLE I
Definitions

The following words when used in this Declaration or any Supplemental Declaration (unless the context shall prohibit) shall have the following meanings:

- a. "Association" shall mean and refer to Alachua Towne Centre Association, Inc. , a Florida corporation not for profit, or its successors and assigns.
- b. "Board of Directors" shall mean and refer to the Board of Directors for Alachua Towne Centre Association, Inc., a Florida corporation not for profit, or its successors and assigns.
- c. "Common Expenses" shall mean and refer to the actual and estimated expenses of operating the Association and meeting the costs incurred or to be incurred relative to the performance of the duties of the Association, including without limitation, the costs incurred for operation, maintenance and improvement of any Common Property, including any reserves established by the Association, all as may be found to be necessary and appropriate by the Board of Directors of the Association pursuant to this Declaration, the BYLAWS, and the Articles of Incorporation of the Association.
- d. "Common Property" shall mean and refer to all real property and any improvements located thereon, and all personal property, from time to time intended to be devoted to the use and enjoyment of Members of the Association and maintained by the Association at Common Expense. "Common Property" includes, without limitation, any easements reserved or created by the Declarant as set forth in this Declaration or otherwise conveyed to the Association.
- e. "The Declarant" shall mean and refer to First Street Group, L.C., a Florida limited liability company, and its successors and assigns. No successor or assignee of the Declarant shall have any rights or obligations of the Declarant hereunder unless such rights and obligations are specifically set forth in the instrument of succession or assignment, or unless such rights pass by operation of law.
- f. "Lot" shall mean an individual parcel of property on which one or more buildings may be constructed.
- g. "Member" shall mean and refer to each Owner who is a member of the Association.
- h. "Design Guidelines" shall mean and refer to the Alachua Towne Centre Design Control Guidelines established from time to time by the Architectural Control Committee described in Article VI below.
- i. "Owner" shall mean the owner of any Lot or Office Unit and/or Pad.
- j. "Office Unit" and/or "Pad" shall mean and refer to each specific separately described portion of a Lot upon which an office building is to be located.

k. "Restricted Common Areas" shall mean and refer to those specific areas of the Common Property immediately surrounding individual Office Units or Pads as established by the Architectural Control Committee at the time approval of building plans is requested by an Owner of an Office Unit or Pad. Each designated Restricted Common Area shall be primarily for the benefit of the Office Unit or Pad located within said Restricted Common Area. The initial landscaping (including underground irrigation system) shall be the responsibility of the Owner of the Office Unit or Pad located within each respective Restricted Common Area. Nothing contained herein shall prohibit the Association or Declarant, their successors or assigns from exercising any rights as owners of the Restricted Common Areas in the fulfillment of any duties or obligations contained in this Declaration, the Articles of Incorporation of the Association or the Bylaws of the Association.

ARTICLE II
Structure, Powers and Duties of
and Membership and Voting Rights
in the Association

Section 1. Association. The Association shall be a nonprofit corporation charged with the duties and vested with the powers prescribed by law and set forth in the Articles of Incorporation of the Association, the BYLAWS of the Association and this Declaration. Neither the Articles of Incorporation nor the BYLAWS shall, for any reason, be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration.

Section 2. Voting Rights. The Association shall have two (2) classes of voting membership as set forth in the Articles of Incorporation.

Section 3. Duties, Powers and Authority of the Association. The Association shall have all the powers of a non-profit corporation organized under the laws of the State of Florida, subject only to such limitations upon the exercise of such powers as are expressly set forth in the Articles of Incorporation, the BYLAWS, or this Declaration. The Association shall have the power to do any and all lawful things which may be authorized, assigned, required or permitted to be done by this Declaration, any Supplemental Declaration, the Articles of Incorporation and the BYLAWS, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association for the benefit of the Owners and for the maintenance, administration, and improvement of the Common Property.

ARTICLE III
Property Rights

Section 1. Member's Easements of Enjoyment. Subject to the provisions of this Declaration, the Association, the Declarant (until the Declarant transfers ownership of the last Lot, Office Unit and/or Pad owned by Declarant) and all Members of the Association, shall have a non-exclusive right, license, privilege and easement of use and enjoyment in and to the Common Property and such rights shall be appurtenant to and shall pass with the title to every Lot, Office Unit and/or Pad in the Property. Said rights shall include, but not be limited to, the following:

a. Right-of-way for ingress and egress by vehicles or by persons on foot, in, through, over, under and across the streets, roads, parking areas unless otherwise restricted and walks in the Common Property for all lawful purposes; and

b. Rights and easements of drainage across storm water drainage and retention structures and areas, and the right to connect with, maintain and make use of utility lines, wires, pipes, conduits and cable television lines which may from time to time be in or along the streets and roads or other areas of the Common Property; and

c. Rights to use and enjoy the Common Property for any purpose not inconsistent with this Declaration, any applicable Supplemental Declaration, the Articles and the BYLAWS of the Association.

Section 2. Title to Common Property. The Declarant may retain the legal title to all or any portion or portions of the Common Property until such time as it has completed improvements thereon. The Declarant hereby covenants for itself, its successors and assigns, that it shall convey to the Association free and clear of any mortgage lien all Common Property no later than at such time as Declarant has conveyed to Owners fee simple title to all of the Lots, Office Units and/ or Pads. The conveyance of the Common Property to the Association shall be deemed to contain the following covenant which shall run with the land, whether or not specifically set forth in said conveyance, and shall be binding upon the Association, its successors and assigns, for so long as such property shall remain subject to this Declaration:

In order to preserve and enhance the Property values and amenities of the Office Units, the Common Property (which includes the Restricted Common Areas) and all landscaping and drainage and other improvements now or hereafter built or installed thereon shall at all times be maintained in good repair and condition by the Association; provided, however, that all irrigation systems contained within the Restricted Common Areas shall be maintained by the respective Office Unit Owners whose Office Pads lie within the portion of the Restricted Common Area as immediately surrounding said Office Unit and/or Pad.

Section 3. Extent of Members' Easements. The rights and nonexclusive easements of use and enjoyment created hereby shall be subject to the following:

a. The Association, subject to the rights of the Declarant and the Owners set forth in this Declaration, shall be responsible for the exclusive management and control of the Common Property and all improvements thereon.

b. The right of the Declarant without Owner or Association approval prior to conveyance of title to the Association, and the right of the Association thereafter, to grant or dedicate to any Owner, to any governmental agencies and to any utility companies, and to reserve, easements and rights-of-way, in, through, under, over and across the Common Property for the installation, maintenance and inspection of lines and appurtenances for public or private water, sewer, drainage,

cable television, telephone, electricity, and other utilities, and for the completion of the development. No improvement or material may be placed upon any such easement as may damage or interfere with the installation, maintenance and operation of utilities or that may change the direction, or affect the flow of drainage.

c. The easements and rights of the Declarant reserved by this Declaration.

d. The right of an Office Unit Owner to the use and enjoyment of the specific Restricted Common Area which immediately surrounds his Office Unit as established by the Architectural Control Committee at the time approval of building plans is requested by an Owner of an Office Unit or Pad.

Section 4. Easement Reserved to the Declarant Over Common Property. The Declarant hereby reserves to itself and its successors and assigns, non-exclusive licenses, rights, privileges and easements in, through, over, upon and under all Common Property, for the following purposes: (1) the right to use the said Common Properties for rights-of-way and easements to erect, install, maintain, inspect and use electric and telephone wires, cables, conduits, sewers, water mains, pipes, telephone, and electrical equipment, gas, cable television, drainage facilities, ditches or lines, or other utilities or services and for any other materials or services necessary or convenient for the completion, marketing, and use and enjoyment of the Property; (2) the right to cut any trees, bushes or shrubbery, make any grading of the soil, or take any other similar action reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, convenience, safety and appearance; (3) the right to locate thereon wells, pumping stations and irrigation systems and lines; (4) the right and easement of ingress and egress for purposes of development, construction and marketing; and (5) such other rights as may be reasonably necessary to complete in an orderly and economic manner the development of the Property; provided, however, that said reservation and right shall not be considered an obligation of the Declarant to provide or maintain any such utility, development, or service. The Declarant also reserves the right to connect with and make use of the utility lines, wires, pipes, conduits, cable television, sewers and drainage and other utility lines which may from time to time be in or along the streets and roads, or within the Common Property or easements, or to grant such rights to others. Finally, the Declarant reserves the right to use the Common Property in its efforts to market the Property. This Section may not be amended without the written consent of the Declarant until such time as Declarant no longer holds an interest in any Lot, Office Unit and/or Pad.

Section 5. Beneficiaries of Easements, Rights and Privileges. The easements, licenses, rights and privileges established, created and granted by this Declaration are for the benefit of the Association, the Declarant, and the Owners, all as more specifically set forth elsewhere in this Declaration, and any Owner or the Declarant may also grant the benefit of such easement, license, right or privilege to tenants and guests for the duration of their tenancies or visits, but the same are not intended nor shall they be construed as creating any rights in or for the benefit of the general public.

Section 6. Easement for Encroachments. In the event that any portion of any roadway,

walkway, parking area, driveway, water lines, sewer lines, utility lines, sprinkler system, building or any other structure or improvement as originally constructed by an Owner encroaches on any Common Property, it shall be deemed that the Association has granted a perpetual easement to the Owner for the continuing maintenance and use of such encroaching improvement or structure. The foregoing shall also apply to any replacements of any such improvements or structures if same are constructed in substantial conformity with the original structure or improvement.

ARTICLE IV

Insurance and Casualty Losses

The Board of Directors shall have the authority but not the duty to obtain insurance for insurable improvements on the Common Property owned by it, against loss or damage by fire or other hazards, including extended coverage, vandalism and malicious mischief, and to obtain public liability policies covering the Association and its Members, Declarant and/or its designee, for damage or injury caused by the negligence of the Association or any of its Members, Declarant and/or its designee, or agents, and, if reasonably obtainable, directors' and officers' liability insurance, and to obtain any and all other types of insurance coverage with respect to such risks or persons as shall be deemed necessary or appropriate by the Board of Directors. Any insurance obtained shall include such coverage, contain such deductible provisions and be in such limits as shall be determined by the Board of Directors. The Association shall also have the discretion to self insure against any risk. Premiums for insurance shall be a Common Expense if for the benefit of the Association, its officers or directors, the entire membership as a group, or relate to the Common Property.

ARTICLE V

Covenant for Maintenance Assessments

Section 1. Creation of the Lien and Personal Obligation on Assessments.

a. Each Owner, by acceptance of a deed to any Lot or Office Unit and/or Pad, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to and hereby does covenant and agree to pay to the Association: (1) annual assessments or charges, (2) special assessments, and (3) individual assessments. Said assessments shall be fixed, established and assessed to the owners as hereinafter provided. The assessments together with interest thereon, late charges, lien charges and costs of collection thereof, including court costs and reasonable attorneys' fees (including fees and costs upon appeal), shall be a charge and a continuing lien upon the Lot, Office Unit and/or Pad against which each such assessment is made from the date on which each such assessment is due. Each such assessment, together with interest, late charges, lien charges, costs and attorneys' fees, as herein provided, shall also be the personal obligation of the Owner of such Lot or Office Unit and/or Pad at the time the assessment fell due.

b. Exempt Property. The Common Property shall be exempt from the assessments, charges and liens created herein. Except as set forth in this subsection, no land or improvements in the Property shall be exempt from assessments, charges or liens. No owner may avoid the obligation for the payment of assessments by virtue of non-use or abandonment of the Common Property. All Office Units shall be subject to the assessments, except an Office Unit upon which an office building

has not yet been constructed shall not be subject to that portion of the assessment attributable to Restricted Common Area maintenance of the improved Office Units.

Section 2. Purpose of Assessments. The assessments levied by the Association may be used for the purpose of promoting the health, safety, and welfare of the lands and owners in the Property, for the performance by the Association of its duties and the exercise of the powers conferred upon it, for the improvement and maintenance of properties, services and facilities which have been or will be constructed, installed or furnished upon, and which are devoted to the purpose and related to the use and enjoyment of, the Common Property, and for such other purpose as may be deemed desirable or appropriate from time to time by the Board of Directors, including but not limited to:

- a. Payment of operating expenses of the Association; and
- b. Lighting, improvement and beautification of access ways and easement areas (whether dedicated to the public or private), and the acquisition, maintenance, repair and replacement of project identification signs, directional markers and traffic control devices, parking, entry features, and the costs of controlling and regulating traffic on the access ways if not maintained by a public body; and
- c. To pay all real and personal property taxes and assessments (if any) separately levied upon or assessed against the Association or the Common Property. Such taxes and assessments may be contested or compromised by the Association. It is the intent of this Declaration that, inasmuch as the interest of each Owner to use and enjoy the Common Property constitutes an interest in real property on a proportionate basis appurtenant to each benefitted Lot, Office Unit and/or Pad, the value of the interest of each owner in such property shall be included in the assessed value of each Lot or Office Unit; and
- d. Management, maintenance, improvement and beautification of landscaping, fencing and storm water drainage and retention features on Common Property; and
- e. Repayment of deficits previously incurred by the Association, if any, in making capital improvements to or upon the Common Property, and in furnishing services to or for the Members and maintenance of Restricted Common Area's grass, landscaping, trees and shrubs; and
- f. Repair and maintenance of all streets, parking and roadways situated upon the Common Property, which have not been dedicated to any governmental unit; and
- g.. Funding of appropriate reserves for future repair and replacement; and
- h. Doing any other thing necessary or desirable in the judgment of said Association to keep the Common Property neat and attractive or to preserve or enhance the value thereof, or to eliminate fire, health or safety hazards, or which, in the judgment of the said Association, may be of benefit to the Owners or occupants of the Property.

Section 3. Determination of Assessments.

a. Operating Budget. It shall be the duty of the Board, by majority vote, at least forty-five (45) days prior to the end of the Association's fiscal year, to prepare and approve a budget covering the estimated costs of operating the Association during the coming year, including but not limited to operational items such as overhead and indirect costs, insurance, utilities, taxes, repairs, reserves, maintenance and other operating expenses, as well as charges to cover any deficits from prior years, and such capital improvements budget items as approved by the Board pursuant to Subsection (b) below.

b. Capital Budget. The Board of Directors shall annually prepare a capital budget which shall take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost. The Board shall set the required annual capital contribution, if any, in an amount sufficient to permit meeting the projected capital needs of the Association, as shown on the capital budget, with respect to both amount and timing. The annual capital contribution required shall be fixed by the Board and included within the annual operating budget and assessments. A copy of the capital budget shall be distributed to each Member as an Appendix to the operating budget. Additionally, new capital improvements in the budget shall be approved not by the Board of Directors, but by a majority of the Members by separate written ballot.

c. Adoption of Budget. The Board shall cause a copy of the budget and the projected assessments to be levied for the following year, to be delivered to each Member at least forty-five (45) days prior to the end of the Association's fiscal year. In the event the proposed budget reflects an increase in assessments greater than 15% over the previous year, such increase shall not be effective until approved at a special meeting of the Members held on or before thirty (30) days after the proposed budget and assessments are mailed to the Members, by a vote of a majority of the Class A membership of the Association. In the event that the membership does not approve the proposed budget for the succeeding year, or in the event the Board shall fail to propose a budget, then and until such time as a new, acceptable budget shall have been determined, the budget in effect for the preceding year shall continue for the succeeding year.

d. Allocation of Assessments Among Parcels. The total expenses reflected in the Operating Budget of the Association shall be assessed against all Lot and Office Unit and/or Pad Owners in proportions based upon the square footage of land in each Lot, or allocated to each Office Unit and/or Pad square footage of land pro rata to the total square footage of the Property subject to assessment.

e. Adjustment of Assessments to reflect Varying Levels of Services. In determining assessments payable by the Owners, the Board of Directors may in its discretion allocate the varying cost components of the budget among the Owners affected or benefitted to reflect varying levels of services to different Owners; for example but not by way of limitation, the Board of Directors may elect to allocate the assessments for parking lot maintenance, refuse collection and retention basin maintenance to those lots benefitting from the use of these areas and services, except assessments for landscaping and yard maintenance and other maintenance attributed exclusively to the Restricted Common Areas shall not be attributed to undeveloped Office Unit sites.

Section 4. Special Assessments.

a. Special Assessments. In addition to the annual assessments established pursuant to Section 3 hereof, the Board of Directors may levy at any time a special assessment for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a capital improvement upon the Common Property, including the necessary fixtures and personal property related thereto, for the purpose of covering any insufficiency of assessments to fund the actual monetary needs of the Association over and above the budgeted annual assessments, or for any other use or purpose deemed desirable or appropriate by the Board of Directors; provided, however, that any such special assessment shall have the approval of a majority of the votes of the Members who are in attendance and voting in person or by proxy at a meeting duly called for said purpose. The Board of Directors shall determine the date when such special assessment is to be paid.

b. Individual Assessment. The Association may levy an individual assessment upon any Lot, Office Unit and/or Pad Owner to cover the costs incurred by the Association due to that owner's failure to maintain its Lot, Office Unit and/or Pad pursuant to the standards set forth in this Declaration, or to reimburse the Association for any damage to any Common Property, caused by any owner or its lessee or invitee, or for any other purpose permitted by this Declaration or any supplemental Declaration.

Section 5. Date of Commencement of Assessments; Initial Annual Assessment; Due Dates.

The annual assessments provided for herein as to the Property shall be due and payable quarterly, in advance.

Section 6. Certificate of Payment. Upon request, the Association shall furnish to any owner a certificate signed by an officer of the Association setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence in favor of third parties of payment of any assessment therein stated to have been paid.

Section 7. Effect of Non-Payment of Assessment. If any assessment or installment thereon is not paid within fifteen (15) days after the due date, same shall bear interest from the date due at the highest rate allowed by Florida law or at such lesser rate as may be determined by the Board. The Association shall have the right to file and foreclose a Claim of Lien against any Lot, Office Unit and/or Pad in the amount of the unpaid assessment.

The Association may bring an action at law for collection against the Owner personally obligated to pay the assessment and/or to foreclose the lien against the Lot, Office Unit and/or Pad and improvements, and there shall be added to the amount of such assessment the aforesaid interest, late charges, if any, costs of collection and court costs, and reasonable attorneys' fees, including court costs and attorney's fees upon appeal, and the said costs of collection shall be recoverable whether or not suit be brought. Costs of collection shall include not only costs of a legal action or legal representation, but shall include costs incurred by the Association for collection.

If it becomes necessary for the Association to file a claim of lien against any Lot, Office Unit

and/or Pad, a lien fee in an amount set by the Board of Directors may be charged by the Association. Such lien fee shall be added to the unpaid assessment and same shall be secured by the lien hereby created.

The Board of Directors may establish a late fee for any assessment not paid within ten (10) days of its due date.

Such lien shall be effective upon filing in the public records of Alachua County and shall be prior to all other liens thereafter created except taxes or assessments levied by governmental authority, and except as to the lien of any mortgage as hereinafter provided in Section 8. The personal obligation of the then owner to pay such assessment, however, shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them, but no such assumption shall relieve any owner personally obligated hereby for delinquent assessments from such Owner's personal liability therefor.

Section 8. Subordination of the Lien to Certain Mortgages. The lien of the assessments provided for by this Declaration shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon any Lot, Office Unit and/or Pad and held by a commercial or savings bank, savings and loan association, trust company, credit union, industrial loan association, insurance company, pension fund, or business trust, including but not limited to a real estate investment trust, any other lender regularly engaged in financing the purchase, construction, or improvement of real estate, or any assignee of loans made by such lender, or any private or governmental institution or agency which has insured the loan of any such lender, or any combination of any of the foregoing entities, or any of same constituting an institutional mortgagee; provided, however, that a sale or transfer of any Lot, Office Unit and/or Pad pursuant to a decree of foreclosure, or pursuant to any proceeding in lieu of foreclosure, shall not relieve such Lot, Office Unit and/or Pad from liability for any assessments which thereafter become due, nor from the lien of any subsequent assessment. Said assessment liens, however, shall be subordinate to the lien of any such mortgage or mortgages hereafter placed upon the Lot, Office Unit and/or Pad subject to assessment, and no mortgagee shall be responsible for the collection of assessments from an Owner.

ARTICLE VI Architectural Control

Section 1. Architectural Control; ACC. All improvements on the Property are subject to architectural and environmental review. This review shall be in accordance with this Article, the requirements of the City of Alachua land development regulations, and the Design Control Guidelines. No site work, landscaping, utilities extensions, drainage improvements, paving, building, fence, wall or any other physical or structural improvement, or change or alteration to the exterior of any existing structures or improvements, or to any existing landscaping, shall be commenced, erected or maintained until the plans and specifications showing the nature, size, workmanship, design, signs, shape, finished grade elevation, height, materials and color of the same, together with a detailed landscape plan and a plot plan showing the location relative to boundaries and adjacent improvements of such proposed improvements or changes, shall have been submitted to and approved in writing by the Architectural Control Committee (the "ACC") as to consistency with

Design Control Guidelines, location in relation to surrounding structures, and drainage features and topography. The above approvals also shall apply to remodeling, re-painting, re-roofing and re-landscaping.

The ACC shall promulgate and revise from time to time the Design Control Guidelines. The Design Control Guidelines shall be set forth in writing and made available to all builders doing business in the Property, and to all Members and prospective members of the Association. Each applicant for approval shall have the burden to know and comply with the appropriate criteria. The Design Control Guidelines may include any and all matters considered appropriate by the ACC not inconsistent with the provisions, of this Declaration, including without limitation, landscaping, site, building, parking, lighting, signage, fence design and recreational improvements.

So long as the Declarant owns any lands subject to this Declaration, the Declarant shall be entitled to appoint all members of the ACC. Thereafter, the ACC shall be comprised of three persons, who shall be appointed by the Board of Directors. The members of the ACC shall not be required to be owners. The concurrence of a majority of the members of the ACC shall be required for any decision of the ACC.

The conclusion and opinion of the ACC shall be binding. If in its opinion, for any reason, including purely aesthetic reasons, the ACC should determine that any proposed improvement, alteration, etc., is not consistent with the Design Control Guidelines, such alteration or improvement shall not be made.

Section 2. Approval or Disapproval. Approval of the plans and specifications may be withheld not only because of noncompliance with any of the specific conditions, covenants and restrictions contained in this Declaration, but also by virtue of the reasonable dissatisfaction of the ACC with the location of the structure, the elevation, the color scheme, the finish, design, proportions, architecture, drainage plan, shape, height, style and appropriateness of the proposed structures or altered structures, the materials used therein, the planting, landscaping, size, height or location of vegetation on the property, fences, enclosures, mail boxes, or because of its reasonable dissatisfaction with any or all other matters or things which, in the reasonable judgment of the ACC, will render the proposed item of improvement inharmonious or out of keeping with the Design Guidelines. Three (3) sets of plans, specifications and plot plans (collectively the "Plans") shall be submitted to the ACC by the owner prior to applying for a building permit. The ACC shall provide a written receipt for the plans by an authorized agent of the ACC. Plans and resubmittals thereof shall be approved or disapproved within thirty (30) days after receipt by the ACC. Failure of the ACC to respond in writing to a submittal or re-submittal of Plans within such period shall be deemed to be an approval of the Plans as submitted or resubmitted. The ACC approval or disapproval, as required by this Declaration, shall be in writing and shall accompany two (2) copies of the Plans to be returned to the Owner. The remaining copy of the Plans shall become the property of the ACC. Whenever the ACC disapproves plans and specifications, the disapproval shall be accompanied by a written outline of the reason or reasons for such disapproval.

Section 3. Violations; Waiver. The work must be performed strictly in accordance with the Plans as submitted and approved. If after the Plans have been approved, the improvements are

altered, erected, or maintained upon the Property otherwise than as approved by the ACC, such alteration, erection and maintenance shall be deemed to have been undertaken without the approval of the ACC having been obtained as required by this Declaration. After the expiration of one (1) year from the date of completion of any improvement, addition or alteration, said improvement shall, in favor of purchasers and encumbrances made in good faith and for value, be deemed to comply with all of the provisions hereof, unless a notice of such noncompliance executed by any member of the ACC shall appear of record in the office of the Clerk of the Circuit Court of Alachua County, Florida, or legal proceedings shall have been instituted to enforce compliance with these provisions. Upon approval of the ACC, it shall be conclusively presumed that the location and exterior configuration of any building, structure or other improvement placed or constructed in accordance with the approved Plans does not violate the provisions of this Declaration. The approval of the ACC of any Plans submitted for approval as herein specified shall not be deemed to be a waiver by the ACC of its rights to object to any of the features or elements embodied in such Plans if or when the same features or elements are embodied in any subsequent Plans submitted. Approval by ACC does not relieve the Owner of the responsibility of obtaining all other necessary approvals and permits from various agencies and authorities and from complying with all applicable codes and ordinances, nor shall its approval be deemed approval of any plan or design from the standpoint of structural safety or conformance with building or other codes.

Section 4. Variances. The ACC may authorize variances from including without limitation restrictions placement of structures, or similar restrictions,, when circumstances such as topography, natural obstructions, existing or environmental considerations may require. Such variances must be evidenced in writing and must be signed by at least two (2) members of the ACC and shall be effective upon delivery to the Owner. If such variances are granted, no violation of this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration or the Design Guidelines for any other purposes than the particular provision covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting the use of the Owner's Lot, Office Unit and/or Pad , including but not limited to zoning ordinances and setback requirements imposed by the appropriate governmental authority.

Section 5. Waiver of Liability. Neither the Declarant, the ACC, any member of the ACC, the Association, nor any of their representatives shall be liable in damages to anyone submitting Plans for approval or to any owner or occupant of the Property by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval of, disapproval of or failure to approve any Plans. Every person who submits Plans for approval agrees, by submission of such Plans, and every owner or occupant of any Lot, Office Unit and/or Pad agrees, by acquiring title thereto or an interest therein, that it will not bring any action, proceeding or suit to recover any such damage. Approval of any Plans, and any other approvals or consents pursuant hereto or otherwise, is given solely to protect the aesthetics of the Property; and shall not be deemed a warranty, representation or covenant that such buildings, improvements, landscaping or other action taken pursuant thereto or in reliance thereof comply with, or are not in violation of any applicable laws, codes, rules or regulations.

The Declarant, the ACC, the Association or any agent thereof, shall not be responsible in any way for any defects in any Plans revised or approved in accordance with the requirements of the ACC, or for any structural or other defect in any work done according to such Plans.

This Article may not be amended without the Declarant's written approval so long as the Declarant owns any Lot, Office Unit and/or Pad.

Section 6. Enforcement of Planning Criteria. The Declarant or the Board of Directors shall have the standing and authority on behalf of the Association to enforce in courts of competent jurisdiction the Design Control Guidelines and the decisions of the ACC. Should the Declarant or the Association be required to enforce the provisions hereof by legal action, the reasonable attorneys' fees and costs incurred, whether or not judicial proceedings are involved, including the attorneys' fees and costs incurred on appeal from judicial proceedings, shall be collectible from the violating owner. Should any Owner fail to comply with the requirements hereof after thirty (30) days written notice, the Declarant or the Association shall have the right to enter upon the Owner's property, make such corrections or modifications as are necessary, or remove anything in violation of the provisions hereof or the Design Control Guidelines, and charge the cost thereof to the Owner. The Declarant and the Association, or their agents or employees, shall not be liable to the Owner or to any occupant or invitee of any owner for any trespass or damages or injury to property or person unless caused by gross negligence or intentional wrongdoing.

Section 7. Term of Approval. Approval by the ACC shall be effective for a period of one (1) year from the date the approval is given, or one (1) year from the expiration of the thirty (30) day period specified in Section 2 hereof where approval is not expressly granted or denied. If construction has not, commenced within the said one (1) year period, the approval shall expire and no construction shall thereafter commence without written renewal of such prior approval. The ACC shall establish reasonable time limitations for the completion of any improvements approved by the ACC.

ARTICLE VII Maintenance

Section 1. Owner's Responsibility; Default. It shall be the affirmative duty of each owner at all times to keep and maintain the improvements, landscaping and stormwater drainage and retention improvements located on and serving to drain only its Lot, Office Unit and/or Pad and the Restricted Common Area surrounding its Office Unit in good and presentable condition and repair consistent with the approved plans and specifications therefor. The Association shall have the right to provide maintenance upon any Lot, Office Unit and/or Pad and improvements thereon in the event of default by any owner in that Owner's duties hereby imposed; subject, however, to the following provisions. Prior to performing any maintenance on an Owner's property, the Board of Directors, or a committee appointed by the Board of Directors, shall determine that same is in need of repair, or maintenance and is detracting from the overall appearance of the Property. Except in the event of an emergency, prior to commencement of any maintenance work, the Board of Directors must furnish fifteen (15) days prior written notice to the owner at the last address listed in the Association's records for said Owner notifying the owner that unless certain specified repairs or

maintenance are commenced within said fifteen (15) day period and thereafter diligently pursued to completion, the Association may procure said repairs and charge same to the Owner. Upon the failure of the owner to act within said period of time and to thereafter diligently pursue repairs or maintenance, the Association shall have the right to make such necessary repairs, or maintenance as is specified in the written notice. In this connection, the Association shall have the right to do such things as, but not limited to, paint, repair, replace and care for roofs, gutters, downspouts and exterior building surfaces, clean or resurface paved access ways and parking areas, trim and care for trees, shrubs, grass, walks, swales, berms and other landscaping, and drainage improvements, as well as to provide general cleanup, and removal of debris which in the opinion of the Association detracts from the overall beauty and setting of the Property. The Declarant and the Association, or their agents or employees, shall not be liable to the Owner for any trespass or damages or injury to the property or person of the Owner or the occupants or invitees of the affected parcel or improvements thereon unless caused by gross negligence or intentional wrongdoing.

Section 2. Access at Reasonable Hours. For the purpose of performing the repairs or maintenance authorized by this Article, the Association, through its duly authorized agents, contractors or employees, shall have the right to enter upon any owners' property and the exterior of any improvements thereon during reasonable hours on any day except Sundays and holidays, except that in an emergency situation, as determined by the Board of Directors, entry may be made on any day and at any hour.

Section 3. Association Maintenance Responsibility. The Association shall maintain and keep in good repair the Common Property, and all improvements thereon. said maintenance obligation shall be deemed to include but not be limited to maintenance (subject to the insurance and casualty loss provisions contained herein) of all utility lines, pipes, wires, glass, conduits, structures, systems, trees, fences, shrubs, grass, streets, parking spaces, walks, retention, detention and drainage areas, service roads, signage, and other improvements situated upon the Common Property or city owned drainage basins and road rights of way. Each Lot, Office Unit and/or Pad Owner shall be responsible for removing and replacing dead or dying trees and shrubs and grasses on its property. The Association shall also maintain in the Restricted Common Areas, the edging, weeding, cutting, fertilizing and spraying of grassed areas; and the trimming, mulching, spraying and pruning of all landscaped areas. Each Office Unit Owner shall be responsible for removing and replacing dead or dying trees and shrubs and grasses in the Restricted Common Area immediately surrounding his Office Unit as designed on the ACC approved site plan for said Office Unit. The Office Unit Owner shall also be responsible for maintaining the irrigation system in the Restricted Common Area within which his Office Unit is located.

Section 4. Damage to Common Property. If Declarant or an Owner causes damage to any portion of the Common Property, such damage shall be repaired by the responsible party within a reasonable amount of time.

Section 5. Assessment of Cost. The cost of the repair or maintenance referred to in Sections 1 and 4 shall be assessed as an individual assessment against the Owner of the affected Lot, Office Unit and/or Pad and shall be secured by a lien upon the affected Lot, Office Unit and/or Pad and shall also constitute a personal obligation of the Owner. The individual assessment shall be collectible along with interest at the highest rate allowed by law from date of expenditure to date of

payment by the owner, and costs of collection and attorneys' fees, in the same manner as delinquent annual assessments.

ARTICLE VIII
Restrictive Covenants

The Property shall be subject to the following restrictions, reservations and conditions which shall be binding upon each and every owner and its heirs, personal representatives, tenants, invitees, successors, and assigns, as follows:

Section 1. Water and Sewage Facilities. No individual water supply system or individual sewage disposal system shall be permitted on any Lot, Office Unit and/or Pad . This section does not restrict the right of any owner to install, operate and maintain a water well for use only for air conditioning/heating, and irrigation purposes.

Section 2. Drainage Facilities. Each Owner will comply with the master drainage plan approved for the Property by the Suwannee River Water Management District.

Section 3. Landscaping. Irrigation and landscaping on each Lot, Office Unit and/or Pad or Restricted Common Area, and stormwater drainage and retention features located on and serving only a specific Lot, Office Unit and/or Pad shall be continuously maintained in good, aesthetically pleasing condition by the Owner of the Office Unit thereon. All landscaped and grassed areas in each Restricted Common Areas and Lot, Office Unit and/or Pad shall be watered by means of an automatic underground sprinkler system which shall be employed so as to keep all vegetation in excellent condition. The ACC may waive, alter or amend this requirement based upon changes in water usages and landscaping materials. Landscaping as approved by the ACC shall be installed within thirty (30) days of occupancy or substantial completion of any buildings, whichever occurs first.

Section 4. Obnoxious or Offensive Activity. No obnoxious or offensive activity shall be allowed on the Property, nor shall any use or practice be allowed which is a source of annoyance, embarrassment or discomfort to owners or their tenants or invitees, or which interferes with the peaceful possession and proper use and enjoyment of the Property, nor shall any improper, unsightly, offensive or unlawful use be made of any Lot, Office Unit and/or Pad or of the Common Property, and all laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction shall be observed.

The use, enjoyment and occupancy of the Property shall be in such a manner so as not to cause or produce any of the following effects discernible outside buildings located thereon or affecting the adjoining property or any portion or portions thereof; excessive noise, smoke, dust, dirt or fly ash; unusual fire or explosive hazards; or vibration or light.

Section 5. Garbage and Trash. No trash, garbage or other waste material or refuse shall be placed or stored on any part of the Property except in areas approved by the Board of Directors in accordance with specifications so established.

Section 6. Storage Receptacles. No fuel tanks or similar storage receptacles may be exposed to view. Any such storage items or tanks must be buried underground, and shall otherwise comply with standards established from time to time by the Board of Directors, the ACC and governmental regulations.

Section 7. Vehicles and Repair. No inoperative cars, motorcycles, trucks or other types of vehicles shall be allowed to remain either on or adjacent to any Lot, Office Unit and/or Pad for a continuous period in excess of twenty-four (24) hours. No campers, mobile homes, motor homes, boats, house trailers, boat trailers, or trailers of every other description may be stored on the Property without the approval of the ACC. The only exception is during the periods of approved construction on the Property. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as pickup, delivery, and other commercial services. Additional rules and regulations regarding parking, use, repair and storage of vehicles on the Property may be promulgated from time to time by the Board of Directors.

Section 8. Structures. No building or structure of a temporary character, including trailers, tents and shacks shall be permitted on the Property; provided, however, temporary improvements used solely during the construction of the approved permanent improvements shall be permitted if approved by the ACC but shall be removed immediately upon completion of such construction.

Section 9. Signs. No signs, advertisements, billboards, solicitation or advertising structures of any kind shall be erected, modified or maintained on a Lot, Office Unit and/or Pad, or on the Property, unless prior written approval of the ACC is obtained; Provided, however, reasonable street numbers and one sign containing not more than twelve (12) square feet on surface area per side (2 sides maximum) and used solely in connection with the marketing of a Lot, Office Unit and/or Pad for sale shall be permitted without prior approval. The restrictions of this section shall not apply to the Declarant.

Section 10 . Air Conditioning Equipment. No air conditioning equipment which is not screened shall be permitted on the Property unless approved by the ACC. The ACC may prohibit window air conditioning units altogether or impose stricter standards.

Section 11. Antenna. No outside antenna, including without limitation any television, radio, microwave or dish antenna, shall be erected, used or maintained on the Property without the prior written approval of the ACC.

Section 12. Completion of Construction. After commencement of construction of any improvements on a Lot, Office Unit and/or Pad, the Owner shall diligently prosecute the work thereon, to the end that the improvements shall not remain in a partly finished condition any longer than reasonably and normally necessary for completion thereof. The owner of the Lot, Office Unit and/or Pad on which improvements are being constructed shall at all times keep streets and parking contiguous to the Lot, Office Unit and/or Pad and the abutting Common Property free from any dirt, mud, garbage, trash or other debris which might be occasioned by construction of the improvements.

Section 13. Excavation. No clearing or excavation shall be made except in connection with the construction, maintenance or repair of an improvement; and upon completion thereof exposed

openings shall be backfilled, and disturbed ground shall be leveled, graded and sodded, as provided on the approved Plans.

Section 14. Utility Service. No "service lines" shall be constructed, placed or maintained anywhere in or upon the Property unless the same shall be contained in conduits or cables constructed, placed and maintained underground or concealed in, under or on buildings or other approved improvements; provided electrical transformers may be permitted if properly screened and approved by the ACC. Nothing herein shall be deemed to forbid the erection and use of temporary power or telephone service poles incident to the construction of approved improvements. The foregoing shall not apply to "transmission lines" now or hereafter existing on the Property. As used herein, the term "service line" shall include lines, wires, or other devices for the communication or transmission of electric current or power on any site or part thereof, including without limitation telephone and television signals. As used herein, the term "transmission line" shall include such master lines, wires, etc. as transmit the current or power to the Lot or parts thereof, and from which the "service lines" run.

Section 15. Mailboxes. No mailboxes or newspaper boxes shall be permitted on the Property unless and until approved by the ACC, and subject to such requirements as may be imposed by the ACC.

Section 16. Trees. Living trees measuring eight (8") inches or more in diameter shall not be cut down or removed from the Property without the prior written consent of the ACC unless the trees are located within five (5') feet of a proposed building as approved by the ACC.

Sections 17. Fences. No fences shall be erected without prior ACC approval.

Section 18. Rights of the Declarant. The Declarant and its designee has the right to maintain upon a portion of the Property sales, administrative, construction or other offices, signs and other promotional equipment and apparatus which shall not be subject to assessment.

Section 19. Ordinance Restrictions. No improvements of any kind shall be constructed or placed upon the Property, and no uses shall be permitted on the Property except as authorized and permitted by all local ordinances, building codes and land development regulations affecting the subject property.

ARTICLE IX Amendment by Declarant

The Declarant, as long as Declarant owns a Lot, Office Unit and/or Pad or any portion of a Lot, Office Unit, and/or Pad, reserves and shall have the sole right to (a) amend this Declaration for the purpose of curing any ambiguity or any inconsistency between the provisions contained herein; (b) include in any contract or deed or other instrument hereafter made any additional covenants and restrictions applicable to any Lot, Office Unit and/or Pad which do not lower the standards of the covenants and restrictions herein contained; (c) release any Lot, Office Unit and/or Pad from any part of the covenants and restrictions contained herein which have been violated if the Declarant, in its sole judgment, determines such violation to be a minor or insubstantial violation; (d) amend this

Declaration without vote or consent of the Owners in any manner which does not adversely affect the substantive rights of an existing Owner or mortgagee so long as such amendment does not change the original scheme or plan of development; and (e) to amend this Declaration during the first two (2) years after same has been recorded to comply with the request of any mortgagee referred to in Section 8 of Article V. The foregoing amendments may be made without the joinder or approval of any Owner, mortgagee, or the Association.

ARTICLE X
Additional Covenants and Restrictions

No Owner, without the prior written approval of the Declarant for so long as the Declarant owns any Lot, Office Unit and/or Pad, or portion of a Lot, Office Unit and/or Pad, and thereafter without the prior written approval of the Board of Directors may impose any additional covenants or restrictions on any part of the Property.

ARTICLE XI
Amendment

Except as to provisions relating to amendments set forth herein regarding certain specific items and the method of amending or altering same, any other provisions, covenants, or restrictions set forth herein may be amended in accordance with this provision. The holders of at least two-thirds (2/3) of the votes in the Association, without regard to class, may change or amend any provision hereof (1) by executing a written instrument in recordable form setting forth such amendment, or (2) by causing a certified copy of a duly adopted resolution of the owners to be prepared, and having the same duly recorded in the public records of Alachua County, Florida. A proposed amendment may be initiated by the Declarant, the Association, or by petition signed by thirty (30%) percent of the owners. If a proposed amendment is to be adopted by vote, a written copy of the proposed amendment shall be furnished to each Owner at least thirty (30) days but not more than ninety (90) days prior to the meeting to discuss the proposed amendment. If adopted by vote, the affirmative vote required for adoption shall be two thirds (2/3) of the votes of the owners, without regard to class. Owners not present in person or by proxy at the meeting considering the amendment may express their approval or disapproval in writing, providing such approval or disapproval is delivered to a member of the Board of Directors at or prior to the meeting. The recorded certificate shall contain a recitation that notice was given as above set forth and said recitation shall be conclusive as to all parties, and all parties of any nature whatsoever shall have full right to rely upon said recitation in such recorded certificate. The amendment shall be effective upon recordation of the executed amendment or the certified copy of the duly adopted resolution among the public records of Alachua County.

Notwithstanding the foregoing, no amendment may be made under the terms of this Article to increase or create additional assessments, fees or charges applicable to any Lot, Office Unit and/or Pad or Member or to modify the provisions of Article V, Sections 3 or 4 above, without the prior approval of at least two-thirds (2/3) of the votes of Members other than Declarant.

So long as the Declarant shall own any Lot, Office Unit and/or Pad, no Declarant related amendment shall be made to this Declaration, or the Articles or BYLAWS of the Association unless

such amendment is first approved in writing by the Declarant. Any amendment shall be deemed to be Declarant related if it does any of the following:

- a. Directly or indirectly by its provisions or in practical application relates to the Declarant in a manner different from the manner in which it relates to other owners.
- b. Modifies the definitions provided for by Article I of this Declaration in a manner which alters the Declarant's rights or status.
- c. Alters the character and rights of membership as provided in the Articles of Incorporation or affects or modifies in any manner whatsoever the rights of Declarant as a Member.
- d. Alters any previously recorded or written agreement with any public or quasi-public agencies, utility company, political subdivisions,, public authorities or other similar agencies or bodies, respecting zoning, streets, roads, drives, easements or facilities.
- e. Denies the right of the Declarant to convey Common Property to the Association .
- f. Modifies the basis or manner of assessment as applicable to the Declarant or any lands owned by the Declarant.
- g. Alters or repeals any of the Declarant's rights or any provision applicable to the Declarant's rights as provided for by any provision of this Declaration or any Supplemental Declaration.

ARTICLE XII Duration and Termination

The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant, the Association and any Owner of any land subject to this or any Supplemental Declaration, their respective legal representatives, heirs, successors and assigns, for a term of ten (10) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years. This Declaration may be terminated at any time by recordation of an instrument signed by the then holders of eighty percent (80%) of the votes in the Association and with all mortgagees agreeing to terminate said covenants and restrictions.

ARTICLE XIII Enforcement

Section 1. Remedies. If any person or entity shall violate or attempt to violate any of these covenants or restrictions, it shall be lawful for the Declarant, or any owner or the Association (a) to prosecute proceedings for the recovery of damages against those so violating or attempting to violate any such covenant or restriction, or (b) to maintain a proceeding in any court of competent jurisdiction against those so violating or attempting to violate any such covenant or restriction, for the purpose of preventing, or enjoining all or any such violations or attempted violations. The

remedies contained in this provision shall be construed as cumulative of all other remedies now or hereafter provided by law or this Declaration. The failure of the Declarant, its successors or assigns, or the Association or an owner, to enforce any covenant or restriction or any obligation, right, power, privilege, authority or reservation herein contained, however long continued, shall in no event be deemed a waiver of the right to enforce the same thereafter as to the same breach or violation, or as to any other breach or violation thereof occurring prior to or subsequent thereto.

Section 2. Severability. The invalidation of any provision or provisions of the covenants and restrictions set forth herein by judgment or court order shall not affect or modify any of the other provisions of these covenants and restrictions which shall remain in full force and effect.

Section 3. Lessees to Comply with Declaration, Articles and BYLAWS - Effect on Non-Compliance. All tenants of the Property or any portion of it shall be subject to the terms and conditions of this Declaration, the BYLAWS and the Articles of Incorporation of the Association, and the rules and regulations promulgated thereunder as though such tenants were Owners.

Each Owner agrees to cause his lessee, occupant, and employees to comply with this Declaration, the BYLAWS, Articles and the rules and regulations promulgated thereunder, and each Owner is responsible and liable for all violations and losses caused by such Lessees or occupants notwithstanding the fact that such occupants are also fully liable for any violation of this Declaration, the BYLAWS, Articles and the rules and regulations promulgated thereunder.

In the event that a lessee ' occupant, or employee of the lessee violates a provision of the Declaration, BYLAWS, Articles or rules and regulations adopted pursuant thereto, the Board of Directors shall have the power to bring an action or suit against the lessee, occupant or employee to recover sums due, for damages or injunctive relief, or for any other remedy available at law or equity.

ARTICLE XIV

Miscellaneous

Section 1. Number and Gender. Reference to the singular shall include reference to the plural and the plural shall include the singular, as indicated by the context of use. Reference to any gender shall include reference to all genders.

Section 2. Severability. The invalidation of any provision of provisions of this Declaration shall not affect or modify any one of the other provisions which shall remain in full force and effect unless otherwise provided herein.

Section 3. Notices. Any notice provided for herein shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person as shown on the records of the Association at the time of such mailing, unless otherwise provided herein.

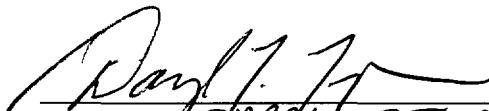
Section 4. Headings. The paragraph headings are for reference purposes only and shall not in any way effect the meaning, content or interpretation of this Declaration.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed in its name and its seal to be affixed hereto as of the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

DECLARANT:

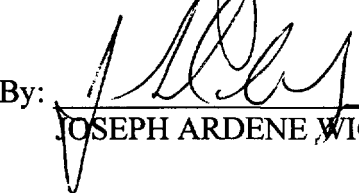
FIRST STREET GROUP, L.C., a Florida
limited liability company


Print Name: DARRYL J. TOMPKINS

By: 
PHILLIP L. HAWLEY, Manager


Print Name: Tricia H. Greenleaf

By: 
JAMES W. SHAW, Manager

By: 
JOSEPH ARDENE WIGGINS, Manager

STATE OF FLORIDA)
COUNTY OF ALACHUA)

The foregoing instrument was sworn to, subscribed and acknowledged before me this 3rd day of January, 2001 by **Phillip L. Hawley, James W. Shaw and Joseph Arden Wiggins as Managers of First Street Group, L.C., a Florida limited liability company**, on behalf of the company, who is personally known to me and who did take an oath.




Notary Public State of Florida
Printed Name: Tricia H. Greenleaf
My commission expires: 7/26/03

PREPARED FOR: FIRST STREET GROUP. L.C.
PROJECT No: 99-279SA
LEGAL DESCRIPTION FOR: COMMERCIAL REZONING, 38.270 ACRE PARCEL IN THE CITY OF ALACHUA.

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND IN THE WILLIAM GARVIN GRANT, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN S.00°27'55"W., A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N.88°38'19"W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 790.26 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (300 FOOT LIMITED ACCESS RIGHT OF WAY); THENCE RUN N.04°11'43"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 49.86 FEET TO A STEEL ROD AND CAP; THENCE RUN S. 88°37'54"E., A DISTANCE OF 50.00 FEET TO THE CENTERLINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD; THENCE RUN S.88°37'53"E., ALONG SAID CENTERLINE, A DISTANCE OF 380.37 FEET TO A STEEL ROD AND CAP AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1610, PAGE 2540 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS PARCEL "A"; THENCE RUN N.04°13'23"E., A DISTANCE OF 179.49 FEET TO A STEEL ROD AND CAP AND AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE RUN S.79°38'59"E., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 505.31 FEET TO A STEEL ROD AND CAP AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE RUN S.88°36'02"E., ALONG THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD, A DISTANCE OF 1198.31 FET TO A CONCRETE MONUMENT AT THE INTERSECTION AF SAID NORTH RIGHT OF WAY LINE WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS PARCEL "B"; THENCE RUN S.02°26'50"E., ALONG SAID NORTHERLY PROJECTION AND ALONG SAID WEST LINE OF PARCEL "B", A DISTANCE OF 979.69 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE RUN S.71°39'27"E., A DISTANCE OF 1451.77 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID PARCEL "B", AND THE POINT OF BEGINNING; THENCE RUN N.02°27'17"W., ALONG THE EAST LINE OF SAID PARCEL "B", A DISTANCE OF 1104.59 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF THE ROADWAY AND DRAINAGE EASEMENT AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS FOR STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441); THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTH LINE AND WITH A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, WHOSE RADIAL POINT BEARS S. 28°13'17" W., A DISTANCE OF 2779.79 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°37'05", AN ARC DISTANCE OF 272.57 FEET TO A CONCRETE MONUMENT AT THE END OF SAID CURVE; THENCE RUN S.56°10'48"E., ALONG SAID SOUTH LINE, A DISTANCE OF 603.01 FEET TO A CONCRETE MONUMENT; THENCE RUN N.31°52'55"E., ALONG SAID SOUTH LINE, A DISTANCE OF 17.01 FEET TO A CONCRETE MONUMENT; THENCE RUN S.56°10'47"E., ALONG SAID SOUTH LINE, A DISTANCE OF 1238.32 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID SOUTH LINE WITH THE WESTERLY RIGHT OF WAY LINE OF N.W. 142nd TERRACE (60 FOOT RIGHT OF WAY); THENCE RUN S.03°12'57"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 545.47 FEET; THENCE RUN S.89°10'03"W., A

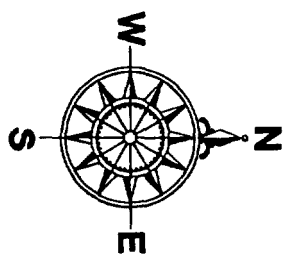
DISTANCE OF 296.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 430.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $35^{\circ}40'56''$, AN ARC DISTANCE OF 267.79 FEET TO THE POINT OF TANGENCY; THENCE N. $55^{\circ}09'01''$ W., A DISTANCE OF 183.21 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 320.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $48^{\circ}47'40''$, AN ARC DISTANCE OF 272.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY AND HAVING A RADIUS OF 730.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $32^{\circ}17'13''$, AN ARC DISTANCE OF 411.37 FEET TO THE POINT OF TANGENCY; THENCE N. $71^{\circ}39'27''$ W., A DISTANCE OF 295.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, WHOSE RADIAL POINT BEARS S. $18^{\circ}20'33''$ W., A DISTANCE OF 440.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $13^{\circ}25'49''$, AN ARC DISTANCE OF 103.14 FEET TO AN INTERSECTION WITH THE PROLONGATION OF THE EAST LINE OF AFOREMENTIONED SAID PARCEL "B"; THENCE N. $02^{\circ}27'17''$ W. ALONG SAID LINE, A DISTANCE OF 237.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 38.270 ACRES, MORE OR LESS AND IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

All as shown on the map
attached herewith and made
a part hereof

SKETCH TO ACCOMPANY DESCRIPTION OF A PARCEL LYING IN FRACTIONAL SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND IN THE WILLIAM GARVIN GRANT, ALACHUA COUNTY, FLORIDA

SKETCH-NOT A BOUNDARY SURVEY



SURVEYORS NOTES:

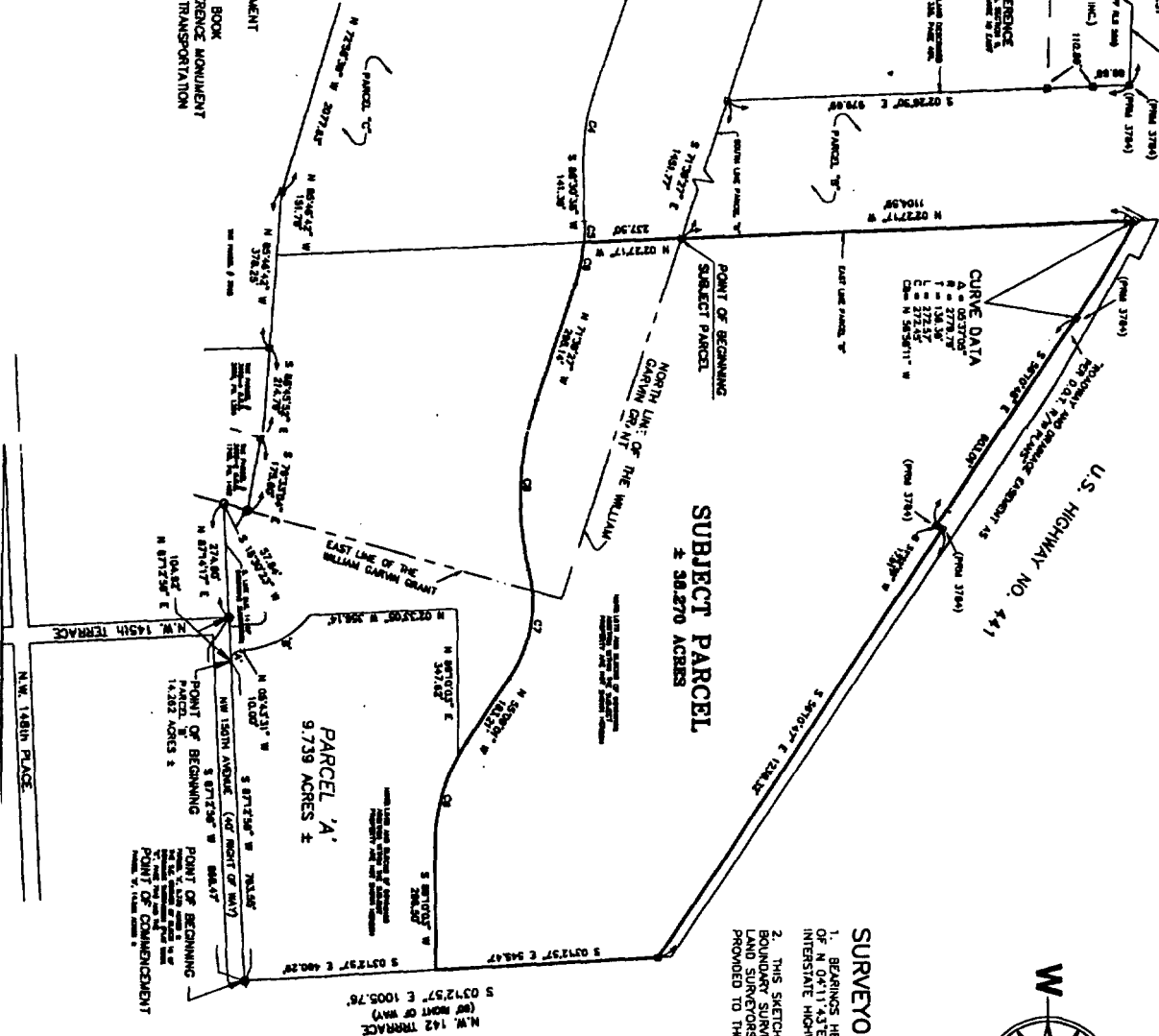
1. BEARINGS HEREON ARE BASED ON AN ASSUMED VALUE OF N 0°11'42" E FOR THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75.
2. THIS SKETCH & AND LEGAL DESCRIPTION IS BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL BY ALACHUA COUNTY LAND SURVEYORS, INC. JOB NO. 98293, DATED SEPTEMBER 23, 1998, PROVIDED TO THIS OFFICE BY THE CLIENT.

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	207°28'47"	785.00	280.02	N 49°24'11"E 279.32
C2	38°05'53"	290.00	192.83	N 38°27'41"W 189.30
C3	33°48'13"	530.00	497.85	S 44°18'21"E 478.29
C4	207°28'47"	500.00	176.77	S 81°21'40"E 175.86
C5	09°24'08"	440.00	48.16	N 88°17'19"W 48.14
C6	35°40'58"	430.00	287.79	N 72°38'28"W 283.49
C7	48°47'40"	330.00	272.52	N 72°32'51"W 263.38
C8	32°17'13"	730.00	411.37	N 87°48'04"W 405.84
C9	137°24'48"	440.00	103.14	N 76°22'22"W 102.80

DESCRIPTION:
(SEE ATTACHED)

LEGEND:

- CONCRETE MONUMENT
- IRON ROD
- OFFICIAL RECORD BOOK
- PERMANENT REFERENCE MONUMENT
- DEPARTMENT OF TRANSPORTATION
- R/W
- CHL
- CHD
- CHD BEARING
- CHD DISTANCE
- ARC LENGTH
- RADIUS
- TANGENT
- BLOCK



CURVE 'A'
DELTA = 207°28'47"
RADIUS = 785.00
LENGTH = 280.02
CHORD BEARING & DISTANCE = N 49°24'11"E 279.32

CURVE 'B'
DELTA = 38°05'53"
RADIUS = 290.00
LENGTH = 192.83
CHORD BEARING & DISTANCE = N 38°27'41"W 189.30

CURVE 'C'
DELTA = 33°48'13"
RADIUS = 530.00
LENGTH = 497.85
CHORD BEARING & DISTANCE = S 44°18'21"E 478.29

MEMORANDUM

18-0021

Alachua Town Center – Grey Shell



To: Justin Tabor, AICP
From: Robert Walpole, P.E.
Date: January 17, 2019
RE: Residential Protection Standards

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.
 - **The building is an office building operating 7 am – 6 pm and has no deliveries other than UPS/FedEx.**
- (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 activities for an office building will generate noise or glare.**
- (3) *Placement of trash receptacles.* Placement of trash receptacles.
 - **Exist and are placed away from the residential areas.**
- (4) *Loading and delivery area.* Location of loading and delivery areas.
 - **No loading or delivery areas are located between the building and the residential areas.**
- (5) *Lighting.* Lighting location, intensity, and hours of illumination.
 - **The parking lots exists, and lighting is screened by the existing buildings.**
- (6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.
 - **No such outdoor machines exist on this project.**
- (7) *Additional landscaping and buffering to mitigate adverse impacts.* Additional landscaping and buffering to mitigate adverse impacts.
 - **No additional landscaping is needed.**
- (8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.
 - **The building is a single story building in scale and character with the residential structures.**
- (9) *Preservation of natural lighting and solar access.* Preservation of natural lighting and solar access.
 - **The building does not block any natural light or solar access based on its setback across the road ROW.**
- (10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.
 - **The office building does not generate any ventilation concerns.**
- (11) *Paving and parking areas.* Paving to control dust.
 - **All parking is paved.**
- (12) *Placement or configuration of site design.* Placement or configuration of site design.
 - **Building is placed along the road to screen parking and other internal items.**

N:\2018\18-0021\Engineering\City County\City\Submittals and Comments\1810XX Submittal\MEMO 190117 Alachua Town Center Grey Shell - Residential Protection Standards.docx



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
REED VALENTINE , LLC

Filing Information

Document Number L14000123728
FEI/EIN Number 47-1527929
Date Filed 08/07/2014
State FL
Status ACTIVE

Principal Address

321 YACHT CLUB DRIVE
FORT WALTON BEACH, FL 32547

Mailing Address

321 YACHT CLUB DRIVE
FORT WALTON BEACH, FL 32547

Registered Agent Name & Address

GARNER, TERRY J
321 YACHT CLUB DRIVE
FORT WALTON BEACH, FL 32547

Authorized Person(s) Detail

Name & Address

Title MGR

GARNER, TERRY J
321 YACHT CLUB DRIVE
FORT WALTON BEACH, FL 32547

Title MGR

ROHLMAN, ADAM R
18981 NW 76TH AVE
ALACHUA, FL 32615

Annual Reports

Report Year	Filed Date
2016	03/17/2016
2017	03/21/2017

2018 01/12/2018

Document Images

01/12/2018 -- ANNUAL REPORT	View image in PDF format
03/21/2017 -- ANNUAL REPORT	View image in PDF format
03/17/2016 -- ANNUAL REPORT	View image in PDF format
03/31/2015 -- ANNUAL REPORT	View image in PDF format
08/07/2014 -- Florida Limited Liability	View image in PDF format



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: Adam Rohlman	Applicant/Agent Name: John Maxfield
Phone:	Company: CHW
Email: adam.rohlman@gmail.com	Phone: (352) 331-1976
	Email: johnm@chw-inc.com
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers: 03605-001-012	Address: TBD
City: Alachua	Zip:
PART 3. SELF-CERTIFICATION	
I, <u>John Maxfield</u> owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):	
1. ☒	There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification)
2. ☐	There are wetlands, other surface waters, or buffers present on or adjacent to the property, but <u>the proposed activity is outside</u> of protected wetlands, surface waters and buffers (complete <u>Part 4, Project Information</u>)
3. ☐	There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete <u>Part 4, Project Information</u>)
4. ☐	There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete <u>Part 5, Urban Redevelopment Projects</u>).

PART 4. PROJECT INFORMATION

If you selected Self-certification [2] or [3] above, in addition to the information described in this form, your self-certification must also include:

- One set of plans, drawings, or sketches and other supporting documents that clearly and legibly depict and describe the proposed activities in sufficient detail to demonstrate that the work complies with protection requirements (buffer distances) or qualifies for the exemption.

Please answer the following:

Were wetlands and surface waters delineated by a qualified professional according to standards outlined in Florida Administrative Code Rule 62-340.300 for wetlands, and Rule 62-340.600 for surface waters?

☐

Yes

☐

No

Please note: wetland boundaries not delineated by a qualified professional are likely to be inaccurate. You may submit a Verification Request Form to verify compliance with protection requirements.

Exemptions: Please list the exemption(s) you are requesting to use (refer to Sec. 77.21(a))

Describe in detail how the proposed work will comply with the terms and conditions of the above exemption:

Date Activity is proposed to commence _____ to be completed _____

PART 5. URBAN REDEVELOPMENT PROJECTS

Please submit the following:

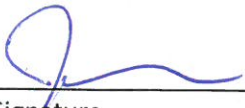
- One set of plans and drawings, recent survey, environmental information, and other supporting documents and calculations clearly and legibly depicting that the existing site is 40%, or more, impervious surfaces.

ACKNOWLEDGMENT

I understand this notice is provided as self-certification of compliance with Chapter 77, Article II, Alachua County Code, or qualification to use exemption(s) found in Section 77.21.

John Maxfield

Typed/Printed Name


Signature

9/17/18

Date

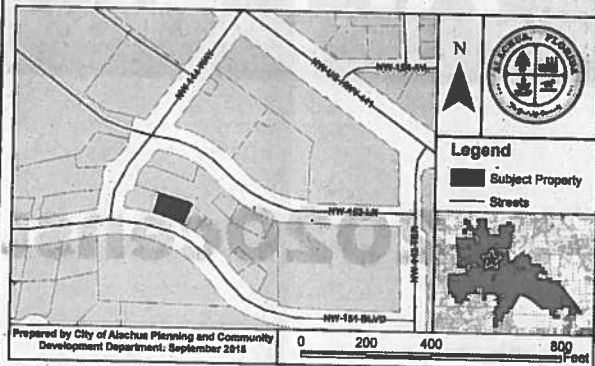
IMPORTANT: Applications for activities that do not comply with protection requirements found in Chapter 77, Article II nor any of the listed exemptions in Section 77.21, and are requesting to impact wetland and/or surface waters or their buffers must submit an **Application Form**. Final Alachua County BOCC approval of the proposed impacts and Mitigation and Monitoring Plan must be secured prior to initiating the activity within wetlands or buffers.



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 March 12, 2019, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Daniel Young, P.E., LEED A.P., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Reed Valentine, LLC, property owner, for consideration of a Site Plan for the construction of a $\pm 4,511$ square foot building, with associated drainage, paving, grading and infrastructure improvements on a ± 0.15 acre subject property, located in Alachua Towne Centre, north of NW 151st Boulevard and approximately 100 feet east of the intersection of NW 151st Boulevard and NW 144th Way; Tax Parcel No. 03605-001-012; FLUM: Commercial; Zoning: Central Business District (CBD).



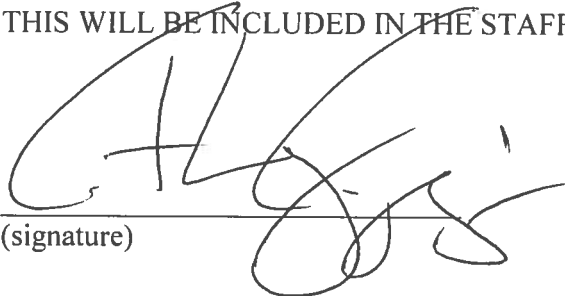
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

AFFIDAVIT FOR POSTED LAND USE SIGN

I Anthony Caggiano, POSTED THE LAND USE
(name)
SIGN ON 2-22-19 FOR THE Alachua Towne Centre Parcel D-2 Site Plan
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

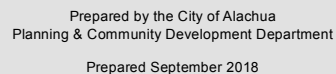
THIS WILL BE INCLUDED IN THE STAFF REPORT.


(signature)

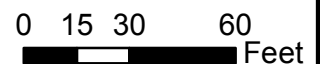
1
(number of signs)

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 must be removed by the applicant and returned to the City within ten days after the final decision on the application.



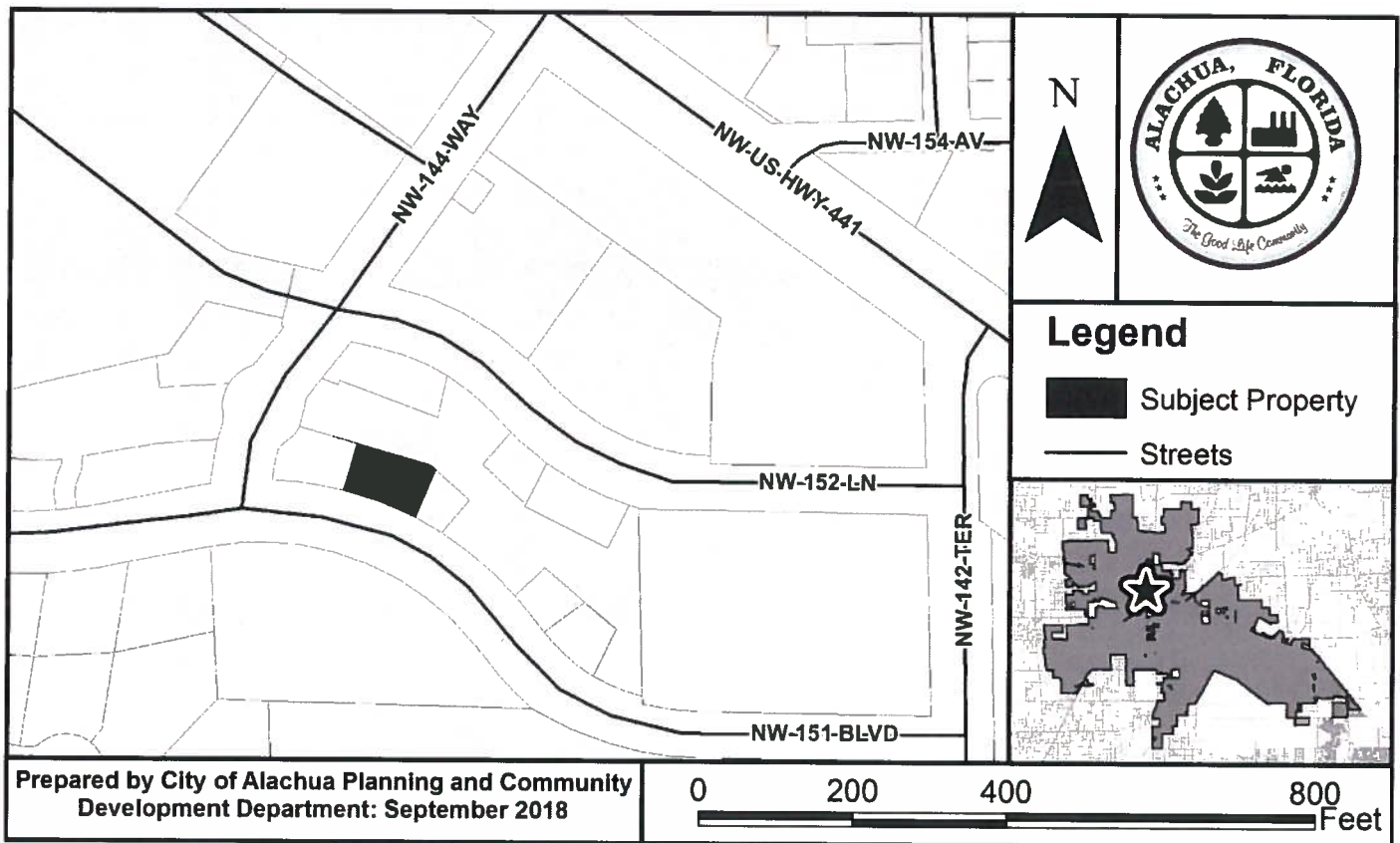
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The 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.



mailed 2/25/2019 (KC)

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03605-001-009
ALACHUA MEDICAL PROPERTI...
181 W MADISON STE 4700
CHICAGO, IL 60602

03605-001-007
TOMPKINS, DARRYL J & CINDY
PO BOX 519
ALACHUA, FL 32616

03869-023-000
ALACHUA TOWNE CENTRE AS...
13505 NW 88TH PL
ALACHUA, FL 32615

03605-010-012
ST LAURENT ROBERT LIFE EST...
14602 NW 150TH LN
ALACHUA, FL 32615-5304

03605-001-012
REED VALENTINE LLC
321 YACHT CLUB DR
FT WALTON BEACH, FL 32547

03605-010-006
BAILEY & JANDREAU & JANDR...
1007 FREEMAN RD
LAMONT, FL 32336

03605-001-011
PROPERTY FOR SALE LLC
3970 ARBOR TRACE DR
LYNN HAVEN, FL 32444

03605-001-006
PROGRESSIVE RESTAURANTS ...
602 S MAIN ST
GAINESVILLE, FL 32601

03605-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03869-003-000
HITCHCOCK & SONS INC
29220 NW 122ND ST
ALACHUA, FL 32615

03605-001-003
GATEWAY BANK OF CENTRAL, ...
1632 E SILVER SPRINGS BLVD
OCALA, FL 34470

03605-010-004
AGGARWAL VINAY K & KHILMO..
14657 NW 151ST BLVD.
ALACHUA, FL 32615

03605-001-010
WARRING & WARRING 2 LLC
7106 NW 18TH AVE
GAINESVILLE, FL 32605

03605-001-004
TOMPKINS, DARRYL J & CINDY ...
PO BOX 519
ALACHUA, FL 32616

03605-010-011
FILLYAW ROBERT N
2076 SW 188TH STREET
NEWBERRY, FL 32669

03605-001-008
ALACHUA MEDICAL PROPERTI...
181 W MADISON STE 4700
CHICAGO, IL 60602

03869-024-000
PEERFLY INC
15202 NW 147TH DR STE 1200
ALACHUA, FL 32615-5336

03869-016-000
HAZY, VICTOR JR & CAROL M
6025 NW 58TH PLACE
GAINESVILLE, FL 32653

03605-001-005
CARNALL ENTERPRISES INC
800 CINNAMON BEACH WAY U...
PALM COAST, FL 32137

03605-010-000
SANTA FE STATION HOMEOWN...
9331 NW 13TH PL
Gainesville, FL 32606

03605-001-002
ALACHUA PO LLC
36 BEACHSIDE AVE
WESTPORT, CT 06880

03869-022-000
WIGGINS, ETHEL J TRUSTEE
PO BOX 1857
ALACHUA, FL 32616

03605-001-001
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616-1990

03605-001-014
ALACHUA TOWNE CENTRE AS...
PO BOX 969
Alachua, FL 32616

03605-010-005
MCKINNEY DONNA W
14629 NW 151ST BLVD
ALACHUA, FL 32615

03869-018-000
MERCHANTS AND SOUTHERN ...
AMERIS BANK
PO BOX 3668
MOULTRIE, GA 31776

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
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32616

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

